APPENDIX F:

PROPOSED GENERAL PLAN 2050 POLICIES AND ACTIONS

This page is intentionally left blank.

Agricultural Resources

Goal AR-1

Agricultural lands that are protected from conversion to nonagricultural uses.

Policies

AR-1.1 (AGF)

Preserve and protect productive agricultural lands from conversion to urban uses, especially land designated as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland by the California Department of Conservation and land containing Classes I to IV agricultural soils for agricultural production.

AR-1.2 (AGF)

Preserve large, contiguous areas of the county for agricultural production. Discourage applications for projects that would lead to fragmentation of agricultural areas.

AR-1.3

Continue to maintain minimum parcel sizes for Agriculture-designated lands that are large enough to sustain viable agricultural activities given slope and other conditions.

AR-1.4

Encourage the consolidation of substandard-sized agricultural parcels to make economically viable farm units.

AR-1.5

Prohibit lot splits on Agriculture-designated properties that don’t meet the minimum lot size requirement of the zoning district.

AR-1.6 (AGF)

On lands designated Agriculture, only allow the following as secondary or accessory uses to a primary agricultural use: single-family residences, farmworker housing, agricultural tourism-related uses, and agricultural support uses.

AR-1.7 (AGF)

Limit extension of services such as sewer and water lines and roadways, into areas preserved for agriculture. Where necessary, locate services in public rights-of-way to prevent interference with agricultural operations and provide ease of access for operation and maintenance. Design service capacity and infrastructure to prevent conversion of agricultural lands into urban or suburban uses.

AR-1.8 (AGF)

Collaborate with the Cities of Clearlake and Lakeport and the Lake County Local Agency Formation Commission to avoid expansion of city spheres of influence into areas designated Agriculture in this General Plan.

AR-1.9 (AGF)

Consider redesignation of Agriculture-designated lands adjacent to community growth boundaries (CGBs) to urban designations only when substantial infill development has occurred within the CGB resulting in a minimum of 85 percent of vacant and underutilized parcels developed at their allowed densities within the CGB.

Actions

AR-1.a (AGF)

Consider options for policies and procedures for the use of agricultural and conservation easements to preserve agricultural land.

Goal AR-2

Reduced conflicts between agricultural and nonagricultural uses.

Policies

AR-2.1 (AGF)

Continue ongoing notification processes to landowners regarding the Right-to-Farm Ordinance.

AR-2.2 (AGF)

When resolving conflicts between agricultural uses and urban uses, prioritize maintaining the viability of the agricultural uses.

AR-2.3 (AGF)

Continue to review agriculturally intensive uses (e.g., cattle and hog feed yards and large wineries) through a conditional use permit process to ensure the site is appropriate for the proposed use and to attach conditions needed to make the use compatible with surrounding land uses.

Actions

AR-2.a (AGF)

Compile and provide information to the local real estate industry to increase public awareness of the right-to-farm provisions in the county.

AR-2.b (NOI)

Coordinate with other agencies and organizations to provide technical assistance to farmers on how to minimize or eliminate unnecessary noise impacts from agricultural operations.

AR-2.c (AGF)

Update the Zoning Ordinance to include a buffer requirement between existing agricultural uses and proposed residential development to protect the agricultural uses from incompatible use conflicts.

AR-2.d (AIR; HYD)

As data becomes available, update regulations and protections, including buffering and operational mitigations, that reduce the impacts of cannabis cultivation on communities and the environment, including impacts to groundwater supply, watershed health, vehicular traffic, and odor.

AR-2.e* (AIR)

Amend Article 27, Uses Generally Permitted, of the Zoning Ordinance to establish a performance standard for the odor response program component of the commercial cannabis cultivation Property Management Plan.

AR-2.f (AIR; HYD; USS)

Continue enforcement of unpermitted and illegal cannabis cultivation operations.

Goal AR-3

A diverse, healthy, and competitive agricultural industry.

Policies

AR-3.1 (AGF)

Continue to support a variety of agricultural activities on Agriculture-designated land, with an emphasis on food crops to support local food production.

AR-3.2 (AGF)

Collaborate with the Lake County Department of Agriculture, University of California (UC) Cooperative Extension, Lake County Resource Conservation District, Farm Bureau, and industry organizations in the county to promote and expand agricultural opportunities in Lake County.

AR-3.3 (AGF)

Encourage agricultural agencies and marketing cooperatives to research global and domestic markets for high-value crops that can be grown in Lake County.

AR-3.4 (AGF; USS)

Support efforts to identify and share information about new crops suited for Lake County's changing climate as potential options for sustainably diversifying the county's agricultural industry.

AR-3.5 (CUL; TCR)

Collaborate with Tribal governments to promote the cultivation, restoration, and marketing of traditional tribal food and plant species that support cultural revitalization, ecological health, and local agricultural diversity.

AR-3.6 (AGF)

Encourage the development of agricultural support industries and services in the county, including agricultural tourism industries.

AR-3.7 (AGF; TRA)

Allow agricultural processing facilities as secondary or accessory uses on land with primary agricultural uses, provided the use meets the following criteria:

a. The use provides a needed service to the surrounding agricultural area that cannot be provided more efficiently in urban areas or that requires a non-urban location because of unusual site needs or operational characteristics;
b. The operational or physical characteristics of the use do not have a detrimental impact on water resources or the use or management of surrounding properties within at least a one-quarter mile radius; and
c. The activity supports agricultural operations, production, or processing in the county.

AR-3.8

Allow agricultural tourism-related uses as secondary uses on Agriculture-designated lands, provided the use meets the following criteria:

- Any marketing uses are limited to those that promote agricultural production in Lake County;
- The use is compatible with existing agricultural uses in the area and does not adversely impact operations;
- The use maintains an agriculturally oriented theme;
- The use does not require the extension of urban services, such as sewer and/or water service; and
- The use does not support or offer off-road vehicles for recreational purposes.

AR-3.9

Investigate and support diversification of agriculture related development, where compatible with existing uses.

AR-3.10 (GHG; TRAN)

In coordination with agricultural interests and local restaurants and businesses, promote the sale and use of agricultural products grown and/or processed in Lake County.

AR-3.11

Support marketing programs designed to promote Lake County agricultural products and agricultural tourism venues to external markets.

AR-3.12 (GHG)

Encourage the establishment of industrial and research-oriented businesses specializing in biofuels that can enhance agricultural productivity and food processing activities and provide for new agriculturally related products and markets.

AR-3.13 (GHG; ENE)

Encourage and support the development of alternative energy production (e.g., ethanol) as new agriculture-related industries and for the use of agricultural waste.

AR-3.14 (AGF)

Continue to support agricultural technical assistance programs and cooperate with public and private groups to promote economic development in agricultural areas.

AR-3.15 (AGF)

Encourage and support agriculture-related vocational and work-force training programs in public schools, community colleges, and through community programs.

Actions

AR-3.a (AGF)

Amend the Zoning Ordinance to expand opportunities for value-added agricultural uses.

AR-3.b (AGF)

Develop a streamlined permit process for new or expanded agricultural support industries and services in the county, including permits for special events on Agriculture-designated land.

AR-3.c (AGF)

Amend Article 5, Agriculture District, of the Zoning Ordinance to establish criteria for allowing development of agricultural tourism facilities on Agriculture-designated land. At a minimum, the criteria should include the criteria listed in Policy AR-3.8.

Goal AR-4

A sustainable and resilient agricultural sector.

Policies

AR-4.1 (AGF; HYD)

Promote the use of cover crops to enrich soil.

AR-4.2 (HYD; USS)

Assist the local agricultural community in identifying ways to increase the supply of quality irrigation water and implement water conservation techniques.

AR-4.3 (GEO; HYD)

Encourage the widespread use of erosion-control programs and techniques in erodible agricultural areas, in cooperation with the Lake County Resource Conservation District.

AR-4.4 (GEO; HYD)

Support landowners' participation in programs that reduce soil erosion and increase soil productivity, including programs through the Natural Resources Conservation Service, Resource Conservation Districts, UC Cooperative Extension, and other similar agencies and organizations.

AR-4.5 (ENE; GHG; USS)

Encourage agricultural applications that directly use geothermal resources as a heat source if properly planned and compatible with surrounding land uses.

Actions

AR-4.a (AGF; HYD; USS)

Lobby the U.S. Department of Agriculture to include highly erodible hillside walnut orchards among agricultural land eligible for its federal erosion-control and conservation reserve program.

AR-4.b (AIR)

Encourage tillage and composting practices and alternate methods of vegetation disposal in lieu of agricultural burning practices to avoid adverse air quality impacts and other hazards while improving soil health.

AR-4.c

Expand Ag Pass messaging to reach more farmers.

Goal AR-5

An agricultural industry that sustains the housing needs of farmworkers.

Policy

AR-5.1 (POP; TRA)

Encourage the development of adequate and safe housing for farm labor.

Action

AR-5.a (POP; TRA)

Explore options to streamline development of farmworker housing, including by updating the Zoning Ordinance to allow farm labor camps through a ministerial permit.

Goal AR-6

Protected timber resources and sustainable timber production.

Policies

AR-6.1 (AGF)

Coordinate with land managers on timber management practices to promote healthy, sustainable forests and local economic benefit.

AR-6.2 (AGF; WIL)

Coordinate with federal, State, Tribal, and regional partners exercising responsibilities for timber management in the county to ensure their operations are consistent with this General Plan. As part of this, promote management that balances timber production with fuel management, pest management, cultural resources, and the protection of recreational resources and viewsheds.

AR-6.3 (AGF; BIO; GEO; HYD)

Support and promote sustainable timber production, including by promoting selective, rather than clear cutting, particularly for old-growth stands of timber, wherever possible.

Actions

AR-6.a

Distribute educational materials from State agencies, such as CAL FIRE, that promote sustainable forest practices in the county.

AR-6.b (WIL)

Seek the advice of a Registered Professional Forester when making decisions regarding forest management.

Geothermal Resources

Goal GR-1

Research and innovation that optimize the use of geothermal resources to generate sustainable energy and benefit Lake County.

Policies

GR-1.1 (ENE; GHG; USS)

Support the use of new technological and operational measures that better conserve geothermal resources, increase efficiencies in power generation, and/or otherwise expand geothermal energy development potential.

GR-1.2 (USS)

Encourage development and testing of new technologies to reduce environmental impacts of geothermal activities.

GR-1.3

Encourage and support public and private-sector organizations to participate in the cooperative study and demonstration of low-temperature direct uses, in coordination with local economic development efforts to retain and create jobs.

Actions

GR-1.a (ENE; GHG)

Review current geothermal setback map and requirements in Article 27 of the Zoning Ordinance for potential updates and amendments to accommodate technological and industry advances to support geothermal and other sustainable power generation options.

GR-1.b

Provide staff with ongoing training opportunities to maintain their awareness of the latest technology and regulations affecting the geothermal industry.

GR-1.c (ENE; GHG)

Cooperate with relevant local agencies to evaluate and implement appropriate geothermal resource conservation practices, such as injection programs designed to lengthen reservoir life.

GR-1.d (ENE; GHG; USS)

Work with the geothermal industry and appropriate State agencies to develop public education materials that will inform and encourage the public to implement direct-use geothermal technologies in private construction.

Goal GR-2

Well-defined and consistent geothermal planning processes that involve collective participation of residents, Tribes, industries, and public agencies.

Policies

GR-2.1

Provide comprehensive information to the public regarding geothermal permitting procedures and current and proposed projects in a clear and timely manner.

GR-2.2 (ENE; GHG)

Coordinate with Federal, Tribal, state, regional, and local agencies exercising local geothermal responsibilities to ensure consistency between their policies and regulations and this General Plan.

GR-2.3 (ENE; GHG)

Coordinate geothermal planning and management activities with neighboring counties.

GR-2.4 (ENE; GHG; USS)

Encourage the cooperative exploration of opportunities for providing wholesale power to local agencies (e.g., community service districts) from transmission lines constructed in their vicinity, as well as local geothermal energy distribution in the county.

GR-2.5

Ensure continued cooperation between the geothermal industry and local job training and hiring programs and encourage geothermal developers to hire from the local community.

GR-2.6

Encourage geothermal developers and operators to purchase from and contract with local vendors and support development of auxiliary businesses to the geothermal industry.

Actions

GR-2.a (ENE)

Provide information on the County's website about geothermal resources, including details about opportunities for direct use of geothermal resources in both residential and nonresidential settings, as well as up-to-date information about geothermal applications.

GR-2.b

Encourage geothermal operators to hold community meetings to gain input on geothermal issues and disseminate information on planned and ongoing operations.

GR-2.c

Convene the Geothermal Advisory Committee on a periodic basis to review geothermal issues and explore opportunities for increased public and private partnerships that would promote economic development.

Goal GR-3

Geothermal resource development and operations that minimize impacts on the local environment.

Policies

GR-3.1 (ENE; USS)

Support the development and use of geothermal battery energy storage projects in Lake County.

GR-3.2 (ENE; USS)

Require new geothermal power plant applicants to demonstrate sufficient geothermal resources to support existing and proposed power generation.

GR-3.3 (AES)

Require the removal or conversion of all geothermal facilities and site reclamation upon completion of the life of the facility. To ensure sufficient funding for facility removal, require adequate financial assurances as part of the project's final development plan.

GR-3.4 (GEO)

Encourage geothermal resource developers to use measures designed to minimize land disturbance, such as directional drilling, wherever feasible and appropriate to avoid environmental impacts.

GR-3.5* (AIR; HYD)

Require that geothermal resource developers obtain and comply with waste discharge permits for drilling sumps (including the analysis of discharged material) and geothermal releases to the air, water, or land and consider technological solutions to further reduce environmental impacts.

GR-3.6 (GEO)

Require geothermal operators to monitor subsidence detection networks and establish other monitoring programs to determine the extent of induced subsidence in areas that could be affected by permitted geothermal project activities.

GR-3.7* (GEO)

In consultation with informed parties, such as the California Geologic Energy Management Division, Bureau of Land Management, and other experts, as appropriate, require subsidence monitoring and mitigation as a condition of approval for proposed geothermal operations. Require corrective

measures if monitoring indicates that the geothermal operation has caused land subsidence creating a hazard or significant adverse impact on the local environment.

GR-3.8* (GEO)

Prior to new development approval where there are known geological hazards (as shown on current maps from the United States Geological Survey, California Geological Survey, California Department of Water Resources, and California Office of Emergency Services) or exploratory drilling for geothermal resources, the County shall ensure that these activities avoid or adequately mitigate seismic and geologic hazards through the preparation of site-specific geotechnical investigations prepared by a California Certified Engineering Geologist and/or Geotechnical Engineer and compliance with identified measures.

GR-3.9

Require geothermal resource developers to provide roadway access to operations from public thoroughfares via new or existing roads, requiring any new roads to be built and maintained in conformance with County standards. Encourage the use of existing roads for geothermal projects whenever feasible.

GR-3.10* (GEO; HYD)

Require developers to implement and maintain erosion control and soil stabilization techniques throughout the life of geothermal development projects, including post-construction best management practices.

GR-3.11 (GEO; HYD; BIO)

Require revegetation of geothermal development sites using native plant species to minimize soil erosion and restore and enhance habitat.

Action

GR-3.a

Conduct annual monitoring inspections of permitted geothermal power generation facilities. As a part of annual monitoring, require geothermal operators to submit reports summarizing information related to operations, power generation, seismic activity, noise, air quality, and similar data and demonstrating compliance with all use permit conditions of approval, environmental mitigations, and State regulations.

GR-3.b

Collaborate with Tribal governments to develop recommendations for minimizing soil erosion and supporting habitat enhancement using Tribal Ecological Knowledge practices.

Goal GR-4

Geothermal resource development and operations that support healthy and safe communities and a high quality of life in Lake County.

Policies

GR-4.1

Prohibit new geothermal operations near residences, commercial resorts, or other sensitive receptors unless sufficient measures to mitigate impacts are incorporated into the project design, as determined by the County. Discourage development of sensitive receptors in the primary geothermal resource areas (shown in Figure GR-1), where there is reasonable likelihood of future geothermal development.

GR-4.2 (AIR)

Require information on geothermal resources and related activities to be included in real property sale disclosures in the unincorporated county, including:

- Information on health risks associated with the county's geothermal resources and a map of areas at highest risk of exposure to geothermal gases (to be prepared under Action GR-4.b), and
- A map with accompanying information on primary steam-dominated geothermal resource areas (shown in Figure GR-1), direct-use areas, and new technology areas where there is reasonable likelihood of future geothermal development.

GR-4.3* (NOI)

Require a preventative noise abatement program incorporating best-available control technology design features for construction, operation, and maintenance of geothermal facilities.

GR-4.4 (NOI)

Require ongoing monitoring of geothermal noise sources over the life of geothermal projects.

GR-4.5 (PUB)

Require installation of sufficiently detailed signs at all geothermal project sites to facilitate emergency response and warn the public of potential hazards.

GR-4.6 (HAZ; PUB)

Require geothermal resource developers to prepare and maintain emergency plans for hazardous incidents, including, but not limited to, blow-outs, fluid spills, earthquakes, fires, and worker accidents. Emergency plans must be consistent with the policies and procedures of responsible public safety agencies and ensure cooperation between industry security, medical and firefighting personnel, and corresponding public safety agencies.

GR-4.7 (HAZ)

Require geothermal operations to minimize the generation of hazardous waste and materials from geothermal activities and ensure the safe handling and disposal of any hazardous materials or waste generated.

GR-4.8 (GEO)

Require geothermal operations to use appropriate technologies and practices to minimize the impacts of induced seismicity on sensitive receptors.

GR-4.9 (GEO)

Require geothermal operators to monitor and analyze seismic data to determine the effects of geothermal production and injection on seismic activities associated with the development.

GR-4.10 (AES)

Ensure geothermal facilities are consistent with the geothermal setback requirements in Article 27 of the Zoning Ordinance and sited to minimize visual impacts by:

- Avoiding interference with scenic views and ensuring that facilities are visually integrated with the surrounding setting to the greatest extent possible.
- Minimizing view obstructions of ridgelines or other visually prominent features to the extent feasible.
- Using non-glare towers and non-specular lines, which more readily blend into the natural landscape.
- Reconstructing or consolidating existing transmission facilities and corridors to accommodate additional line capacity in an environmentally sound manner.

GR-4.11

To offset the cumulative effects of geothermal development on tourism and recreation, seek community benefits agreements negotiated with geothermal project applicants to enhance tourism and recreation in the area.

Actions

GR-4.a

Maintain up-to-date maps on the County's website and in the database developed per Action GR-2.a of the primary geothermal resource areas (shown in Figure GR-1), where there is reasonable likelihood of future geothermal development.

GR-4.b (HAZ)

Assess and map areas with the greatest exposure to potential risks associated with geothermal resources, share the map with the community, and use it to inform engagement efforts to minimize risks.

GR-4.c

Periodically administer messaging campaigns to notify the community of potential risks associated with the county's geothermal resources and options to minimize those risks. The messaging campaign should consider a variety of strategies, such as utility bill inserts and social media messaging, and prioritize reaching those situated in areas at greatest risk of exposure.

GR-4.d (GEO)

Consider a comprehensive assessment of the effects of induced seismicity from geothermal operations and develop mitigation recommendations. As part of this evaluation, consider available data from the U.S. Geological Survey.

Goal GR-5

Geothermal resource development and operations that protect water quality and supply.

Policies

GR-5.1 (HYD)

Ensure that future geothermal projects do not adversely impact groundwater or surface water quality or diminish supply needed for domestic, Tribal beneficial, and agricultural uses and seek opportunities to minimize adverse impacts of any existing geothermal operations.

GR-5.2 (USS)

When reviewing applications for geothermal development permits, require the development and application of technologies that use less water.

GR-5.3 (USS)

Require an analysis of the geothermal industry's current and future water needs prior to initiation of an expanded reservoir injection program involving the increased use of surface or groundwater.

GR-5.4 (HYD)

Require geothermal operations to use best-available control technologies to prevent and rapidly detect water pollution.

Action

GR-5.a (USS)

Coordinate with the geothermal industry and other interested agencies to determine long-term water needs for geothermal reservoir maintenance.

Goal GR-6

Geothermal resource development and operations that protect air quality.

Policies

GR-6.1 (HAZ)

Require geothermal resource activities to avoid or otherwise minimize and mitigate ground disturbance of areas with naturally occurring asbestos.

GR-6.2 (AIR)

Encourage geothermal operators to monitor air quality to ensure the rapid detection of air pollution events.

GR-6.3 (AIR)

Require geothermal operations to use the best-available air pollution control technology in all operations where feasible or otherwise required to be consistent with the requirements of the Lake County Air Quality Management District. Ensure operations minimize emissions, avoid vegetation damage and increased fog or haze conditions, prevent nuisance odors, and control dust.

GR-6.4 (AIR)

When feasible, require steam fields and power plants to be intertied and equipped with automated supervisory control systems or other design measures to minimize air emissions during forced or scheduled outage, startup, or curtailment events and require all automated systems to default to closed during power or communications outages.

GR-6.5 (AIR)

Encourage the retrofitting of older geothermal power plants with best-available air pollution control technology and other technologies that can reduce overall environmental impacts.

Health and Safety

Goal HS-1

To effectively prepare for and respond to natural and human-caused disasters, avoid the loss of life, and minimize the impacts to health and property in the event of an emergency.

Policies

HS-1.1 (GEO; HAZ)

Discourage development in hazard-prone areas, unless appropriate design and hazard mitigation provisions are included to prevent potential danger to the health and safety of people.

HS-1.2 (HAZ; PUB)

Maintain current and effective mutual aid and Joint Power Agreements (JPA) for fire, police, medical response, hazardous materials, mass care, heavy rescue, or other functions as appropriate.

HS-1.3 (HAZ; PUB)

Work with other federal, state, and local agencies to ensure the continued presence and operation of services essential to public health and safety during times of emergency, including maintaining emergency facilities and adequate response times.

HS-1.4 (HAZ; PUB)

Ensure that during and after natural catastrophes and emergency situations, the County can continue to provide essential emergency services by maintaining critical facilities in full operational condition through regular maintenance and upgrades to the highest feasible level of resilience.

HS-1.5 (GEO; HAZ)

Discourage the location of new critical facilities and infrastructure within mapped hazard areas. When no feasible alternative location exists, require that new critical facilities be designed and constructed to withstand hazard events without loss of operation.

HS-1.6 (HAZ; TRA; WIL)

Incorporate the Lake County Multi-Jurisdictional Hazard Mitigation Plan, as approved by the Federal Emergency Management Agency, into this Health and Safety Element by reference, as permitted by California Government Code Section 65302.6.

HS-1.7 (HAZ; TRA; WIL)

Maintain and regularly update the Emergency Operations Plan to meet current federal and state emergency requirements, conform with the California Standardized Emergency Management System (SEMS), and address current and anticipated community needs in the event of a major disaster or hazardous event.

HS-1.8 (HAZ; TRA)

Maintain, update, and practice interim disaster plans assuming that many bridges and highway overpasses will not be functional following a major earthquake due to collapse and that roads and highways in hillside areas will be blocked.

HS-1.9 (HAZ; TRA; WIL)

Ensure community education and outreach programs focus on all-hazards preparedness, promoting awareness of natural hazards, such as soil conditions, earthquakes, flooding, naturally occurring asbestos, fire hazards, and emergency procedures.

HS-1.10 (HAZ; WIL)

Prepare emergency preparedness materials in English, Spanish, and other languages commonly spoken in the county and distribute to appropriate foreign language populations.

HS-1.11

Collaborate with the Lake County Community Risk Reduction Authority and community-based organizations to evaluate and promote opportunities to preserve and improve the cost and quality of rental and property insurance for community members.

HS-1.12

Coordinate with the cities, school districts, Tribal governments, and community-based organizations to ensure that adequate and equitably located emergency shelters, community resilience centers, and alternate care sites are available for natural disasters and other highly hazardous conditions.

HS-1.13 (WIL)

Work with the cities, school districts, Tribal governments, utility providers, and community-based organizations to establish and maintain equitably located community resilience centers throughout the county, ensuring that resilience centers are situated outside of areas at risk from hazards to the extent possible, offer refuge from extreme heat and cold, and poor air quality due to regional wildfire smoke, and are equipped with renewable energy generation and backup power supplies. Such facilities should be in easily accessible locations; available to all community members; and served by alternate independent drinking water systems, cooling water systems for electric generators, and alternate generators for power as feasible.

Actions

HS-1.a

Maintain ongoing training and emergency response readiness by continuing disaster preparedness programs for County staff and conducting periodic exercises to test interdepartmental coordination, emergency communications, and system functionality.

HS-1.b

Encourage participation in Community Emergency Response Team (CERT) program training on an annual basis to prepare residents for disaster response.

HS-1.c (HAZ; WIL)

Review and update the County's Multi-Jurisdictional Hazard Mitigation Plan to maintain federal certification.

HS-1.d

Provide emergency preparedness education and tools to the community using the County website, social media, and other communication channels to share safety tips and readiness information.

HS-1.e

Conduct outreach to educate and inform the community about the resilience centers, when established.

HS-1.f

Conduct and promote community emergency preparedness drills and safety exercises to increase participation, build community support, and improve disaster readiness throughout the county. Encourage volunteer opportunities from community organizations that provide disaster related services.

HS-1.g (HAZ; WIL)

Work with other local agencies and Tribal governments, including cities within the county, to develop coordinated geographical information systems (GIS) planning for emergency response services.

HS-1.h (HAZ; WIL)

Work with Lake Transit to provide transit services to and from resilience centers for older adults and people with disabilities in the county.

HS-1.i (HAZ; WIL)

Coordinate with local healthcare providers, hospitals, and clinics to establish protocols that ensure the continuity of essential medical services for residents during and after disasters, with particular attention to older adults, people with disabilities, and medically vulnerable populations.

HS-1.j (HAZ; WIL)

Incorporate critical facilities into contingency plans for disaster response and recovery and develop a prioritized program to retrofit or relocate vulnerable facilities to enhance their resilience to all-hazards.

HS-1.k (HAZ; WIL)

Develop and implement a multi-platform emergency alert system to provide timely and accurate updates during emergencies. The system should include text messages, email, social media, radio, and

other communication tools to ensure all residents receive critical information. When feasible, prioritize platforms that can be monitored and updated directly by County staff to ensure accuracy and trust.

Goal HS-2

To ensure safe and effective evacuation throughout Lake County during emergencies and disasters.

Policies:

HS-2.1 (HAZ; TRA; WIL)

Implement and maintain public education efforts to promote awareness of evacuation zones, alerts, and evacuation procedures, including designated evacuation routes and plans, using multiple formats and languages to the greatest extent practicable.

HS-2.2 (TRA; WIL)

Require new residential development of 10 units or more in High and Very High Fire Hazard Severity Zones identified on Figure HS-3 or in flood-prone areas identified on Figure HS-6 to have access to at least two points of ingress and egress.

HS-2.3 (HAZ; TRA; WIL)

Coordinate with Caltrans, emergency responders, and surrounding jurisdictions to ensure roads serving as potential evacuation routes are properly designed, maintained, and remain accessible and safe during emergency evacuations.

HS-2.4 (HAZ; TRA)

Coordinate staged evacuation procedures in flood-prone areas based on water levels to allow more orderly movement of lakefront and creek-adjacent communities.

HS-2.5 (HAZ; TRA; WIL)

In mapped hazard-prone areas where development is served by roads that do not meet minimum road standards for emergency equipment, or where it does not have at least two ingress/egress routes (refer to Figure HS-2), identify opportunities to improve evacuation, such as:

- Additional vehicle pullouts at key hillside locations.
- Limiting or restricting on-street parking at key locations.
- Leveraging existing alternative or secondary routes, including fire roads, trails, and easements.

HS-2.6 (HAZ; TRA; WIL)

When evaluating proposals for new subdivisions, ensure that road patterns both facilitate access for fire protection vehicles and establish secondary access routes for emergency evacuation.

Actions:

HS-2.a* (HAZ; TRA; WIL)

Regularly review and update emergency evacuation plans for all identified hazards, at least every five years, and following any major emergency event, to ensure alignment with current best management practices and evolving hazard conditions.

HS-2.b

Coordinate with the Lake County Transit Agency, school districts, community service organizations, and faith-based organizations to assist with evacuation efforts, to provide evacuation services to those with limited mobility or limited access to transportation, communication, and other lifeline resources.

HS-2.c (HAZ; TRA; WIL)

Implement public awareness campaigns encouraging residents to limit the number of vehicles used during evacuations to reduce roadway congestion and encourage development of community-based assistance networks to connect neighbors who need transportation with those who have extra vehicle capacity.

HS-2.d (HAZ; TRA; WIL)

Conduct targeted outreach to evacuation-constrained residential neighborhoods to promote preparation of household evacuation plans, go-bags, and shelter-in-place plans.

HS-2.e (HAZ; TRA; WIL)

Develop public-private partnerships with local businesses and organizations to support evacuation operations, including fuel availability during emergencies.

HS-2.f (HAZ; TRA; WIL)

Support regional coordination to develop traffic control strategies for different hazard scenarios, including procedures for initiating signal power backup and strategic placement of traffic control personnel during evacuation events.

Goal HS-3

To ensure that forests and agricultural lands in the county can better adapt to agriculture and forestry pests and diseases. (New)

Policies

HS-3.1

Participate in collaborative efforts amongst growers, UC Cooperative Extension, Lake County Resource Conservation District, and agricultural companies to share data on pest outbreaks and trends to improve monitoring.

HS-3.2

In partnership with UC Cooperative Extension, the Lake County Resource Conservation District, and other local agricultural agencies, support educational programs and technical assistance that promote sustainable and adaptive farming practices. These efforts should help farmers and ranchers respond to climate change impacts such as extreme temperatures and drought, protect environmental health, and remain economically viable.

HS-3.3 (GEO; HYD; USS)

Promote regenerative agriculture techniques that improve soil health and ecosystem functioning, enhance groundwater recharge, and improve stormwater management.

HS-3.4 (HAZ)

Encourage the use of integrated pest management methods to reduce the exposure of farm workers and nearby communities to pesticides.

HS-3.5

Promote polyculture, agroecology, and agroforestry systems that integrate trees, shrubs, and other crop varieties into agricultural landscapes to increase biodiversity and ecosystem health.

HS-3.6 (BIO; WIL)

Prioritize fire-resistant, California native, and noninvasive plant species adapted to future climate conditions in habitat restoration projects.

HS-3.7 (WIL)

Collaborate with local tribes to incorporate traditional ecological knowledge and cultural heritage into the selection of native plant species for public landscaping, habitat restoration, and infrastructure projects.

HS-3.8 (WIL)

Anticipate and accommodate ecosystem changes caused by climate change in land use planning and management practices, ensuring long-term ecological health, community safety, and climate resilience.

HS-3.9 (BIO; HYD)

Implement pest and disease management practices that minimize impacts to Clear Lake's water quality and aquatic ecosystems, with special attention to preventing pesticide runoff and protecting native species from invasive aquatic pests.

Actions

HS-3.a

Partner with UC Cooperative Extension to develop demonstration sites showcasing climate-adapted crop varieties suited to Lake County's current and projected growing conditions.

HS-3.b (HYD; GEO)

Coordinate with the Lake County Resource Conservation District to create a recognition program for local farms implementing regenerative agriculture practices that enhance soil health, water retention, and ecosystem resilience. The program should highlight farms that use integrated pest management strategies to minimize pesticide use and reduce exposure risks for farmworkers and surrounding communities.

HS-3.c

Work with UC Cooperative Extension and Lake County Resource Conservation District to provide regular integrated pest management training sessions for growers to reduce pesticide use, improve early detection, and maintain effective pest control.

HS-3.d

Support and expand early detection and rapid response efforts led by the Lake County Department of Agriculture to prevent the introduction and spread of invasive species and plant diseases that threaten local agriculture and ecosystems.

Goal HS-4

To promote forest health and resilience through sustainable timber harvesting practices and active forest management that reduces vulnerability to pests, diseases, and wildfires.

Policies

HS-4.1 (WIL)

Support sustainable forest management practices on lands under County jurisdiction that improve forest health, reduce pest vulnerability, and decrease wildfire fuel loads while maintaining ecological functions.

HS-4.2 (WIL)

Collaborate with Federal, Tribal, State, and regional partners to proactively manage forested lands to reduce fire risks and pest outbreaks.

HS-4.3 (AGF)

Collaborate with local tribes to incorporate traditional ecological knowledge and cultural heritage into the management for forested lands throughout the county.

HS-4.4 (WIL)

Coordinate with timber companies, State agencies, and Federal land managers to ensure timber harvest plans incorporate pest-resistant species selection and climate adaptation strategies.

HS-4.5 (AGF)

Protect economically productive forest lands and support the development of sustainable, locally based forest products industries.

Actions

HS-4.a

Continue implementing the Tree Mortality Program to coordinate pest management activities across jurisdictions, support early detection of forest pests, and develop rapid response protocols for emerging forest health issues.

HS-4.b

Explore opportunities to establish facilities in Lake County that can process pest-damaged and fuel-reduction wood into usable products, supporting both forest health and local economic development. This includes pursuing grant opportunities, public-private partnerships, and coordination with local Tribal governments and timber operators.

HS-4.c (AGF; WIL)

Coordinate with CAL FIRE to ensure enforcement of the Forest Practice Act and associated rules, including regulations governing Less Than Three-Acre Conversion Exemptions under California Public Resources Code Section 4584(g) and California Code of Regulations Section 1104.1.

Goal HS-5

To reduce the generation of air pollutants and promote non-polluting activities to minimize impacts on human health and the economy of the county.

Policies

HS-5.1 (AIR)

Monitor new and existing air pollution point sources for compliance with County, State, and Federal air quality regulations and standards.

HS-5.2 (AIR)

Require the use of the best available air pollution control technologies to maintain healthy air quality and high visibility standards, along with continuing compliance with State and Federal ambient air quality standards.

HS-5.3 (AIR)

Require that all new roads and driveways for new projects that are adjacent to residences or sensitive receptors be paved or treated to reduce dust generation, where feasible. Unpaved roads, driveways, and parking areas should be considered for surfacing improvements when permits are granted for expanded use.

HS-5.4 (AIR)

Cooperate with local and regional agencies to develop an effective approach to regional air quality planning management and solicit and consider comments from local and regional agencies on proposed projects that may affect regional air quality. Continue to submit development proposals to the Lake County Air Quality Management District for review and comment, in compliance with the California Environmental Quality Act (CEQA), prior to consideration for approval by the County.

HS-5.5 (AIR)

Require developments to be located, designed, and constructed in a manner that minimizes air pollutant emissions through project design and implementation of feasible alternatives and amendments identified during development review.

HS-5.6* (AIR)

Require project applicants of discretionary projects, as appropriate, to prepare technical assessments evaluating potential project construction and operation phase-related air quality impacts to Lake County for review and approval prior to project approval. Such evaluations shall be prepared in conformance with the Lake County Air Quality Management District (LCAQMD) or Bay Area Air District criteria and methodology in assessing air quality impacts. If air pollutants are found to have the potential to exceed the LCAQMD or Bay Area Air District thresholds of significance, ensure mitigation measures, such as those listed in the General Plan Environmental Impact Report, are incorporated to reduce air pollutant emissions during construction or operational activities.

HS-5.7* (AIR)

Require project applicants of discretionary projects on sites greater than one acre, within 1,000 feet of sensitive land uses (e.g., residences, schools, day care facilities, and nursing homes, etc.) as measured from the property line of the project, that utilize off-road equipment of 50 horsepower or more and that occur for more than 12 months of active construction (i.e., exclusive of interior renovations), to prepare a construction health risk assessment (HRA) in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment and Lake County Air Quality Management District (LCAQMD). If the construction HRA shows that the incremental cancer risk exceeds 10 in a million, the appropriate noncancer hazard index exceeds 1.0, or the thresholds as determined by the LCAQMD, require the project applicant to identify and demonstrate measures, such as those listed in the General Plan Environmental Impact Report, that can reduce potential cancer and noncancer risks to an acceptable level.

HS-5.8* (AIR)

Require project applicants of discretionary projects to prepare an operational health risk assessment (HRA) for industrial or warehousing land uses and commercial land uses that would generate substantial diesel truck travel (i.e., 100 diesel trucks or 40 or more trucks with diesel-powered transport refrigeration units per day based on the California Air Resources Board recommendations for siting new sensitive land uses) prior to project approval. The operational HRA shall be prepared in accordance with policies and procedures of the State Office of Environmental Health Hazard Assessment and the Lake County Air Quality Management District (LCAQMD). If the operational HRA shows that the incremental cancer risk exceeds 10 in a million, the appropriate noncancer hazard index exceeds 1.0; or the thresholds as determined by the LCAQMD, require the project applicant to identify and demonstrate measures, such as those listed in the General Plan Environmental Impact Report, that can reduce potential cancer and noncancer risks to an acceptable level.

HS-5.9 (AIR; GHG)

Require that any mitigation of air quality or greenhouse gas emission impacts from new projects occur on-site to the extent feasible to provide the greatest benefit to residents in the most-impacted neighboring communities. For mitigation that relies on offsets, require that the offsets be obtained from sources as near to the project site as possible or from sources that would improve air quality in an Equity Priority Area. If the project site is within or adjacent to an Equity Priority Area, require offsets/mitigation within that community unless determined infeasible by the County.

HS-5.10* (AIR; HAZ)

Require dust-suppression measures for grading activities and asbestos-dust hazard mitigation plans for projects in areas of naturally occurring asbestos, including areas with serpentine soils, as part of the project approval process.

HS-5.11* (AIR; HAZ)

Require that all projects requiring a grading permit or a building permit that would result in earth disturbance or would be in areas likely to contain naturally occurring asbestos to use approved asbestos-dust mitigation measures as required by the Lake County Air Quality Management District, California Air Resources Board, and the Lake County Community Development Department.

HS-5.12 (WIL)

Work with local agencies and community-based organizations to provide resources to help residents respond to poor air quality events (e.g., transportation to resilience centers and supply free N95 masks).

HS-5.13 (WIL)

Support and secure funding for clean air facilities that provide refuge during poor air quality events. This includes incorporating air filtration systems in new and renovated resilience centers, supporting comparable private facilities, and prioritizing locations accessible to transit-dependent and vulnerable populations.

HS-5.14

Encourage the Lake County Air Quality Management District to work in partnership with fire districts through noticing of burn permits to balance natural resource needs (e.g., prescribed burning) with air quality needs.

HS-5.15 (AIR)

Require new potential sources of toxic air pollutants to demonstrate compliance with the permitting requirements of the Lake County Air Quality Management District and Section 44300 et. seq. of the California Health and Safety Code prior to project approval.

HS-5.16 (AIR)

Require residential projects with wood-burning devices to demonstrate compliance with the current Environmental Protection Agency certifications prior to project approval.

HS-5.17 (AIR)

Require new residential projects and other development with sensitive receptors be located 500 feet or more from stationary air pollutant sources.

Actions

HS-5.a (AIR; HAZ)

Adopt a mandatory disclosure program by 2030, requiring all potential buyers and sellers of real property in all areas likely to contain naturally occurring asbestos, including areas underlain by serpentine soils, be provided with clear and accessible information regarding the potential presence of asbestos subject to sale. Information shall include potential for exposure from access roads and disturbance activities (e.g., landscaping) and shall also include typical mitigation measures and legal requirements.

HS-5.b (AIR)

Require paving or treatment of roads in the development, subdivision, use permit, grading, or air quality permit process to reduce the dust impacts of new development on adjoining residences. Existing roads may be resurfaced through capital improvement plans, redevelopment plans, special assessment districts, County Service Area Zones of Benefit, or as part of existing County road maintenance activities.

HS-5.c (AIR; ENE; GHG; TRA)

Require development projects (hospitals, schools, high-occupancy public facilities, and industrial/commercial facilities over 20,000 square feet) to mitigate air quality impacts from increased traffic. Mitigation may include, but is not limited to:

- Providing bicycle access and parking facilities,
- Providing preferential parking for high-occupancy vehicles and carpools, and
- Establishing telecommuting programs or satellite work centers.
- Adding additional public transportation stops along existing bus routes.
- Installing electric vehicle charging infrastructure.

HS-5.d* (AIR; GEO)

Require development projects to implement dust suppression measures during excavation, grading, and site preparation activities. Measures shall be identified on construction site plans, and may include, but are not limited to:

- Site watering or application of dust suppressants,
- Phasing or extension of grading operations,
- Covering of stockpiles,
- Suspension of grading activities during high wind periods (typically winds greater than 25 miles per hour), and
- Revegetation of graded site.

HS-5.e

Develop an educational outreach program designed to educate the community on serpentine soils and dust mitigation.

HS-5.f

Establish a program to retrofit existing public buildings with high-efficiency air filtration systems, prioritizing facilities serving vulnerable populations.

HS-5.g (AIR)

Consult with Lake County Air Quality Management District and community stakeholders to implement a clean construction ordinance that requires projects to implement extra measures to reduce emissions at construction sites in or near places that are already overburdened by air pollution, such as Equity Priority Areas.

Goal HS-6

To avoid the loss of life, injury, or damage to property as a result of airport hazards.

Policies

HS-6.1 (HAZ; LUP)

Require that development around Lampson Field Airport be consistent with the safety policies and land use compatibility guidelines in the adopted Lake County Airport Land Use Compatibility Plan.

HS-6.2 (HAZ; LUP)

Require that development within the airport approach and departure zones comply with Part 77 of the Federal Aviation Administration Regulations (FAA regulations that address objects affecting navigable airspace).

HS-6.3 (AIR; HAZ)

Require new development within 3,000 feet of Lampson Field to investigate whether lead levels are present in soil above State and Federal health standards. If levels are above State or Federal health standards, require remedial actions to the satisfaction of the oversight agency prior to the issuance of building permits.

Actions

HS-6.a (HAZ; LUP)

Review all development projects within the vicinity of Lampson Field Airport for consistency with the Lake County Airport Land Use Compatibility Plan, ensuring projects comply with height restrictions, density requirements, and other safety criteria.

HS-6.b (HAZ; LUP)

Refer projects within the Airport Influence Area that require General Plan amendments, zoning changes, or other discretionary entitlements to the Airport Land Use Commission for review and consistency determination with the Airport Land Use Compatibility Plan.

HS-6.c (HAZ)

Maintain current Geographic Information System (GIS) data showing airport safety zones, approach and departure corridors, and height restriction areas to assist in development review and long-range planning activities.

Goal HS-7

To minimize risk of loss of life, injury, and property damage from extreme temperatures. (New)

Policies

HS-7.1 (AIR; ENE; GHG; TRA)

Coordinate with Lake Transit Authority and other transit providers to increase shading and use of heat-mitigating materials on pedestrian walkways and at transit stops.

HS-7.2

Install and maintain drought-tolerant trees, shade structures, and landscaped areas, consistent with fire safe landscaping and defensible space requirements, as part of cooling strategies in public and private spaces, especially in Equity Priority Areas.

HS-7.3

Ensure that local businesses employing outdoor workers and those in spaces without air conditioning develop workplace heat safety protocols and provide training for employers and employees in heat-exposed occupations, as required by the California Office of Environmental Health Hazard Assessment.

HS-7.4

Ensure local businesses employing outdoor workers develop extreme cold protocols for those employees directly exposed to cold temperatures.

HS-7.5

Pursue partnerships and funding opportunities with regional, state, and federal agencies, as well as private and nonprofit sectors, to implement heat-effective resilience strategies.

Actions

HS-7.a

Seek funding to develop mobile providers of water, backup power, and medical supplies that can be deployed to vulnerable communities during extreme heat events, power outages, and other emergencies.

HS-7.b

Retrofit existing critical infrastructure and public facilities to be resilient to extreme temperatures and severe weather events.

HS-7.c

Develop an extreme heat action plan in collaboration with neighboring jurisdictions. The plan will include the establishment of community cooling centers, temperature thresholds for activating cooling centers, and targeted cooling strategies to protect outdoor workers and individuals experiencing homelessness.

HS-7.d

Develop and implement multi-lingual public outreach campaigns to educate residents about the risks of extreme heat, effective heat-mitigation strategies, and available resources during heat events.

HS-7.e

Pursue grant funding and other financial resources to support the development of County-owned Community Resilience Centers designed to serve as multi-purpose facilities that provide cooling, warming, clean air, and evacuation shelter functions during extreme weather events, poor air quality days, and emergencies.

HS-7.f

Develop a local program that provides incentives or support for businesses and property owners to install cool roofs, reflective pavements, or energy-efficient cooling systems.

HS-7.g

Support local community-based organization to implement a “neighbor check-in” program during extreme temperature events, prioritizing seniors, people with disabilities, and those living alone.

HS-7.h

Explore grant opportunities for nonprofits to pilot innovative community cooling strategies.

Goal HS-8

To avoid and minimize risk of loss of life, injury, and property damage from fire hazards.

Policies

HS-8.1 (WIL)

Consult with the appropriate fire service district or CAL FIRE in areas designated as High and Very High Fire Hazard Severity Zones for fire regulations and design requirements prior to issuance of a building permit or approval of subdivisions (refer to Figure HS-3).

HS-8.2 (WIL)

Actively support fuel modification and reduction programs on public and private lands throughout the county.

HS-8.3 (WIL)

Require defensible space around all structures in accordance with California Public Resources Code Section 4291 and applicable regulations established by CAL FIRE, including requirements for Zone 0 (0 to 5 feet), Zone 1 (5 to 30 feet), and Zone 2 (30 to 100 feet) where applicable. In High or Very High Fire

Hazard Severity Zones, the ember-resistant Zone 0 must be maintained free of combustible materials such as plants, mulch, wood piles, and flammable fencing.

HS-8.4 (WIL)
Locate parks, golf courses, utility corridors, roads, and greenbelts so that they can serve a double function as fuel breaks.

HS-8.5 (WIL)
Continue to coordinate with CAL FIRE and fire districts to maintain existing fuel breaks and emergency access routes for effective fire suppression.

HS-8.6 (WIL)
Require that existing public and private roadways in High and Very High Fire Hazard Severity Zones or the wildland-urban interface be maintained to comply with street signage and vegetation management fire safety regulations, including vegetation management fuel reduction within 50 feet of roadways on either side.

HS-8.7 (WIL)
Require the use of fire-smart landscaping in public and private developments.

HS-8.8 (WIL)
Coordinate with local and regional agencies to conduct vegetation management and long-term maintenance of fire hazard reduction projects (including community fire breaks) on all private and public roads and properties in fire hazard severity zones and the wildland-urban interface, as shown on Figures HS-3 and HS-4.

HS-8.9 (WIL)
Coordinate with fire districts serving the unincorporated areas of the county to upgrade and retrofit existing development related to vegetation management around homes, adequacy of existing and future water supplies, fire flow tests, fire hydrants, routes or throughways for fire equipment access, clarity of addresses and street signs, and long-term maintenance in compliance with California Fire Safe Regulations, California Fire Code, and local ordinances for the populated areas of the county.

HS-8.10 (WIL)
Require that new structures within a High or Very High Fire Hazard Severity Zone or wildland-urban interface comply with California Building Code Chapter 7A, California Fire Code, and California Fire Safe Regulations, or equivalent standards, to ensure fire-resistant building materials and landscaping.

HS-8.11* (WIL)

Limit new development in the High or Very High Fire Hazard Severity Zones or wildland urban interface identified by CAL FIRE (see Figure HS-3 and Figure HS-4). If development is proposed in these zones, require review by the Community Development Department and appropriate fire service district prior to the issuance of development permits for proposed development projects and conceptual landscaping plans. Plans for proposed development in such areas shall include, at a minimum:

- Site plan, planting plan, planting palette, and irrigation plan to reduce the risk of fire hazards and with consideration to site conditions, including slope, structures, and adjacencies.
- Development and maintenance of defensible space, including defensible space within 100 feet of all structures, stricter vegetation management within 0 to 30 feet of a structure, and an ember resistant zone within 5 feet of all structures, as defined by California Government Code, Sections 51181 to 51189, and California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3.
- More than one point of ingress and egress to improve evacuation, emergency response, and fire equipment access, and adequate water infrastructure for water supply and fire flow that meets or exceeds the standards in the California State Minimum Fire Safe Regulations.
- Class A roofing assembly materials for new and replacement roofs.
- Location and source of anticipated water supply to ensure adequate water supply for firefighting purposes.
- Require new construction to install alternative water storage for interior sprinkler systems if new construction is connected to a public water system.

HS-8.12 (WIL)

Require discretionary project applicants to prepare fire protection plans consistent with requirements in Chapter 49 of the California Fire Code, including a risk analysis, fire response capabilities, fire safety requirements (defensible space, infrastructure, and building ignition resistance), fire hazard mitigation measures and design considerations for non-conforming fuel modifications, wildfire education maintenance and limitations, and evacuation plans for new development in High or Very High Fire Hazard Severity Zones or wildland urban interface designated by the County and CAL FIRE (see Figure HS-3 and Figure HS-4).

HS-8.13 (WIL)

Work with fire protection districts and departments to minimize risks to existing development by identifying existing non-conforming development and assisting property owners to upgrade buildings and properties to current fire safe standards, in terms of road standards, vegetative hazards, and street and building signage, requiring all development to meet or exceed State Responsibility Area and Very High Fire Hazard Severity Zone Fire Safe Regulations.

HS-8.14 (WIL)

Develop and update programs as needed to ensure recovery and redevelopment after a large fire and that reduce future vulnerabilities to fire hazard risks through site preparation, redevelopment layout design, fire-resistant landscape planning, and home hardening building design and materials.

HS-8.15 (WIL)

Collaborate with Pacific Gas & Electric to underground electrical transmission infrastructure throughout the county, prioritizing high-voltage transmission lines in High or Very High Fire Hazard Severity Zones.

HS-8.16 (WIL)

Coordinate with fire districts and departments to support fire prevention, public education, early detection programs, and property inspections to identify and avoid fire hazards.

HS-8.17

Support programs for ongoing staff training focused on understanding fire hazard risks posed by older structures and infrastructure, including risk reduction activities.

HS-8.18 (USS; WIL)

Coordinate with water providers to maintain and enhance water supply infrastructure to ensure adequate, long-term water supplies for existing and future daily demands and firefighting suppression requirements.

HS-8.19 (TRA; WIL)

Require new developments and major remodels or renovations to comply with the California Building Code, California Fire Code, and local adopted ordinances for construction and adequacy of water flow and pressure, ingress /egress, and other measures to ensure adequate fire protection.

HS-8.20

Support measures that help firefighting crews and emergency response teams respond to fire hazards or work under low-visibility conditions, such as high-visibility signage for streets and building addresses that meet or exceed the standards in the California Fire Safe Regulations.

HS-8.21 (TRA; WIL)

Encourage installation of electronic evacuation wayfinding signage and barriers to direct evacuees clearly and prevent congestion at critical junctions.

Actions

HS-8.a (TRA; WIL)

Coordinate with fire districts and departments to review all development plans and subdivision maps and provide recommendations for fire prevention and protection, including but not limited to safe circulation, ingress and egress, sprinkler requirements, water storage and flows, and water pressure requirements.

HS-8.b (WIL)

Maintain a current, online version of CAL FIRE's Office of the State Fire Marshal Fire Hazard Severity Zone maps.

HS-8.c (TRA; WIL)

Prepare and implement plans to repair and maintain County-owned roadways as needed to meet current standards and encourage private property owners to do the same, to the extent feasible and given the absence of other site constraints. These standards include road standards for evacuation and emergency vehicle access, vegetation clearance, and other requirements of the California Fire Safe Regulations.

HS-8.d (USS)

Identify and improve areas lacking adequate water service for firefighting, including capacity for peak load under a reasonable worst-case wildfire scenario determined by the appropriate fire service district.

HS-8.e

Seek designation as a Fire Risk Reduction Community through CAL FIRE and Fire Wise Communities through the National Fire Protection Association.

HS-8.f (WIL)

Consider the development of a countywide ridgetop fuel break program in consultation with local Tribal governments.

Goal HS-9

To avoid and minimize risk of loss of life, injury, and property damage that may result from flood hazards.

Policies

HS-9.1 (HYD)

Require all development within the Special Flood Hazard Area to minimize flood risks to structures and infrastructure, and to ensure safe access during flood conditions through compliance with Federal Emergency Management Agency regulations and the Lake County Flood Plain Management Ordinance.

HS-9.2 (HYD)

Require new residential subdivisions within mapped floodplains to minimize flood risk to structures and infrastructure, ensuring safe access during flood conditions by incorporating flood-resistant site design, elevating structures above base flood elevations, and providing multiple ingress and egress routes. Subdivision design shall comply with applicable floodplain regulations and prioritize long-term resilience to future flood conditions.

HS-9.3

Locate new critical facilities (those facilities which should be open and accessible during emergencies) outside of flood hazard zones, as indicated on Figure HS-6, where feasible. Where not feasible, ensure critical facilities can maintain operations and services during and after flood events.

HS-9.4 (REC)

Allow passive recreational activities (those not requiring intensive development, such as hiking, horseback riding, picnicking) in areas prone to flooding, as shown on Figure HS-6, where such uses are compatible with periodic inundation and do not require intensive development.

HS-9.5* (GEO; HYD)

Require stringent controls on approvals of septic systems where there is a substantial likelihood of infiltration of floodwater into the systems, and/or the discharge from the systems into floodwaters.

HS-9.6

Coordinate with regional, State, and Federal agencies to ensure dams, levees, and canals throughout the county are properly maintained and retrofitted to meet current requirements and are easily adaptable to future conditions.

HS-9.7 (HYD)

Incorporate flood control measures into community development planning in a manner that also supports recreation opportunities, resource conservation, preservation of natural riparian habitat, and protection of the scenic values of the county's streams, creeks, and lakes.

HS-9.8 (HYD; USS)

Promote low impact development, which uses vegetation and soil to capture, treat, and retain stormwater runoff, such as green infrastructure, pervious surfaces, and green street, in new and existing development.

HS-9.9 (HYD; PUB)

Ensure projects proposed within potential dam inundation zones are reviewed by the Lake County Sheriff's Office of Emergency Services and checked against evacuation plans on file for the area. If a project presents a direct threat to human life, appropriate hazard mitigation actions should be taken, including restriction of development in the subject area.

HS-9.10* (HYD)

Require project applicants to demonstrate that urban development project sites and projects within floodplain areas will not adversely impact downstream properties or contribute to flooding hazards, including the release of hazardous materials due to a flood, prior to the approval.

HS-9.11 (HYD)

Continue to participate in the National Flood Insurance Program (NFIP).

HS-9.12 (HYD)

Require that tentative and final subdivision maps and approved site plans delineate areas subject to flooding during a 100-year flood event.

HS-9.13 (BIO; HYD)

Keep riparian areas and drainages and areas defined as 100-year floodplains free from development that would adversely impact floodway capacity or characteristics, natural/riparian areas, or natural groundwater recharge areas, including the release of hazardous materials due to flooding.

HS-9.14 (BIO; HYD)

Restore and maintain the natural functions of riparian corridors and water channels throughout the county to reduce flooding and convey stormwater flows through removal of invasive species, restoration of native vegetation, and stream bank stabilization using natural materials.

HS-9.15 (HYD)

Require all development to conform to the "FF" zoning combining district when applicable. Require the review by the Floodplain Manager, or their designee, for compliance with the County's Floodplain Management Ordinance (Chapter 25 of the County Code).

Actions

HS-9.a (HAZ)

Co-create flood preparation and response action plans with community members to increase resilience of communities to flood events, complementing technical expertise of flood hazards and emergency response with local knowledge of what happens in the community during a flood emergency.

HS-9.b (HAZ; HYD)

Maintain and regularly assess the structural and operational integrity of critical facilities and infrastructure in flood hazard zones. Identify and implement necessary improvements to ensure continuity of operations during flood events.

HS-9.c (HAZ; HYD)

Inventory areas with flooding potential and drainage facility deficits and develop a plan and funding strategy to complete facility improvements, prioritizing areas with the worst flooding potential and need.

HS-9.d (HAZ; HYD)

Partner with community-based organizations to provide financial assistance to low-resourced households to harden homes against flooding.

HS-9.e (HAZ; HYD)

Explore educational and cost-share methods of increasing uptake in flood insurance in households that are not required to purchase insurance, but that reside in areas with increasing flood risk.

HS-9.f (HAZ; HYD)

Support efforts to improve the County’s rating in FEMA’s National Flood Insurance Program Community Rating System by implementing best practices that exceed the minimum requirements of the National Flood Insurance Program. These may include enhanced public outreach, higher regulatory standards, improved stormwater management, and protection of open space in flood-prone areas.

HS-9.g (HAZ; HYD)

Regularly review local floodplain management regulations to ensure that they align with FEMA's minimum criteria to reduce or avoid future flood damage in order to qualify for the sale of federally subsidized flood insurance through FEMA's National Flood Insurance Program.

HS-9.h

Consider developing a comprehensive plan to guide ongoing improvements to the Community Rating System score, including regular self-assessments and interdepartmental coordination.

HS-9.i (HYD)

Review new development proposals to determine if they are within a mapped floodplain and require compliance with the Lake County Hydrology Design Standards.

Goal HS-10

To protect residents, visitors, and property from hazardous materials release.

Policies

HS-10.1 (HAZ)

Require that hazardous materials are used, transported, and disposed of within the county in a safe manner and in compliance with Local, State, and Federal safety standards. Investigations and enforcement actions shall be taken as necessary for any illegal hazardous waste disposal or other violations of Federal, State, or Local hazardous materials laws and regulations.

HS-10.2 (HAZ)

Work with Caltrans and the California Highway Patrol to ensure that hazardous materials transported within the county are restricted to routes that have been designated for such transport.

HS-10.3 (HAZ)

Investigate the anticipated hazardous waste disposal needs of local enterprises, including agricultural, geothermal, and mining industries, to ensure that safe and adequate disposal sites are carefully planned.

HS-10.4 (HAZ; HYD)

Prohibit new facilities that will be involved in the production, use, storage, transport, or disposal of hazardous materials within identified hazard zones or within 1,000 feet of existing land uses that may be adversely impacted by such activities.

HS-10.5 (HAZ; HYD; WIL)

Prohibit any new facilities that use or store hazardous materials in quantities that would list them in the State's Toxics Release Inventory or Small Quantity Generators databases from being in a located in high-risk hazard areas, including areas within a high or very high fire hazard severity zone, 100- or 500-year floodplains, and areas with high landslide susceptibility.

HS-10.6 (HAZ; HYD)

Review new development proposals to ensure that soils, surface water, and groundwater are protected from contamination.

HS-10.7* (HAZ)

Require that developers have a Phase I environmental site assessment (ESA) performed during the design phase on sites known to contain hazardous materials or which had previously been utilized for the handling or storage of hazardous materials. If the Phase I ESA finds hazardous materials on the project site, a Phase II ESA shall be prepared for mitigation prior to issuance of building permits.

HS-10.8 (HAZ; TRA; WIL)

Ensure all evacuation routes and emergency access roads meet applicable State safety standards, including Public Resources Code Sections 4290 and 4291 requirements for width, clearance, and surface conditions.

Actions

HS-10.a (HAZ; USS)

Conduct a study to determine the needs for hazardous waste disposal sites and update the County's solid waste management plan.

HS-10.b (HAZ)

Develop standards for the type, location, and intensity of development adjacent to sites and facilities for the production, use, storage, and disposal of toxic and hazardous materials.

HS-10.c (HAZ)

Continue to cooperate with the California Highway Patrol to establish procedures for the movement of hazardous waste within the county.

HS-10.d (HAZ)

Continue to educate the public about the types of household hazardous waste and the proper method of disposal and encourage household hazardous waste to be disposed of properly.

HS-10.e (HAZ)

Inspect hazardous material handlers and hazardous waste generators to ensure full compliance with laws and regulations.

HS-10.f (TRA; WIL)

Evaluate road conditions throughout the county for compliance with Public Resources Code Sections 4290 and 4291, including assessment of width, surface compaction, and accessibility. Identify roads currently designated as two-lane that may functionally operate as one-lane or one-way under emergency conditions and prioritize improvements or signage accordingly.

Goal HS-11

To effectively protect the health of Lake County residents by reducing exposure to human health hazards. (New)

Policies

HS-11.1

Work with the Lake County Department of Public Health to identify and track vectors and disease conditions that may affect Lake County residents and visitors.

HS-11.2

Continue to implement coordinated monitoring and response to disease outbreaks or other public health hazards across jurisdictional boundaries that consider the needs of vulnerable populations.

HS-11.3

Work with healthcare providers to support free or reduced-cost vaccinations for vector-borne diseases for Lake County residents.

HS-11.4

Work with the Lake County Vector Control District to maintain comprehensive vector control efforts that address changing environmental conditions and disease patterns.

HS-11.5 (BIO; HYD; USS)

Ensure proper drainage of stormwater to reduce instances of standing water that can harbor pests and vectors.

HS-11.6

Look for opportunities to ensure that workers in outdoor industries have the training and resources to be adequately protected from environmental hazards, including extreme heat, poor air quality, pests, and diseases.

HS-11.7

Work with local community groups, providers of senior services, and childcare workers to raise awareness about disease prevention and response.

Actions

HS-11.a

Continue to work with the Lake County Vector Control District to monitor mosquito, tick, and rodent populations, particularly in response to changing climate conditions and near water bodies.

HS-11.b (HYD)

Create a coordinated monitoring system for harmful algal blooms in Clear Lake and other water bodies, with an alert protocol to notify residents, especially those on private or small state water systems, when unsafe conditions are detected.

HS-11.c

Collaborate with local healthcare providers, including tribal health providers, to offer training on identifying and treating climate-sensitive diseases, including vector-borne illnesses and conditions related to harmful algal bloom exposure.

HS-11.d

Distribute educational materials, such as the California Department of Public Health's Lyme Disease brochure, to raise awareness about prevention and post-bite steps, especially for residents in high-risk areas.

Goal HS-12

To avoid risks to life and minimize impacts to property that may result from seismic and geologic hazards.

Policies

HS-12.1* (GEO)

Require areas with more than 30 percent slope or in areas mapped with naturally occurring asbestos to submit engineering plans and geotechnical studies for all construction and grading. These plans must address roads, utility corridors, and similar off-site improvements as well as erosion and dust control. Development in other areas possessing potential landslide risk, regardless of slope, shall require engineering plans and/or geotechnical study prior to discretionary approval or approval of grading or building permits.

HS-12.2* (GEO)

Prohibit the siting of critical facilities in areas within Alquist-Priolo Special Studies Zones, in mapped naturally occurring asbestos areas, in areas subject to seiches, liquefaction, in areas with a high landslide risk, or on seismically unstable soils, unless a geologic/seismic hazards geotechnical engineering study can be performed to identify potential impacts and engineering recommendations prior to siting or site acquisition.

HS-12.3 (GEO)

Encourage continued studies by the United States Geological Survey and California Geological Survey on fault location, activity, and seismicity (including induced seismicity) within the county.

HS-12.4 (GEO)

Require that new development be built to the latest siting, design, and construction standards to ensure buildings continue to be functional and useable after a seismic event.

HS-12.5 (GEO)

Upgrade public facilities, particularly critical facilities, to meet the risk requirements for seismic safety in the California Building Code and be periodically reviewed to determine if and when upgrading is necessary.

HS-12.6 (GEO; TRA; WIL)

Evaluate and upgrade selected streets and highways vital to the functioning of emergency services and critical facilities to an acceptable degree of safety that considers potential earthquake effects.

HS-12.7 (GEO)

Limit construction of critical transportation structures across the trace of a known active or potentially active fault to those which cannot be reasonably constructed at another location.

HS-12.8

Continue to meet seismic standards of dam safety and coordinate with other owners/operators of dams as promulgated by the State Division of Safety of Dams, as applicable to new and existing structures.

HS-12.9* (GEO)

Prohibit new development on a hazardous fault trace, active landslide, or other geologic or seismic hazard area that poses a significant risk, including areas located downstream or downslope from such hazards, as shown on Figure HS-8 and Figure HS-9.

HS-12.10 (GEO)

Require structures in the Alquist-Priolo Special Studies Zones to be set back 50 feet from each side of a mapped active fault or fault zone except as provided in State statute. The setback may be reduced based upon a geologic fault report that includes fault trenching.

HS-12.11 (GEO)

Permit development on lands having soils sensitive to seismic activity only after adequate site analysis and appropriate siting and design of structure and foundation.

HS-12.12 (GEO; HYD)

In areas of high potential for landslides, avoid altering the land or hydrology in a way that is likely to increase the hazard potential, including:

- Saturation due to drainage or septic systems.
- Removal of vegetative cover.
- Steepening of slopes or undercutting the base of a slope.

Actions

HS-12.a

Seek financial assistance to implement corrective seismic safety measures required for existing County-owned buildings to reduce risk to life safety and ensure continued functionality during and after seismic events.

HS-12.b (GEO; HAZ)

Adopt development standards to ensure adequate public health and safety upon delineation of Special Study Zones by state geologists as required by the Alquist-Priolo Act, and local and state asbestos air toxic control measures for naturally occurring asbestos.

HS-12.c (GEO)

Strengthen, abate, or downgrade existing buildings, particularly critical facilities, that do not meet requirements for seismic safety. For seismic upgrading or phasing out of existing seismically unsafe buildings, base priorities on hazard to life, occupancy, and the capability of the structure to resist anticipated earthquake effects.

HS-12.d (GEO)

Conduct a structural review of all County critical facilities and include a detailed geologic/seismic site investigation and, if necessary, a review of access roads and utilities serving the sites. Require upgrading as determined by the reviews.

HS-12.e

Work with private developers to support seismic upgrades to existing facilities by providing technical assistance, streamlining permit processes, and exploring financial incentives or grant opportunities.

Noise

Goal N-1

An acceptable noise environment in all areas of the county.

Policies

N-1.1 (NOI)

Consider the compatibility of proposed development with the noise environment. Require projects that would locate land uses in areas where the projected ambient noise level is greater than the "normally acceptable" noise level indicated in Table N-1 to provide an acoustical analysis that recommends appropriate mitigation to meet the noise compatibility standards.

N-1.2 (NOI)

Prohibit the development of new noise-sensitive land uses in areas where current or projected CNEL from existing noise-generating uses exceed 55 dBA during daytime hours (7:00 a.m. to 10:00 p.m.) or 45 dBA during nighttime hours (10:00 p.m. to 7:00 a.m.), as measured at the property line of the proposed use, unless effective mitigation measures are incorporated into the project design.

N-1.3

Require residential uses to have an indoor noise level below 45 dBA CNEL.

N-1.4* (NOI)

Prohibit the development of new noise-generating land uses adjacent to existing sensitive noise receptors, such as housing, schools, and health care facilities, if CNEL is expected to exceed 55 dBA during daytime hours (7:00 a.m. to 10:00 p.m.) or 45 dBA during nighttime hours (10:00 p.m. to 7:00 a.m.), measured at the property line of the noise-sensitive land use, unless effective mitigation measures are incorporated into the project design.

N-1.5* (NOI)

Require a project-specific acoustic study for projects that may exceed County noise standards to be prepared by a qualified technician and subject to review by County staff. At a minimum, studies will assess the noise environment in the project vicinity, describe the noise generation of the proposed project, recommend mitigation strategies, and provide a noise monitoring program.

N-1.6 (NOI)

Encourage strategic site planning, architectural layout, and building materials selection as methods of noise attenuation, including the following techniques:

- Increase the distance between the noise source and receiver through building setbacks and/or dedication of noise easements.
- Place noise-tolerant land uses, such as parking lots, maintenance facilities, and utility areas between the noise source and receiver.
- Use noise-tolerant structures, such as garages or carports, to shield noise-sensitive areas.
- Orient buildings to shield outdoor spaces from a noise source.
- Use berming and heavy landscaping to reduce noise levels.

- Cluster office, commercial, or multifamily residential structures to reduce interior open-space noise levels.
- For commercial, agricultural, or industrial uses abutting residential parcels, locate automobile and delivery access the maximum practical distance away from residential uses.
- Use multi-glazed or multi-pane windows, tight-fitting doors, and dense building materials.

N-1.7 (NOI)

Require contractors to use noise-reducing measures when construction occurs within 300 feet of residential uses or other sensitive receptors, such as using hydraulic- or electric-powered impact tools (e.g., jack hammers and hoe rams) wherever possible or selecting haul routes that avoid the greatest amount of sensitive-use areas.

N-1.8 (AES; NOI)

Promote effective noise abatement measures along highways and major roads to reduce noise impacts on adjacent existing and proposed land uses. Potential noise abatement measures could include:

- Installation of walls or landscaped berms.
- Increased setbacks from major roads and/or additional insulation.
- Use of open space as a buffer.
- Incorporation of other strategic site planning or architectural treatments.

Where possible, use less-intrusive noise mitigation (e.g., landscaped berms and open space buffers) rather than sound walls to preserve view corridors.

N-1.9 (NOI)

Coordinate with the California Department of Transportation (Caltrans) to mitigate noise impacts on sensitive receptors near existing and proposed State roadway facilities and encourage the use of noise buffers or insulation measures.

N-1.10 (NOI)

Support California Highway Patrol's and Lake County Sheriff's enforcement of California Vehicle Code related to compliance with vehicle noise emissions and modified exhaust systems standards.

N-1.11 (NOI)

Ensure new equipment and vehicles purchased by the County are equipped with the best available noise-reduction technology, when feasible, and are well-maintained to reduce noise impacts.

N-1.12* (NOI)

The performance of any construction, alteration, or repair activities which require the issuance of any building, grading, or other permit shall not result in groundborne vibration in excess of 0.3 peak particle velocity (in/sec) at the nearest receiving offsite structure.

Actions

N-1.a

Amend the County's noise regulations pertaining to boats in Chapter 15 (Boats and Boating), Article I, Section 15-4 (Boats and Boating, Excessive Noise) of the County Code of Ordinances to allow for exceptions for certain events, such as tournament races.

N-1.b (NOI)

Update the County Code of Ordinances to address noise impacts from outdoor entertainment venues, ensuring the continued operation of existing venues and establishing siting criteria for new venues while protecting nearby noise-sensitive uses.

Water Resources

Goal WR-1

Protected and enhanced quality and supply of Lake County's groundwater and surface water resources.

Policies

WR-1.1 (BIO; HYD; TCR)

> Strengthen County-Tribal government coordination to protect water quality, cultural resources, and ecosystem health in Clear Lake and its watershed and promote joint stewardship and integration of Traditional Ecological Knowledge with modern water management and restoration practices.

WR-1.2 (HYD)

Prioritize protection of surface and groundwater quality and supply when considering land use changes and development projects.

WR-1.3 (USS)

Coordinate reviews of development proposals and potential new regulations impacting water quality and/or supply with local water service providers.

WR-1.4 (HYD; USS)

Review local groundwater management plans and consult with local water service agencies when considering the expansion of Community Growth Boundaries to ensure such expansions do not adversely affect water quality or supply.

WR-1.5 (HYD)

Continue to monitor surface and groundwater resources and enforce provisions of the National Pollution Discharge Elimination System (NPDES) program to control nonpoint source water pollution.

WR-1.6 (HYD)

Require the use of passive design techniques, such as vegetative filters, wetlands, and swales in open space settings, to control nonpoint source pollution and implement nonpoint source pollution control measures where feasible, including for roadway oils and greases.

WR-1.7* (HYD)

Prior to project approval, coordinate review of proposed development projects with appropriate agencies to ensure potential impacts on surface water and groundwater quality are mitigated, including from water quality risks associated with soil erosion, pollutant discharge, floating debris, and runoff contamination. Require project applicants to include project features that improve water quality (e.g., vegetative filters, wetlands, and swales).

WR-1.8 (HYD)

Enforce citations for illegal discharge.

WR-1.9 (HYD)

Require that development along Clear Lake and major tributaries minimizes the potential impact of land disturbance and erosion on water quality and the potential for pollution discharge from sewage disposal systems and other potential polluting sources.

WR-1.10* (HYD)

Require new and expanded industrial uses that may directly or indirectly discharge pollutants to surface waters or critical groundwater basins to incorporate appropriate wastewater discharge-reduction measures, including on-site treatment, to protect water quality. In addition, require such uses to monitor and report to the County on their compliance with discharge regulations.

WR-1.11* (GEO; HYD)

Require development projects to control erosion and sediment and protect water quality during construction and post-construction through application of the County's Grading Ordinance and Stormwater Management Ordinance as part of the project approval process.

WR-1.12

Encourage property owners served by eroding and poorly maintained private roads to form private road maintenance agreements that improve road quality and reduce erosion.

WR-1.13 (HYD; USS)

Encourage older developments without adequate sewage and stormwater disposal systems to upgrade these systems to conform to current standards that support water quality.

WR-1.14 (HYD)

Support collection of water quality and flow information for the county's three major drainage systems: the Eel River, Putah Creek, and Cache Creek drainage systems, including by encouraging local interested parties to establish and fund gauging stations to monitor surface water flows.

Actions

WR-1.a (BIO; HYD; TCR)

Partner with Tribal governments to develop and implement public education and restoration projects that promote water quality, habitat protection, and the use of Traditional Ecological Knowledge in watershed management.

WR-1.b* (HYD)

Identify and implement additional development regulations and strategies to incorporate into land use practices, project siting, and design that protect the health of the county's watersheds, groundwater basins, and surface water drainage areas, including strategies or regulations to discourage or prohibit uses with the potential to discharge harmful pollutants, increase erosion, or otherwise degrade water quality.

WR-1.c (HYD)

Amend the County Code of Ordinances to require site drainage information for all permit applications for new homes and substantial additions.

WR-1.d (HYD)

Review and update construction site plan review procedures, where necessary, and provide training for site inspectors, plan review staff, and construction site operators on best water quality protection practices during and after construction.

WR-1.e (HYD)

Educate developers on best management practices to protect surface water and groundwater quality, including erosion control, through the preapplication development review, use permit, subdivision, and permit plan review processes and ongoing inspections.

WR-1.f (HYD; USS)

Establish a program to reduce or eliminate illicit discharges into the stormwater conveyance system, including through inspections, education, and agency coordination.

WR-1.g * (HYD; USS)

Conduct a survey of the locations and densities of existing onsite wastewater treatment systems (OWTS) in the county and explore the need to establish a moratorium on new OWTSs in designated areas, especially in locations in close proximity to Clear Lake and other drinking water sources. Such a

moratorium might allow for exceptions upon approval of Lake County Environmental Health Department.

WR-1.h* HYD USS

Prior to the transfer of property on a site with an existing OWTS, a septic system inspection shall be required by a qualified professional to ensure that the OWTS is in good operating condition.

WR-1.i* (HYD; USS)

Develop a Master Drainage Plan detailing existing systems, identifying deficiencies, and outlining future infrastructure needed to control stormwater runoff, water quality, and potential flooding.

WR-1.j* (HYD; USS)

Evaluate the assessment of storm drain impact fees for new development to fund capital improvements to the storm drain system.

WR-1.k* (HYD; USS)

In areas where the existing storm drain infrastructure is inadequate and prone to cause flooding, require new development to demonstrate that the project would not result in a net increase in stormwater runoff from the site (i.e., post-construction runoff rates are equal to or less than pre-development runoff rates).

Goal WR-2

Groundwater resources that are managed to ensure a safe, sustainable, and economically viable groundwater supply.

Policies

WR-2.1 (HYD; USS)

Manage groundwater resources to ensure sufficient supply to meet existing and future need and maintain and enhance the natural environment.

WR-2.2 (HYD; USS)

Consult applicable Groundwater Sustainability Plans and local groundwater management agencies when making decisions that could impact groundwater resources.

WR-2.3 (BIO; HYD)

Manage stream channel systems and their watersheds to ensure critical groundwater recharge functions are maintained.

WR-2.4 (GEO; HYD)

Prohibit new development that would create or significantly aggravate groundwater overdraft conditions, land subsidence, or other “undesirable results,” as defined in Section 354.26 of the California Water Code.

WR-2.5 (HYD)

Limit the export of groundwater outside its originating basin through application of the County’s ordinances and police powers.

WR-2.6 (BIO; CUL; HYD; TCR)

Consult and coordinate with Tribal governments and Tribal Environmental Protection Directors on groundwater management, monitoring, and restoration projects to protect culturally significant sites, traditional water uses, and watershed health.

WR-2.7 (GEO; HYD; USS)

Support studies that further the understanding of individual groundwater basins, source areas, and potential pollution sources, such as septic systems.

WR-2.8

Support and recognize groundwater management efforts by local public water agencies that have established programs, participation of interested parties, and data monitoring that support the goals of this General Plan.

Actions

WR-2.a (HYD)

Maintain and implement the Lake County Groundwater Management Plan to protect the groundwater resources in the county.

WR-2.b (HYD)

Participate in the implementation and update of Groundwater Sustainability Plans to ensure the sustainability of water resources in the county.

WR-2.c (HYD; USS)

Evaluate and quantify long-term groundwater recharge capacity to sustain groundwater resources.

WR-2.d (HYD; USS)

Identify, inventory, and map groundwater recharge areas and adopt design standards for these areas to ensure continued recharge capabilities, such as clustered development patterns, density limits, impervious surface reductions, stormwater capture and recharge requirements, and water reclamation features.

WR-2.e (HYD; USS)

Update the County Code of Ordinances to include requirements for incorporating stormwater management strategies into project design and siting to support groundwater recharge.

WR-2.f (HYD; USS)

Develop, implement, and maintain a groundwater monitoring program that compiles data biannually on the behavior of groundwater source areas and basins, monitors sources of potential groundwater pollution, and supports stakeholder participation and partnerships. Collaborate with water service providers to incorporate applicable data collected through their water monitoring programs and work with local groundwater users to collect data on local well depths, yield, and water quality changes.

WR-2.g (HYD)

Assess the feasibility of installing and monitoring additional groundwater monitoring wells in high-demand areas or where data gaps exist.

WR-2.h (HYD)

Establish a program to assess abandoned mines for their potential to pollute groundwater and remediate identified issues.

Goal WR-3

Healthy watersheds and sustainable water management.

Policies

WR-3.1 (HYD; USS)

Preserve existing water supplies and pursue viable opportunities to tap into new water sources, including through careful management of groundwater and surface water resources, promotion of water conservation programs, and effective stewardship and expansion of the water supply facilities in the county.

WR-3.2 (HYD; USS)

Continue to participate in all appropriate State, regional, and local, and Tribal water resources planning efforts that protect and sustain water resources in the county.

WR-3.3

Continue to monitor State and federal activities impacting water resources and work with the County's elected representatives and advocacy organizations to support policy making that aligns with the best interests of the County.

WR-3.4 (HYD; USS)

Coordinate with Lake County and Yolo County water management agencies and other relevant interested parties to explore opportunities for mutually beneficial water resource projects and collaborative water management strategies to increase water supply and ensure sustainable water management.

WR-3.5 (BIO; HYD)

Lead and support efforts to protect watershed health and sustainability and coordinate these activities with other agencies and programs where appropriate.

WR-3.6 (BIO; HYD)

Support implementation of the five-county Westside Sacramento Integrated Regional Water Management Plan for the Cache Creek and Putah Creek watersheds.

Actions

WR-3.a (HYD; USS)

Implement and maintain the Clear Lake Integrated Regional Water Management Plan.

WR-3.b (BIO; HYD; USS)

In coordination with Tribal governments and local public water agencies, develop a management plan for each watershed in the county using available monitoring data collected by public water agencies and other sources.

WR-3.c (BIO; HYD)

Identify watersheds that drain into Clear Lake with high pollution levels and prioritize restoration efforts in the most impacted watersheds.

Goal WR-4

A sufficient and sustainable water supply that meets the current and future needs of all in the county.

Policies

WR-4.1

Collaborate with Tribal, Local, Regional, and State agencies and interested parties to develop water management strategies for maintaining affordable water supplies, including for low-income households and agriculture users.

WR-4.2

Coordinate with Tribal governments and THPOs to ensure water conservation, supply management, and restoration projects support traditional water uses, culturally significant sites, and ecosystem health.

WR-4.3 (BIO; HYD; USS)

Encourage agricultural and forestry operators to participate in watershed management and restoration efforts.

WR-4.4 (HYD; USS)

Promote water-efficient management practices in agriculture and forestry industries, including drip irrigation, forest thinning, and watershed restoration.

WR-4.5 (HYD; USS)

Partner with Tribal, State and Local agencies and interested parties to identify and implement methods to improve the efficient use of water resources for agricultural, municipal, and environmental purposes.

WR-4.6 (HYD; USS)

Support innovative power generation processes and techniques that reduce demands on Clear Lake waters.

WR-4.7 (HYD; USS; WIL)

Work with water districts to prepare for a reduced long-term water supply resulting from more frequent and severe drought events by implementing extensive water conservation measures and ensuring sustainable water supplies, including fire-suppression needs.

WR-4.8* (USS)

Require that new development projects demonstrate there is sufficient water supply to meet the additional demand associated with the proposed project prior to project approval and, where there is not sufficient water, ensure potential impacts on water supply are mitigated through measures such as the installation of low-flow water fixtures, water conservation efforts, or the retrofit of existing uses to offset increased demand. Require new development to obtain a will-serve letter from the water purveyor within the service area prior to the issuance of construction permits to ensure that the water purveyor has the capacity to supply water to the project.

WR-4.9 (HYD; USS)

Continue to require new development to incorporate water conservation techniques in accordance with the California Green Building Code, as incorporated into the County Code of Ordinances, Chapter

5, Building Regulations, and encourage the use of additional strategies to conserve water that extends beyond requirements.

WR-4.10 (HYD; WIL; USS)
Require native, drought-tolerant, and non-invasive landscaping in both private development and public spaces, in accordance with applicable State laws. Ensure that new landscaping does not exacerbate wildfire or flood risks and aligns with vegetation and stormwater management standards.

WR-4.11 (HYD; USS)
Employ efficient water use strategies at County-owned buildings and as part of County operations to serve as a model for efficient water use.

WR-4.12 (HYD; USS)
Encourage homeowners and businesses to retrofit existing buildings and properties with water-conserving fixtures and features, such as drought-tolerant landscaping, low-flow toilets, smart irrigation controllers, and rainwater collection systems, including by promoting rebate offerings or other incentives.

WR-4.13 (USS)
Coordinate with water districts to continue to invest in programs that help residential and nonresidential customers save water and money by using the most efficient appliances and fixtures, fixing leaks, and practicing water-wise landscaping and indoor water consumption.

WR-4.14 (USS)
Support public education programs that promote water conservation strategies and highlight the benefits of implementing conservation measures.

Actions

WR-4.a (HYD; USS)
Explore opportunities to expand the use of reclaimed wastewater (tertiary treated and secondary treated) for other reasonable and beneficial uses within the same watershed/water basin, such as groundwater recharge, irrigation of agricultural lands, irrigation of landscaped areas, geothermal recharge, and environmental restoration and enhancement projects without exporting water from one watershed to another.

WR-4.b (HYD; USS)
Develop and adopt a graywater ordinance to regulate reuse of wastewater from sinks, showers, and laundry for on-site non-potable water needs.

WR-4.c (USS)

Encourage the use of rainwater harvesting facilities, techniques, and improvements where appropriate, cost-effective, safe, and environmentally sustainable as a way to reduce urban runoff and conserve water resources.

WR-4.d (BIO; USS)

Retrofit County-owned landscapes to increase the amount of native, drought-resistant, and non-invasive plant landscaping.

WR-4.e (USS)

Develop and distribute educational materials on water-efficient agricultural and forest management practices, such as water-efficient irrigation systems and forest thinning.

WR-4.f (USS)

Partner with water districts to develop and implement educational programs to inform residents about techniques to conserve, maintain, and enhance water quality and supply, including information on the benefits of green infrastructure and nature-based solutions for drought resilience.

WR-4.g (USS)

Provide information about native, non-invasive, and drought-resistant plant species to community members and applicants for projects that will involve new or replacement landscaping.

Goal WR-5

Surface water resources that are kept clear of cyanobacteria, algal blooms, and aquatic invasive species.

Policies

WR-5.1 (BIO; GEO; HYD)

Work with the University of California (UC) Cooperative Extension and the Lake County Resource Conservation District to promote best management practices for agriculture to reduce impacts related to cyanobacteria and algal blooms, including cover cropping, riparian buffers, nutrient management plans, and erosion-control techniques.

WR-5.2 (BIO; HYD)

Support ecosystem restoration and nature-based solutions through interagency coordination to reduce nutrient loads, improve lake health, and guide long-term declines in cyanobacteria and algal blooms.

WR-5.3 (TCR; HYD; USS)

Coordinate with Tribal governments, water districts, scientific partners, and State agencies to support ongoing water quality monitoring and early detection systems for cyanobacteria to improve public health and water quality management.

WR-5.4 (HYD)

Work with the agriculture community to reduce nutrient runoff into Clear Lake through best management practices that specifically limit nitrogen and phosphorus discharges and sediment run-off.

WR-5.5 (HYD)

Increase community awareness and engagement around the causes and impacts of cyanobacteria and harmful algal blooms, including engagement focused on short-term visitors to Lake County.

WR-5.7 (BIO)

Continue efforts to reduce the spread of hydrilla and other invasive species and to maintain and improve fish spawning beds in Clear Lake.

WR-5.8 (BIO; HYD)

Coordinate with resource management agencies, Tribal governments, and lake users to prevent the introduction and spread of aquatic invasive species in Clear Lake through monitoring, public education, and rapid response protocols.

WR-5.9 (BIO; HYD)

Promote the management of shoreline and watershed vegetation to reduce invasive species while protecting native plant communities that support Clear Lake's water quality and provide habitat for native species.

Actions

WR-5.a (BIO; HYD)

Develop and implement effective response plans for cyanobacteria and harmful algal blooms through clear communication protocols and public safety measures to protect public health, wildlife, and recreation opportunities.

WR-5.b (BIO; HYD)

Develop incentive programs for landowners and farmers to adopt nutrient-reducing practices.

WR-5.c (BIO; HYD)

Upgrade the Stormwater Management and Grading Ordinances to incorporate green infrastructure to address nutrient and sediment runoff from urban development and residential landscaping into Clear Lake.

Cobb Mountain: Land Use

Goal CM-LU-1

Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of indigenous peoples.

Policies

CM-LU-1.1 (AES; AGF)

Preserve natural open space resources by concentrating development in existing communities, clustering development, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.

CM-LU-1.2 (AES; BIO; GEO; HAZ)

Encourage clustering of allowable densities to reduce development footprints; protect sensitive habitats, scenic resources, natural features, and open spaces; and avoid hazardous areas.

CM-LU-1.3 (AES; BIO)

Maintain distinct urban edges for all unincorporated communities, while creating a gradual transition between urban uses and open space.

CM-LU-1.4 (AGF; BIO; GEO; HAZ; TRA; USS)

Ensure future amendments to the General Plan Land Use map only allow development where it has access to adequate water supply, wastewater treatment, and public roadways; avoids steep terrain, sensitive natural resources, and natural hazards; and provides appropriate buffers with agricultural land and other incompatible uses.

CM-LU-1.5 (BIO; GEO; HAZ; USS; WIL)

Consider development intensity according to the area's ability to support water and wastewater needs, access, slope characteristics, protection of sensitive natural resources, and the site's susceptibility to natural hazards.

CM-LU-1.6 (AGF)

Prohibit uses not related to timber production on lands designated Resource Conservation in Timberland Preserve Zones unless the use:

- Is consistent with the Aggregate Resources Management Plan for mining operations;
- Is consistent with the Geothermal Resources Element for geothermal activities;

- Supports a biomass utilization business that helps reduce threat of wildfire from dead and dying trees;
- Preserves unique natural landmarks;
- Is compatible with sustainable forest practices and uses;
- Is managed to avoid interfering with forest practices;
- Is managed to minimize impacts on viewsheds;
- Minimizes forest site productivity losses; and
- Meets General Plan and Zoning Ordinance standards relating to the availability of fire protection, water supply, water quality, groundwater recharge and extraction, watershed management or restoration programs, and waste disposal.

CM-LU-1.7 (TCR)

Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.

CM-LU-1.8 (BIO; HYD; TCR)

Integrate Traditional Ecological Knowledge (TEK) from Tribes into resource conservation strategies, including watershed management, forest management, and habitat restoration.

Actions

CM-LU-1.a

Work with the community to consider establishing Community Growth Boundaries in the Cobb Mountain Planning Area.

CM-LU-1.b (BIO; PUB; REC; TCR)

Work with Tribal governments to explore opportunities to integrate traditional stewardship practices and Traditional Ecological Knowledge (TEK) into development reviews, land management, conservation, restoration, recreation planning, and facility planning, siting, and operations.

Goal CM-LU-2

Development patterns that support a sustainable lifestyle.

Policies

CM-LU-2.1 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Promote and practice the principles of smart growth.

CM-LU-2.2 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage infill development.

CM-LU-2.3 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Prioritize infill of existing subdivisions for new residential development. Encourage any new residential subdivisions to be located contiguous to existing development to minimize impacts.

CM-LU-2.4 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage urban development that locates origins and destinations in close proximity to reduce vehicle trips and enhance visual and pedestrian access.

CM-LU-2.5 (AIR; ENE; GHG; NOI; TRA)

Encourage potential transit destinations, including employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another and to a transit stop.

CM-LU-2.6 (AIR; ENE; GHG; NOI; TRA)

Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use.

Actions

CM-LU-2.a (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Develop incentives to promote infill development.

CM-LU-2.b (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Amend the Zoning Ordinance to establish a smart growth overlay zone that encourages higher-density housing, transit-oriented development, and mixed-use development and provides guidelines for development and redevelopment in these zones.

CM-LU-2.c (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Work collaboratively with Tribal governments to develop educational programs highlighting traditional ecological practices, such as controlled burns and habitat stewardship, to inform sustainable development policies.

Goal CM-LU-3

Cohesive and vibrant communities that preserve and celebrate their historic character and design heritage, and tribal cultural identity.

Policies

CM-LU-3.1 (AES)

Recognize the unique character and assets of each community in the Planning Area and support efforts to strengthen and revitalize all communities.

CM-LU-3.2 (AES)

Support efforts to enhance gateways and transitional zones between communities in the Planning Area to make each community more distinct and inviting for residents and visitors.

CM-LU-3.3 (AIR; ENE; GHG; NOI; TRA)

Ensure future urban development is planned at a walkable, neighborhood scale with a range of uses in close proximity and a safe pedestrian environment.

CM-LU-3.4 (AES)

Promote the creation of community focal points and gathering places in Pine Grove, Whispering Pines, and Siegler Springs, and maintain and support community focal points in Cobb and Loch Lomond.

CM-LU-3.5

Encourage and support the arts in the Cobb Mountain Planning Area with music and art installations, public art, and programming throughout each community, prioritizing areas that lack them.

CM-LU-3.6

Encourage and support community and regional events (e.g., outdoor concerts, art shows, farmers' markets, races, and festivals) and recreational activities to bolster community pride and identification, including by engaging in marketing efforts.

CM-LU-3.7 (AES; REC)

Encourage preservation of open areas in any future CGBs to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.

CM-LU-3.8

Review commercial and industrial development to ensure compatibility with the Cobb Mountain Area Commercial and Industrial Design Guidelines, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.

CM-LU-3.9 (AES; CUL)

Maintain the character of established neighborhoods by preserving buildings and areas with special and recognized historic, architectural, or aesthetic value. Ensure the design of new development and remodels of existing structures are compatible with the character of surrounding and adjacent buildings, public spaces, and cultural and historic resources and require new development to complement architecturally and historically significant buildings to protect the overall historic integrity of the area.

CM-LU-3.10 (BIO; USS; WIL)

Encourage the preservation and maintenance of existing native trees and the incorporation of native, fire-resistant, and drought-tolerant plants, including culturally significant species traditionally used by local Tribes, in public spaces, street landscaping, and in new public and private developments.

CM-LU-3.11

Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs.

CM-LU-3.12 (AES; CUL; TCR)

Encourage and support efforts to promote a greater public awareness of the county's architectural, urban design, and Tribal cultural heritage.

CM-LU-3.13 (TCR)

Recognize and incorporate tribal heritage in public art, interpretive signage, community events, and wayfinding throughout the Cobb Mountain Planning Area.

Actions

CM-LU-3.a (AES; CUL; TCR)

Coordinate with local non-profit and other non-governmental organizations to install or maintain public art and gateway, wayfinding, and interpretive signage in Cobb, Loch Lomond, Pine Grove, Seigler Springs, and Whispering Pines to support each area's sense of place; foster an understanding and appreciation for local history and culture, including tribal culture; promote inclusivity; and improve the visual quality of each community.

CM-LU-3.b

Amend the Zoning Ordinance to eliminate redundancies in the design review process between the General Plan and Zoning Ordinance. This includes eliminating Article 53, Design Review Combining District, instead relying on Policy CM-LU-3.8 to ensure compatibility with the Cobb Mountain Area Commercial and Industrial Design Guidelines, and revisions to Article 54, Design Review Permit, as needed.

CM-LU-3.c (AES)

Prepare an update to the Cobb Mountain Area Commercial and Industrial Design Guidelines, working in collaboration with the community to reflect current values and priorities.

CM-LU-3.d (AES; CUL)

Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area.

CM-LU-3.e (AES; CUL)

Amend the Zoning Ordinance to allow adaptive reuse of historic resources that preserves the integrity of the resource while allowing for its ongoing use.

CM-LU-3.f

Prepare and publish an inventory of underutilized land and encourage adaptive reuse of these properties.

CM-LU-3.g

Collaborate with Tribal governments to create a heritage trail, interpretive exhibits, or other programming that celebrates tribal history and presence.

Goal CM-LU-4

Coordinated and effective planning over the life of this General Plan.

Policies

CM-LU-4.1

Ensure that permitting procedures and regulations are consistent, timely, and cost-effective.

CM-LU-4.2 (POP)

Coordinate growth and development with surrounding jurisdictions, the Local Agency Formation Commission (LAFCO), and other agencies, as appropriate, to maintain open space between communities and promote common goals.

CM-LU-4.3

Require that the sizes and shapes of new parcels will not compromise future land divisions.

CM-LU-4.4 (POP)

The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections in the unincorporated county for the year 2050:

- 3,800 new dwelling units
- 986,700 square feet of new commercial and office space
- 393,000 square feet of new industrial space

If new development approved within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that the environmental review that is conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.

CM-LU-4.5 (TCR)

Conduct early and ongoing engagement with Tribal governments in planning and permitting processes to ensure development aligns with tribal cultural, environmental, and historical interests.

Actions

CM-LU-4.a (USS)

Encourage potential developers to attend pre-development meetings and work closely with appropriate public agencies to consider whether the potential development projects will meet the County's goals and requirements and have adequate infrastructure.

CM-LU-4.b (POP)

Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in Policy CM-LU-4.4 without subsequent environmental review.

CM-LU-4.c

Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts.

CM-LU-4.d

Update the Zoning Map to implement the land use map established in this General Plan, including to rezone paper subdivisions to the Open Space district.

CM-LU-4.e (TCR)

Consistent with State law, continue to conduct tribal cultural impact assessments in coordination with local Tribal governments in discretionary permitting and General Plan amendment processes.

Goal CM-LU-5

A range of residential areas that accommodate the housing needs of all income groups with quality living environments.

Policies

CM-LU-5.1 (POP)

Plan for and encourage a variety of housing types with a full range of affordability.

CM-LU-5.2 (AES)

Develop housing in a manner that complements the small-town community identity and incorporates quality design, consistent with the rural character of the Planning Area.

CM-LU-5.3 (POP)

Encourage development of ‘workforce housing’ that meets the needs of the local workforce and is affordable to individuals and families earning between 60 percent and 120 percent of the area median income.

CM-LU-5.4 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage medium-density residential development that is compatible with the neighborhood character, is close to services, and where adequate infrastructure is available or can be made available.

CM-LU-5.5 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Promote development of affordable housing near public transit and essential services whenever possible.

CM-LU-5.6 (POP)

Encourage the development of housing for seniors and other Equity Priority Populations.

CM-LU-5.7 (AIR; ENE; GHG)

Continue to allow density bonuses for residential development projects that include affordable or qualifying senior housing or incorporate energy-efficient techniques exceeding State standards into the project design, as specified in the Zoning Ordinance.

CM-LU-5.8 (AIR; HAZ; NOI)

Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste.

CM-LU-5.9 (POP)

Encourage innovative, non-traditional housing designs and layouts in response to evolving housing trends and needs.

Actions

CM-LU-5.a (POP)

Continue to support construction of affordable housing, including by pursuing State and federal funding for affordable housing development.

CM-LU-5.b (POP)

Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development.

CM-LU-5.c (POP)

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow a density bonus for residential development projects that include affordable housing that is consistent with State law, which offers a density bonus of up to 50 percent.

CM-LU-5.d (POP)

Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.

CM-LU-5.e (POP)

Continue to promote the development of affordable, senior, and energy-efficient housing by informing developers of the benefits of density bonuses in preapplication conferences.

CM-LU-5.f (POP)

Develop objective design standards for residential and mixed-use development to provide a streamlined approval process; ensure compatibility with existing community character; and ensure appropriate open space, buffers, and pedestrian improvements are provided.

CM-LU-5.g

Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on a County website to inform developers of potential building opportunities.

Goal CM-LU-6

Commercial and mixed-use areas that serve community needs and support a robust local economy.

Policies

CM-LU-6.1 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage centrally located businesses and services in places that conveniently serve residential areas and/or support revitalization or creation of town centers.

CM-LU-6.2 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage mixed-use development with commercial and residential components in commercial areas when adequate infrastructure is available or can be made available.

CM-LU-6.3 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage conversion of existing commercial areas to a mix of uses to reduce travel distances and create neighborhoods that offer a variety of housing options.

CM-LU-6.4

Continue to allow parking reductions for residential uses in mixed-use areas where it can be demonstrated that shared residential and commercial parking will not result in an unacceptable impact on parking in the public right-of-way or off-street parking lots.

CM-LU-6.5

Encourage and support the establishment of more restaurants, retail, and other commercial services.

CM-LU-6.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of smaller neighborhood-supporting retail and services, including those offering local agricultural sales, to meet the everyday shopping and personal needs of the surrounding neighborhood.

CM-LU-6.7 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of larger commercial centers within established urban areas and future Community Growth Boundaries that meet resident and visitor needs, such as supermarkets, restaurants, personal services, retail sales, professional offices, medical services, and other complementary uses, as well as venues for selling locally produced agricultural and related products.

CM-LU-6.8

Discourage strip commercial development, allowing it only when alternative layouts are infeasible at the project site.

CM-LU-6.9 (AIR; HAZ)

Locate commercial service businesses, such as warehouses, repair services, and building materials sales, away from housing, schools, and other sensitive receptors. Use the following criteria for siting commercial service areas:

- Provide good access to highways or major collectors;
- Buffer existing or planned residential areas, schools, and other sensitive uses;
- Develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, and other needs; and
- Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

CM-LU-6.10 (ENE; REC)

Encourage members of the private sector to establish new commercial recreation opportunities and to rehabilitate and restore older resorts, including destination resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.

CM-LU-6.11

Require proposals for budget retailers and discount chains to include a community meeting early in the proposal process to gather input from community members and incorporate refinements to the proposal in response to community concerns. Also require such projects to prepare an analysis of economic and blight-inducement impacts of the proposed development on retail businesses in the market area, employment, County revenues and services, and other relevant economic considerations. The County may waive the requirement for this analysis if the new establishment is found to offer a public benefit and is in alignment with the community's vision for its future development.

CM-LU-6.12

Encourage opportunities for indigenous-owned businesses within mixed-use and commercial areas.

Actions

CM-LU-6.a (AIR)

Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods.

CM-LU-6.b

Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts.

CM-LU-6.c

Devise and offer incentives for reconstruction and/or redevelopment of local historical resorts.

Goal CM-LU-7

Industrial areas that are compatible with their surrounding environment while supporting the economy.

Policies

CM-LU-7.1

Encourage a wide range of industrial development activities, prioritizing industries that create living-wage jobs that maximize the education, skills, and talents of county residents.

CM-LU-7.2 (AES)

Encourage development of visually attractive, carefully planned industrial parks and planned developments in areas with suitable topography and adequate infrastructure.

CM-LU-7.3 (GEO; USS; WIL)

Require new industrial or heavy commercial uses to be sited appropriately, on land with average slopes not exceeding 20 percent and outside of a hazard zone, preferably served by public sewer and water facilities and within a CGB.

CM-LU-7.4

Support development of biomass facilities in industrial areas to support economic development and vegetation management.

CM-LU-7.5

Encourage industrial uses that use geothermal energy generated on-site when compatible with surrounding land uses.

CM-LU-7.6

Require a planned development process for permit approvals of any industrial or heavy commercial uses of five acres or more in size.

CM-LU-7.7 (AIR; HAZ; NOI)

Require new industrial and heavy commercial uses to be designed to avoid adverse impacts to adjacent uses, particularly residential neighborhoods, schools, and other sensitive uses, with respect to air quality, noise, odor, vibration, and other impacts.

CM-LU-7.8 (AIR; ENE; GHG; HYD; NOI; TRA)

Allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the source of the resource under the following criteria:

- Require a use permit;
- Prohibit any commercial or industrial uses that are not related to the processing of the resource; and
- Require mitigation for impacts to surrounding land uses, the environment, and Lake County watersheds to protect air, surface water, and groundwater quality.

CM-LU-7.9 (CUL; TCR)

Consider including a requirement for consultation with Tribal governments to include Tribal Cultural Resource analysis within the Cultural Resource Reports for discretionary projects

Cobb Mountain: Circulation

Goal CM-C-1

Effective intergovernmental communication and cooperation on transportation issues.

Policies

CM-C-1.1 (AIR; ENE; GHG; NOI; TRA)

Coordinate with the incorporated Cities of Clearlake and Lakeport on regional transportation planning to support the goals of the Regional Transportation Plan.

CM-C-1.2 (TRA)

Maintain a cooperative relationship with the California Department of Transportation (Caltrans) to provide maintenance and safety improvements on State highways.

Actions

CM-C-1.a (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans and other transportation agencies to maintain the Regional Transportation Plan, identify funding priorities, and develop an expenditure plan for available transportation funds in accordance with federal, State, and regional transportation planning and programming procedures.

CM-C-1.b

Work with local agencies to identify road improvement opportunities.

CM-C-1.c

Maintain working relationships with transportation agencies in the region to ensure coordination of road improvements, data exchange on projected traffic impacts, and County participation in regional transportation planning activities.

CM-C-1.d (AIR; ENE; GHG; NOI; TRA)

Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.

CM-C-1.e (AIR; ENE; GHG; NOI; TRA)

Support efforts to ensure transportation provider services are online-accessible to enhance utilization of current transit providers for out-of-county transportation needs.

Goal CM-C-2

A unified, coordinated, and cost-efficient road and highway system that is safe, uncongested, and efficient.

Policies

CM-C-2.1

Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development.

CM-C-2.2 (TRA)

Maintain, and improve where feasible, the road system to reduce traffic accidents, improve circulation, and maintain or improve its physical condition, in conformance with the priorities and recommendations established in the Regional Transportation Plan.

CM-C-2.3 (TRA)

When undertaking roadway improvements, prioritize maintenance and safety, considering both public reports and internal expertise and data.

CM-C-2.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize roadway improvement or maintenance projects as follows:

- Priority One: Urgent Projects. Projects of an urgent nature that are clearly needed to protect the health and safety of the traveling public, such as imminent bridge or roadbed failure.
- Priority Two: Safety Projects. Projects that are intended to reduce the number and severity of collisions in a particular location.
- Priority Three: Reconstruction/Maintenance Projects. Projects that involve ongoing maintenance, rehabilitation, and reconstruction requirements to preserve the existing bridge and road network.
- Priority Four: Capacity Improvements. Projects that involve operational improvements to the existing road network that increase service efficiency and capacity.
- Priority Five: New Construction Projects. Projects that involve construction of a new bridge or road. New County construction projects will receive higher priority when they accommodate development in locations within reasonable proximity to employment and shopping centers and encourage energy conservation in the transportation sector.

CM-C-2.5 (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better.

CM-C-2.6

To maintain traffic flow and minimize potential collisions, only allow access from individual parcels to highways and arterials when access to lower road classifications is not feasible, as determined by the County.

CM-C-2.7 (TRA)

Require roadway facilities constructed or used by new development to comply with the Lake County Road Standards (Table CM-3).

CM-C-2.8 (TRA)

Require new roads in residential areas to:

- Be designed to avoid cut-through traffic through the residential area.
- Be paved when serving more than four lots.
- Be improved with processed gravel at a minimum when serving four or fewer lots at densities less than one dwelling unit per five acres.
- Offer adequate right-of-way to contain road improvements for dedication.

CM-C-2.9

Work with the California Highway Patrol and Lake County Sheriff to limit truck traffic to designated truck routes, as shown in Figure CM-6.

CM-C-2.10

Support the formation of maintenance districts to fund road maintenance and improvements in a manner consistent with County standards and when there is demonstrated community support.

Actions

CM-C-2.a

Implement and maintain the Capital Improvement Plan to ensure it continues to meet the needs of the Cobb Mountain Planning Area as they evolve.

CM-C-2.b

Improve and construct roads to the Lake County Road Standards, as shown in Table CM-3. Use the American Association of State Highway and Transportation Officials (AASHTO) standards, Caltrans standards, and County expertise to inform any revisions to the Lake County Road Standards.

CM-C-2.c

Explore options to implement a traffic mitigation fee that would apply to new development and/or subdivisions for the maintenance of existing County roads.

CM-C-2.d

Implement vehicle weight limit restrictions on roadways near sensitive uses, like schools and residential neighborhoods, to discourage cut-through truck traffic.

CM-C-2.e

Pursue all available sources of funding and protect existing sources of funding for the development, improvement, and maintenance of the existing roadway system.

CM-C-2.f (TCR)

Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.

CM-C-2.h (BIO)

Pursue opportunities for native plant restoration and habitat protection along rights-of-way and medians.

Goal CM-C-3

A transportation network that accommodates new development while reducing per-capita VMT and GHG emissions and promotes environmental protections and stewardship.

Policies

CM-C-3.1 (AIR; ENE; GHG; NOI; TRA)

Incorporate complete streets principles and practices into the planning, design, and construction of circulation network improvements to accommodate all network users, including people walking, biking, and riding transit.

CM-C-3.2 (AIR; ENE; GHG; NOI; TRA)

Lead and encourage activities to design and construct streets to support connectivity and promote pedestrian comfort and safety by including appropriate amenities, such as sidewalks on both sides of the street, shade trees, public benches, and pedestrian-scale lighting.

CM-C-3.3 (AIR; ENE; GHG; NOI; TRA)

Encourage vehicle trip reduction through home occupations and telecommuting.

CM-C-3.4 (AIR; ENE; GHG; NOI; TRA)

Encourage regional employers to provide employees with options and incentives to use alternative modes of transportation to work or to otherwise reduce VMT (e.g., transit subsidies, bicycle facilities, ridesharing, alternative work schedules, telecommuting, and preferential parking for carpools).

CM-C-3.5(AIR; ENE; GHG; NOI; TRA)

Require new land use development projects to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies.

CM-C-3.6 (AIR; ENE; GHG; NOI; TRA)

Support transitioning on-road vehicles, including personal, business, government, and public transit fleets, to electric power from renewable sources or other zero-emission fuels.

CM-C-3.7 (AIR; ENE; GHG)

Support efforts to build EV charging stations at employment and community destinations, as allowed by market conditions.

CM-C-3.8 (AIR; HYD; NOI)

Encourage the use of road construction methods that reduce air, water, and noise pollution associated with road and highway development.

CM-C-3.9 (AIR; HAZ; HYD)

Avoid locating roadways on naturally occurring asbestos whenever feasible alternative locations exist. If locating a roadway on asbestos is unavoidable, ensure adequate construction and surfacing with non-asbestos materials in compliance with local and State requirements.

CM-C-3.10 (TCR)

Evaluate impacts to tribal cultural sites and consult with local Tribal governments when planning street, transit, and roadway projects that could impact tribal cultural sites.

Actions

CM-C-3.a* (TRA)

Adopt and maintain a VMT environmental threshold and development project screening process based on the Lake Area Planning Council Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study.

CM-C-3.b* (TRA)

Require new development with the potential to increase VMT, to prepare a VMT analysis and to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies, as needed to be consistent with the County's adopted VMT threshold.

CM-C-3.c (AIR; ENE; GHG; NOI; TRA)

Develop a program to encourage trip-reduction measures among County employees using various strategies, such as transit and/or carpool/vanpool subsidies, bicycle facilities, alternative work schedules, ridesharing programs, telecommuting options, employee education, and preferential parking for carpools/vanpools.

CM-C-3.d (AIR; ENE; GHG; NOI; TRA)

Encourage carpooling by providing information to community members about park-and-ride locations and available programs.

CM-C-3.e (AIR; ENE; GHG; NOI; TRA)

Amend Article 46 of the Zoning Ordinance to create EV charging and parking requirements for new development (e.g., one EV space per every 15 non-EV spaces and one charging station for large development based on square footage).

CM-C-3.f (HAZ; TRA; WIL)

Encourage and support annual maintenance to unpaved rural, ranch, and fire roads.

CM-C-3.g (TCR)

Coordinate with local Tribal governments when siting EV charging infrastructure, roads, or transit facilities.

Goal CM-C-4

A transportation system that protects human life.

Policies

CM-C-4.1 (TRA)

Implement a safe systems approach to designing the transportation network for all users; this approach acknowledges that people make mistakes and focuses on roadway design and operational changes to create safe streets.

CM-C-4.2 (TRA)

Strive to eliminate fatal and serious injuries for all road users by 2050 through a holistic view of the roadway system that includes provisions that account for human error, recognize vulnerable road users, such as pedestrians and bicyclists, and promote redundant and proactive safety measures.

CM-C-4.3 (TRA)

Require safety improvements, such as reflective signage and street lighting (where appropriate) to reduce the likelihood of collisions during any roadway infrastructure improvement process.

CM-C-4.4 (TRA)

Consistent with the Regional Transportation Plan, implement traffic calming and safety improvements along State highway segments that function as the Planning Area's "Main Street."

CM-C-4.5 (TRA; WIL)

When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access.

CM-C-4.6 (AIR; ENE; GHG; NOI; TRA)

Promote slow travel in neighborhoods through installation of infrastructure associated with reduction in crash risk, such as marked crosswalks, new lighting, and improved intersection controls.

CM-C-4.7 (AIR; ENE; GHG; NOI; TRA)

Pursue funding for a Safe Routes to School program and implement improvements, such as traffic-calming measures and high-visibility sidewalks and crosswalks.

CM-C-4.8 (HAZ)

Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and other sensitive uses.

CM-C-4.9 (TCR)

Engage local Tribal governments in safety planning and emergency access.

Actions

CM-C-4.a (AIR; ENE; GHG; NOI; TRA)

Identify safety corridors and areas that generate high concentrations of bicyclists and/or pedestrians. In these areas, use evidence-based strategies, including strategies identified in the United States Department of Transportation's Strategic Highway Safety Plan, to develop safety measures specific to those areas that are intended to eliminate traffic fatalities, with an emphasis on preventing fatalities of bicyclists, pedestrians, and users of other micromobility devices.

CM-C-4.b (TCR)

Engage local Tribal governments when developing safety measures for high-risk corridors near tribal lands.

Goal CM-C-5

A safe and efficient public transportation system that offers a convenient alternative to the private automobile, reduces roadway congestion, and meets the community's transit needs.

Policies

CM-C-5.1 (AIR; GHG; NOI; TRA)

Support public transportation programs that promote access to shopping, employment, education, health care, and recreation.

CM-C-5.2

Support the continuation and coordination of transportation programs provided by social service agencies, particularly those serving older adults, individuals with disabilities, and other Equity Priority Populations.

CM-C-5.3 (AIR; ENE; GHG; NOI; TRA)

Support Lake Transit Authority on improvements to fixed-route bus and dial-a-ride services, including expanding the service area, providing more frequent buses at key times of the day, and improving transit amenities, such as bus shelters, benches, and wayfinding signage at bus stops.

CM-C-5.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan:

- Provide new and improve existing transportation services for older adults, individuals with access and functional needs, low-income individuals and/or other vulnerable populations;
- Provide intercommunity services between communities in the Planning Area and throughout the county; and
- Expand intercity transit carriers, particularly to Ukiah and the Bay Area.

CM-C-5.5 (AIR; ENE; GHG; NOI; TRA)

Encourage transit access and compatibility during the review and approval process for industrial, commercial, and residential development.

CM-C-5.6 (AIR; ENE; GHG; NOI; TRA)

Encourage bus stops at key destinations, population centers, and/or along arterials and collectors to facilitate public transit use.

CM-C-5.7 (TCR)

Engage local Tribal governments in planning routes and transit services, particularly for elders and community centers.

Actions

CM-C-5.a (AIR; ENE; GHG; NOI; TRA)

Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.

CM-C-5.b (AIR; ENE; GHG; NOI; TRA)

Explore opportunities to improve Lake Transit Authority services to Planning Area residents during updates to the Lake County Transit Development Plan, including regional connections to major destinations like the Sacramento International Airport.

CM-C-5.c (TCR)

Update the Transit Development Plan with input from local Tribal governments to include tribal community needs.

Goal CM-C-6

A continuous and easily accessible active transportation system that facilitates safe, equitable, and connected walking, biking, and micromobility options.

Policies

CM-C-6.1 (AIR; ENE; GHG; NOI; TRA)

Construct new and maintain and improve existing pedestrian and bicycle facilities, consistent with the countywide Active Transportation Plan, as funding is available.

CM-C-6.2 (AIR; ENE; GHG; NOI; TRA)

Incorporate facilities for non-motorized users, such as sidewalks and bike routes, when constructing or improving roadway facilities and when reviewing new development proposals.

CM-C-6.3 (AIR; ENE; GHG; NOI; TRA)

Require bicycle lanes, multiuse paths, and sidewalks in conjunction with road improvement projects, as feasible. Develop, as funds become available, Class II bicycle lanes and multiuse paths on new collector and arterial streets.

CM-C-6.4 (AIR; ENE; GHG; NOI; TRA)

Require facilities for nonmotorized users, such as sidewalks and bike routes, for subdivisions with a density of one or more dwelling units per acre. Required facilities should be commensurate with the impacts of the project, consistent with local and regional plans, and provide for infrastructure that integrates circulation and recreational use and aligns with surrounding development.

CM-C-6.5 (AIR; ENE; GHG; NOI; TRA)

Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.

CM-C-6.6 (AIR; ENE; GHG; NOI; TRA)

Require public and private development projects to include bicycle access and safe bicycle parking facilities at office buildings, schools, shopping centers, and parks, where feasible.

CM-C-6.7 (AIR; ENE; GHG; NOI; TRA)

Follow the adopted Caltrans design standards for the development, maintenance, and improvement of bicycle facilities.

CM-C-6.8 (AIR; ENE; GHG; NOI; TRA)

Construct and maintain bicycle routes and multiuse trails in a manner that minimizes conflicts between bicyclists, pedestrians, and equestrian users with automobiles and private property rights.

CM-C-6.9 (TCR)

Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.

CM-C-6.10 (TCR)

Incorporate Traditional Ecological Knowledge in the design of active transportation improvements.

CM-C-6.11 (TCR)

Ensure new pedestrian/bike paths avoid or mitigate impacts to Tribal Cultural Resources, when feasible.

Actions

CM-C-6.a (AIR; ENE; GHG; NOI; TRA)

Engage in each update to the countywide Active Transportation Plan, prepared by the Lake Area Planning Council, to ensure the active transportation needs of the Cobb Mountain Planning Area are met.

CM-C-6.b (AIR; ENE; GHG; NOI; TRA)

Pursue funding to improve and maintain the existing bicycle system and to plan and construct new bicycle facilities that encourage commuting and recreation.

CM-C-6.c (AIR; ENE; GHG; NOI; TRA)

Pursue funding to upgrade pedestrian facilities, with priority given to facilities near schools, connections between residential areas, and commercial centers.

Cobb Mountain: Open Space

Goal CM-OS-1

Protection of the Cobb Mountain Planning Area's diverse biological resources, sensitive significant habitats, and ecosystem health.

Policies

CM-OS-1.1 (BIO)

Coordinate with applicable federal, State, regional, and local land management agencies on natural resources and habitat planning, preservation, and mitigation measure development.

CM-OS-1.2 (BIO; HYD)

Support protection and restoration of wetland, riparian, and other significant natural areas in the Cobb Mountain Planning Area for wildlife habitats, groundwater recharge, and passive recreation.

CM-OS-1.3 (BIO)

Protect natural lands, including natural resource areas, wildlife habitat, and open space, from encroachment or destruction by incompatible development and invasive species.

CM-OS-1.4 (BIO)

Require development patterns and practices that conserve habitat for protected species and sensitive biological resources, limiting encroachment into areas that support sensitive habitats and directing development into less-sensitive areas.

CM-OS-1.5 (BIO)

Maintain ecologically sensitive resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible, low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically sensitive resource areas.

CM-OS-1.6 (BIO)

Require the use of conservation easements, transfer of development rights, mitigation banking, or similar equity transfer documents to protect unique vegetation, habitat areas, habitat corridors, and sensitive biological resources in new projects.

CM-OS-1.7* (BIO)

Require a qualified biologist to prepare a biological resource assessment as part of project approval for proposed development on sites that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters to identify potential impacts and

measures for protecting the resource and surrounding habitat. Require a qualified biologist conduct focused surveys, as identified and recommended in the biological resources assessment, during the appropriate season(s) for identification of the resource.

CM-OS-1.8 (BIO)

When reviewing development proposals, consult with the most updated California Natural Diversity Database (CNDDB) and other available studies prepared by the California Department of Fish and Wildlife (CDFW) to avoid potential impacts on sensitive habitats or special-status species.

CM-OS-1.9* (BIO)

Require a wetland delineation study prepared using the protocol defined by the US Army Corps of Engineers as part of project approval for proposed development on sites with the potential to contain wetland resources. Require that a report on the findings of this survey be submitted to the County as part of the application process and, where proposed development would impact a wetland resources, require mitigation measures prior to project approval.

CM-OS-1.10* (BIO)

Require that construction or other ground-disturbing activities avoid nests of native birds when in active use by implementing protection measures to ensure compliance with the California Fish and Game Code and federal Migratory Bird Treaty Act. Compliance guidelines are detailed in the General Plan Environmental Impact Report.

CM-OS-1.11* (BIO)

Require installation and maintenance of construction barrier fencing around sensitive resources on or adjacent to construction sites prior to construction activities and throughout the construction period.

CM-OS-1.12 (BIO; HYD)

Maintain creeks in their natural state whenever possible and allow creeks and floodways to function as natural flood-protection features during storms.

CM-OS-1.13* (BIO; HYD; REC)

Require new development along significant watercourses, riparian vegetation, and wetlands to establish an ecological buffer zone between the waterway and development to protect the resource. Consider providing opportunities for multiuse trails and recreation in the buffer zone when appropriate.

CM-OS-1.14* (BIO)

Require Creek Management Plans and Mineral Reclamation Plans to include measures to protect and maintain riparian resources and habitats.

CM-OS-1.15 (BIO; HYD)

Encourage federal, State and local agencies that manage public lands in the county to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, particularly Clear Lake hitch and their habitat.

CM-OS-1.16* (BIO)

Support the conservation and management of oak woodland communities and their habitats and, where a proposed development would impact an oak woodland community, require mitigation measures prior to project approval.

CM-OS-1.17 (AES; AIR; BIO)

Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health.

CM-OS-1.18 (BIO; GEO; HYD; USS)

Require majority use of California native plant species in large, landscaped areas in new development projects, and require construction practices that avoid spread of invasive plant species by minimizing surface disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; disinfecting and decontaminating equipment; and using native, noninvasive, drought-resistant species in erosion-control plantings.

CM-OS-1.19* (BIO)

Protect wildlife migration corridors and, prior to approval of projects that might impact identified wildlife connectivity and wildlife linkage areas, require that a habitat connectivity/wildlife corridor evaluation be completed by a qualified biologist. The evaluation shall identify project design features that would reduce potential impacts to wildlife movement and incorporate wildlife corridors for new development plans where appropriate.

CM-OS-1.20 (BIO)

Discourage use of fencing that poses risks to wildlife.

CM-OS-1.21 (BIO)

Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.

CM-OS-1.22 (BIO)

Encourage Caltrans to consider the installation of wildlife over or under passes.

CM-OS-1.23* (AES; BIO)

Require lighting in residential areas, along roadways, and adjacent to sensitive habitat areas to prevent artificial lighting from spilling and/or reflecting into adjacent properties, including natural or open space areas by incorporating design features, such as shielded lighting and landscaping.

CM-OS-1.24 (BIO; TCR)

Integrate Traditional Ecological Knowledge (TEK) in biological resource management, habitat restoration, and open space stewardship.

Actions

CM-OS-1.a (BIO)

Consult with the California Department of Fish and Wildlife to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns and develop a strategy for maintaining areas that will preserve the populations of plants and animals in the county.

CM-OS-1.b (BIO)

Prepare and maintain a mapped inventory of ecologically sensitive resource areas, including unique natural areas, wetlands, floodplains, riparian resources, and the habitat of rare, threatened, endangered, and other uncommon and protected species.

CM-OS-1.c* (BIO)

Adopt a Creek and Riparian Area Management Ordinance in consultation with a qualified biologist to support Clear Lake hitch and other sensitive riparian habitat and educate affected property owners on their responsibilities and options for proper maintenance on private properties.

CM-OS-1.d (BIO; HYD)

Improve County roads, where needed, to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch habitat.

CM-OS-1.e (BIO)

Develop educational materials regarding the impacts of off-highway vehicle (OHV) travel in streambeds to sedimentation, water quality, and Clear Lake hitch habitat, prioritizing distribution to landowners with riparian areas on their property.

CM-OS-1.f (BIO)

Develop and implement a countywide Wildlife Migration Corridor Preservation Plan.

CM-OS-1.g (BIO)

Review “WW” Waterway, “FW” Floodway, “FF” Floodway- Fringe, and “W” Wetlands combining district information on a periodic basis. Update the boundaries of these combining districts as needed to reflect updates to mapped ecologically sensitive resource areas.

Goal CM-OS-2

Archaeological, Tribal, cultural, and historical resources that are protected and preserved throughout the Planning Area for the long-term benefit of residents, tourists, and future generations.

Policies

CM-OS-2.1* (CUL; TCR)

Review proposed development projects in conjunction with the California Historical Resources Information System, Northwest Information Center, at Sonoma State University, to determine whether project areas contain known archaeological resources, both prehistoric and/or historic-era, and Tribal Cultural Resources, or if they have the potential to hold such resources, and if so, implement mitigation to protect the resource.

CM-OS-2.2* (CUL; GEO)

Whenever possible, require new development to preserve significant historical, archaeological, or paleontological resources on-site through project design. If on-site preservation is not feasible, mitigate impacts through techniques such as relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records. Any documentation of historic resources shall be conducted in accordance with Historic American Building Survey (HABS) Level III standards, as defined by the US Secretary of the Interior.

CM-OS-2.3* (CUL; TCR; GEO)

Upon discovery of significant archaeological, paleontological, historic, or Tribal Cultural Resources during site development, require all activity to be halted within 100 feet of the find(s) and notify a professional archaeologist, paleontologist, historian, and/or local Tribal government representative (if appropriate) to evaluate the find(s) and recommend mitigation procedures, if necessary. Findings and mitigation measures are subject to review and approval by the Lake County Planning Commission prior to resuming site development work.

CM-OS-2.4* (CUL; TCR; GEO)

As a condition of approval for discretionary grading permits, require construction employees to be trained in recognizing potentially significant archaeological, paleontological, historic, or Tribal Cultural Resources that may be discovered during ground-disturbing activities. Require project proponents to submit verification that all site workers have received sensitivity training prior to commencement of ground-disturbing activities.

CM-OS-2.5* (CUL)

Require discretionary review for demolition permit applications on important historic sites to mitigate impacts.

CM-OS-2.6 (CUL)

Protect cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Register of Historical Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

CM-OS-2.7 (CUL)

Follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties.

CM-OS-2.8 (CUL; TCR)

Prioritize preservation and adaptive reuse of buildings, sites, and areas with identified archaeological, cultural, or historic significance.

CM-OS-2.9 (CUL; TCR)

Coordinate historic and cultural resources management with local Tribal governments, planning and regulatory agencies, and nearby jurisdictions.

CM-OS-2.10 (CUL; TCR)

Support and distribute information to the community from local, State, and national education programs about cultural and archaeological resources.

CM-OS-2.11 (CUL; TCR)

Conduct education and outreach to the community about the various federal, Tribal, State, local, and private funding sources and economic mechanisms available to support historic resource preservation.

Actions

CM-OS-2.a (CUL; TCR)

Contract with a qualified cultural resource coordinator for the development of review procedures and ordinances for the protection of cultural heritage resources, including mechanisms for the protection of identified cultural sites from vandalism and instances when owners of designated historic properties assert economic hardship.

CM-OS-2.b* (CUL; TCR)

Contract with an archaeologist(s) that meets the Secretary of the Interior's Professionally Qualified Standards to perform cultural resource studies for environmental analysis on discretionary projects where a cultural resource report is deemed necessary, including outreach to Tribal governments for input on Tribal Cultural Resources.

CM-OS-2.c (CUL; TCR)

Establish a process for considering the designation of structures older than 50 years as historic structures or landmarks eligible for special recognition and preservation protections.

CM-OS-2.d (CUL; TCR)

Engage the Cobb Mountain Area community to identify appropriate sites for the Historic Preservation Combining District and apply the District to identified sites.

CM-OS-2.e (CUL; TCR)

Support continued operation of the Lake County Heritage Commission to review development projects that may impact historic resources.

CM-OS-2.f (CUL; TCR)

Prepare a historical resources inventory for the Planning Area, using State and federal standards to evaluate their significance.

CM-OS-2.g (CUL; TCR)

Apply to the State to become a Certified Local Government, making the County eligible for historic preservation programs.

Goal CM-OS-3

Celebrated, amplified, and preserved tribal influences and Tribal Cultural Resources throughout the Cobb Mountain Planning Area.

Policies

CM-OS-3.1 (CUL; TCR)

Protect tribal heritage, honor the early stewards of this land, and treat Native American remains and Tribal Cultural Resources with sensitivity and respect.

CM-OS-3.2 (CUL; TCR)

Support educational and other opportunities to increase knowledge and promote awareness of the history of Indigenous peoples in what is now the Cobb Mountain Planning Area, and how the County's relationship with local Tribal governments has evolved.

CM-OS-3.3 (CUL; TCR)

Respect and protect Tribal Cultural Resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California tribes, recognizing that protecting Tribal Cultural Resources supports both cultural preservation and environmental health outcomes.

CM-OS-3.4 (CUL; TCR)

Conduct formal and early government-to-government consultation with culturally affiliated Tribes on all projects with potential cultural, environmental, or scenic impacts to identify and protect recorded and unrecorded Tribal Cultural Resources through the discretionary development review process.

CM-OS-3.5 (CUL; TCR)

Require protection of cultural resource sites in subdivision projects by avoiding identification of sites on maps, relying instead on other techniques, including establishing building envelopes.

CM-OS-3.6* (CUL; TCR)

Consult with culturally affiliated Tribal governments when developing mitigation measures to avoid or minimize impacts on Tribal Cultural Resources. Mitigation could include notification of culturally affiliated Tribal governments prior to and tribal monitoring during ground-disturbing activities.

CM-OS-3.7* (CUL; TCR)

Upon discovery of a burial, human remains, or suspected human remains, require immediate halt to all work within 100 feet and notify the Sheriff's Department, the culturally affiliated Tribal governments, and a qualified archaeologist for proper internment and tribal rituals according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.

CM-OS-3.8 (AES; BIO; CUL; TCR)

Work with appropriate Tribal governments to protect sacred sites from visual intrusion or development inconsistent with cultural values, particularly along scenic corridors and riparian areas.

Actions

CM-OS-3.a (TCR)

Establish and maintain collaborative relationships with local Tribal government representatives to facilitate tribal consultation, preserve Tribal Cultural Resources, and coordinate land use planning in areas around tribal lands.

CM-OS-3.b (TCR)

Work with local Tribal governments to establish programs and secure funding to implement actions aimed at preserving Tribal Cultural Resources.

CM-OS-3.c (TCR)

Collaborate with Tribal governments to identify cultural sites, sacred landscapes, cultural viewsheds, and traditional use areas, and incorporate them into land use planning through a Tribal Resource Conservation Overlay or equivalent mechanism, that requires a consultation-based review for any future land use designation changes affecting these areas to protect Tribal Cultural Resources and uphold the tribes' ongoing stewardship of their ancestral lands. Where appropriate, explore partnerships for co-management, conservation, and interpretive uses that honor the ancestral and ongoing relationship between Tribal governments and these lands.

Goal CM-OS-4

Conserve energy resources.

Policies

CM-OS-4.1 (AIR; ENE; GHG)

Require the use of energy conservation features and encourage renewable and carbon-free energy generation and storage systems in new construction and renovation of existing structures.

CM-OS-4.2 (AIR; ENE; GHG)

Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass.

CM-OS-4.3 (AIR; ENE; GHG)

Promote and incentivize small-scale, on-site renewable energy and storage systems for existing residential units, nonresidential buildings, and in the agricultural sector.

CM-OS-4.4 (AIR; ENE; GHG)

Participate in local and State programs that reduce the consumption of energy.

CM-OS-4.5 (AIR; ENE; GHG)

Work with energy providers to promote and expand cost-saving options for low-income households.

CM-OS-4.6 (AIR; ENE; GHG)

Construct all new or remodeled County buildings and retrofit existing buildings to be energy efficient and rely on renewable and carbon-free energy resources where feasible.

CM-OS-4.7 (AIR; ENE; GHG)

Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.

CM-OS-4.8 (AIR; ENE; GHG)

Coordinate with energy providers to place transmission systems in locations that minimize environmental and other impacts.

Actions

CM-OS-4.a (AIR; ENE; GHG)

Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.

CM-OS-4.b

Explore options to create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (heat pumps, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost to increase energy efficiency and replace hazardous appliances in their home or business. Work with volunteer groups to support installation and disposal of old appliances for Equity Priority Populations.

CM-OS-4.c (AIR; ENE; GHG)

Coordinate with local utility providers and educational institutions to develop informational brochures that promote energy conservation and the use of renewable and carbon-free energy sources. Make these brochures available to the public and distribute them with building permit application materials.

CM-OS-4.d (AIR; ENE; GHG)

Work with local agencies and nonprofits to retrofit and upgrade homes for energy efficiency and climate resiliency.

Goal CM-OS-5

Continued economic viability of mineral extraction activities while minimizing impacts on the public and the environment.

Policies

CM-OS-5.1 (HAZ)

Require that all mining operations prevent environmental contamination from storage and disposal of wastes and hazardous materials or general operating activity at the site.

CM-OS-5.2

Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories.

CM-OS-5.2 (MIN)

Ensure that all mining operations are performed in compliance with the policies and implementation measures included in the Lake County Aggregate Resources Management Plan (Appendix A to this General Plan).

CM-OS-5.3 (MIN)

Require new development adjacent to existing mining operations to be designed to provide a buffer between the proposed use and the mining operation. Require new mining operations to provide a buffer between the mine and existing or likely adjacent uses to minimize incompatibility issues and mitigate environmental and aesthetic impacts. Required buffer distances will be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality.

CM-OS-5.4 (AIR)

Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.

CM-OS-5.5 (HAZ)

Require review and approval by the Environmental Health Department and Air Quality Management District for storage of hazardous materials associated with new mining operations.

Goal CM-OS-6

A parks, recreation, and open space system that serves the recreational needs of Cobb Mountain Planning Area residents and visitors.

Policies

CM-OS-6.1 (PUB; REC)

Provide and promote a balanced recreation system offering a variety of quality social activities and recreational opportunities for all community members.

CM-OS-6.2 (PUB; REC)

Coordinate the development of parks and recreation facilities with the rate of growth in the Cobb Mountain Planning Area to ensure parks and recreation facilities are adequate to serve the local population.

CM-OS-6.3 (PUB; REC)

Maintain a level of service standard of 5 acres per 1,000 residents for parks.

CM-OS-6.4 (PUB; REC)

Support the development of new recreational opportunities on County-owned lands, as outlined in the countywide Parks, Recreation, and Trails Master Plan, and on State- and Federally-owned lands.

CM-OS-6.5 (PUB; REC)

Support efforts to improve recreation amenities, including camping facilities, in Boggs Mountain Demonstration State Forest.

CM-OS-6.6 (PUB; REC)

When constructing new County parks, use the following guidelines:

- Locate the park to promote an equitable distribution of facilities in the Planning Area and across the county.
- Locate the park centrally to serve as much of the population base as possible.
- Locate the park at the intersection of major and/or minor collectors to facilitate access.
- Locate the park along designated bicycle routes to facilitate access by bicyclists.
- Locate the park in close proximity to shopping areas, cultural facilities, such as libraries or museums, schools, and employment centers.
- Develop community parks to be appropriately sized.
- Provide night lighting when feasible to reduce vandalism and extend the use of the facility.
- Locate the park on sites that do not contain Naturally Occurring Asbestos, unless adequate clean cover material and other effective controls, as determined by the Lake County Air Quality Management District, are incorporated to minimize public exposure to asbestos dust.

CM-OS-6.7 (PUB; REC)

Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for Equity Priority Populations, including by facilitating multiple transportation modes. Design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.

CM-OS-6.8 (PUB; REC)

Support efforts to maintain and expand the playfield and shared recreation facilities at Cobb Mountain Elementary School for community use during non-school hours, and pursue other opportunities to co-locate recreation spaces, parks, and trails with other public facilities.

CM-OS-6.9 (PUB; REC)

Require large development projects to construct and maintain parks within the development, when appropriate.

CM-OS-6.10 (PUB; REC; TCR)

Support partnerships with local Tribal governments for joint management and interpretation of parks, trails, and open space areas to reflect and honor the tribes' enduring connection to the land.

CM-OS-6.11

Involve community members in the design and development of all park and recreation facilities, with special emphasis on engaging Equity Priority Populations.

CM-OS-6.12 (BIO)

When building parks and recreational facilities in areas with sensitive habitat, preserve habitat areas and design the space to avoid potential impacts on the habitat from park users.

CM-OS-6.13 (HYD)

Promote passive recreation in flood-prone areas to absorb floodwater and protect developed areas.

CM-OS-6.14 (PUB; REC)

Support efforts to maintain and expand public fishing access along Kelsey Creek.

Actions

CM-OS-6.a (PUB; REC)

Implement and periodically update, as needed, the countywide Parks, Recreation, and Trails Master Plan.

CM-OS-6.b (PUB; REC)

Seek funding to implement the Parks, Recreation, and Trails Master Plan, including funding for acquisition and development of a community park in the Planning Area.

CM-OS-6.c (PUB; REC)

Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.

CM-OS-6.d (PUB; REC)

Investigate the feasibility of developing a park expansion and improvement program that includes a combination of one or more of the following: impact fees for new homes, special assessment districts, and county service areas.

CM-OS-6.e

Work to ensure parks and recreation spaces are kept clean and free of litter and hazardous materials.

CM-OS-6.f

Enforce prohibitions of drug use and overnight and/or long-term camping in parks, recreation, and open space areas.

Goal CM-OS-7

An interconnected multiuse trail system that serves a variety of recreational needs in the Cobb Mountain Planning Area.

Policies

CM-OS-7.1 (AIR; GHG; PUB; REC; TRA)

Encourage and support efforts to develop trails that connect subdivisions to parks and commercial centers and between the communities of Whispering Pines and Pine Grove.

CM-OS-7.2

Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails.

CM-OS-7.3 (PUB; REC)

Provide safe access to existing and new parks for hikers, cyclists, and equestrians. Support development of improved and additional safe access for hikers, cyclists, and equestrians on State and federal lands.

CM-OS-7.4

Continue to support equestrian activities in the Cobb Mountain Planning Area, including through land use regulations that support horse ownership and stewardship.

CM-OS-7.5

Increase public awareness and support for county trails through promotions, interpretive programs, exhibits, publication, maps, and the County's website.

CM-OS-7.6

Provide water and shade structures at trail heads and county parks, where feasible, to support their use and decrease adverse health impacts from recreation during extreme heat days.

Actions

CM-OS-7.a

Develop incentives to encourage dedication of trails.

CM-OS-7.b

Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding.

Goal CM-OS-8

Preserve and enhance scenic resources and viewsheds in the Cobb Mountain Planning Area.

Policies

CM-OS-8.1* (AES)

In rural areas, require structures built in the immediate foreground view of a scenic route to be sited a sufficient distance from the roadway edge to minimize intrusion on the natural features and backdrops as viewed from the roadway or adjacent residences. In rural and urbanized areas, require structures built in the immediate foreground of a scenic route to minimize obstruction of views of significant natural features. Require development on hillsides to blend in with the surroundings through exterior color choices and maximum height restrictions.

CM-OS-8.2 (AES; BIO)

Develop and maintain roads and highways in a manner that protects natural and scenic resources.

CM-OS-8.3 (AES; CUL; PUB; REC)

Develop access to scenic viewpoints along County roadways and multiuse trails. Provide interpretive information at these access points to inform visitors and residents of the natural and cultural history of the Cobb Mountain Planning Area and region.

CM-OS-8.4 (AES)

Encourage utility companies and service providers to choose the least conspicuous locations for distribution lines, towers, and fuel breaks to avoid impacts to viewsheds where possible.

CM-OS-8.5 (AES; HYD)

Use native and drought tolerant landscaping to frame and direct attention to major views and away from unattractive developments to the extent practical. Permit selective cutting and pruning to enable establishment or improvement of roadway views.

Actions

CM-OS-8.a* (AES)

Develop an ordinance that regulates development on or near ridgelines and hilltops to minimize impacts to scenic viewsheds.

CM-OS-8.b (AES)

Amend the Scenic Combining District to include ridgelines, working in consultation with Tribal governments.

CM-OS-8.c (AES)

Consider establishing setbacks along the following roadways to preserve viewsheds: State Route 175, Big Canyon Road, Bottle Rock Road, Gifford Springs Road, Golf Course Road, Harrington Flat Road, Loch Lomond Road, Red Hills Road, Seigler Canyon Road, and Sulphur Creek Road.

CM-OS-8.d (AES)

Amend the Scenic Combining District regulations in the Zoning Ordinance to prohibit billboard signage on commercial properties.

CM-OS-8.e (AES; CUL; TCR)

Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.

Goal CM-OS-9

Preserve and enhance visual quality in community areas.

Policies

CM-OS-9.1 (AES)

Require new development to screen mechanical equipment and trash storage facilities from public view.

CM-OS-9.2 (AES)

Require appropriate visual screening and roadway setbacks for industrial and service commercial uses, including through the use of native vegetation for screening.

CM-OS-9.3*(AES)

Require lighting that enhances visibility, convenience, and public safety without creating glare or light pollution.

CM-OS-9.4* (AES)

Require the use of low-glare building materials for new buildings constructed in the Planning Area.

CM-OS-9.5 (AES; WIL)

Require new commercial development to install street trees in accordance with an adopted streetscape plan and with fire-safe landscaping requirements.

Actions

CM-OS-9.a* (AES)

Amend the Zoning Ordinance to regulate outdoor lighting in a way that minimizes light pollution that disrupts dark skies while providing for safety and reasonable use.

CM-OS-9.b (AES)

Establish a coordinated roadway signage program for the Cobb Mountain Planning Area that identifies routes and major destinations, provides traffic information, marks non-through roads, and provides directional information to major destinations while supporting the visual character of the region.

CM-OS-9.c (AES)

Maintain Code Enforcement services to support the visual quality of the community.

Cobb Mountain: Environmental Justice

Goal CM-EJ-1

Communities that promote high quality of life and good health outcomes for everyone, including Equity Priority Populations.

Policies

CM-EJ-1.1

Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible.

CM-EJ-1.2

Limit exposure to secondhand smoke, including from electronic smoking devices, tobacco smoke, and cannabis smoke, and enforce State and local laws and regulations pertaining to prohibitions of tobacco and cannabis use in specified locations and selling tobacco and cannabis to minors.

CM-EJ-1.3

Lead and support activities to facilitate affordable access to health care, including addressing infrastructure and service barriers to broadband access for telehealth and multimodal access to clinics.

CM-EJ-1.4 (PUB)

Encourage and support the expansion of medical and senior care facilities, such as medical clinics, urgent care, emergency care, behavioral health facilities, and pharmacies, prioritizing areas that lack access to healthcare. Strategies could include incentives or streamlining efforts.

CM-EJ-1.5 (PUB)

Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.

CM-EJ-1.6

Support efforts to attract medical professionals to the Cobb Mountain Planning Area.

CM-EJ-1.7 (PUB)

Collaborate with neighboring jurisdictions to assess and address issues related to capacity and access to emergency, acute, and preventative/primary healthcare services.

CM-EJ-1.8

Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.

CM-EJ-1.9 (TCR)

Work with local Tribal governments on mitigation strategies for asthma-related environmental hazards.

Actions

CM-EJ-1.a

Establish a process for assisting community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as public art, fire-resilient vegetative buffers, and planting strips in Equity Priority Areas.

CM-EJ-1.b

Consider adopting a tobacco and cannabis retail licensing fee that earmarks a portion of the fee for enforcement of tobacco- and smoking-related policies.

CM-EJ-1.c

Consider adopting an ordinance prohibiting smoking (including vaping, electronic cigarettes, tobacco, and cannabis) in specific areas, such as:

- Inside and near doors and windows of multifamily housing units to limit residents' exposure to the harmful effects of second-hand smoke.
- At worksites, including in and near unenclosed spaces of employment, outdoor dining areas, and unenclosed waiting areas.
- On public property, including in public parks and trails, and at public events, such as farmers' markets and community fairs.

CM-EJ-1.d

Consider adopting an ordinance aimed at reducing instances of youth using tobacco products that might include prohibiting the location of tobacco retailers near schools and other youth-serving facilities and/or establishing restrictions on the placement and promotion of tobacco products so they are not easily accessible to youth.

CM-EJ-1.e

Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others.

CM-EJ-1.f

Work with the newly formed Commission on Aging to prepare a new chapter of the County's Code of Ordinances for "Community Services" to detail services available in the county, including support services for older adults.

CM-EJ-1.g

Explore adoption of an elder income index and/or other mechanisms to provide cost relief for the older adult residents in the county.

CM-EJ-1.h

Work with North Coast Opportunities (NCO) to activate the AmeriCorps/Senior Corps Retired Senior Volunteer Program (RSVP) to collect volunteer hours and use those as in-kind monetized matching funds, as allowed by the State and federal RSVP programs, to maximize funding for needed community services.

Goal CM-EJ-2

Access to living spaces that are safe, clean, and healthy by all Cobb Mountain Planning Area residents.

Policies

CM-EJ-2.1

Ensure housing in the Cobb Mountain Planning Area provides safe and sanitary environments for residents.

CM-EJ-2.2 (POP)

Ensure that future improvements in Equity Priority Areas will not result in a net loss of subsidized affordable housing or significant preventable displacement of residents.

CM-EJ-2.3

Ensure adequate living conditions for tenants through ongoing and effective code enforcement.

CM-EJ-2.4

Work with and support agencies and organizations providing supportive services to individuals experiencing homelessness, including efforts to secure temporary and long-term housing for unhoused community members.

Actions

CM-EJ-2.a

Pursue all available federal and State funds to assist with housing preservation and rehabilitation, with a focus on identifying funding to remediate health and safety issues for housing units occupied by Equity Priority Populations.

CM-EJ-2.b (POP)

Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing.

CM-EJ-2.c (POP)

Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.

CM-EJ-2.d

Create an assistance program for homeowners and landlords to bring older properties up to code and improve their livability, with priority given to homes providing housing to Equity Priority Populations.

CM-EJ-2.e

Develop a system or other mechanism to inventory rental housing in the county by address, both to track the stock of rental housing and to develop a mailing list to reach rental housing occupants. Additional details in the inventory may also include property owner contact information.

CM-EJ-2.f

Conduct periodic outreach to Equity Priority Populations to inform tenants of their rights and responsibilities. Written outreach efforts should be provided in English and Spanish.

CM-EJ-2.g

Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.

Goal CM-EJ-3

Convenient and affordable access to healthy food for all Cobb Mountain Planning Area residents.

Policies

CM-EJ-3.1

Support efforts to establish and/or expand programs and other activities to improve food security and eliminate hunger, including food assistance programs, community gardens, and school lunch access.

CM-EJ-3.2 (AIR; ENE; GHG; NOI; TRA)

Encourage new healthy food retailers near existing transit connections.

CM-EJ-3.3

Expand local food access and agriculture by supporting and encouraging certified farmers' markets, urban farming, community gardening, and other similar activities.

CM-EJ-3.4

Encourage new development projects to incorporate community gardens into the project design, as appropriate.

Actions

CM-EJ-3.a

Develop incentives to encourage the establishment of grocery stores and other venues selling healthy foods, preferably locally grown or produced, in areas with limited access to healthy food.

CM-EJ-3.b

Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access.

CM-EJ-3.c

Inventory and map food deserts in the Cobb Mountain Planning Area to inform future policy and decision making to address food access barriers.

CM-EJ-3.d

Streamline permitting processes for grocery stores and markets in food deserts.

Goal CM-EJ-4

Effective decision making that seeks and incorporates the voices of Cobb Mountain Planning Area residents, including from Equity Priority Populations.

Policies

CM-EJ-4.1

Empower all residents to participate in local decision making and ensure meaningful public engagement processes and events that make it possible for everyone, especially Equity Priority Populations, to participate and influence outcomes.

CM-EJ-4.2 (TRA; WIL)

Use multiple channels—including digital and print media, County websites, local radio, and cable TV—to share publicly important information and publicize opportunities for community engagement to ensure access for everyone, including those without home computers or internet.

CM-EJ-4.3

Provide interpretation and translation services for community announcements, community meetings, services, and programs, to ensure accessibility for all community members, as appropriate.

CM-EJ-4.4

Encourage sponsors of major development projects to have early and frequent communication, in the appropriate language(s), with affected residents and interested parties.

CM-EJ-4.5

Strive for more diverse representation on boards, commissions, committees, and similar bodies to better reflect the demographics and varying viewpoints of Cobb Mountain Planning Area residents, including representatives of Equity Priority Populations and/or other underrepresented groups, as appropriate.

CM-EJ-4.6

Engage young people in long-range planning processes and other County-administered programs and processes through outreach and partnerships with libraries, schools, and local youth organizations when possible.

Actions

CM-EJ-4.a

Support Municipal Advisory Councils (MACs) to develop best practice guidelines to support all County departments with conducting effective outreach in the Cobb Mountain Planning Area, such as how to identify appropriate engagement activities and practices based on the project or issue type and stakeholders involved, a list of stakeholders and/or community leaders in the area, and language interpretation or translation services to offer.

CM-EJ-4.b (AIR; ENE; GHG; NOI; TRA)

Explore options and seek funding to transition to accessible outreach materials for those with sensory disabilities (e.g., visually impaired and/or deaf or hard of hearing).

CM-EJ-4.c

To inform existing and potential future Municipal Advisory Councils, adopt a policy detailing the process for forming a MAC and the roles, responsibilities, and authority of a MAC, which may take inspiration from the Mendocino County Policy 51, Formation/Operation of Municipal Advisory Councils.

CM-EJ-1.a

Periodically update Equity Priority Area maps, including the Tribal Lands boundaries as updated by the Bureau of Indian Affairs, to ensure that the appropriate communities are prioritized as part of the County's work to implement the Environmental Justice Element.

Cobb Mountain: Public Facilities and Services

Goal CM-PF-1

Resilient and well-maintained public facilities and services that meet the needs of all community members, are adequately funded, and enhance quality of life in the Cobb Mountain Planning Area.

Policies

CM-PF-1.1 (PUB; USS)

Ensure that all neighborhoods have access to safe, well-maintained public facilities, utilities, and services that meet community needs now and as the community grows.

CM-PF-1.2 (PUB; REC; USS)

Prioritize County expenditures on infrastructure, public facilities, services, recreation and open space amenities, and environmental enhancements that benefit and respond to the needs of Equity Priority Populations.

CM-PF-1.3 (TCR)

Work with local special districts and local Tribal governments to coordinate public service improvements in the Cobb Mountain Planning Area.

CM-PF-1.4 (PUB)

Continue to assess existing and future needs for public facilities and services, such as internet access, meeting rooms, and libraries, and work to develop, retrofit, or expand facilities and services, as necessary, to meet those needs, prioritizing the needs of Equity Priority Populations.

CM-PF-1.5 (USS; WIL)

Work with utility service providers to ensure service and program offerings align with existing and planned development patterns to meet current and future community needs.

CM-PF-1.6

Coordinate with public utility providers to acquire adequate rights-of-way and co-location to facilitate expansion of services in a timely manner.

CM-PF-1.7* (USS)

Require new development projects to provide their own infrastructure, tie into existing infrastructure, or be required to provide infrastructure that will tie into future infrastructure, as determined by the County and other affected agencies.

CM-PF-1.8 (USS)

Ensure that new development projects will not create significant adverse impacts on existing infrastructure.

CM-PF-1.9

Prior to project approval, ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.

CM-PF-1.10 (PUB; USS)

Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure.

CM-PF-1.11

Continue to support the Department of Animal Care and Control in its efforts to minimize pet overpopulation and abuse.

Actions

CM-PF-1.a (USS)

Upon each update to the Housing Element, perform an analysis of infrastructure needs and deficiencies in disadvantaged unincorporated communities (DUCs), explore funding mechanisms that could make extension of needed services and facilities feasible, and update the associated information, policies, and actions of the General Plan as needed to reflect new conditions.

CM-PF-1.b (USS)

In cooperation with other service providers as appropriate, develop long-range facility master plans for relevant public services.

CM-PF-1.c

Consider the creation of additional assessment districts, county service areas, and/or special districts to fund and manage new and improved infrastructure, where needed.

CM-PF-1.d

Update and maintain policies and procedures that govern the County's use of artificial intelligence (AI) to ensure the County's and community's data is protected, appropriate oversight of any AI-generated products or activities, and that the use of AI does not conflict with the best interest of the County or its constituents.

Goal CM-PF-2

Public facilities that are designed to provide quality service while minimizing impacts on the environment.

Policies

CM-PF-2.1 (PUB; USS)

Require public facilities installations and extensions to be sited and designed to minimize or avoid potential adverse impacts to the community and environment.

CM-PF-2.2 (AGF)

When infrastructure, such as sewer, water, and transmission lines, must cross agricultural lands, locate the infrastructure in the public right-of-way or along lot lines whenever possible.

CM-PF-2.3 (AES)

Coordinate with utility companies to minimize the visual and cultural impact of new or expanded facilities through appropriate facility sizing, design, and placement on the landscape. Generally encourage utility lines to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.

CM-PF-2.4

Require mitigation for inter-county regional transportation facilities, high-voltage electrical transmission lines, and energy or water pipelines that do not serve the local population and provide little or no long-term benefit to the local affected area.

CM-PF-2.5

Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.

CM-PF-2.6 (AIR; ENE; GHG; NOI; TRA)

Encourage public and other facilities designed for direct public use, such as libraries, to be located along major thoroughfares and/or near the center of general community activities.

CM-PF-2.7 (AIR; ENE; GHG; NOI; TRA)

Design new or redeveloped governmental and civic facilities to accommodate multiple community uses, such as recreation and community gathering spaces, and to be accessible to all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.

CM-PF-2.8 (AIR; ENE; GHG; NOI; TRA)

Encourage the development of joint school facilities, recreational facilities, and educational and service programs between school districts and other public and non-profit agencies.

CM-PF-2.9 (BIO; ENE; USS)

Encourage joint use of existing right-of-way corridors and utility easements, especially for transmission lines from geothermal resource power generation facilities.

CM-PF-2.10

Ensure that County-managed spaces and facilities support a feeling of safety for users and require new development projects to provide adequate lighting, clearly marked crosswalks, and other safety-promoting features in public spaces, as appropriate.

Goal CM-PF-3

Fire protection and law enforcement services that protect community members and property.

Policies

CM-PF-3.1* (PUB; WIL)

Work with the Sheriff's Office, South Lake County Fire Protection District, Kelseyville Fire Protection District, and CAL FIRE to support each agency's ability to maintain adequate staffing and incident response times in accordance with State and federal guidelines.

CM-PF-3.2 (PUB; WIL)

Locate new fire and police stations to minimize response times to the Cobb Mountain Planning Area, while prioritizing effective use of existing facilities.

CM-PF-3.3 (PUB; WIL)

Support efforts to expand fire protection service to continue to meet the needs of the Cobb Mountain Planning Area.

CM-PF-3.4 (PUB; WIL)

Continue to promote cooperative fire protection agreements with CAL FIRE to provide adequate fire protection throughout the Cobb Mountain Planning Area.

CM-PF-3.5 (PUB; WIL)

Consult with the South Lake County Fire Protection District and Kelseyville Fire Protection District when reviewing new development proposals to identify any facility, infrastructure, or equipment upgrades needed to support the development and ensure the development pays for any identified upgrades.

CM-PF-3.6 (PUB; WIL)

Support development of local firewise communities and fire safe councils and work collaboratively to manage hazardous vegetation on private properties.

CM-PF-3.7* (PUB; USS; WIL)

Require that new development demonstrates adequate water supply and service for effective fire protection and that all infrastructure meets the fire protection standards of Lake County or the responsible agency.

CM-PF-3.8 (PUB; WIL)

Promote public safety programs and activities, including neighborhood watch programs, child identification kits, fire hazard prevention and awareness, and other public education efforts.

Action

CM-PF-3.a

Consider enacting local shooting restriction zones, when supported by the community.

Goal CM-PF-4

Affordable, reliable, and safe water and wastewater service that meets existing and future community needs.

Policies

CM-PF-4.1

Coordinate with Lake County LAFCO in the preliminary stages of development proposal entitlement application reviews for projects that may require an expansion of current service district boundaries to determine whether LAFCO will have a role in the approval process.

CM-PF-4.2* (USS)

Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound water delivery system with adequate capacity, including by securing a will-serve letter from the

water purveyor within the service area prior to the issuance of construction permits, to ensure that the water purveyor has the capacity to supply water to the project. Have water purveyor delineate if interior fire sprinklers can be connected to the system.

CM-PF-4.3 (USS)

Prioritize water conservation measures over the development of new water sources like dams and reservoirs.

CM-PF-4.4 (BIO; CUL; TCR)

Discourage the formation of new water distribution systems unless long-term fiscal and technical feasibility can be demonstrated prior to approval.

CM-PF-4.5 (USS)

Encourage efforts to consolidate small water distribution systems to improve service and financial stability, in alignment with the County's Drought Resilience Program.

CM-PF-4.6

Partner with water service providers to ensure that low-income households maintain continuity of service and are offered financial relief if prices rise.

CM-PF-4.7 (GEO; USS)

Promote the development of and connection to municipal wastewater systems where failing septic tanks, leach fields, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise.

CM-PF-4.8 (GEO; HYD; USS)

Promote and support programs to educate homeowners on the care and maintenance of septic systems.

CM-PF-4.9 (HYD; USS)

Prior to the approval of a building permit with a proposed addition/modification to an existing structure that would impose an additional burden on an existing system by increasing the waste flow, the buyer or project applicant shall demonstrate to the Lake County Environmental Health Department that the onsite wastewater treatment system is operating properly.

Actions

CM-PF-4.a (USS)

Pursue all available State and federal funding sources to upgrade publicly managed community water systems.

CM-PF-4.b (USS)

Work with water service providers to upgrade substandard water systems to ensure adequate fire flows and backup power sources.

CM-PF-4.c* (GEO; USS)

Periodically review standards for septic tanks to ensure they continue to protect water quality and public health, consistent with current best practices.

CM-PF-4.d (USS)

Explore rural wastewater systems that can serve as alternatives to conventional systems and develop standards and guidelines for their use in new development, as appropriate.

CM-PF-4.e (USS)

Develop a program to periodically test waterways, groundwater, and/or select private wells, as applicable, for contamination in areas where on-site septic system densities are greater than one dwelling unit per acre.

CM-PF-4.f* (USS)

In water districts where there is insufficient water to serve new development, require new developments to offset demand so that there is no net increase in demand through measures such as the installation of low-flow water fixtures, water conservation efforts, or the retrofit of existing uses to offset increased demand. These measures shall be achieved in partnership with the applicable water district.

CM-PF-4.g (USS)

Require renovations requiring a building permit to install low-flow water fixtures to reduce the amount of water usage.

CM-PF-4.h* (USS)

Require new development projects to obtain a will-serve letter from the wastewater agency within the project's service area prior to project approval to ensure that the agency has the capacity to accept wastewater from the project and provide water for interior sprinkler systems

Goal CM-PF-5

Stormwater facilities that protect people, property, and the environment.

Policies

CM-PF-5.1 (HYD; USS)

Ensure stormwater collection and drainage facilities are properly designed and sited to protect people and property while conserving water resources, supporting groundwater recharge, and protecting water quality, and minimizing impacts on natural and cultural resources.

CM-PF-5.2 (HYD; USS)

Require curbs and gutters for new development in established urban areas to direct storm drainage in a way that is consistent with the overall drainage system.

CM-PF-5.3 (HYD; USS)

Require development projects to use green infrastructure and low-impact development designs to prevent off-site drainage impacts and support groundwater recharge.

CM-PF-5.4 (USS)

Require on-site stormwater detention facilities and velocity reducers when necessary to maintain existing storm flows and velocities in natural drainage systems.

CM-PF-5.5 (HYD; USS)

Encourage project designs that minimize drainage concentrations and impervious coverage, complement groundwater recharge, and where feasible, provide a natural watercourse appearance and maintain natural watershed functions.

CM-PF-5.6 (HYD; USS)

Integrate green infrastructure, such as permeable paving surfaces, bioswales, and rain gardens, into County infrastructure projects, including road improvements and parks.

CM-PF-5.7 (BIO; HYD; REC; USS)

Encourage designs for stormwater detention basins that provide temporary or permanent wildlife habitat and/or recreational opportunities, where appropriate.

CM-PF-5.8 (CUL; HYD; TCR)

Encourage green infrastructure, Tribal Ecological Knowledge practices, wildlife habitat integration, and protection of culturally sensitive areas.

Actions

CM-PF-5.a (USS)

Identify damaged and/or deficient storm drainage facilities and acquire funding to restore or upgrade the facilities.

CM-PF-5.b (USS)

Work with appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and improve groundwater recharge.

CM-PF-5.c (USS)

Work with appropriate agencies to develop stormwater facility maintenance programs establishing timelines for regularly cleaning and maintaining storm drain systems.

Goal CM-PF-6

Accessible, affordable, safe, and efficient disposal or recycling of solid waste.

Policies

CM-PF-6.1 (USS)

Ensure efficient and affordable solid waste disposal options are available for all, including unhoused populations, low-income households, and other Equity Priority Populations.

CM-PF-6.2* (USS)

Prior to project approval, require development proposals to demonstrate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste, and ensure that the development provides adequate solid waste storage, handling, and collection accommodations.

CM-PF-6.3 (HAZ)

Encourage and support establishment of adequate sites for collection of household hazardous waste, unused pharmaceuticals, and universal waste (commonly produced hazardous wastes, such as batteries and electronics), along with provisions for residents who are physically unable to deliver materials to a collection site.

CM-PF-6.4

Protect solid waste facility sites from the encroachment of sensitive and/or incompatible land uses and convert abandoned solid waste facilities to open space use.

CM-PF-6.5 (USS)

Promote the maximum feasible solid waste reduction and diversion through recycling and composting. Strive to continually reduce commercial and industrial waste on an annual basis and pursue a financing mechanism for solid waste reduction programs to meet reduction and diversion goals.

CM-PF-6.6

Use recycled materials and products when available and economically feasible.

CM-PF-6.7

Enforce prohibitions and fines against illegal dumping, abandoned property and vehicles, and outdoor storage, and prioritize clean-up of illegal dumping on County-owned land in community centers.

CM-PF-6.8

Support cleanup efforts by private property owners to remove garbage and refuse from their properties and obtain grant funding to assist in removing the refuse at no-cost waste disposal events.

Actions

CM-PF-6.a

seek funding to support low- or no-cost waste disposal programs for unhoused populations, low-income households, and other Equity Priority Populations .

CM-PF-6.b (PUB; USS; WIL)

Promote community education about responsible waste disposal, including by distributing informational resources promoting alternatives to sending waste to landfills or burning green waste, such as recycling, composting, and chipping.

CM-PF-6.c (PUB; WIL)

Continue to support community chipping and portable chipping programs.

CM-PF-6.d (HYD)

Install signage regarding the prohibition of dumping at locations with recurring issues and increase education, monitoring, and rapid cleanup to discourage future illegal dumping.

CM-PF-6.e

Partner with community organizations to host community clean-up days, as needed, prioritizing events in downtown areas.

CM-PF-6.f (HYD)

Continue existing abatement programs that assist private property owners with removal of unsightly trailers, signage, and trash.

CM-PF-6.g

Seek additional funding for the ongoing operation of the Abandoned Vehicle Abatement (AVA) program.

Goal CM-PF-7

Internet, cellular, and landline communications services that are accessible and reliable throughout the Cobb Mountain Planning Area.

Policies

CM-PF-7.1 (USS)

Encourage and support efforts to expand and enhance internet and broadband service throughout the Cobb Mountain Planning Area and encourage co-location of infrastructure and marketplace competition from multiple service providers, while minimizing visual and cultural impacts.

CM-PF-7.2 (WIL)

Encourage and support efforts to improve cellular phone coverage and reliability, especially during extreme weather and hazard events.

CM-PF-7.3 (AES)

Require new or updated cellular towers to be designed to minimize their visual impact.

Actions

CM-PF-7.a

Work with the California State Association of Counties and others to lobby the State to require continued access to landline telephones.

CM-PF-7.b

Identify and implement strategies to streamline the permitting process for cellular tower installations while ensuring quality design and mitigation of potential impacts.

Goal CM-PF-8

High-quality schools and educational facilities that serve the needs of local students.

Policies

CM-PF-8.1 (PUB)

Collaborate with Kelseyville, Konocti, and Middletown Unified School Districts to plan for future growth.

CM-PF-8.2 (PUB)

Support efforts to transition Loch Lomond into the Middletown Unified School District.

CM-PF-8.3 (AIR; ENE; GHG; NOI; PUB; TRA)

Work with Kelseyville, Konocti, and Middletown Unified School Districts to ensure any new schools that are developed in the Planning Area incorporate bicycle and pedestrian access, are close to the residential areas that the school serves, and avoid hazards.

CM-PF-8.4 (PUB)

Support efforts to retrofit and/or upgrade existing educational facilities to ensure safety and comfort of students and educators, including through expedited permitting reviews and fee waivers, where feasible.

CM-PF-8.5

Encourage and support efforts to enhance and expand access to higher education, including by working with Woodland Community College Lake Center and Mendocino College Lake Center to increase access to transferable general education and major preparation courses in alignment with the University of California and California State University transfer pathways and articulation agreements.

CM-PF-8.6 (PUB)

Encourage and support ongoing bookmobile services in the Cobb Mountain Planning Area.

CM-PF-8.7

Encourage and support efforts to incorporate tribal cultural education and awareness in school curriculums.

Action

CM-PF-8.a (PUB)

Coordinate residential development proposal reviews with Kelseyville, Konocti, and Middletown Unified School Districts to inform future enrollment estimates and ensure adequate capacity for the development project.

Cobb Mountain: Economic Development

Goal CM-ED-1

A strong, diverse, and resilient economy that supports local employment opportunities.

Policies

CM-ED-1.1

Continue to develop a diversified economic base for the Cobb Mountain Planning Area by promoting agriculture, recreation services, and tourism and by expanding efforts to increase entertainment options and encourage geothermal resource development.

CM-ED-1.2

Prioritize business retention, expansion, and attraction efforts that strengthen the local economy, generate local tax revenue, and/or offer jobs in alignment with local skills.

CM-ED-1.3

Purchase products and services for County operations from locally owned businesses whenever possible.

CM-ED-1.4

Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.

CM-ED-1.5

Acknowledge local tribal communities as an economic stakeholder and encourage opportunities for tribal enterprises that align with cultural preservation, environmental stewardship, and community character.

CM-ED-1.6

Support workforce-development partnerships benefiting tribal citizens and incorporating traditional ecological knowledge, protecting Tribal Cultural Resources, and/or promoting sustainable land stewardship, where appropriate.

Actions

CM-ED-1.a

Coordinate efforts with local business associations and stakeholders to attract clean industries to the area. Ensure new clean industries are located and designed to avoid Tribal Cultural Resources.

CM-ED-1.b

Prepare and implement an economic development strategy for the Cobb Mountain Planning Area that emphasizes advantages associated with the geothermal, agriculture, and tourism industries, along with the area's natural setting. The strategy should address recruitment of new businesses that promote a balance between local and visitor-serving uses, use the area's existing labor pool, create living-wage jobs and career advancement opportunities, support a circular economy in which local dollars are spent locally and reinvested in the community, and minimize environmental degradation.

CM-ED-1.c

Partner with private and nonprofit agencies to provide business incubation and workforce training to help economic vitality and foster employment, including tribal workforce partnerships and training for tribal citizens in cultural resource protection, environmental restoration, and sustainable economic practices.

CM-ED-1.d

Identify or develop programs to expand economic opportunities to Equity Priority Populations, including through outreach efforts and incentives for local small business owners and tribal citizens and enterprises.

CM-ED-1.e

Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.

CM-ED-1.f

Investigate the benefits of establishing a business license program.

CM-ED-1.g

Expand County support for business growth and development, including by partnering with outside agencies and associations working in economic development.

CM-ED-1.h

Identify and eliminate barriers to supporting home-based business as part of the local, circular economy.

CM-ED-1.i

Develop strategies to encourage shopping at locally owned businesses whenever possible.

Goal CM-ED-2

A strong and resilient tourism sector that contributes to the local economy while balancing community and visitor needs and priorities.

Policies

CM-ED-2.1

Reestablish the Cobb Mountain Planning Area as a premier vacation destination by strengthening the town centers and growing local attractions, including resorts, hotels, camping, hot springs, entertainment venues, restaurants, wineries, and visitor activities.

CM-ED-2.2 (AGF)

Encourage and support development of wineries, microbreweries, distilleries, farm stands, U-pick operations, and other agritourism related uses, provided those uses do not negatively impact ongoing agricultural operations and they avoid disturbance of known or potential Tribal Cultural Resources.

CM-ED-2.3 (CUL)

Encourage restoration, rather than replacement, of unique and historic resorts and related facilities, when practical.

CM-ED-2.4

Consider approval of proposals for mixed-use resorts requesting increased residential density outside of any future Community Growth Boundaries when such densities are needed to make the project economically feasible and the resort will provide important public benefits, including advancing the County's tourism objectives and providing recreational facilities to the public.

CM-ED-2.5

Support development and redevelopment activities that would enhance and expand views of geothermal activity in the area to support tourism and economic development.

LL-ED-2.6

Encourage tourism initiatives that interpret, respect, and help protect tribal cultural heritage.

LL-ED-2.7

Support the development of tribal-led or tribal-partnered cultural education programs, guided tours, and visitor materials—where appropriate and approved by the tribes—ensuring protection of sensitive locations.

Actions

CM-ED-2.a

Partner with other interested parties to leverage and expand promotional efforts to attract visitors, especially multiday visitors, to the county's diverse attractions, including agritourism, outdoor recreation, and various lodging options. Require all promotional materials referencing tribal history or

cultural sites to be reviewed by the affiliated tribes to ensure accuracy and to avoid disclosing sensitive locations.

CM-ED-2.b

Update the Zoning Ordinance to allow farm-stay development, which would allow volunteers to stay at farms with compensation in exchange for their work on the farm as an apprenticeship, on appropriate agricultural sites.

CM-ED-2.c

Partner with local groups and agencies to develop and distribute resources for tourists to identify and access the many opportunities to experience Lake County, such as self-guided tour maps, farm trail maps, and/or informational kiosk installations. Exclude sensitive Tribal Cultural Resources from public maps and develop tribal-approved interpretive content, where appropriate.

CM-ED-2.d

Identify incentives and other opportunities to encourage and support development, redevelopment, and expansion of lodging spaces to serve a broad range of visitors, including luxury boutique hotels and resorts, retreat venues, conference centers, family-oriented motels, hot springs, and camping areas. Ensure that any new or expanded uses are compatible with the surrounding environment.

CM-ED-2.e

Explore options to dedicate a portion of the County's Transient Occupancy Tax revenue to efforts to conserve natural resources to maintain and enhance the county's natural beauty.

CM-ED-2.f

Install directional and interpretive signs with details about the area's geothermal resources and seek opportunities to establish vista points offering views of the area's geothermal activity.

CM-ED-2.g

Explore partnership opportunities with Calpine to establish a geothermal visitors center in the Cobb Mountain Planning Area.

East Lake: Land Use

Goal EL-LU-1

Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of indigenous people.

Policies

EL-LU-1.1 (AES; AGF)

Preserve natural open space resources by concentrating development in existing communities, clustering development, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.

EL-LU-1.2 (AES; BIO; GEO; HAZ)

Encourage clustering of allowable densities to reduce development footprints; protect sensitive habitats, scenic resources, natural features, and open spaces; and avoid hazardous areas.

EL-LU-1.3 (AES; BIO)

Maintain distinct urban edges for all unincorporated communities, while creating a gradual transition between urban uses and open space.

EL-LU-1.4 (AGF; BIO; GEO; HAZ; TRA; USS)

Ensure future amendments to the General Plan Land Use map only allow development where it has access to adequate water supply, wastewater treatment, and public roadways; avoids steep terrain, sensitive natural resources, and natural hazards; and provides appropriate buffers with agricultural land and other incompatible uses.

EL-LU-1.5

Limit urban development to the areas within designated Community Growth Boundaries, as shown in Figures EL-2 and EL-3.

EL-LU-1.6 (BIO; GEO; HAZ; USS; WIL)

Consider development intensity in areas outside of Community Growth Boundaries according to the area's ability to support water and wastewater needs, access, slope characteristics, protection of sensitive natural resources, and the site's susceptibility to natural hazards.

EL-LU-1.7 (AGF)

Prohibit uses not related to timber production on lands designated Resource Conservation in Timberland Preserve Zones unless the use:

- Is consistent with the Aggregate Resources Management Plan for mining operations;
- Is consistent with the Geothermal Resources Element for geothermal activities;
- Supports a biomass utilization business that helps reduce threat of wildfire from dead and dying trees;
- Preserves unique natural landmarks;
- Is compatible with sustainable forest practices and uses;

- Is managed to avoid interfering with forest practices;
- Is managed to minimize impacts on viewsheds;
- Minimizes forest site productivity losses; and Meets General Plan and Zoning Ordinance standards relating to the availability of fire protection, water supply, water quality, groundwater recharge and extraction, watershed management or restoration programs, and waste disposal.

EL-LU-1.8 (TCR)

Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.

EL-LU-1.9 (BIO; HYD; TCR)

Integrate Traditional Ecological Knowledge from Tribes into resource conservation strategies, including watershed management, forest management, and habitat restoration.

Actions

EL-LU-1.a

Amend the Zoning Ordinance to include a provision that would exclude land lakeward of 7.79 Rumsey from being used in the calculation of lot coverage.

EL-LU-1.b (BIO; PUB; REC; TCR)

Work with Tribal governments to explore opportunities to integrate traditional stewardship practices and Traditional Ecological Knowledge (TEK) into development reviews, land management, conservation, restoration, recreation planning, and facility planning, siting, and operations.

Goal EL-LU-2

Development patterns that support a sustainable lifestyle.

Policies

EL-LU-2.1 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Promote and practice the principles of smart growth.

EL-LU-2.2 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage infill development.

EL-LU-2.3 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage urban development that locates origins and destinations in close proximity to reduce vehicle trips and enhance visual and pedestrian access.

EL-LU-2.4 (AIR; ENE; GHG; NOI; TRA)

Encourage potential transit destinations, including employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another and to a transit stop.

EL-LU-2.5 (AIR; ENE; GHG; NOI; TRA)

Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use.

Actions

EL-LU-2.a (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Develop incentives to promote infill development.

EL-LU-2.b (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Amend the Zoning Ordinance to establish a smart growth overlay zone that encourages higher-density housing, transit-oriented development, and mixed-use development and provides guidelines for development and redevelopment in these zones.

EL-LU-2.c (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Work collaboratively with Tribal governments to develop educational programs highlighting traditional ecological practices, such as controlled burns and habitat stewardship, to inform sustainable development policies

Goal EL-LU-3

Cohesive and vibrant communities that preserve and celebrate their historic character and design heritage, and tribal cultural identity.

Policies

EL-LU-3.1 (AES)

Recognize the unique character and assets of each community in the Planning Area and support efforts to strengthen and revitalize all communities.

EL-LU-3.2 (AES)

Support efforts to enhance gateways and transitional zones between communities in the Planning Area to make each community more distinct and inviting for residents and visitors.

EL-LU-3.3 (AIR; ENE; GHG; NOI; TRA)

Ensure future development within Community Growth Boundaries is planned at a walkable, neighborhood scale with a range of uses in close proximity and a safe pedestrian environment.

EL-LU-3.4 (AES)

Promote the creation of community focal points and gathering places in Glenhaven, Kono Tayee, Paradise Valley, and Spring Valley.

EL-LU-3.5

Encourage and support the arts in Clearlake Oaks and along the shoreline with music and art installations, public art, and programming throughout the community, prioritizing areas that lack them.

EL-LU-3.6

Encourage and support community and regional events (e.g., outdoor concerts, art shows, farmers' markets, races, and festivals) and recreational activities to bolster community pride and identification, including by engaging in marketing efforts.

EL-LU-3.7 (AES; REC)

Encourage preservation of open areas within Community Growth Boundaries to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.

EL-LU-3.8

Review commercial and industrial development to ensure compatibility with the East Lake Area Commercial and Industrial Design Guidelines to be prepared in accordance with Action EL-LU-3.e, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.

EL-LU-3.9 (AES; CUL)

Maintain the character of established neighborhoods by preserving buildings and areas with special and recognized historic, architectural, or aesthetic value. Ensure the design of new development and remodels of existing structures are compatible with the character of surrounding and adjacent buildings, public spaces, and cultural and historic resources and require new development to complement architecturally and historically significant buildings to protect the overall historic integrity of the area.

EL-LU-3.10 (BIO; USS; WIL)

Encourage the preservation and maintenance of existing native trees and the incorporation of native, fire-resistant, and drought-tolerant plants, including culturally significant species traditionally used by local Tribes, in public spaces, street landscaping, and in new public and private developments.

EL-LU-3.11

Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs.

EL-LU-3.12 (AES; CUL; TCR)

Encourage and support efforts to promote a greater public awareness of the county's architectural, urban design, Tribal, and cultural heritage.

EL-LU-3.13 (TCR)

Recognize and incorporate tribal heritage in public art, interpretive signage, community events, and wayfinding throughout the East Lake Communities Planning Area.

Actions

EL-LU-3.a (AES; CUL; TCR)

Coordinate with local non-profit and other nongovernmental organizations to install or maintain cohesive public art and gateway, wayfinding, and interpretive signage in the communities along State Route 20 to support the area's sense of place; foster an understanding and appreciation for local history and culture, including tribal culture; promote inclusivity; and improve the visual quality of each community.

EL-LU-3.b

Amend the Zoning Ordinance to eliminate redundancies in the design review process between the General Plan and Zoning Ordinance. This includes eliminating Article 53, Design Review Combining District, instead relying on Policy EL-LU-3.8 to ensure compatibility with the East Lake Communities Area Commercial and Industrial Design Guidelines, and revisions to Article 54, Design Review Permit, as needed.

EL-LU-3.c (AES)

Update the Special Study Areas for the East Clearlake Oaks Commercial District and "The Plaza," working in collaboration with the community to reflect current values and priorities.

EL-LU-3.d (AES)

Update the Clearlake Oaks Design Guidelines, working in collaboration with the community to reflect current values and priorities, and include a map to clearly identify the subject area.

EL-LU-3.e (AES)

Prepare Commercial and Industrial Design Guidelines to support development throughout the Planning Area that is thoughtfully designed and compatible with the existing environment.

EL-LU-3.f (AES)

Conduct a public engagement process to explore interest in preparing Special Study Areas to provide detailed policy and/or design guidance addressing unique needs and/or interests of the Double Eagle, High Valley, and/or Spring Valley areas.

EL-LU-3.g (AES; CUL)

Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area.

EL-LU-3.h (AES; CUL)

Amend the Zoning Ordinance to allow adaptive reuse of historic resources that preserves the integrity of the resource while allowing for its ongoing use.

EL-LU-3.i

Prepare and publish an inventory of underutilized land and encourage adaptive reuse of these properties.

EL-LU-3.j

Collaborate with Tribal governments to create a heritage trail, interpretive exhibits, or other programming that celebrates tribal history and presence.

Goal EL-LU-4

Coordinated and effective planning over the life of this General Plan.

Policies

EL-LU-4.1

Ensure that permitting procedures and regulations are consistent, timely, and cost-effective.

EL-LU-4.2 (POP)

Coordinate growth and development with surrounding jurisdictions, the Local Agency Formation Commission (LAFCO), and other agencies, as appropriate, to maintain open space between communities and promote common goals.

EL-LU-4.3

Require that the sizes and shapes of new parcels will not compromise future land divisions.

EL-LU-4.4 (POP)

The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections in the unincorporated county for the year 2050:

- 3,800 new dwelling units
- 986,700 square feet of new commercial and office space
- 393,000 square feet of new industrial space

If new development approved within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that the environmental review that is conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.

EL-LU-4.5 (TCR)

Conduct early and ongoing engagement with Tribal governments in planning and permitting processes to ensure development aligns with tribal cultural, environmental, and historical interests.

Actions

EL-LU-4.a (USS)

Encourage potential developers to attend pre-development meetings and work closely with appropriate public agencies to consider whether the potential development projects will meet the County's goals and requirements and have adequate infrastructure.

EL-LU-4.b (POP)

Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in Policy EL-LU-4.4 without subsequent environmental review.

EL-LU-4.c

Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts.

EL-LU-4.d

Update the Zoning Map to implement the land use map established in this General Plan, including to rezone paper subdivisions to the Open Space district.

EL-LU-4.e (TCR)

Consistent with State law, continue to conduct tribal cultural impact assessments in coordination with local Tribal governments in discretionary permitting and General Plan amendment processes.

Goal EL-LU-5

A range of residential areas that accommodate the housing needs of all income groups with quality living environments.

Policies

EL-LU-5.1 (POP)

Plan for and encourage a variety of housing types with a full range of affordability.

EL-LU-5.2 (AES)

Develop housing in a manner that complements the small-town community identity and incorporates quality design, consistent with the rural character of the Planning Area.

EL-LU-5.3 (POP)

Encourage development of 'workforce housing' that meets the needs of the local workforce and is affordable to individuals and families earning between 60 percent and 120 percent of the area median income.

EL-LU-5.4 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage medium-density residential development that is compatible with the neighborhood character within Community Growth Boundaries, is close to services, and where adequate infrastructure is available or can be made available.

EL-LU-5.5 (AIR; GHG; NOI; TRA)

Encourage high-density residential development (e.g., apartments and townhouses) within Community Growth Boundaries along collector roadways and transit routes and within walking distance of schools, libraries, parks, shopping, and entertainment areas.

EL-LU-5.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Promote development of affordable housing near public transit and essential services whenever possible.

EL-LU-5.7 (POP)

Encourage the development of housing for seniors and other Equity Priority Populations.

EL-LU-5.8

Continue to allow density bonuses for residential development projects that include affordable or qualifying senior housing or incorporate energy-efficient techniques exceeding State standards into the project design, as specified in the Zoning Ordinance.

EL-LU-5.9 (AIR; HAZ; NOI)

Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste.

EL-LU-5.10 (POP)

Encourage innovative, non-traditional housing designs and layouts in response to evolving housing trends and needs.

EL-LU-5.11

Encourage the replacement of older substandard mobile homes with newer manufactured or stick-built homes.

Actions

EL-LU-5.a (POP)

Continue to support construction of affordable housing, including by pursuing State and federal funding for affordable housing development.

EL-LU-5.b (POP)

Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development.

EL-LU-5.c (POP)

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow a density bonus for residential development projects that include affordable housing that is consistent with State law, which offers a density bonus of up to 50 percent.

EL-LU-5.d (POP)

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow up to a 20 percent density bonus for mixed-use residential development projects within a Community Growth Boundary that include an employment-inducing industrial or business park development component.

EL-LU-5.e (POP)

Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.

EL-LU-5.f (POP)

Continue to promote the development of affordable, senior, and energy-efficient housing by informing developers of the benefits of density bonuses in preapplication conferences.

EL-LU-5.g (POP)

Develop objective design standards for residential and mixed-use development to provide a streamlined approval process; ensure compatibility with existing community character; and ensure appropriate open space, buffers, and pedestrian improvements are provided.

EL-LU-5.h

Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on the County's website to inform developers of potential building opportunities.

Goal EL-LU-6

Commercial and mixed-use areas that serve community needs and support a robust local economy.

Policies

EL-LU-6.1 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage centrally located businesses and services in places that conveniently serve residential areas and/or support revitalization or creation of town centers.

EL-LU-6.2 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage mixed-use development with commercial and residential components in commercial areas when adequate infrastructure is available or can be made available.

EL-LU-6.3 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage conversion of existing commercial areas to a mix of uses to reduce travel distances and create neighborhoods that offer a variety of housing options.

EL-LU-6.4

Continue to allow parking reductions for residential uses in mixed-use areas where it can be demonstrated that shared residential and commercial parking will not result in an unacceptable impact on parking in the public right-of-way or off-street parking lots.

EL-LU-6.5

Encourage and support the establishment of more restaurants, retail, and other commercial services.

EL-LU-6.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of smaller neighborhood-supporting retail and services, including those offering local agricultural sales, to meet the everyday shopping and personal needs of the surrounding neighborhood.

EL-LU-6.7 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of larger regional commercial centers within Community Growth Boundaries that meet resident and visitor needs, such as supermarkets, restaurants, personal services, retail sales, professional offices, medical services, and other complementary uses, as well as venues for selling locally produced agricultural and related products.

EL-LU-6.8

Discourage strip commercial development, allowing it only when alternative layouts are infeasible at the project site.

EL-LU-6.9 (AIR; HAZ)

Locate commercial service businesses, such as warehouses, repair services, and building materials sales, away from housing, schools, and other sensitive receptors. Use the following criteria for siting commercial service areas:

- Provide good access to highways or major collectors;
- Buffer existing or planned residential areas, schools, and other sensitive uses;
- Develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, and other needs; and
- Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

EL-LU-6.10 (ENE; REC)

Encourage members of the private sector to establish new commercial recreation opportunities and to rehabilitate and restore older resorts, including destination resorts, lakefront resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.

EL-LU-6.11

Require proposals for budget retailers and discount chains to include a community meeting early in the proposal process to gather input from community members and incorporate refinements to the proposal in response to community concerns. Also require such projects to prepare an analysis of economic and blight-inducement impacts of the proposed development on retail businesses in the market area, employment, County revenues and services, and other relevant economic considerations. The County may waive the requirement for this analysis if the new establishment is found to offer a public benefit and is in alignment with the community's vision for its future development.

EL-LU-6.12

Encourage opportunities for indigenous-owned businesses within mixed-use and commercial areas.

Actions

EL-LU-6.a (AIR)

Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods.

EL-LU-6.b

Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts.

EL-LU-6.c

Devise and offer incentives for reconstruction and/or redevelopment of local historical resorts.

Goal EL-LU-7

Industrial areas that are compatible with their surrounding environment while supporting the economy.

Policies

EL-LU-7.1

Encourage a wide range of industrial development activities, prioritizing industries that create living-wage jobs that maximize the education, skills, and talents of county residents.

EL-LU-7.2 (AES)

Encourage development of visually attractive, carefully planned industrial parks and planned developments in areas with suitable topography and adequate infrastructure.

EL-LU-7.3 (GEO; USS; WIL)

Require new industrial or heavy commercial uses to be sited appropriately, on land with average slopes not exceeding 20 percent and outside of a hazard zone, preferably served by public sewer and water facilities and within a Community Growth Boundary.

EL-LU-7.4

Encourage industrial uses that use geothermal energy generated on-site when compatible with surrounding land uses.

EL-LU-7.5

Require a planned development process for permit approvals of any industrial or heavy commercial uses of five acres or more in size.

EL-LU-7.6 (AIR; HAZ; NOI)

Require new industrial and heavy commercial uses to be designed to avoid adverse impacts to adjacent uses, particularly residential neighborhoods, schools, and other sensitive uses, with respect to air quality, noise, odor, vibration, and other impacts.

EL-LU-7.7 (AIR; ENE; GHG; HYD; NOI; TRA)

Allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the source of the resource under the following criteria:

- Require a use permit;
- Prohibit any commercial or industrial uses that are not related to the processing of the resource; and
- Require mitigation for impacts to surrounding land uses, the environment, and Lake County watersheds to protect air, surface water, and groundwater quality.

EL-LU-7.8 (CUL; TCR)

Consider including a requirement for consultation with Tribal governments to include Tribal Cultural Resource analysis within the Cultural Resource Reports for discretionary projects.

East Lake: Circulation

Goal EL-C-1

Effective intergovernmental communication and cooperation on transportation issues.

Policies

EL-C-1.1 (AIR; ENE; GHG; NOI; TRA)

Coordinate with the incorporated Cities of Clearlake and Lakeport on regional transportation planning to support the goals of the Regional Transportation Plan.

EL-C-1.2 (TRA)

Maintain a cooperative relationship with the California Department of Transportation (Caltrans) to provide maintenance and safety improvements on State highways.

Actions

EL-C-1.a (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans and other transportation agencies to maintain the Regional Transportation Plan, identify funding priorities, and develop an expenditure plan for available transportation funds in accordance with federal, State, and regional transportation planning and programming procedures.

EL-C-1.b

Work with local agencies to identify road improvement opportunities.

EL-C-1.c

Maintain working relationships with transportation agencies in the region to ensure coordination of road improvements, data exchange on projected traffic impacts, and County participation in regional transportation planning activities.

EL-C-1.d (AIR; ENE; GHG; NOI; TRA)

Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.

EL-C-1.e (AIR; ENE; GHG; NOI; TRA)

Support efforts to ensure transportation provider services are online-accessible to enhance utilization of current transit providers for out-of-county transportation needs.

Goal EL-C-2

A unified, coordinated, and cost-efficient road and highway system that is safe, uncongested, and efficient.

Policies

EL-C-2.1

Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development.

EL-C-2.2 (TRA)

Maintain, and improve where feasible, the road system to reduce traffic accidents, improve circulation, and maintain or improve its physical condition, in conformance with the priorities and recommendations established in the Regional Transportation Plan.

EL-C-2.3 (TRA)

When undertaking roadway improvements, prioritize maintenance and safety, considering both public reports and internal expertise and data.

EL-C-2.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize roadway improvement or maintenance projects as follows:

- Priority One: Urgent Projects. Projects of an urgent nature that are clearly needed to protect the health and safety of the traveling public, such as imminent bridge or roadbed failure.
- Priority Two: Safety Projects. Projects that are intended to reduce the number and severity of collisions in a particular location.

- Priority Three: Reconstruction/Maintenance Projects. Projects that involve ongoing maintenance, rehabilitation, and reconstruction requirements to preserve the existing bridge and road network.
- Priority Four: Capacity Improvements. Projects that involve operational improvements to the existing road network that increase service efficiency and capacity.
- Priority Five: New Construction Projects. Projects that involve construction of a new bridge or road. New County construction projects will receive higher priority when they accommodate development in locations within reasonable proximity to employment and shopping centers and encourage energy conservation in the transportation sector.

EL-C-2.5 (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better.

EL-C-2.6

To maintain traffic flow and minimize potential collisions, only allow access from individual parcels to highways and arterials when access to lower road classifications is not feasible, as determined by the County.

EL-C-2.7 (TRA)

Require roadway facilities constructed or used by new development to comply with the Lake County Road Standards (Table EL-3).

EL-C-2.8 (TRA)

Require new roads in residential areas to:

- Be designed to avoid cut-through traffic through the residential area.
- Be paved when serving more than four lots.
- Be improved with processed gravel at a minimum when serving four or fewer lots at densities less than one dwelling unit per five acres.
- Offer adequate right-of-way to contain road improvements for dedication.

EL-C-2.9

Work with California Highway Patrol and Lake County Sheriff to limit truck traffic to designated truck routes, as shown in Figure EL-6.

EL-C-2.10

Support the formation of maintenance districts to fund road maintenance and improvements in a manner consistent with County standards and when there is demonstrated community support.

Actions

EL-C-2.a

Implement and maintain the Capital Improvement Plan to ensure it continues to meet the needs of the East Lake Communities Planning Area as they evolve.

EL-C-2.b

Improve and construct roads to the Lake County Road Standards, as shown in Table EL-3. Use the American Association of State Highway and Transportation Officials (AASHTO) standards, Caltrans standards, and County expertise to inform any revisions to the Lake County Road Standards.

EL-C-2.c

Explore options to implement a traffic mitigation fee that would apply to new development and/or subdivisions for the maintenance of existing County roads.

EL-C-2.d

Implement vehicle weight limit restrictions on roadways near sensitive uses, like schools and residential neighborhoods, to discourage cut-through truck traffic.

EL-C-2.e

Pursue all available sources of funding and protect existing sources of funding for the development, improvement, and maintenance of the existing roadway system.

EL-C-2.f (TCR)

Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.

EL-C-2.g (BIO)

Pursue opportunities for native plant restoration and habitat protection along rights-of-way and medians.

Goal EL-C-3

A transportation network that accommodates new development while reducing per-capita VMT and GHG emissions and promotes environmental protections and stewardship.

Policies

EL-C-3.1 (AIR; ENE; GHG; NOI; TRA)

Incorporate complete streets principles and practices into the planning, design, and construction of circulation network improvements to accommodate all network users, including people walking, biking, and riding transit.

EL-C-3.2 (AIR; ENE; GHG; NOI; TRA)

Lead and encourage activities to design and construct streets to support connectivity and promote pedestrian comfort and safety by including appropriate amenities, such as sidewalks on both sides of the street, shade trees, public benches, and pedestrian-scale lighting, when feasible, prioritizing core community areas.

EL-C-3.3 (AIR; ENE; GHG; NOI; TRA)

Encourage vehicle trip reduction through home occupations and telecommuting.

EL-C-3.4 (AIR; ENE; GHG; NOI; TRA)

Encourage regional employers to provide employees with options and incentives to use alternative modes of transportation to work or to otherwise reduce VMT (e.g., transit subsidies, bicycle facilities, ridesharing, alternative work schedules, telecommuting, and preferential parking for carpools).

EL-C-3.5 (AIR; ENE; GHG; NOI; TRA)

Require new land use development projects to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies.

EL-C-3.6 (AIR; ENE; GHG; NOI; TRA)

Support transitioning on-road vehicles, including personal, business, government, and public transit fleets, to electric power from renewable sources or other zero-emission fuels.

EL-C-3.7 (AIR; ENE; GHG)

Support efforts to build EV charging stations at employment and community destinations, as allowed by market conditions.

EL-C-3.8 (AIR; HYD; NOI)

Encourage the use of road construction methods that reduce air, water, and noise pollution associated with road and highway development.

EL-C-3.9 (AIR; HAZ; HYD)

Avoid locating roadways on naturally occurring asbestos whenever feasible alternative locations exist. If locating a roadway on asbestos is unavoidable, ensure adequate construction and surfacing with non-asbestos materials in compliance with local and State requirements.

EL-C-3.10

Evaluate impacts to tribal cultural sites and consult with local Tribal governments when planning street, transit, and roadway projects that could impact tribal cultural sites.

Actions

EL-C-3.a* (TRA)

Adopt and maintain a VMT environmental threshold and development project screening process based on the Lake Area Planning Council Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study.

EL-C-3.b* (TRA)

Require new development with the potential to increase VMT to prepare a VMT analysis and to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies, as needed, to be consistent with the County's adopted VMT threshold.

EL-C-3.c (AIR; ENE; GHG; NOI; TRA)

Develop a program to encourage trip reduction measures among County employees using various strategies, such as transit and/or carpool/vanpool subsidies, bicycle facilities, alternative work schedules, ridesharing programs, telecommuting options, employee education, and preferential parking for carpools/vanpools.

EL-C-3.d (AIR; ENE; GHG; NOI; TRA)

Encourage carpooling by providing information to community members about park-and-ride locations and available programs.

EL-C-3.e (AIR; ENE; GHG; NOI; TRA)

Amend Article 46 of the Zoning Ordinance to create electric vehicle charging and parking requirements for new development (e.g., one electric vehicle space per every 15 non-electric vehicle spaces and one charging station for large development based on square footage).

EL-C-3.f (HAZ; TRA; WIL)

Encourage and support annual maintenance to unpaved rural, ranch, and fire roads.

EL-C-3.g (TCR)

Coordinate with local Tribal governments when siting public EV charging infrastructure, roads, or transit facilities.

Goal EL-C-4

A transportation system that protects human life.

Policies

EL-C-4.1 (TRA)

Implement a safe systems approach to designing the transportation network for all users; this approach acknowledges that people make mistakes and focuses on roadway design and operational changes to create safe streets.

EL-C-4.2 (TRA)

Strive to eliminate fatal and serious injuries for all road users by 2050 through a holistic view of the roadway system that includes provisions that account for human error, recognize vulnerable road users, such as pedestrians and bicyclists, and promote redundant and proactive safety measures.

EL-C-4.3 (TRA)

Require safety improvements, such as reflective signage and street lighting (where appropriate) to reduce the likelihood of collisions during any roadway infrastructure improvement process.

EL-C-4.4 (TRA; WIL)

When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access.

EL-C-4.5 (AIR; ENE; GHG; NOI; TRA)

Promote slow travel in neighborhoods through installation of infrastructure associated with reduction in crash risk, such as marked crosswalks, new lighting, and improved intersection controls.

EL-C-4.6 (AIR; ENE; GHG; NOI; TRA)

Pursue funding for a Safe Routes to School program and implement improvements, such as traffic-calming measures and high-visibility sidewalks and crosswalks.

EL-C-4.7 (TCR)

Engage local Tribal governments in safety planning and emergency access identification.

Actions

EL-C-4.a (AIR; ENE; GHG; NOI; TRA)

Identify safety corridors and areas that generate high concentrations of bicyclists and/or pedestrians. In these areas, use evidence-based strategies, including strategies identified in the United States Department of Transportation's Strategic Highway Safety Plan, to develop safety measures specific to those areas that are intended to eliminate traffic fatalities, with an emphasis on preventing fatalities of bicyclists, pedestrians, and users of other micromobility devices.

EL-C-4.b (HAZ; NOI)

Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and other sensitive uses.

EL-C-4.c (TCR)

Engage local Tribal governments when developing safety measures for high-risk corridors near tribal lands.

Goal EL-C-5

A safe and efficient public transportation system that offers a convenient alternative to the private automobile, reduces roadway congestion, and meets the community's transit needs.

Policies

EL-C-5.1 (AIR; GHG; NOI; TRA)

Support public transportation programs that promote access to shopping, employment, education, health care, and recreation.

EL-C-5.2

Support the continuation and coordination of transportation programs provided by social service agencies, particularly those serving older adults, individuals with disabilities, and other Equity Priority Populations.

EL-C-5.3 (AIR; ENE; GHG; NOI; TRA)

Support Lake Transit Authority on improvements to fixed-route bus and dial-a-ride services, including expanding the service area—prioritizing service in the community of Spring Valley, providing more frequent buses at key times of the day, and improving transit amenities, such as bus shelters, benches, and wayfinding signage at bus stops.

EL-C-5.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan:

- Provide new and improve existing transportation services for older adults, individuals with access and functional needs, low-income individuals and/or other vulnerable populations;
- Provide intercommunity services between communities in the Planning Area and throughout the county; and
- Expand intercity transit carriers, particularly to Ukiah and the Bay Area.

EL-C-5.5 (AIR; ENE; GHG; NOI; TRA)

Encourage transit access and compatibility during the review and approval process for industrial, commercial, and residential development.

EL-C-5.6 (AIR; ENE; GHG; NOI; TRA)

Encourage bus stops at key destinations, population centers, and/or along arterials and collectors to facilitate public transit use.

EL-C-5.7 (TCR)

Engage local Tribal governments in planning routes and transit services, particularly for elders and community centers.

Actions

EL-C-5.a (AIR; ENE; GHG; NOI; TRA)

Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.

EL-C-5.b (AIR; ENE; GHG; NOI; TRA)

Explore opportunities to improve Lake Transit Authority services to Planning Area residents during updates to the Lake County Transit Development Plan, including regional connections to major destinations like the Sacramento International Airport.

EL-C-5.c (TCR)

Update the Transit Development Plan with input from local Tribal governments to include tribal community needs.

Goal EL-C-6

A continuous and easily accessible active transportation system that facilitates safe, equitable, and connected walking, biking, and micromobility options.

Policies

EL-C-6.1 (AIR; ENE; GHG; NOI; TRA)

Construct new and maintain and improve existing pedestrian and bicycle facilities, consistent with the countywide Active Transportation Plan, as funding is available.

EL-C-6.2 (AIR; ENE; GHG; NOI; TRA)

Incorporate facilities for non-motorized users, such as sidewalks and bike routes, when constructing or improving roadway facilities and when reviewing new development proposals.

EL-C-6.3 (AIR; ENE; GHG; NOI; TRA)

Require bicycle lanes, multiuse paths, and sidewalks in conjunction with road improvement projects, as feasible. Develop, as funds become available, Class II bicycle lanes and multiuse paths on new collector and arterial streets.

EL-C-6.4 (AIR; ENE; GHG; NOI; TRA)

Require facilities for nonmotorized users, such as sidewalks and bike routes, for subdivisions with a density of one or more dwelling units per acre. Required facilities should be commensurate with the impacts of the project, consistent with local and regional plans, and provide for infrastructure that integrates circulation and recreational use and aligns with surrounding development.

EL-C-6.5 (AIR; ENE; GHG; NOI; TRA)

Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.

EL-C-6.6 (AIR; ENE; GHG; NOI; TRA)

Require public and private development projects to include bicycle access and safe bicycle parking facilities at office buildings, schools, shopping centers, and parks, where feasible.

EL-C-6.7 (AIR; ENE; GHG; NOI; TRA)

Follow the adopted Caltrans design standards for the development, maintenance, and improvement of bicycle facilities.

EL-C-6.8 (AIR; ENE; GHG; NOI; TRA)

Construct and maintain bicycle routes and multiuse trails in a manner that minimizes conflicts between bicyclists, pedestrians, and equestrian users with automobiles and private property rights.

EL-C-6.9 (TCR)

Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.

EL-C-6.10 (TCR)

Incorporate Traditional Ecological Knowledge in the design of active transportation improvements.

EL-C-6.11 (TCR)

Ensure new pedestrian/bike paths avoid or mitigate impacts to Tribal Cultural Resources, when feasible.

Actions

EL-C-6.a (AIR; ENE; GHG; NOI; TRA)

Engage in each update to the countywide Active Transportation Plan, prepared by the Lake Area Planning Council, to ensure the active transportation needs of the East Lake Communities Planning Area are met.

EL-C-6.b (AIR; ENE; GHG; NOI; TRA)

Pursue funding to improve and maintain the existing bicycle system and to plan and construct new bicycle facilities that encourage commuting and recreation.

EL-C-6.c (AIR; ENE; GHG; NOI; TRA)

Pursue funding to eliminate gaps in the existing sidewalk network and/or upgrade pedestrian facilities, with priority given to facilities near schools, connections between residential areas and commercial centers, and facilities in Equity Priority Areas.

East Lake: Open Space, Conservation, and Recreation

Goal EL-OS-1

Protection of the Planning Area's diverse biological resources, sensitive significant habitats, and ecosystem health.

Policies

EL-OS-1.1 (BIO)

Coordinate with applicable federal, Tribal, State, regional, and local land management agencies on natural resources and habitat planning, preservation, and mitigation measure development.

EL-OS-1.2 (BIO; HYD)

Support protection and restoration of wetland, riparian, and other significant natural areas in the East Lake Communities Planning Area for wildlife habitats, groundwater recharge, and passive recreation.

EL-OS-1.3 (BIO)

Protect natural lands, including natural resource areas, wildlife habitat, and open space, from encroachment or destruction by incompatible development and invasive species.

EL-OS-1.4 (BIO)

Require development patterns and practices that conserve habitat for protected species and sensitive biological resources, limiting encroachment into areas that support sensitive habitats and directing development into less-sensitive areas.

EL-OS-1.5 (BIO)

Maintain ecologically sensitive resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible, low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically sensitive resource areas.

EL-OS-1.6 (BIO)

Require the use of conservation easements, transfer of development rights, mitigation banking, or similar equity transfer documents to protect unique vegetation, habitat areas, habitat corridors, and sensitive biological resources in new projects.

EL-OS-1.7* (BIO)

Require a qualified biologist to prepare a biological resource assessment as part of project approval for proposed development on sites that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters to identify potential impacts and measures for protecting the resource and surrounding habitat. Require a qualified biologist conduct focused surveys, as identified and recommended in the biological resources assessment, during the appropriate season(s) for identification of the resource.

EL-OS-1.8 (BIO)

When reviewing development proposals, consult with the most updated California Natural Diversity Database (CNDDB) and other available studies prepared by the California Department of Fish and Wildlife (CDFW) to avoid potential impacts on sensitive habitats or special-status species.

EL-OS-1.9* (BIO)

Require a wetland delineation study prepared using the protocol defined by the US Army Corps of Engineers as part of project approval for proposed development on sites with the potential to contain wetland resources. Require that a report on the findings of this survey be submitted to the County as part of the application process and, where proposed development would impact wetland resources, require mitigation measures prior to project approval.

EL-OS-1.10* (BIO)

Require that construction or other ground-disturbing activities avoid nests of native birds when in active use by implementing protection measures to ensure compliance with the California Fish and Game Code and federal Migratory Bird Treaty Act. Compliance guidelines are detailed in the General Plan Environmental Impact Report.

EL-OS-1.11* (BIO)

Require installation and maintenance of construction barrier fencing around sensitive resources on or adjacent to construction sites prior to construction activities and throughout the construction period.

EL-OS-1.12 (BIO; HYD)

Maintain creeks in their natural state whenever possible and allow creeks and floodways to function as natural flood-protection features during storms.

EL-OS-1.13* (BIO; HYD; REC)

Require new development along significant watercourses, riparian vegetation, and wetlands to establish an ecological buffer zone between the waterway and development to protect the resource. Consider providing opportunities for multiuse trails and recreation in the buffer zone when appropriate.

EL-OS-1.14* (BIO)

Require Creek Management Plans and Mineral Reclamation Plans to include measures to protect and maintain riparian resources and habitats.

EL-OS-1.15 (BIO; HYD)

Encourage State and federal agencies that manage public lands in the county to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat.

EL-OS-1.16 (AES; AIR; BIO)

Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health, especially in Equity Priority Areas.

EL-OS-1.17 (BIO; GEO; HYD; USS)

Require majority use of California native plant species in large, landscaped areas in new development projects, and require construction practices that avoid spread of invasive plant species by minimizing surface disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; disinfecting and decontaminating equipment; and using native, noninvasive, drought-resistant species in erosion-control plantings.

EL-OS-1.18* (BIO)

Protect wildlife migration corridors and, prior to approval of projects that might impact identified wildlife connectivity and wildlife linkage areas, require that a habitat connectivity/wildlife corridor evaluation be completed by a qualified biologist. The evaluation shall identify project design features that would reduce potential impacts to wildlife movement and incorporate wildlife corridors for new development plans where appropriate.

EL-OS-1.19 (BIO)

Discourage use of fencing that poses risks to wildlife.

EL-OS-1.20 (BIO)

Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.

EL-OS-1.21 (BIO)

Encourage Caltrans to consider the installation of wildlife over- or underpasses.

EL-OS-1.22* (AES; BIO)

Require lighting in residential areas, and along roadways, and adjacent to sensitive habitat areas to prevent artificial lighting from spilling and/or reflecting into adjacent properties, including natural or open space areas by incorporating design features, such as shielded lighting and landscaping.

EL-OS-1.23 (BIO;TCR)

Traditional Ecological Knowledge (TEK) in biological resource management, habitat restoration, and open space stewardship.

Actions

EL-OS-1.a (BIO)

Consult with the California Department of Fish and Wildlife to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns and develop a strategy for maintaining areas that will preserve the populations of plants and animals in the county.

EL-OS-1.b (BIO)

Prepare and maintain a mapped inventory of ecologically sensitive resource areas, including unique natural areas, wetlands, floodplains, riparian resources, and the habitat of rare, threatened, endangered, and other uncommon and protected species.

EL-OS-1.c* (BIO)

Adopt a Creek and Riparian Area Management Ordinance in consultation with a qualified biologist to support Clear Lake hitch and other sensitive riparian habitat and educate affected property owners on their responsibilities and options for proper maintenance on private properties. Require projects with the potential to impact creeks and riparian areas to demonstrate compliance with the Ordinance prior to project approval.

EL-OS-1.d (BIO; HYD)

Improve County roads, where needed, to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat.

EL-OS-1.e (BIO; HYD)

Develop educational materials regarding the impacts of off-highway vehicle (OHV) travel in streambeds to sedimentation, water quality, and Clear Lake hitch and their habitat, prioritizing distribution to landowners with riparian areas on their property.

EL-OS-1.f (BIO)

Develop and implement a countywide Wildlife Migration Corridor Preservation Plan.

EL-OS-1.g (BIO; HYD)

Review “WW” Waterway, “FW” Floodway, “FF” Floodway- Fringe, and “W” Wetlands combining district information on a periodic basis. Update the boundaries of these combining districts as needed to reflect updates to mapped ecologically sensitive resource areas.

Goal EL-OS-2

Archaeological, Tribal, cultural, and historical resources that are protected and preserved throughout the Planning Area for the long-term benefit of residents, tourists, and future generations.

Policies

EL-OS-2.1* (CUL; TCR)

Review proposed development projects in conjunction with the California Historical Resources Information System, Northwest Information Center, at Sonoma State University, to determine whether project areas contain known archaeological resources, both prehistoric and/or historic-era, and Tribal Cultural Resources (TCRs), or if they have the potential to hold such resources and if so, implement mitigation to protect the resource.

EL-OS-2.2* (CUL; GEO)

Whenever possible, require new development to preserve significant historical, archaeological, or paleontological resources on-site through project design. If on-site preservation is not feasible, mitigate impacts through techniques such as relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records. Any documentation of historic resources shall be conducted in accordance with Historic American Building Survey (HABS) Level III standards, as defined by the US Secretary of the Interior.

EL-OS-2.3* (CUL; TCR; GEO)

Upon discovery of significant archaeological, paleontological, historic, or Tribal Cultural Resources during site development, require all activity to be halted within 100 feet of the find(s) and notify a professional archaeologist, paleontologist, historian, and/or local Tribal government representative (if appropriate) to evaluate the find(s) and recommend mitigation procedures, if necessary. Findings and mitigation measures are subject to review and approval by the Lake County Planning Commission prior to resuming site development work.

EL-OS-2.4* (CUL; TCR; GEO)

As a condition of approval for discretionary grading permits, require construction employees to be trained in recognizing potentially significant archaeological, paleontological, historic, or Tribal Cultural Resources that may be discovered during ground-disturbing activities. Require project proponents to submit verification that all site workers have received sensitivity training prior to commencement of ground-disturbing activities.

EL-OS-2.5* (CUL)

Require discretionary review for demolition permit applications on important historic sites to mitigate impacts.

EL-OS-2.6 (CUL)

Protect cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Register of Historical Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

EL-OS-2.7 (CUL)

Follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties.

EL-OS-2.8 (CUL; TCR)

Prioritize preservation and adaptive reuse of buildings, sites, and areas with identified archaeological, cultural, or historic significance.

EL-OS-2.9 (CUL; TCR)

Coordinate historic and cultural resources management with local Tribal governments, planning and regulatory agencies, and nearby jurisdictions.

EL-OS-2.10 (CUL; TCR)

Support and distribute information to the community from local, State, and national education programs about cultural and archaeological resources.

EL-OS-2.11 (CUL; TCR)

Conduct education and outreach to the community about the various federal, State, Local, and private funding sources and economic mechanisms available to support historic resource preservation.

Actions

EL-OS-2.a (CUL; TCR)

Contract with a qualified cultural resource coordinator for the development of review procedures and ordinances for the protection of cultural heritage resources, including mechanisms for the protection of identified cultural sites from vandalism and instances when owners of designated historic properties assert economic hardship.

EL-OS-2.b* (CUL; TCR)

Contract with an archaeologist(s) that meets the Secretary of the Interior's Professionally Qualified Standards to perform cultural resource studies for environmental analysis on discretionary projects where a cultural resource report is deemed necessary, including outreach to Tribal governments for input on Tribal Cultural Resources.

EL-OS-2.c (CUL; TCR)

Establish a process for considering the designation of structures older than 50 years as historic structures or landmarks eligible for special recognition and preservation protections.

EL-OS-2.d (CUL; TCR)

Support an ongoing Lake County Historic Commission to review development projects that may impact historic resources.

EL-OS-2.e (CUL; TCR)

Engage the East Lake community to identify appropriate sites for the Historic Preservation Combining District and apply the District to identified sites.

EL-OS-2.f (CUL; TCR)

Support continued operation of the Lake County Heritage Commission to review development projects that may impact historic resources.

EL-OS-2.g (CUL; TCR)

Apply to the State to become a Certified Local Government, making the County eligible for historic preservation programs.

Goal EL-OS-3

Celebrated, amplified, and preserved tribal influences and Tribal Cultural Resources throughout the East Lake Communities Planning Area.

Policies

EL-OS-3.1 (CUL; TCR)

Protect tribal heritage, honor the early stewards of this land, and treat Native American remains and Tribal Cultural Resources with sensitivity and respect.

EL-OS-3.2 (CUL; TCR)

Support educational and other opportunities to increase knowledge and promote awareness of the history of indigenous peoples in what is now the East Lake Communities Planning Area, and how the County's relationship with local tribes has evolved.

EL-OS-3.3 (CUL; TCR)

Respect and protect Tribal Cultural Resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California tribes, recognizing that protecting Tribal Cultural Resources supports both cultural preservation and environmental health outcomes.

EL-OS-3.4 (CUL; TCR)

Conduct formal and early government-to-government consultation with culturally affiliated Tribes on all projects with potential cultural, environmental, or scenic impacts to identify and protect recorded and unrecorded Tribal Cultural Resources through the discretionary development review process.

EL-OS-3.5 (CUL; TCR)

Require protection of cultural resource sites in subdivision projects by avoiding identification of sites on maps, relying instead on other techniques, including establishing building envelopes.

EL-OS-3.6* (CUL; TCR)

Consult with culturally affiliated Tribal governments when developing mitigation measures to avoid or minimize impacts on Tribal Cultural Resources. Mitigation could include notification of culturally affiliated Tribal governments prior to and tribal monitoring during ground-disturbing activities.

EL-OS-3.7* (CUL; TCR)

Upon discovery of a burial, human remains, or suspected human remains, require immediate halt to all work within 100 feet and notify the Sheriff's Department, the culturally affiliated Tribal governments, and a qualified archaeologist for proper internment and tribal rituals according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.

EL-OS-3.8 (AES; BIO; CUL; TCR)

Work with appropriate Tribal governments to protect sacred sites from visual intrusion or development inconsistent with cultural values, particularly along scenic corridors and riparian areas.

Actions

EL-OS-3.a (TCR)

Establish and maintain collaborative relationships with local Tribal government representatives to facilitate tribal consultation, preserve Tribal Cultural Resources, and coordinate land use planning in areas around tribal lands.

EL-OS-3.b (TCR)

Work with local Tribal governments to establish programs and secure funding to implement actions aimed at preserving Tribal Cultural Resources.

EL-OS-3.c (TCR)

Collaborate with Tribal governments to identify cultural sites, sacred landscapes, cultural viewsheds, and traditional use areas, and incorporate them into land use planning through a Tribal Resource Conservation Overlay or equivalent mechanism, that requires a consultation-based review for any future land use designation changes affecting these areas to protect Tribal Cultural Resources and uphold the tribes' ongoing stewardship of their ancestral lands. Where appropriate, explore partnerships for co-management, conservation, and interpretive uses that honor the ancestral and ongoing relationship between Tribal governments and these lands.

Goal EL-OS-4

Conserved energy resources.

Policies

EL-OS-4.1 (AIR; ENE; GHG)

Require the use of energy conservation features and encourage renewable and carbon-free energy generation and storage systems in new construction and renovation of existing structures.

EL-OS-4.2 (AIR; ENE; GHG)

Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass.

EL-OS-4.3 (AIR; ENE; GHG)

Promote and incentivize small-scale, on-site renewable energy and storage systems for existing residential units, nonresidential buildings, and in the agricultural sector.

EL-OS-4.4 (AIR; ENE; GHG)

Participate in local and State programs that reduce the consumption of energy.

EL-OS-4.5 (AIR; ENE; GHG)

Work with energy providers to promote and expand cost-saving options for low-income households.

EL-OS-4.6 (AIR; ENE; GHG)

Construct all new or remodeled County buildings and retrofit existing buildings to be energy efficient and rely on renewable and carbon-free energy resources where feasible.

EL-OS-4.7 (AIR; ENE; GHG)

Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.

EL-OS-4.8 (AIR; ENE; GHG)

Coordinate with energy providers to place transmission systems in locations that minimize environmental and other impacts.

Actions

EL-OS-4.a (AIR; ENE; GHG)

Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Areas and Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.

EL-OS-4.b

Explore options to create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (air conditioners, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost to increase energy efficiency and replace hazardous appliances in their home or business. Work with volunteer groups to support installation and disposal of old appliances in Equity Priority Areas for Equity Priority Populations.

EL-OS-4.c (AIR; ENE; GHG)

Coordinate with local utility providers and educational institutions to develop informational brochures that promote energy conservation and the use of renewable and carbon-free energy sources. Make these brochures available to the public and distribute them with building permit application materials.

EL-OS-4.d (AIR; ENE; GHG)

Work with local agencies and non-profits to retrofit and upgrade homes for energy efficiency and climate resiliency, particularly in Equity Priority Areas.

Goal EL-OS-5

Continued economic viability of mineral extraction activities while minimizing impacts on the public and the environment.

Policies

EL-OS-5.1 (HAZ)

Require that all mining operations prevent environmental contamination from storage and disposal of wastes and hazardous materials or general operating activity at the site.

EL-OS-5.2 (MIN)

Ensure that all mining operations are performed in compliance with the policies and implementation measures included in the 1992 Lake County Aggregate Resources Management Plan (Appendix A to this General Plan).

EL-OS-5.3 (MIN)

Require new development adjacent to existing mining operations to be designed to provide a buffer between the proposed use and the mining operation. Require new mining operations to provide a buffer between the mine and existing or likely adjacent uses to minimize incompatibility issues and mitigate environmental and aesthetic impacts. Required buffer distances will be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality.

EL-OS-5.4 (AIR)

Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.

EL-OS-5.5 (HAZ)

Require review and approval by the Environmental Health Department and Air Quality Management District for storage of hazardous materials associated with new mining operations.

Goal EL-OS-6

A parks, recreation, and open space system that serves the recreational needs of the East Lake Communities Area residents and visitors.

Policies

EL-OS-6.1 (PUB; REC)

Provide and promote a balanced recreation system offering a variety of quality social activities and recreational opportunities for all community members.

EL-OS-6.2 (PUB; REC)

Coordinate the development of parks and recreation facilities with the rate of growth in the East Lake Communities Planning Area to ensure parks and recreation facilities are adequate to serve the local population.

EL-OS-6.3 (PUB; REC)

Maintain a level of service standard of five acres per 1,000 residents for parks.

EL-OS-6.4 (PUB; REC)

Support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational opportunities on County-owned lands, as outlined in the countywide Parks, Recreation, and Trails Master Plan, and on State- and federally-owned lands.

EL-OS-6.5 (PUB; REC)

When constructing new County parks, use the following guidelines:

- Locate the park to promote an equitable distribution of facilities within the Planning Area and across the county.
- Locate the park centrally to serve as much of the population base as possible.
- Locate the park at the intersection of major and/or minor collectors to facilitate access.
- Locate the park along designated bicycle routes to facilitate access by bicyclists.
- Locate the park in close proximity to shopping areas, cultural facilities, such as libraries or museums, schools, and employment centers.
- Develop community parks to be appropriately sized.
- Provide night lighting when feasible to reduce vandalism and extend the use of the facility.
- Locate the park on sites that do not contain Naturally Occurring Asbestos, unless adequate clean cover material and other effective controls, as determined by the Lake County Air Quality Management District, are incorporated to minimize public exposure to asbestos dust.

EL-OS-6.6 (PUB; REC)

Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for Equity Priority Populations and residents of Equity Priority Areas, including by facilitating multiple transportation modes. Design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.

EL-OS-6.7 (PUB; REC)

Strengthen the role of County parks as community focal points by constructing meeting halls and recreational buildings on existing parks where feasible.

EL-OS-6.8 (PUB; REC)

Prioritize and promote recreational activity programs and opportunities in Equity Priority Areas.

EL-OS-6.9 (PUB; REC)

Support expanded access to indoor and outdoor recreation opportunities by working with other agencies to co-locate recreation spaces, parks, and trails with public facilities, such as schools and utility easements, prioritizing Equity Priority Areas.

EL-OS-6.10 (PUB; REC)

Require large development projects to construct and maintain parks within the development, when appropriate.

EL-OS-6.11 (PUB; REC; TCR)

Support partnerships with local Tribal governments for joint management and interpretation of parks, trails, and open space areas to reflect and honor the tribes' enduring connection to the land.

EL-OS-6.12

Involve community members in the design and development of all park and recreation facilities, with special emphasis on engaging Equity Priority Populations and residents of Equity Priority Areas.

EL-OS-6.13 (BIO)

When building parks and recreational facilities in areas with sensitive habitat, preserve habitat areas and design the space to avoid potential impacts on the habitat from park users.

EL-OS-6.14 (HYD)

Promote passive recreation in flood-prone areas to absorb floodwater and protect developed areas.

Actions

EL-OS-6.a (PUB; REC)

Implement and periodically update, as needed, the countywide Parks, Recreation, and Trails Master Plan.

EL-OS-6.b (PUB; REC)

Seek funding to implement the Parks, Recreation, and Trails Master Plan and to keep parks safe, attractive, and responsive to community needs, including funding for park acquisition, planning, capital improvements, lifecycle replacement of amenities, recreation programming, recreation centers, and maintenance operations.

EL-OS-6.c (PUB; REC)

Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.

EL-OS-6.d (PUB; REC)

Investigate the feasibility of developing a park expansion and improvement program that includes a combination of one or more of the following: impact fees for new homes, special assessment districts, and county service areas.

EL-OS-6.e

Work to ensure parks and recreation spaces are kept clean and free of litter and hazardous materials.

EL-OS-6.f

Enforce prohibitions of drug use and overnight and/or long-term camping in parks, recreation, and open space areas.

Goal EL-OS-7

Public access to and opportunities for community enjoyment of Clear Lake.

Policies

EL-OS-7.1

Provide trails, turnouts, and public open spaces wherever possible along the lakeshore.

EL-OS-7.2

Manage County-owned land near Clear Lake in a manner that maximizes public enjoyment of the lake, including by:

- Retaining vacant County-owned lakefront properties and making improvements, as needed, to expand opportunities for public access to and use of Clear Lake, unless a land swap, as described below, would result in better public access;
- Considering land swaps with private lakefront property owners that would enable consolidation of County properties into more useable parcels;
- Acquiring surplus lakefront lands from other public agencies and retaining them for public lake access;
- Prioritizing expansion of lakefront lands for public access adjacent to existing lakefront recreational lands to foster an integrated lakefront recreation network; and
- Utilizing public streets that dead-end at the lake for public access to the lake.

EL-OS-7.3

Continue to support efforts to improve and increase public access to Clear Lake, prioritizing sites in established communities and near existing resort development.

EL-OS-7.4

Require new commercial development along the shoreline of Clear Lake to provide public lake access, including docks, as appropriate.

EL-OS-7.5

Support water-related uses and facilities on vacant or redeveloped lakefront lands, provided the uses and/or facilities will not negatively impact the environment or preclude public access to the lake.

EL-OS-7.6

Discourage conversion of privately owned lakefront lots that provide public access to the lake to uses that would preclude future public use.

EL-OS-7.7

Prioritize maintenance and improvement of public lakefront lands in the County's budget to help maximize the recreation, aesthetic, and economic benefits derived from public view and use of the lakefront.

EL-OS-7.8

Maintain a safe boating environment on the County's waterways.

EL-OS-7.9

Maintain and expand County boat launch facilities to ensure adequate and convenient access to Clear Lake.

Actions

EL-OS-7.a

Continue to maintain the Clear Lake public launch and marina facilities to ensure easy and safe access by the public.

EL-OS-7.b

Install and maintain signage identifying areas open to public access along the lake.

EL-OS-7.c

Explore innovative programs that would expand public lake access in residential areas along the lake.

EL-OS-7.d

Explore the feasibility of developing additional boat launch facilities at streets that dead-end at the lake.

EL-OS-7.e

Establish temporary docking areas for boats used in commuting across Clear Lake in locations where the County maintains dock facilities.

EL-OS-7.f

Establish no-wake zones in ecologically sensitive resource areas and areas primarily used for nonmotorized recreation, such as swimming, kayaking, and bird watching.

Goal EL-OS-8

An interconnected multiuse trail system that serves a variety of recreational needs in the East Lake Communities Planning Area.

Policies

EL-OS-8.1 (PUB; REC)

Encourage and support efforts to develop a multiuse ridgeline trail system and multiuse shoreline water trail system along the north shore of Clear Lake.

EL-OS-8.2 (PUB; REC)

Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails.

EL-OS-8.3 (PUB; REC; TRA)

Provide safe access to existing and new parks for hikers, cyclists, and equestrians. Support development of improved and additional safe access for hikers, cyclists, and equestrians on State and federal lands.

EL-OS-8.4 (PUB; REC)

Continue to support equestrian activities in the East Lake Communities Planning Area, including through land use regulations that support horse ownership and stewardship.

EL-OS-8.5 (PUB; REC)

Increase public awareness and support for county trails through promotions, interpretive programs, exhibits, publication, maps, and the County's website.

EL-OS-8.6 (PUB; REC)

Provide water and shade structures at trail heads and county parks, where feasible, to support their use and decrease adverse health impacts from recreation during extreme heat days.

Actions

EL-OS-8.a (PUB; REC; TRA)

Develop incentives to encourage dedication of trails.

EL-OS-8.b (PUB; REC; TRA)

Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding.

EL-OS-8.c (PUB; REC)

Develop nature and water trails along the shoreline, including to provide access for non-motorized boating.

Goal EL-OS-9

Preserved and enhanced scenic resources and viewsheds in the East Lake Communities Planning Area.

Policies

EL-OS-9.1* (AES)

In rural areas outside of Community Growth Boundaries, require structures built in the immediate foreground view of a scenic route to be sited a sufficient distance from the roadway edge to minimize intrusion on the natural features and backdrops as viewed from the roadway or adjacent residences. In rural and urbanized areas, require structures built in the immediate foreground of a scenic route to minimize obstruction of views of significant natural features. Require development on hillsides to blend in with the surroundings through exterior color choices and maximum height restrictions.

EL-OS-9.2 (AES; BIO)

Develop and maintain roads and highways in a manner that protects natural and scenic resources.

EL-OS-9.3 (AES; CUL; PUB; REC)

Develop access to scenic viewpoints along County roadways and multiuse trails. Provide interpretive information at these access points to inform visitors and residents of the natural and cultural history of the East Lake Communities Planning Area and region.

EL-OS-9.4 (AES)

Encourage utility companies and service providers to choose the least conspicuous locations for distribution lines, towers, and fuel breaks to avoid impacts to viewsheds where possible.

EL-OS-9.5 (AES; HYD)

Use native and drought tolerant landscaping to frame and direct attention to major views and away from unattractive developments to the extent practical. Permit selective cutting and pruning to enable establishment or improvement of roadway views.

Actions

EL-OS-9.a* (AES)

Develop an ordinance that regulates development on or near ridgelines, hilltops, and along the shoreline of Clear Lake to minimize impacts to scenic viewsheds.

EL-OS-9.b (AES)

Amend the Scenic Combining District to include ridgelines, working in consultation with Tribal governments.

EL-OS-9.c (AES)

Amend the Scenic Combining District regulations in the Zoning Ordinance to prohibit billboard signage on commercial properties.

EL-OS-9.d (AES; CUL; TCR)

Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.

Goal EL-OS-10

Preserved and enhanced visual quality in community areas.

Policies

EL-OS-10.1 (AES)

Require new development to screen mechanical equipment and trash storage facilities from public view.

EL-OS-10.2 (AES)

Require appropriate visual screening and roadway setbacks for industrial and service commercial uses, including through the use of native vegetation for screening.

EL-OS-10.3* (AES)

Require the use of lighting that enhances visibility, convenience, and public safety without creating glare or light pollution.

EL-OS-10.4* (AES)

Require the use of low-glare building materials for new buildings constructed in the Planning Area.

EL-OS-10.5 (AES; WIL)

Require new commercial development to install street trees in accordance with an adopted streetscape plan and with fire-safe landscaping requirements.

EL-OS-10.6 (AES; WIL)

Require new utilities to be installed underground whenever feasible.

EL-OS-10.7 (AES)

Require removal of dilapidated structures and signs on the Clear Lake shoreline, including docks, following the abatement procedures dictated by the Uniform Abatement of Public Nuisances Code.

Actions

EL-OS-10.a* (AES)

Amend the Zoning Ordinance to regulate outdoor lighting in a way that minimizes light pollution that disrupts dark skies while providing for safety and reasonable use.

EL-OS-10.b (AES)

Amend the Zoning Ordinance to establish additional standards to preserve public views from both the land and the lake, applicable to new residential development and replacement of existing structures with larger ones on the shoreline of Clear Lake.

EL-OS-10.c (AES)

Establish a coordinated roadway signage program for the East Lake Communities Planning Area that identifies routes and major destinations, provides traffic information, and provides directional information to major destinations and public access areas while supporting the visual character of the region.

EL-OS-10.d (AES; WIL)

Work with PG&E to establish an underground utility district to bury existing utilities.

EL-OS-10.e (AES)

Expand enforcement of the Zoning Ordinance and Uniform Abatement of Public Nuisances Code to abate signs, billboards, and shoreline protection structures, such as seawalls and retaining walls, that do not meet Code requirements.

EL-OS-10.f (AES)

Maintain Code Enforcement services to support the visual quality of the community.

East Lake: Environmental Justice

Goal EL-EJ-1

Communities that promote high quality of life and good health outcomes for everyone, including Equity Priority Populations.

Policies

EL-EJ-1.1

Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible.

EL-EJ-1.2

Continue to work with the EPA to support remediation of the Sulphur Bank Mine Superfund site to protect community health and restore a safe and healthy environment.

EL-EJ-1.3

Limit exposure to secondhand smoke, including from electronic smoking devices, tobacco smoke, and cannabis smoke, and enforce State and local laws and regulations pertaining to prohibitions of tobacco and cannabis use in specified locations and selling tobacco and cannabis to minors.

EL-EJ-1.4

Lead and support activities to facilitate affordable access to health care, including addressing infrastructure and service barriers to broadband access for telehealth and multimodal access to clinics.

EL-EJ-1.5 (PUB)

Encourage and support the expansion of medical and senior care facilities, such as medical clinics, urgent care, emergency care, behavioral health facilities, and pharmacies, prioritizing areas that lack access to healthcare. Strategies could include incentives or streamlining efforts.

EL-EJ-1.6 (PUB)

Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.

EL-EJ-1.7

Support efforts to attract medical professionals to the East Lake Communities Planning Area.

EL-EJ-1.8

Collaborate with neighboring jurisdictions to assess and address issues related to capacity and access to emergency, acute, and preventative/primary healthcare services.

EL-EJ-1.9

Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.

EL-EJ-1.10 (TCR)

Work with local Tribal governments on mitigation strategies for asthma-related environmental hazards.

Actions

EL-EJ-1.a

Establish a process for assisting community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as public art, fire-resilient vegetative buffers, and planting strips in Equity Priority Areas.

EL-EJ-1.b

Consider adopting a tobacco and cannabis retail licensing fee that earmarks a portion of the fee for enforcement of tobacco- and smoking-related policies.

EL-EJ-1.c

Consider adopting an ordinance prohibiting smoking (including vaping, electronic cigarettes, tobacco, and cannabis) in specific areas, such as:

- Inside and near doors and windows of multifamily housing units to limit residents' exposure to the harmful effects of second-hand smoke.
- At worksites, including in and near unenclosed spaces of employment, outdoor dining areas, and unenclosed waiting areas.
- On public property, including in public parks and trails, and at public events, such as farmers' markets and community fairs.

EL-EJ-1.d

Consider adopting an ordinance aimed at reducing instances of youth using tobacco products that might include prohibiting the location of tobacco retailers near schools and other youth-serving facilities and/or establishing restrictions on the placement and promotion of tobacco products so they are not easily accessible to youth.

EL-EJ-1.e

Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others.

EL-EJ-1.f

Work with the newly formed Commission on Aging to prepare a new Chapter of the County's Code of Ordinances for "Community Services" to detail services available in the county, including support services for older adults.

EL-EJ-1.g

Explore adoption of an elder income index and/or other mechanisms to provide cost relief for the older adult residents in the county.

EL-EJ-1.h

Work with North Coast Opportunities (NCO) to activate the AmeriCorps/Senior Corps Retired Senior Volunteer Program (RSVP) to collect volunteer hours and use those as in-kind monetized matching funds, as allowed by the State and federal RSVP programs, to maximize funding for needed community services.

Goal EL-EJ-2

Access to living spaces that are safe, clean, and healthy for all East Lake Communities Planning Area residents.

Policies

EL-EJ-2.1

Ensure housing in the East Lake Communities Planning Area provides safe and sanitary environments for residents.

EL-EJ-2.2 (POP)

Ensure that future improvements in Equity Priority Areas will not result in a net loss of subsidized affordable housing or significant preventable displacement of residents.

EL-EJ-2.3

Ensure adequate living conditions for tenants through ongoing and effective code enforcement, with priority given to housing in Equity Priority Areas.

EL-EJ-2.4

Work with and support agencies and organizations providing supportive services to individuals experiencing homelessness, including efforts to secure temporary and long-term housing for unhoused community members.

Actions

EL-EJ-2.a

Pursue all available federal and State funds to assist with housing preservation and rehabilitation, with a focus on identifying funding to remediate health and safety issues for housing in Equity Priority Areas and housing units occupied by Equity Priority Populations.

EL-EJ-2.b (POP)

Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing.

EL-EJ-2.c (POP)

Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.

EL-EJ-2.d

Create an assistance program for homeowners and landlords to bring older properties up to code and improve their livability, with priority given to homes in Equity Priority Areas and those housing Equity Priority Populations.

EL-EJ-2.e

Develop a system or other mechanism to inventory rental housing in the county by address, both to track the stock of rental housing and to develop a mailing list to reach rental housing occupants. Additional details in the inventory may also include property owner contact information.

EL-EJ-2.f

Conduct periodic outreach in Equity Priority Areas and to Equity Priority Populations to inform tenants of their rights and responsibilities. Written outreach efforts should be provided in English and Spanish.

EL-EJ-2.g

Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.

Goal EL-EJ-3

Convenient and affordable access to healthy food for all East Lake Communities Planning Area residents.

Policies

EL-EJ-3.1

Support efforts to establish and/or expand programs and other activities to improve food security and eliminate hunger, including food assistance programs, community gardens, and school lunch access.

EL-EJ-3.2 (AIR; ENE; GHG; NOI; TRA)

Support transit route changes or expansions and active transportation network improvements that link Equity Priority Areas to healthy food sources, including grocery stores. In addition, encourage new healthy food retailers near existing transit connections.

EL-EJ-3.3

Expand local food access and agriculture by supporting and encouraging farmers' markets, urban farming, community gardening, and other similar activities.

EL-EJ-3.4

Encourage new development projects to incorporate community gardens into the project design, as appropriate.

Actions

EL-EJ-3.a

Develop incentives to encourage the establishment of grocery stores and other venues selling healthy foods, preferably locally grown or produced, in areas with limited access to healthy food, prioritizing locations in or near Equity Priority Areas.

EL-EJ-3.b

Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access, prioritizing markets in or near Equity Priority Areas.

EL-EJ-3.c

Inventory and map food deserts in the East Lake Communities Planning Area to inform future policy and decision making to address food access barriers.

EL-EJ-3.d

Streamline permitting processes for grocery stores and markets in Equity Priority Areas and food deserts.

Goal EL-EJ-4

Effective decision making that seeks and incorporates the voices of East Lake Communities Planning Area residents, including from Equity Priority Populations and those living in Equity Priority Areas.

Policies

EL-EJ-4.1

Empower all residents to participate in local decision making and ensure meaningful public engagement processes and events that make it possible for everyone—especially Equity Priority Populations and those living in Equity Priority Areas—to participate and influence outcomes.

EL-EJ-4.2

Use multiple channels—including digital and print media, County websites, local radio, and cable TV—to share publicly important information and publicize opportunities for community engagement to ensure access for everyone, including those without home computers or internet.

EL-EJ-4.3

Provide interpretation and translation services for community announcements, community meetings, services, and programs, to ensure accessibility for all community members, as appropriate.

EL-EJ-4.4

Encourage sponsors of major development projects to have early and frequent communication, in the appropriate language(s), with affected residents and interested parties.

EL-EJ-4.5

Strive for more diverse representation on boards, commissions, committees, and similar bodies to better reflect the demographics and varying viewpoints of East Lake Communities Planning Area residents, including representatives of Equity Priority Populations and/or other underrepresented groups, as appropriate.

EL-EJ-4.6

Engage young people in long-range planning processes and other County-administered programs and processes through outreach and partnerships with libraries, schools, and local youth organizations when possible.

Actions

EL-EJ-4.a

Hold periodic public meetings in each Equity Priority Area to hear from residents of these communities about issues impacting their quality-of-life outcomes and use that input to inform the County's annual budgeting process.

EL-EJ-4.b

Support Municipal Advisory Councils to develop best practice guidelines to support all County departments with conducting effective outreach in the East Lake Communities Planning Area, such as how to identify appropriate engagement activities and practices based on the project or issue type and stakeholders involved, a list of stakeholders and/or community leaders in the area, and language interpretation or translation services to offer.

EL-EJ-4.c (AIR; ENE; GHG; NOI; TRA)

Explore options and seek funding to transition to accessible outreach materials for those with sensory disabilities (e.g., visually impaired and/or deaf or hard of hearing).

EL-EJ-4.d

To inform existing and potential future municipal advisory councils (MACs), adopt a policy detailing the process for forming a MAC and the roles, responsibilities, and authority of a MAC, which may take inspiration from Mendocino County Policy 51, Formation/Operation of Municipal Advisory Councils.

EL-EJ-4.e

Periodically update Equity Priority Area maps, including the Tribal Lands boundaries as updated by the Bureau of Indian Affairs, to ensure that the appropriate communities are prioritized as part of the County's work to implement the Environmental Justice Element.

East Lake: Public Facilities and Services

Goal EL-PF-1

Resilient and well-maintained public facilities and services that meet the needs of all community members, are adequately funded, and enhance quality of life in the East Lake Communities Planning Area.

Policies

EL-PF-1.1 (PUB; USS)

Ensure that all neighborhoods have access to safe, well-maintained public facilities, utilities, and services that meet community needs now and as the community grows.

EL-PF-1.2 (PUB; USS)

Prioritize County expenditures on infrastructure, public facilities, services, recreation and open space amenities, and environmental enhancements that benefit and respond to the needs of Equity Priority Populations and residents of Equity Priority Areas.

EL-PF-1.3 (TCR)

Work with local special districts and Local Tribal governments to coordinate public service improvements in the East Lake Communities Planning Area.

EL-PF-1.4 (PUB)

Continue to assess existing and future needs for public facilities and services, such as internet access, meeting rooms, and libraries, and work to develop, retrofit, or expand facilities and services, as necessary, to meet those needs, prioritizing the needs of Equity Priority Populations and residents of Equity Priority Areas.

EL-PF-1.5 (PUB; WIL)

Work with utility service providers to ensure service and program offerings align with existing and planned development patterns to meet current and future community needs.

EL-PF-1.6

Coordinate with public utility providers to acquire adequate rights-of-way to facilitate expansion of services in a timely manner.

EL-PF-1.7 (AES)

Require new subdivisions in the Community Growth Boundary to include dark sky compliant streetlights.

EL-PF-1.8* (USS)

Require new development projects to provide their own infrastructure, tie into existing infrastructure, or be required to provide infrastructure that will tie into future infrastructure, as determined by the County and other affected agencies.

EL-PF-1.9* (USS)

Prior to project approval, ensure that new development projects will not create significant adverse impacts on existing infrastructure by implementing County-approved mitigation measures to reduce the impact.

EL-PF-1.10 (USS)

Ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.

EL-PF-1.11 (PUB; USS)

Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure.

EL-PF-1.12

Continue to support the Department of Animal Care and Control in its efforts to minimize pet overpopulation and abuse.

Actions

EL-PF-1.a (USS)

Upon each update to the Housing Element, perform an analysis of infrastructure needs and deficiencies in disadvantaged unincorporated communities (DUCs), explore funding mechanisms that could make extension of needed services and facilities feasible, and update the associated information, policies, and actions of the General Plan as needed to reflect new conditions.

EL-PF-1.b (USS)

In cooperation with other service providers as appropriate, develop long-range facility master plans for relevant public services.

EL-PF-1.c

Consider the creation of additional assessment districts, county service areas, and/or special districts to fund and manage new and improved infrastructure, where needed.

EL-PF-1.d

Update and maintain policies and procedures that govern the County's use of artificial intelligence (AI) to ensure the County's and community's data is protected, appropriate oversight of any AI-generated products or activities, and that the use of AI does not conflict with the best interest of the County or its constituents.

Goal EL-PF-2

Public facilities that are designed to provide quality service while minimizing impacts on the environment.

Policies

EL-PF-2.1 (PUB; USS)

Require public facilities installations and extensions to be sited and designed to minimize or avoid potential adverse impacts to the community and environment.

EL-PF-2.2 (AGF)

When infrastructure, such as sewer, water, and transmission lines, must cross agricultural lands, locate the infrastructure in the public right-of-way or along lot lines whenever possible.

EL-PF-2.3 (AES)

Coordinate with utility companies to minimize the visual and cultural impact of new or expanded facilities through appropriate facility sizing, design, and placement on the landscape. Generally encourage utility lines to be co-located and to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.

EL-PF-2.4

Require mitigation for inter-county regional transportation facilities, high-voltage electrical transmission lines, and energy or water pipelines that do not serve the local population and provide little or no long-term benefit to the local affected area.

EL-PF-2.5

Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.

EL-PF-2.6 (AIR; ENE; GHG; NOI; TRA)

Encourage public and other facilities designed for direct public use, such as libraries, to be located along major thoroughfares and/or near the center of general community activities.

EL-PF-2.7 (AIR; ENE; GHG; NOI; TRA)

Design new or redeveloped governmental and civic facilities to accommodate multiple community uses, such as recreation and community gathering spaces, and to be accessible to all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.

EL-PF-2.8 (AIR; ENE; GHG; NOI; TRA)

Encourage the development of joint school facilities, recreational facilities, and educational and service programs between school districts and other public agencies.

EL-PF-2.9 (BIO; USS)

Encourage joint use of existing right-of-way corridors and utility easements.

EL-PF-2.10

Ensure that County-managed spaces and facilities support a feeling of safety for users and require new development projects to provide adequate lighting, clearly marked crosswalks, and other safety-promoting features in public spaces, as appropriate.

Goal EL-PF-3

Fire protection and law enforcement services that protect community members and property.

Policies

EL-PF-3.1* (PUB; WIL)

Work with the Sheriff's Office, Northshore Fire Protection District, Lake County Fire Protection District, and CAL FIRE to support each agency's ability to maintain adequate staffing and incident response times in accordance with State and federal guidelines.

EL-PF-3.2 (PUB; WIL)

Locate new fire and police stations to minimize response times to the East Lake Communities Planning Area, while prioritizing effective use of existing facilities.

EL-PF-3.3 (PUB; WIL)

Support efforts to expand fire protection service to continue to meet the needs of the East Lake Communities Planning Area.

EL-PF-3.4 (PUB; WIL)

Continue to promote cooperative fire protection agreements with CAL FIRE to provide adequate fire protection throughout the East Lake Communities Planning Area.

EL-PF-3.5 (PUB; WIL)

Consult with the Northshore Fire Protection District and Lake County Fire Protection District when reviewing new development proposals to identify any facility, infrastructure, or equipment upgrades needed to support the development and ensure the development pays for any identified upgrades.

EL-PF-3.6 (PUB; WIL)

Support development of local firewise communities and fire safe councils and work collaboratively to manage hazardous vegetation on private properties.

EL-PF-3.7* (PUB; USS; WIL)

Require that new development demonstrates adequate water supply and service for effective fire protection and that all infrastructure meets the fire protection standards of Lake County or the responsible agency.

EL-PF-3.8 (PUB; WIL)

Promote public safety programs and activities, including neighborhood watch programs, child identification kits, fire hazard prevention and awareness, and other public education efforts.

Goal EL-PF-4

Affordable, reliable, and safe water and wastewater service that meets existing and future community needs.

Policies

EL-PF-4.1

Discourage extension of water and sanitary sewer lines into areas outside of Community Growth Boundaries, except to serve public and semi-public uses that are not growth inducing, or when such extension is necessary to address a declared public health emergency.

EL-PF-4.2

Coordinate with Lake County LAFCO in the preliminary stages of development proposal entitlement application reviews for projects that may require an expansion of current service district boundaries to determine whether LAFCO will have a role in the approval process.

EL-PF-4.3* (USS)

Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound water delivery system with adequate capacity, including by securing a will-serve letter from the water purveyor within the service area prior to the issuance of construction permits, to ensure that the water purveyor has the capacity to supply water to the project. Have water purveyor delineate if interior fire sprinklers can be connected to the system.

EL-PF-4.4 (USS)

Prioritize water conservation measures over the development of new water sources like dams and reservoirs.

EL-PF-4.5 (BIO; CUL; TCR)

Discourage the formation of new water distribution systems unless long-term fiscal and technical feasibility can be demonstrated prior to approval.

EL-PF-4.6 (USS)

Encourage efforts to consolidate small water distribution systems to improve service and financial stability, in alignment with the County's Drought Resilience Program.

EL-PF-4.7

Partner with water service providers to ensure that low-income households maintain continuity of service and are offered financial relief if prices rise.

EL-PF-4.8 (GEO; USS)

Promote the development of and connection to municipal wastewater systems where failing septic tanks, leach fields, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise.

EL-PF-4.9 (HYD; USS)

Prioritize areas identified as having a high water table for connection to municipal wastewater systems.

EL-PF-4.10 (HYD; USS)

Require new development subject to discretionary review and in areas identified as having a high water table to connect to municipal wastewater systems as a condition of approval.

EL-PF-4.11 (GEO; HYD; USS)

Encourage the formation of septic maintenance districts as an interim management practice if on-site septic systems are documented to have contributed to violations of water quality standards.

EL-PF-4.12 (GEO; HYD; USS)

Promote and support programs to educate homeowners on the care and maintenance of septic systems.

EL-PF-4.13 (HYD; USS)

Prior to the approval of a building permit with a proposed addition/modification to an existing structure that would impose an additional burden on an existing system by increasing the waste flow, the buyer or project applicant shall demonstrate to the Lake County Environmental Health Department that the onsite wastewater treatment system is operating properly.

Actions

EL-PF-4.a (USS)

Pursue all available State and federal funding sources to upgrade publicly managed community water systems.

EL-PF-4.b (USS)

Work with water service providers to upgrade substandard water systems to ensure adequate fire flows and backup power sources.

EL-PF-4.c* (GEO; USS)

Periodically review standards for septic tanks to ensure they continue to protect water quality and public health, consistent with current best practices.

EL-PF-4.d (USS)

Explore rural wastewater systems that can serve as alternatives to conventional systems and develop standards and guidelines for their use in new development, as appropriate.

EL-PF-4.e (USS)

Develop a program to periodically test waterways, groundwater, and/or select private wells, as applicable, for contamination in areas where on-site septic system densities are greater than one dwelling unit per acre.

EL-PF-4.f

Identify and map areas in the Spring Valley community with a high water table.

EL-PF-4.g (GEO; HYD; USS)

Conduct water pollution investigations in areas suspected of having a significant number of failing on-site sewage disposal systems.

EL-PF-4.h* (USS)

In water districts where there is insufficient water to serve new development, require new development to offset demand so that there is no net increase in demand through measures such as the installation of low-flow water fixtures, water conservation efforts, or the retrofit of existing uses to offset increased demand. These measures shall be achieved in partnership with the applicable water district.

EL-PF-4.i (USS)

Require renovations requiring a building permit to install low-flow water fixtures to reduce the amount of water usage.

EL-PF-4.j* (USS)

Require new development projects to obtain a will-serve letter from the wastewater agency within the project's service area prior to project approval to ensure that the agency has the capacity to accept wastewater from the project and provide water for interior sprinkler systems.

Goal EL-PF-5

Stormwater facilities that protect people, property, and the environment.

Policies

EL-PF-5.1 (HYD; USS)

Ensure stormwater collection and drainage facilities are properly designed and sited to protect people and property while conserving water resources, supporting groundwater recharge, protecting water quality, and minimizing impacts on natural and cultural resources.

EL-PF-5.2 (HYD; USS)

Require curbs and gutters for new development in Community Growth Boundaries to direct storm drainage in a way that is consistent with the overall drainage system.

EL-PF-5.3 (HYD; USS)

Require development projects to use green infrastructure and low-impact development designs to prevent off-site drainage impacts and support groundwater recharge.

EL-PF-5.4 (USS)

Require on-site stormwater detention facilities and velocity reducers when necessary to maintain existing storm flows and velocities in natural drainage systems.

EL-PF-5.5 (HYD; USS)

Encourage project designs that minimize drainage concentrations and impervious coverage, complement groundwater recharge, and where feasible, provide a natural watercourse appearance and maintain natural watershed functions.

EL-PF-5.6 (HYD; USS)

Integrate green infrastructure, such as permeable paving surfaces, bioswales, and rain gardens, into County infrastructure projects, including road improvements and parks.

EL-PF-5.7 (BIO; HYD; REC; USS)

Encourage designs for stormwater detention basins that provide temporary or permanent wildlife habitat and/or recreational opportunities, where appropriate.

EL-PF-5.8

Reduce the flow of stormwater drainage into sewer cleanouts and other similar mechanisms that have the ability to inundate the local sewer collection system, including by enforcing penalties for violators purposely directing stormwater into sewer cleanouts and educating the community about how stormwater drainage can impact the local sewer collection system.

EL-PF-5.9 (CUL; HYD; TCR)

Encourage green infrastructure, Tribal Ecological Knowledge practices, wildlife habitat integration, and protection of culturally sensitive areas.

Actions

EL-PF-5.a (USS)

Identify damaged and/or deficient storm drainage facilities and acquire funding to restore or upgrade the facilities, prioritizing facilities in areas subject to lake and localized flooding.

EL-PF-5.b (USS)

Explore development of an Adopt-a-Drain program, which may take inspiration from the program administered by the City of Oakland.

EL-PF-5.c (USS)

Work with appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and improve groundwater recharge.

EL-PF-5.d (USS)

Work with appropriate agencies to develop stormwater facility maintenance programs establishing timelines for regularly cleaning and maintaining storm drain systems.

Goal EL-PF-6

Accessible, affordable, safe, and efficient disposal or recycling of solid waste.

Policies

EL-PF-6.1 (USS)

Ensure efficient and affordable solid waste disposal options are available for all, including unhoused populations, low-income households, and other Equity Priority Populations.

EL-PF-6.2* (USS)

Prior to project approval, require development proposals to demonstrate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste, and ensure that the development provides adequate solid waste storage, handling, and collection accommodations.

EL-PF-6.3 (HAZ)

Encourage and support establishment of adequate sites for collection of household hazardous waste, unused pharmaceuticals, and universal wastes (commonly produced hazardous wastes, such as batteries and electronics), along with provisions for residents who are physically unable to deliver materials to a collection site.

EL-PF-6.4

Protect solid waste facility sites from the encroachment of sensitive and/or incompatible land uses and convert abandoned solid waste facilities to open space use.

EL-PF-6.5 (USS)

Promote the maximum feasible solid waste reduction and diversion through recycling and composting. Strive to continually reduce commercial and industrial waste on an annual basis and pursue a financing mechanism for solid waste reduction programs to meet reduction and diversion goals.

EL-PF-6.6

Use recycled materials and products when available and economically feasible.

EL-PF-6.7

Enforce prohibitions and fines against illegal dumping, abandoned property and vehicles, and outdoor storage, and prioritize clean-up of illegal dumping on County-owned land in community centers and in Equity Priority Areas.

EL-PF-6.8

Support cleanup efforts by private property owners to remove garbage and refuse from their properties, and obtain grant funding to assist in removing the refuse at no-cost waste disposal events.

Actions

EL-PF-6.a

Seek funding to support low- or no-cost waste disposal programs for unhoused populations, low-income households, and other Equity Priority Populations.

EL-PF-6.b (PUB; USS; WIL)

Promote community education about responsible waste disposal, including by distributing informational resources promoting alternatives to sending waste to landfills or burning green waste, such as recycling, composting, and chipping.

EL-PF-6.c (PUB; WIL)

Continue to support community chipping and portable chipping programs.

EL-PF-6.d (HYD)

Install signage regarding the prohibition of dumping at locations with recurring issues and increase education, monitoring, and rapid cleanup to discourage future illegal dumping.

EL-PF-6.e

Partner with community organizations to host community clean-up days, as needed, prioritizing events in downtown areas and Equity Priority Areas.

EL-PF-6.f (HYD)

Continue existing abatement programs that assist private property owners with removal of unsightly trailers, signage, and trash, prioritizing clean-up in Equity Priority Areas.

EL-PF-6.g

Seek additional funding for the ongoing operation of the Abandoned Vehicle Abatement (AVA) program.

Goal EL-PF-7

Internet, cellular, and landline communications services that are accessible and reliable throughout the East Lake Communities Planning Area.

Policies

EL-PF-7.1

Encourage and support efforts to expand and enhance internet and broadband service throughout the East Lake Communities Planning Area and encourage co-location of infrastructure and marketplace competition from multiple service providers, while minimizing visual and cultural impacts.

EL-PF-7.2 (WIL)

Encourage and support efforts to improve cellular phone coverage and reliability, especially during extreme weather and hazard events.

EL-PF-7.3 (AES)

Require new or updated cellular towers to be designed to minimize their visual impact.

Actions

EL-PF-7.a

Work with the California State Association of Counties and others to lobby the State to require continued access to landline telephones.

EL-PF-7.b

Identify and implement strategies to streamline the permitting process for cellular tower installations while ensuring quality design and mitigation of potential impacts.

Goal EL-PF-8

High-quality schools and educational facilities that serve the needs of local students.

Policies

EL-PF-8.1 (PUB)

Collaborate with the Konocti Unified School District, Lucerne Elementary School District, and Upper Lake Unified School District to plan for future growth.

EL-PF-8.2 (AIR; ENE; GHG; NOI; PUB; TRA)

Work with the Konocti Unified School District, Lucerne Elementary School District, and Upper Lake Unified School District to ensure any new schools that are developed in the Planning Area incorporate

bicycle and pedestrian access, are close to the residential areas that the school serves and avoid hazards.

EL-PF-8.3 (PUB)
Support efforts to retrofit and/or upgrade existing educational facilities to ensure safety and comfort of students and educators, including through expedited permitting reviews and fee waivers, where feasible.

EL-PF-8.4
Encourage and support efforts to enhance and expand access to higher education, including by working with Woodland Community College Lake Center and Mendocino College Lake Center to increase access to transferable general education and major preparation courses in alignment with the University of California and California State University transfer pathways and articulation agreements.

EL-PF-8.5
Encourage and support efforts to incorporate tribal cultural education and awareness in school curriculums.

Action

EL-PF-8.a (PUB)
Coordinate residential development proposal reviews with the Konocti Unified School District, Lucerne Elementary School District, and Upper Lake Unified School District to inform future enrollment estimates and ensure adequate capacity for the development project.

East Lake: Economic Development

Goal EL-ED-1

A strong, diverse, and resilient economy that supports local employment opportunities.

Policies

EL-ED-1.1
Continue to develop a diversified economic base for the East Lake Communities Planning Area by promoting the Planning Area as the gateway to Clear Lake recreational activities, the Mendocino National Forest, and local commerce and by expanding efforts to encourage industrial and non-industrial corporate uses and geothermal resource development.

EL-ED-1.2

Prioritize business retention, expansion, and attraction efforts that strengthen the local economy, generate local tax revenue, and/or offer jobs in alignment with local skills.

EL-ED-1.3

Purchase products and services for County operations from locally owned businesses whenever possible.

EL-ED-1.4

Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.

EL-ED-1.5

Acknowledge local tribal communities as an economic stakeholder and encourage opportunities for tribal enterprises that align with cultural preservation, environmental stewardship, and community character.

EL-ED-1.6

Support workforce-development partnerships benefiting tribal citizens and incorporating Traditional Ecological Knowledge, protecting Tribal Cultural Resources, and/or promoting sustainable land stewardship, where appropriate.

Actions

EL-ED-1.a

Coordinate efforts with local business associations and stakeholders to attract clean industries to the area. Ensure new clean industries are located and designed to avoid Tribal Cultural Resources.

EL-ED-1.b

Partner with private and non-profit agencies to provide business incubation and workforce training to help economic vitality and foster employment, including tribal workforce partnerships and training for tribal citizens in cultural resource protection, environmental restoration, and sustainable economic practices.

EL-ED-1.c

Identify or develop programs to expand economic opportunities to Equity Priority Populations, including through outreach efforts and incentives for local small business owners and tribal citizens and enterprises.

EL-ED-1.d

Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.

EL-ED-1.e

Work with stakeholders in the area to explore development of a transitional employment program that integrates unhoused individuals into public or private sector work focused on neighborhood beautification and maintenance, prioritizing central commercial areas and other locations.

EL-ED-1.f

Investigate the benefits of establishing a business license program.

EL-ED-1.g

Expand County support for business growth and development, including by partnering with outside agencies and associations working in economic development.

EL-ED-1.h

Identify and eliminate barriers to supporting home-based business as part of the local, circular economy.

EL-ED-1.i

Develop strategies to encourage shopping at locally owned businesses whenever possible.

Goal EL-ED-2

A strong and resilient tourism sector that contributes to the local economy while balancing community and visitor needs and priorities.

Policies

EL-ED-2.1

Reestablish the East Lake Communities Planning Area as a premier vacation destination by growing local attractions, including resorts, hotels, entertainment venues, regional events, wineries, and visitor activities.

EL-ED-2.2 (AGF)

Encourage and support development of wineries, microbreweries, distilleries, farm stands, U-pick operations, and other agritourism related uses, provided those uses do not negatively impact ongoing agricultural operations and they avoid disturbance of known or potential Tribal Cultural Resources.

EL-ED-2.3

Support the creation and expansion of commercial facilities and events that attract tourists to the area.

EL-ED-2.4 (CUL)

Encourage restoration, rather than replacement, of unique and historic resorts and related facilities, when practical.

EL-ED-2.5

Consider approval of proposals for mixed-use resorts requesting increased residential density outside of Community Growth Boundaries when such densities are needed to make the project economically feasible and the resort will provide important public benefits, including advancing the County's tourism objectives and providing recreational facilities to the public.

EL-ED-2.6

Continue to improve visitor services in the East Lake Communities Planning Area.

EL-ED-2.7

Encourage and support efforts to improve water quality in Clear Lake to boost the tourism economy and improve quality of life for residents.

EL-ED-2.8

Encourage tourism initiatives that interpret, respect, and help protect tribal cultural heritage.

EL-ED-2.9

Support the development of tribal-led or tribal-partnered cultural education programs, guided tours, and visitor materials—where appropriate and approved by the tribes—ensuring protection of sensitive locations.

Actions

EL-ED-2.a

Partner with other interested parties to leverage and expand promotional efforts to attract visitors, especially multiday visitors, to the county's diverse attractions, including Mendocino National Forest, agri-tourism, ecotourism, outdoor recreation, and various lodging options. Require all promotional materials referencing tribal history or cultural sites to be reviewed by the affiliated tribes to ensure accuracy and to avoid disclosing sensitive locations.

EL-ED-2.b

Update the Zoning Ordinance to allow farm-stay development, which would allow volunteers to stay at farms with compensation in exchange for their work on the farm as an apprenticeship, on appropriate agricultural sites.

EL-ED-2.c

Partner with local groups and agencies to develop and distribute resources for tourists to identify and access the many opportunities to experience Lake County, such as self-guided tour maps, farm trail maps, and/or informational kiosk installations. Exclude sensitive Tribal Cultural Resources from public maps and develop tribal-approved interpretive content, where appropriate.

EL-ED-2.d

Identify incentives and other opportunities to encourage and support development, redevelopment, and expansion of lodging spaces to serve a broad range of visitors, including luxury boutique hotels and resorts, retreat venues, conference centers, family oriented motels, hot springs, and camping areas. Ensure that any new or expanded uses are compatible with the surrounding environment.

EL-ED-2.e

Amend the Zoning Code to establish requirements for mixed-use resorts that request increased density outside of Community Growth Boundaries. Requirements should ensure the following:

1. The project will advance the County's tourism objectives.
2. The resort provides substantial resort and recreational facilities that will be available to the public.
3. The developer demonstrates that the additional residential units are necessary to support the infrastructure and public resort amenity costs for the overall project and the overall project is economically infeasible without the additional residential units.
4. The primary scope of the project is resort commercial.
5. The residential component is secondary and subordinate.
6. There are fewer residential units than resort units, unless the project is adjacent to a Community Growth Boundary and public water, wastewater, and school services are available to serve the development, in which case the ratio of residential units to resort units must not exceed 2:1.
7. Residential densities are less than one residential unit per gross acre.
8. Applications are submitted as Planned Developments to determine the appropriate number of residential units allowed.

EL-ED-2.f

Explore options to dedicate a portion of the County's Transient Occupancy Tax revenue to efforts to conserve natural resources to maintain and enhance the county's natural beauty.

East Lake: Special Study Areas and Design Guidelines

Goal EL-SSA-3

A concentrated, vibrant town center in Clearlake Oaks that, in conjunction with “The Plaza,” provides services to local residents and tourists.

Policies

EL-SSA-3.1

Provide a framework for a mix of commercial activities aimed at serving both tourists and local residents.

EL-SSA-3.2

Promote retail, dining, professional and personal services, banks, and other similar uses. Projects should be designed to include features that create a pedestrian mall linking development with “The Plaza” and community gathering spaces.

Actions

EL-SSA-3.a

Develop a comprehensive parking plan for “The Plaza” and other areas in the downtown Clearlake Oaks business district.

EL-SSA-3.b

Develop a special fund paid into by new commercial development for the acquisition and establishment of public parking. Incorporate the use of the “P” Parking Combining District. Encourage the development of public parking lots throughout the vicinity to better facilitate pedestrian use and maximize the usability of parcels for commercial use.

EL-SSA-3.c

Devise a set of sample commercial building plans and elevations for prospective developers in “The Plaza” that incorporate desired design characteristics and address common building constraints, including the need to maximize usable area.

Goal EL-SSA-4

A small-scale retail hub that complements “The Plaza” focused on serving a pedestrian clientele and using the benefits of water frontage.

Policies

EL-SSA-4.1

Promote an environment conducive to small-scale retail, dining, and resort uses along Short Street.

EL-SSA-4.2

Promote a pedestrian-friendly environment along Short Street through appropriate streetscape and building design.

EL-SSA-4.3

Require projects to be designed to include pedestrian features, such as boardwalks and sidewalks.

EL-SSA-4.4

Consider development of public parking areas on properties not suitable for commercial development, such as areas prone to flooding.

EL-SSA-4.5

Strictly enforce 30-day stay limits for hotel and resort uses in the vicinity.

Actions

EL-SSA-4.a

Incorporate Short Street into a comprehensive parking district that includes “The Plaza” and downtown community district.

EL-SSA-4.b

Install directional signage to public parking areas in the vicinity.

Goal EL-SSA-5

Focused commercial development on the north side of SR 20 at the eastern end of Clearlake Oaks.

Policies

EL-SSA-5.1

Use streetscape and landscape features between SR 20 and commercial parking areas to provide a visual break. Require that new development screen parking areas from views from the highway and commercial uses through appropriate landscaping.

EL-SSA-5.2

Avoid large individual advertising signs along the highway frontage and prohibit off-site billboard type advertising.

Action

EL-SSA-5.a

Develop a comprehensive sign program for the East Clearlake Oaks Commercial District aimed at concentrating on-site advertising to building frontages and marquee signs containing several businesses along SR 20. As part of this sign program, prohibit off-site outdoor advertising signs.

Kelseyville: Land Use

Goal K-LU-1

Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of indigenous peoples.

Policies

K-LU-1.1 (AES; AGF)

Preserve natural open space resources by concentrating development in existing communities, clustering development, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.

K-LU-1.2 (AES; BIO; GEO; HAZ)

Encourage clustering of allowable densities to reduce development footprints; protect sensitive habitats, scenic resources, natural features, and open spaces; and avoid hazardous areas.

K-LU-1.3 (AES; BIO)

Maintain distinct urban edges for all unincorporated communities, while creating a gradual transition between urban uses and open space.

K-LU-1.4 (AGF; BIO; GEO; HAZ; TRA; USS)

Ensure that future amendments to the General Plan Land Use map only allow development where it has access to adequate water supply, wastewater treatment, and public roadways; avoids steep terrain, sensitive natural resources, and natural hazards; and provides appropriate buffers with agricultural land and other incompatible uses.

K-LU-1.5

Limit urban development to the areas within designated Community Growth Boundaries, as shown on Figures K-2 and K 3.

K-LU-1.6 (BIO; GEO; HAZ; USS; WIL)

Consider development intensity in areas outside of Community Growth Boundaries according to the area's ability to support water and wastewater needs, access, slope characteristics, protection of sensitive natural resources, and the site's susceptibility to natural hazards, such as by directing non-urban development to areas in and around Finley if adequate public services are available.

K-LU-1.7 (TCR)

Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.

K-LU-1.8 (BIO; HYD; TCR)

Integrate Traditional Ecological Knowledge from Tribes into resource conservation strategies, including watershed management, forest management, and habitat restoration.

Actions

K-LU-1.a

Amend the Zoning Ordinance to include a provision that would exclude land lakeward of 7.79 Rumsey from being used in the calculation of lot coverage.

K-LU-1.b (BIO; PUB; REC; TCR)

Work with Tribal governments to explore opportunities to integrate traditional stewardship practices and Traditional Ecological Knowledge (TEK) into development reviews, land management, conservation, restoration, recreation planning, and facility planning, siting, and operations.

Goal K-LU-2

Development patterns that support a sustainable lifestyle.

Policies

K-LU-2.1 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Promote and practice the principles of smart growth.

K-LU-2.2 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage infill development.

K-LU-2.3 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage urban development that locates origins and destinations in close proximity to reduce vehicle trips and enhance visual and pedestrian access.

K-LU-2.4 (AIR; ENE; GHG; NOI; TRA)

Encourage potential transit destinations, including employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another and to a transit stop.

K-LU-2.5 (AIR; ENE; GHG; NOI; TRA)

Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use.

Actions

K-LU-2.a (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Develop incentives to promote infill development.

K-LU-2.b (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Amend the Zoning Ordinance to establish a smart growth overlay zone that encourages higher-density housing, transit-oriented development, and mixed-use development and provides guidelines for development and redevelopment in these zones.

K-LU-2.c (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Work collaboratively with Tribal governments to develop educational programs highlighting traditional ecological practices, such as controlled burns and habitat stewardship, to inform sustainable development policies.

Goal K-LU-3

Cohesive and vibrant communities that preserve and celebrate their historic character and design heritage, and tribal cultural identity.

Policies

K-LU-3.1 (AES)

Recognize the unique character and assets of each community in the Planning Area and support efforts to strengthen and revitalize all communities.

K-LU-3.2 (AES)

Support efforts to enhance gateways and transitional zones between communities in the Planning Area to make each community more distinct and inviting for residents and visitors.

K-LU-3.3 (AIR; ENE; GHG; NOI; TRA)

Ensure future development in Community Growth Boundaries is planned at a walkable, neighborhood scale with a range of uses in close proximity and a safe pedestrian environment.

K-LU-3.4 (AES)

Promote the creation of community focal points and gathering places in Finley.

K-LU-3.5

Encourage and support the arts in Kelseyville with music and art installations, public art, and programming throughout the community, prioritizing areas that lack them.

K-LU-3.6

Encourage and support community and regional events (e.g., outdoor concerts, art shows, farmers' markets, races, and festivals) and recreational activities to bolster community pride and identification, including by engaging in marketing efforts.

K-LU-3.7 (AES; REC)

Encourage preservation of open areas within Community Growth Boundaries to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.

K-LU-3.8

Review commercial and industrial development to ensure compatibility with the Kelseyville Area Commercial and Industrial Design Guidelines, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.

K-LU-3.9 (AES; CUL)

Maintain the character of established neighborhoods by preserving buildings and areas with special and recognized historic, architectural, or aesthetic value. Ensure the design of new development and remodels of existing structures are compatible with the character of surrounding and adjacent buildings, public spaces, and cultural and historic resources and require new development to complement architecturally and historically significant buildings to protect the overall historic integrity of the area.

K-LU-3.10 (BIO; USS; WIL)

Encourage the preservation and maintenance of existing native trees and the incorporation of native, fire-resistant, and drought-tolerant plants, including culturally significant species traditionally used by local Tribes, in public spaces, street landscaping, and in new public and private developments.

K-LU-3.11

Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs.

K-LU-3.12 (AES; CUL; TCR)

Encourage and support efforts to promote a greater public awareness of the county's architectural, urban design, Tribal, and cultural heritage.

K-LU-3.13 (TCR)

Recognize and incorporate tribal heritage in public art, interpretive signage, community events, and wayfinding throughout the Kelseyville Planning Area.

Actions

K-LU-3.a (AES; CUL; TCR)

Coordinate with local non-profit and other nongovernmental organizations to install or maintain public art and gateway, wayfinding, and interpretive signage in downtown Kelseyville to support the areas' sense of place; foster an understanding and appreciation for local history and culture, including tribal culture, promote inclusivity; and improve the visual quality of the community.

K-LU-3.b

Amend the Zoning Ordinance to eliminate redundancies in the design review process between the General Plan and Zoning Ordinance. This includes eliminating Article 53, Design Review Combining District, instead relying on Policy K-LU-3.8 to ensure compatibility with the Kelseyville Area Commercial and Industrial Design Guidelines; and revisions to Article 54, Design Review Permit, as needed.

K-LU-3.c (AES)

Prepare an update to the Kelseyville Area Commercial and Industrial Design Guidelines, working in collaboration with the community to reflect current values and priorities.

K-LU-3.d (AES; CUL)

Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area.

K-LU-3.e (AES; CUL)

Amend the Zoning Ordinance to allow adaptive reuse of historic resources that preserves the integrity of the resource while allowing for its ongoing use.

K-LU-3.f

Prepare and publish an inventory of underutilized land and encourage adaptive reuse of these properties.

K-LU-3.g

Collaborate with Tribal governments to create a heritage trail, interpretive exhibits, or other programming that celebrates tribal history and presence.

Goal K-LU-4

Coordinated and effective planning over the life of this General Plan.

Policies

K-LU-4.1

Ensure that permitting procedures and regulations are consistent, timely, and cost-effective.

K-LU-4.2 (POP)

Coordinate growth and development with surrounding jurisdictions, the Local Agency Formation Commission (LAFCO), and other agencies, as appropriate, to maintain open space between communities and promote common goals.

K-LU-4.3

Require that the sizes and shapes of new parcels will not compromise future land divisions.

K-LU-4.4 (POP)

The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections in the unincorporated county for the year 2050:

- 3,800 new dwelling units
- 986,700 square feet of new commercial and office space
- 393,000 square feet of new industrial space

If new development approved within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that the environmental review that is conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.

K-LU-4.5 (TCR)

Conduct early and ongoing engagement with Tribal governments in planning and permitting processes to ensure development aligns with tribal cultural, environmental, and historical interests.

Actions

K-LU-4.a (USS)

Encourage potential developers to attend pre-development meetings and work closely with appropriate public agencies to consider whether the potential development projects will meet the County's goals and requirements and have adequate infrastructure.

K-LU-4.b (POP)

Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in Policy K-LU-4.4 without subsequent environmental review.

K-LU-4.c

Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts.

K-LU-4.d

Update the Zoning Map to implement the land use map established in this General Plan.

K-LU-4.e (TCR)

Consistent with State law, continue to conduct tribal cultural impact assessments in coordination with local Tribal governments in discretionary permitting and General Plan amendment processes.

Goal K-LU-5

A range of residential areas that accommodate the housing needs of all income groups with quality living environments.

Policies

K-LU-5.1 (POP)

Plan for and encourage a variety of housing types with a full range of affordability.

K-LU-5.2 (AES)

Develop housing in a manner that complements the small-town community identity and incorporates quality design, consistent with the rural character of the Planning Area.

K-LU-5.3 (POP)

Encourage development of 'workforce housing' that meets the needs of the local workforce and is affordable to individuals and families earning between 60 percent and 120 percent of the area median income.

K-LU-5.4 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage medium-density residential development that is compatible with the neighborhood character within Community Growth Boundaries, is close to services, and where adequate infrastructure is available or can be made available.

K-LU-5.5 (AIR; GHG; NOI; TRA)

Encourage high-density residential development (e.g., apartments and townhouses) within Community Growth Boundaries along collector roadways and transit routes and within walking distance of schools, libraries, parks, shopping, and entertainment areas.

K-LU-5.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Promote development of affordable housing near public transit and essential services whenever possible.

K-LU-5.7 (POP)

Encourage the development of housing for seniors and other Equity Priority Populations.

K-LU-5.8

Continue to allow density bonuses for residential development projects that include affordable or qualifying senior housing or incorporate energy-efficient techniques exceeding State standards into the project design, as specified in the Zoning Ordinance.

K-LU-5.9 (AIR; HAZ; NOI)

Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste.

K-LU-5.10 (POP)

Encourage innovative, nontraditional housing designs and layouts in response to evolving housing trends and needs.

Actions

K-LU-5.a (POP)

Continue to support construction of affordable housing, including by pursuing State and federal funding for affordable housing development.

K-LU-5.b (POP)

Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development.

K-LU-5.c (POP)

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow a density bonus for residential development projects that include affordable housing that is consistent with State law, which offers a density bonus of up to 50 percent.

K-LU-5.d (POP)

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow up to a 20 percent density bonus for mixed-use residential development projects within a Community Growth Boundary that include an employment-inducing industrial or business park development component.

K-LU-5.e (POP)

Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.

K-LU-5.f (POP)

Continue to promote the development of affordable, senior, and energy-efficient housing by informing developers of the benefits of density bonuses in preapplication conferences.

K-LU-5.g (POP)

Develop objective design standards for residential and mixed-use development to provide a streamlined approval process; ensure compatibility with existing community character; and ensure appropriate open space, buffers, and pedestrian improvements are provided.

K-LU-5.h

Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on a County website to inform developers of potential building opportunities.

Goal K-LU-6

Commercial and mixed-use areas that serve community needs and support a robust local economy.

Policies

K-LU-6.1 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage centrally located businesses and services in places that conveniently serve residential areas and/or support revitalization or creation of town centers.

K-LU-6.2 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage mixed-use development with commercial and residential components in downtown commercial areas when adequate infrastructure is available or can be made available.

K-LU-6.3 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage conversion of existing commercial areas to a mix of uses to reduce travel distances and create neighborhoods that offer a variety of housing options.

K-LU-6.4

Continue to allow parking reductions for residential uses in mixed-use areas where it can be demonstrated that shared residential and commercial parking will not result in an unacceptable impact on parking in the public right-of-way or off-street parking lots.

K-LU-6.5

Encourage and support the establishment of more restaurants, retail, and other commercial services.

K-LU-6.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of smaller neighborhood-supporting retail and services, including those offering local agricultural sales, to meet the everyday shopping and personal needs of the surrounding neighborhood.

K-LU-6.7 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of larger regional commercial centers within Community Growth Boundaries that meet resident and visitor needs, such as supermarkets, restaurants, personal services, retail sales, professional offices, medical services, and other complementary uses, as well as venues for selling locally produced agricultural and related products.

K-LU-6.8

Discourage strip commercial development, allowing it only when alternative layouts are infeasible at the project site.

K-LU-6.9 (AIR; HAZ)

Locate commercial service businesses, such as warehouses, repair services, and building materials sales, away from housing, schools, and other sensitive receptors. Use the following criteria for siting commercial service areas:

- Provide good access to highways or major collectors;
- Buffer existing or planned residential areas, schools, and other sensitive uses;
- Develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, and other needs; and
- Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

K-LU-6.10 (ENE; REC)

Encourage members of the private sector to establish new commercial recreation opportunities and to rehabilitate and restore older resorts, including destination resorts, lakefront resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.

K-LU-6.11

Require proposals for budget retailers and discount chains to include a community meeting early in the proposal process to gather input from community members and incorporate refinements to the proposal in response to community concerns. Also require such projects to prepare an analysis of economic and blight-inducement impacts of the proposed development on retail businesses in the market area, employment, County revenues and services, and other relevant economic considerations. The County may waive the requirement for this analysis if the new establishment is found to offer a public benefit and is in alignment with the community's vision for its future development.

Actions

K-LU-6.a (AIR)

Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods.

K-LU-6.b

Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts.

K-LU-6.c

Devise and offer incentives for reconstruction and/or redevelopment of local historical resorts.

K-LU-6.d

Encourage opportunities for indigenous-owned businesses within mixed-use and commercial areas.

Goal K-LU-7

Industrial areas that are compatible with their surrounding environment while supporting the economy.

Policies

K-LU-7.1

Where industrial development is allowed, encourage a wide range of industrial development activities, prioritizing industries that create living-wage jobs that maximize the education, skills, and talents of county residents.

K-LU-7.2 (AES)

Encourage development of visually attractive, carefully planned industrial parks and planned developments in areas with suitable topography and adequate infrastructure.

K-LU-7.3 (GEO; USS; WIL)

Require new industrial or heavy commercial uses to be sited appropriately, on land with average slopes not exceeding 20 percent and outside of a hazard zone, preferably served by public sewer and water facilities and within a Community Growth Boundary.

K-LU-7.4

Encourage industrial uses that use geothermal energy generated on-site when compatible with surrounding land uses.

K-LU-7.5 (AIR; HAZ; NOI)

Require new industrial and heavy commercial uses to be designed to avoid adverse impacts to adjacent uses, particularly residential neighborhoods, schools, and other sensitive uses, with respect to air quality, noise, odor, vibration, and other impacts.

K-LU-7.6 (AIR; ENE; GHG; HYD; NOI; TRA)

Allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the source of the resource under the following criteria:

- Require a use permit;
- Prohibit any commercial or industrial uses that are not related to the processing of the resource; and
- Require mitigation for impacts to surrounding land uses, the environment, and Lake County watersheds to protect air, surface water, and groundwater quality.

K-LU-7.7 (CUL; TCR)

Consider including a requirement for consultation with Tribal governments to include Tribal Cultural Resource analysis within the Cultural Resource Reports for discretionary projects.

Kelseyville: Circulation

Goal K-C-1

Effective intergovernmental communication and cooperation on transportation issues.

Policies

K-C-1.1 (AIR; ENE; GHG; NOI; TRA)

Coordinate with the incorporated Cities of Clearlake and Lakeport on regional transportation planning to support the goals of the Regional Transportation Plan.

K-C-1.2 (TRA)

Maintain a cooperative relationship with Caltrans to provide maintenance and safety improvements on State highways.

Actions

K-C-1.a (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans and other transportation agencies to maintain the Regional Transportation Plan, identify funding priorities, and develop an expenditure plan for available transportation funds in accordance with federal, State, and regional transportation planning and programming procedures.

K-C-1.b

Work with local agencies to identify road improvement opportunities.

K-C-1.c

Maintain working relationships with transportation agencies in the region to ensure coordination of road improvements, data exchange on projected traffic impacts, and County participation in regional transportation planning activities.

K-C-1.d (AIR; ENE; GHG; NOI; TRA)

Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.

K-C-1.e (AIR; ENE; GHG; NOI; TRA)

Support efforts to ensure transportation provider services are online-accessible to enhance utilization of current transit providers for out-of-county transportation needs.

Goal K-C-2

A unified, coordinated, and cost-efficient road and highway system that is safe, uncongested, and efficient.

Policies

K-C-2.1

Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development.

K-C-2.2 (TRA)

Maintain, and improve where feasible, the road system to reduce traffic accidents, improve circulation, and maintain or improve its physical condition, in conformance with the priorities and recommendations established in the Regional Transportation Plan.

K-C-2.3 (TRA)

When undertaking roadway improvements, prioritize maintenance and safety, considering both public reports and internal expertise and data.

K-C-2.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize roadway improvement or maintenance projects as follows:

- Priority One: Urgent Projects. Projects of an urgent nature that are clearly needed to protect the health and safety of the traveling public, such as imminent bridge or roadbed failure.
- Priority Two: Safety Projects. Projects that are intended to reduce the number and severity of collisions in a particular location.
- Priority Three: Reconstruction/Maintenance Projects. Projects that involve ongoing maintenance, rehabilitation, and reconstruction requirements to preserve the existing bridge and road network.
- Priority Four: Capacity Improvements. Projects that involve operational improvements to the existing road network that increase service efficiency and capacity.
- Priority Five: New Construction Projects. Projects that involve construction of a new bridge or road. New County construction projects will receive higher priority when they accommodate development in locations within reasonable proximity to employment and shopping centers and encourage energy conservation in the transportation sector.

K-C-2.5 (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better.

K-C-2.6

To maintain traffic flow and minimize potential collisions, only allow access from individual parcels to highways and arterials when access to lower road classifications is not feasible, as determined by the County.

K-C-2.7 (TRA)

Require roadway facilities constructed or used by new development to comply with the Lake County Road Standards (Table K-3).

K-C-2.8 (TRA)

Require new roads in residential areas to:

- Be designed to avoid cut-through traffic through the residential area.
- Be paved when serving more than four lots.
- Be improved with processed gravel at a minimum when serving four or fewer lots at densities less than one dwelling unit per five acres.
- Offer adequate right-of-way to contain road improvements for dedication.

K-C-2.9

Work with California Highway Patrol and Lake County Sheriff to limit truck traffic to designated truck routes, as shown on Figure K-6.

K-C-2.10

Support the formation of maintenance districts to fund road maintenance and improvements in a manner consistent with County standards and when there is demonstrated community support.

Actions

K-C-2.a

Implement and maintain the Capital Improvement Plan to ensure it continues to meet the needs of the Kelseyville Planning Area as they evolve.

K-C-2.b

Improve and construct roads to the Lake County Road Standards, as shown in Table K-3. Use the American Association of State Highway and Transportation Officials (AASHTO) standards, Caltrans standards, and County expertise to inform any revisions to the Lake County Road Standards.

K-C-2.c

Explore options to implement a traffic mitigation fee that would apply to new development and/or subdivisions for the maintenance of existing County roads.

K-C-2.d

Implement vehicle weight limit restrictions on roadways near sensitive uses, like schools and residential neighborhoods, to discourage cut-through truck traffic.

K-C-2.e

Pursue all available sources of funding and protect existing sources of funding for the development, improvement, and maintenance of the existing roadway system.

K-C-2.f (TCR)

Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.

K-C-2.g (TCR)

Engage local Tribal governments in updates to County Road Standards.

K-C-2.h (BIO)

Highlight opportunities for native plant restoration and habitat protection along rights-of-way and medians.

K-C-2.i (TCR)

Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.

K-C-2.j (BIO)

Pursue opportunities for native plant restoration and habitat protection along rights-of-way and medians.

Goal K-C-3

A transportation network that accommodates new development while reducing per-capita VMT and GHG emissions and promotes environmental protections and stewardship.

Policies

K-C-3.1 (AIR; ENE; GHG; NOI; TRA)

Incorporate complete streets principles and practices into the planning, design, and construction of circulation network improvements to accommodate all network users, including people walking, biking, and riding transit.

K-C-3.2 (AIR; ENE; GHG; NOI; TRA)

Lead and encourage activities to design and construct streets to support connectivity and promote pedestrian comfort and safety by including appropriate amenities, such as sidewalks on both sides of the street, shade trees, public benches, and pedestrian-scale lighting, when feasible, prioritizing downtown Kelseyville.

K-C-3.3 (AIR; ENE; GHG; NOI; TRA)

Encourage vehicle trip reduction through home occupations and telecommuting.

K-C-3.4 (AIR; ENE; GHG; NOI; TRA)

Encourage regional employers to provide employees with options and incentives to use alternative modes of transportation to work or to otherwise reduce VMT (e.g., transit subsidies, bicycle facilities, ridesharing, alternative work schedules, telecommuting, and preferential parking for carpools).

K-C-3.5 (AIR; ENE; GHG; NOI; TRA)

Require new land use development projects to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies.

K-C-3.6 (AIR; ENE; GHG; NOI; TRA)

Support transitioning on-road vehicles, including personal, business, government, and public transit fleets, to electric power from renewable sources or other zero-emission fuels.

K-C-3.7

Support efforts to build electric vehicle charging stations at employment and community destinations, as allowed by market conditions.

K-C-3.8 (AIR; HYD; NOI)

Encourage the use of road construction methods that reduce air, water, and noise pollution associated with road and highway development.

K-C-3.9 (AIR; HAZ; HYD)

Avoid locating roadways on naturally occurring asbestos whenever feasible alternative locations exist. If locating a roadway on asbestos is unavoidable, ensure adequate construction and surfacing with non-asbestos materials in compliance with local and State requirements.

K-C-3.10

Evaluate impacts to tribal cultural sites and consult with local Tribal governments when planning street, transit, and roadway projects that could impact tribal cultural sites.

Actions

K-C-3.a* (TRA)

Adopt and maintain a VMT environmental threshold and development project screening process based on the Lake Area Planning Council Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study.

K-C-3.ba* (TRA)

Require new development with the potential to increase VMT, to prepare a VMT analysis and to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies, as needed to be consistent with the County's adopted VMT threshold.

K-C-3.c

Develop a program to encourage trip reduction measures among County employees using various strategies, such as transit and/or carpool/vanpool subsidies, bicycle facilities, alternative work schedules, ride-sharing programs, telecommuting options, employee education, and preferential parking for carpools/vanpools.

K-C-3.d

Encourage carpooling by providing information to community members about park-and-ride locations and available programs.

K-C-3.e (AIR; ENE; GHG; NOI; TRA)

Amend Article 46 of the Zoning Ordinance to create electric vehicle charging and parking requirements for new development (e.g., one electric vehicle space per every 15 non-electric vehicle spaces and one charging station for large development based on square footage).

K-C-3.f (HAZ; TRA; WIL)

Encourage and support annual maintenance to unpaved rural, ranch, and fire roads.

K-C-3.g (TCR)

Coordinate with local Tribal governments when siting public EV charging infrastructure, roads, or transit facilities.

Goal K-C-4

A transportation system that protects human life.

Policies

K-C-4.1 (TRA)

Implement a safe systems approach to designing the transportation network for all users; this approach acknowledges that people make mistakes and focuses on roadway design and operational changes to create safe streets.

K-C-4.2 (TRA)

Strive to eliminate fatal and serious injuries for all road users by 2050 through a holistic view of the roadway system that includes provisions that account for human error, recognize vulnerable road users, such as pedestrians and bicyclists, and promote redundant and proactive safety measures.

K-C-4.3 (TRA)

Require safety improvements, such as reflective signage and street lighting (where appropriate), to reduce the likelihood of collisions during any roadway infrastructure improvement process.

K-C-4.4 (TRA; WIL)

When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access.

K-C-4.5 (AIR; ENE; GHG; NOI; TRA)

Promote slow travel in neighborhoods through installation of infrastructure associated with reduction in crash risk, such as marked crosswalks, new lighting, and improved intersection controls.

K-C-4.6 (AIR; ENE; GHG; NOI; TRA)

Pursue funding for a Safe Routes to School program and implement improvements, such as traffic-calming measures and high-visibility sidewalks and crosswalks.

K-C-4.7 (TCR)

Engage local Tribal governments in safety planning and emergency access identification.

Actions

K-C-4.a (AIR; ENE; GHG; NOI; TRA)

Identify safety corridors and areas that generate high concentrations of bicyclists and/or pedestrians. In these areas, use evidence-based strategies, including strategies identified in the United States Department of Transportation's Strategic Highway Safety Plan, to develop safety measures specific to those areas that are intended to eliminate traffic fatalities, with an emphasis on preventing fatalities of bicyclists, pedestrians, and users of other micromobility devices.

K-C-4.b (TCR)

Engage local Tribal governments when developing safety measures for high-risk corridors near tribal lands.

Goal K-C-5

A safe and efficient public transportation system that offers a convenient alternative to the private automobile, reduces roadway congestion, and meets the community's transit needs.

Policies

K-C-5.1 (AIR; GHG; NOI; TRA)

Support public transportation programs that promote access to shopping, employment, education, health care, and recreation.

K-C-5.2

Support the continuation and coordination of transportation programs provided by social service agencies, particularly those serving older adults, individuals with disabilities, and other Equity Priority Populations.

K-C-5.3 (AIR; ENE; GHG; NOI; TRA)

Support Lake Transit Authority on improvements to fixed-route bus and dial-a-ride services, including expanding the service area, providing more frequent buses at key times of the day, and improving transit amenities, such as bus shelters, benches, and wayfinding signage at bus stops.

K-C-5.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan:

- Provide new and improve existing transportation services for older adults, individuals with access and functional needs, low-income individuals and/or other vulnerable populations;
- Provide intercommunity services between communities in the Planning Area and throughout the county; and
- Expand intercity transit carriers, particularly to Ukiah and the Bay Area.

K-C-5.5 (AIR; ENE; GHG; NOI; TRA)

Encourage transit access and compatibility during the review and approval process for industrial, commercial, and residential development.

K-C-5.6 (AIR; ENE; GHG; NOI; TRA)

Encourage bus stops at key destinations, population centers, and/or along arterials and collectors to facilitate public transit use.

K-C-5.7 (TCR)

Engage local Tribal governments in planning routes and transit services, particularly for elders and community centers.

Actions

K-C-5.a (AIR; ENE; GHG; NOI; TRA)

Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.

K-C-5.b (AIR; ENE; GHG; NOI; TRA)

Explore opportunities to improve Lake Transit Authority services to Planning Area residents during updates to the Lake County Transit Development Plan, including regional connections to major destinations like the Sacramento International Airport.

K-C-5.c (TCR)

Update the Transit Development Plan with input from local Tribal governments to include tribal community needs.

Goal K-C-6

A continuous and easily accessible active transportation system that facilitates safe, equitable, and connected walking, biking, and micromobility options.

Policies

K-C-6.1 (AIR; ENE; GHG; NOI; TRA)

Construct new and maintain and improve existing pedestrian and bicycle facilities, consistent with the countywide Active Transportation Plan, as funding is available.

K-C-6.2 (AIR; ENE; GHG; NOI; TRA)

Incorporate facilities for non-motorized users, such as sidewalks and bike routes, when constructing or improving roadway facilities and when reviewing new development proposals.

K-C-6.3

Require bicycle lanes, multiuse paths, and sidewalks in conjunction with road improvement projects, as feasible. Develop, as funds become available, Class II bicycle lanes and multiuse paths on new collector and arterial streets.

K-C-6.4 (AIR; ENE; GHG; NOI; TRA)

Require facilities for nonmotorized users, such as sidewalks and bike routes, for subdivisions with a density of one or more dwelling units per acre. Required facilities should be commensurate with the impacts of the project, consistent with local and regional plans, and provide for infrastructure that integrates circulation and recreational use and aligns with surrounding development.

K-C-6.5 (AIR; ENE; GHG; NOI; TRA)

Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.

K-C-6.6 (AIR; ENE; GHG; NOI; TRA)

Require public and private development projects to include bicycle access and safe bicycle parking facilities at office buildings, schools, shopping centers, and parks, where feasible.

K-C-6.7 (AIR; ENE; GHG; NOI; TRA)

Follow the adopted Caltrans design standards for the development, maintenance, and improvement of bicycle facilities.

K-C-6.8 (AIR; ENE; GHG; NOI; TRA)

Construct and maintain bicycle routes and multiuse trails in a manner that minimizes conflicts between bicyclists, pedestrians, and equestrian users with automobiles and private property rights.

K-C-6.9 (TCR)

Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.

K-C-6.10 (TCR)

Incorporate Traditional Ecological Knowledge in the design of active transportation improvements.

K-C-6.11 (TCR)

Ensure new pedestrian/bike paths avoid or mitigate impacts to Tribal Cultural Resources, when feasible.

Actions

K-C-6.a (AIR; ENE; GHG; NOI; TRA)

Engage in each update to the countywide Active Transportation Plan, prepared by the Lake Area Planning Council, to ensure the active transportation needs of the Kelseyville Planning Area are met.

K-C-6.b (AIR; ENE; GHG; NOI; TRA)

Pursue funding to improve and maintain the existing bicycle system and to plan and construct new bicycle facilities that encourage commuting and recreation.

K-C-6.c (AIR; ENE; GHG; NOI; TRA)

Pursue funding to eliminate gaps in the existing sidewalk network and/or upgrade pedestrian facilities, with priority given to facilities near schools, connections between residential areas and commercial centers, and facilities in Equity Priority Areas.

K-C-6.d (TRA)

Analyze improvement needs to support wheelchair access to existing pedestrian infrastructure.

Goal K-C-7

Safe and viable aviation activities that meet community needs.

Policies

K-C-7.1

Promote compatible land use planning in areas surrounding Lampson Field, including by prohibiting the development of uses adversely affecting aviation, following federal and State regulations governing operations and land use restrictions related to airports, and working with the Federal Aviation Administration and aviation operations to minimize conflicts with residential areas and other sensitive uses.

K-C-7.2

Protect Lampson Field from encroachment by incompatible uses and minimize the public's exposure to safety hazards and excessive noise by ensuring that all new development near Lampson Field is consistent with the Lake County Airport Land Use Commission's (ALUC) Airport Land Use Compatibility Plan.

K-C-7.3

Work with the Lake County Airport Land Use Commission to support implementation and maintenance of the Airport Land Use Compatibility Plan to ensure consistency with applicable federal and State requirements, regional plans, and this General Plan.

K-C-7.4

Encourage the establishment of scheduled air carrier services for Lake County.

K-C-7.5

Continue to improve and modernize County air transportation activities and services.

K-C-7.6

Consider expectations for vertical take-off and landing technology development in airport operations planning.

K-C-7.7

Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and other sensitive uses.

Action

K-C-7.a

Work with the Airport Land Use Commission to update the Airport Land Use Compatibility Plan.

Kelseyville: Open Space, Conservation, and Recreation

Goal K-OS-1

Protection of the Kelseyville Planning Area's diverse biological resources, sensitive significant habitats, and ecosystem health.

Policies

K-OS-1.1 (BIO)

Coordinate with applicable federal, Tribal, State, regional, and local land management agencies on natural resources and habitat planning, preservation, and mitigation measure development.

K-OS-1.2 (BIO; HYD)

Support protection and restoration of wetland, riparian, and other significant natural areas in the Kelseyville Planning Area for wildlife habitats, groundwater recharge, and passive recreation.

K-OS-1.3 (BIO)

Protect natural lands, including natural resource areas, wildlife habitat, and open space, from encroachment or destruction by incompatible development and invasive species.

K-OS-1.4 (BIO)

Require development patterns and practices that conserve habitat for protected species and sensitive biological resources, limiting encroachment into areas that support sensitive habitats and directing development into less-sensitive areas.

K-OS-1.5 (BIO)

Maintain ecologically sensitive resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible, low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically sensitive resource areas.

K-OS-1.6

Encourage private efforts to restore ecologically sensitive resource areas, including wildlife habitat, riparian corridors, and wetlands.

K-OS-1.7 (BIO)

Require the use of conservation easements, transfer of development rights, mitigation banking, or similar equity transfer documents to protect unique vegetation, habitat areas, habitat corridors, and sensitive biological resources in new projects.

K-OS-1.8* (BIO)

Require a qualified biologist to prepare a biological resources assessment as part of project approval for proposed development on sites that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters to identify potential impacts and measures for protecting the resource and surrounding habitat. Require a qualified biologist conduct focused surveys, as identified and recommended in the biological resources assessment, during the appropriate season(s) for identification of the resource.

K-OS-1.9 (BIO)

When reviewing development proposals, consult with the most updated California Natural Diversity Database (CNDDB) and other available studies prepared by the California Department of Fish and Wildlife (CDFW) to avoid potential impacts on sensitive habitats or special-status species.

K-OS-1.10* (BIO)

Require a wetland delineation study prepared using the protocol defined by the US Army Corps of Engineers as part of project approval for proposed development on sites with the potential to contain wetland resources. Require that a report on the findings of this survey be submitted to the County as part of the application process and, where proposed development would impact a wetland resources, require mitigation measures prior to project approval.

K-OS-1.11* (BIO)

Require that construction or other ground-disturbing activities avoid nests of native birds when in active use by implementing protection measures to ensure compliance with the California Fish and Game Code and federal Migratory Bird Treaty Act. Compliance guidelines are detailed in the General Plan Environmental Impact Report.

K-OS-1.12 *

Require installation and maintenance of construction barrier fencing around sensitive resources on or adjacent to construction sites prior to construction activities and throughout the construction period.

K-OS-1.13 (BIO; HYD)

Maintain creeks in their natural state whenever possible and allow creeks and floodways to function as natural flood protection features during storms.

K-OS-1.14* (BIO; HYD; REC)

Require new development along significant watercourses, riparian vegetation, and wetlands to establish an ecological buffer zone between the waterway and development to protect the resource. Consider providing opportunities for multiuse trails and recreation within the buffer zone when appropriate.

K-OS-1.15 (BIO; HYD)

Encourage federal, State, and local agencies that manage public lands in the county to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat.

K-OS-1.16* (BIO)

Require Creek Management Plans and Mineral Reclamation Plans to include measures to protect and maintain riparian resources and habitats.

K-OS-1.17* (BIO)

Support the conservation and management of oak woodland communities and their habitats and, where a proposed development would impact an oak woodland community, require mitigation measures prior to project approval.

K-OS-1.18 (AES; AIR; BIO)

Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health, especially in Equity Priority Areas.

K-OS-1.19 (BIO; GEO; HYD; USS)

Require majority use of California native plant species in large, landscaped areas in new development projects, and require construction practices that avoid spread of invasive plant species by minimizing surface disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; disinfecting/decontaminating equipment; and using native, noninvasive, drought-resistant species in erosion-control plantings.

K-OS-1.20* (BIO)

Protect wildlife migration corridors and, prior to approval of projects that might impact identified wildlife connectivity and wildlife linkage areas, require that a habitat connectivity/wildlife corridor evaluation be completed by a qualified biologist. The evaluation shall identify project design features that would reduce potential impacts to wildlife movement and incorporate wildlife corridors for new development plans where appropriate.

K-OS-1.21 (BIO)

Discourage use of fencing that poses risks to wildlife.

K-OS-1.22 (BIO)

Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.

K-OS-1.23 (BIO)

Encourage Caltrans to consider the installation of wildlife over- or underpasses.

K-OS-1.24* (AES; BIO)

Require lighting in residential areas, along roadways, and adjacent to sensitive habitat areas to prevent artificial lighting from spilling and/or reflecting into adjacent properties, including natural or open space areas by incorporating design features, such as shielded lighting and landscaping.

K-OS-1.25 (BIO)

Prohibit new high-voltage electrical transmission lines from being sited in a location that could harm the critical habitat of any rare, endangered, threatened, or protected plant or animal species.

K-OS-1.26 (BIO; TCR)

Integrate Traditional Ecological Knowledge (TEK) in biological resource management, habitat restoration, and open space stewardship.

Actions

K-OS-1.a (BIO)

Consult with the California Department of Fish and Wildlife to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns, and develop a strategy for maintaining areas that will preserve the populations of plants and animals in the county.

K-OS-1.b (BIO)

Prepare and maintain a mapped inventory of ecologically sensitive resource areas, including unique natural areas; wetlands, floodplains, and riparian resources; and the habitat of rare, threatened, endangered, and other uncommon and protected species.

K-OS-1.c* (BIO)

Adopt a Creek and Riparian Area Management Ordinance in consultation with a qualified biologist to support Clear Lake hitch and other sensitive riparian habitat and educate affected property owners on their responsibilities and options for proper maintenance on private properties. Require projects with

the potential to impact creeks and riparian areas to demonstrate compliance with the Ordinance prior to project approval.

K-OS-1.d (BIO; HYD)
Improve County roads, where needed, to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat.

K-OS-1.e (BIO; HYD)
Develop educational materials regarding the impacts that off-highway vehicle travel in streambeds has on sedimentation, water quality, and Clear Lake hitch and their habitat, prioritizing distribution to landowners with riparian areas on their property.

K-OS-1.f (BIO)
Develop and implement a Countywide Wildlife Migration Corridor Preservation Plan.

K-OS-1.g (BIO; HYD)
Review "WW" Waterway, "FW" Floodway, "FF" Floodway-Fringe, and "W" Wetlands combining-district information on a periodic basis. Update the boundaries of these combining districts as needed to reflect updates to mapped ecologically sensitive resource areas.

Goal K-OS-2

Archaeological, Tribal, cultural, and historical resources that are protected and preserved throughout the Planning Area for the long-term benefit of residents, tourists, and future generations.

Policies

K-OS-2.1* (CUL; TCR)
Review proposed development projects in conjunction with the California Historical Resources Information System's Northwest Information Center at Sonoma State University to determine whether project areas contain known archaeological resources, both prehistoric and historic era, or Tribal Cultural Resources, or if they have the potential to hold such resources, and if so, implement mitigation to protect the resource.

K-OS-2.2* (CUL; GEO)
Whenever possible, require new development to preserve significant historical, archaeological, or paleontological resources on-site through project design. If on-site preservation is not feasible, mitigate impacts through techniques such as relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records. Any documentation of historic resources shall be conducted in accordance with Historic American Building Survey (HABS) Level III standards, as defined by the US Secretary of the Interior.

K-OS-2.3* (CUL; TCR; GEO)

Upon discovery of significant archaeological, paleontological, historic, or Tribal Cultural Resources during site development, require all activity to be halted within 100 feet of the find(s) and notify a professional archaeologist, paleontologist, historian, and/or local Tribal government representative (if appropriate) to evaluate the find(s) and recommend mitigation procedures, if necessary. Findings and mitigation measures are subject to review and approval by the Lake County Community Development Director prior to resuming site development work.

K-OS-2.4* (CUL; TCR; GEO)

As a condition of approval for discretionary grading permits, require construction employees to be trained in recognizing potentially significant archaeological, paleontological, historic, or Tribal Cultural Resources that may be discovered during ground-disturbing activities. Require project proponents to submit verification that all site workers have received sensitivity training prior to commencement of ground-disturbing activities.

K-OS-2.5* (CUL)

Require discretionary review for demolition permit applications on important historic sites to mitigate impacts.

K-OS-2.6 (CUL)

Protect cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Register of Historical Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

K-OS-2.7 (CUL)

Follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties.

K-OS-2.8 (CUL; TCR)

Prioritize preservation and adaptive reuse of buildings, sites, and areas with identified archaeological, cultural, or historic significance.

K-OS-2.9 (CUL; TCR)

Coordinate historic and cultural resources management with local Tribal governments, planning and regulatory agencies, and nearby jurisdictions.

K-OS-2.10 (CUL; TCR)

Support and distribute information to the community from local, State, and national education programs about cultural and archaeological resources.

K-OS-2.11 (CUL; TCR)

Conduct education and outreach to the community about the various federal, Tribal, State, local, and private funding sources and economic mechanisms available to support historic resource preservation.

Actions

K-OS-2.a (CUL; TCR)

Contract with a qualified cultural resource coordinator for the development of review procedures and ordinances for the protection of cultural heritage resources, including mechanisms for the protection of identified cultural sites from vandalism and instances when owners of designated historic properties assert economic hardship.

K-OS-2.b* (CUL; TCR)

Contract with an archaeologist(s) that meets the Secretary of the Interior's Professionally Qualified Standards to perform cultural resource studies for environmental analysis on discretionary projects where a cultural resource report is deemed necessary, including outreach to Tribal governments for input on Tribal Cultural Resources.

K-OS-2.c (CUL; TCR)

Establish a process for considering the designation of structures older than 50 years as historic structures or landmarks eligible for special recognition and preservation protections.

K-OS-2.d (CUL; TCR)

Engage the Kelseyville Area community to identify appropriate sites for the Historic Preservation Combining District and apply the District to identified sites.

K-OS-2.e (CUL; TCR)

Support continued operation of the Lake County Heritage Commission to review development projects that may impact historic resources.

K-OS-2.f (CUL; TCR)

Prepare a historical resources inventory for the Planning Area, using State and federal standards to evaluate their significance.

K-OS-2.g (CUL; TCR)

Apply to the State to become a Certified Local Government, making the County eligible for historic preservation programs.

Goal K-OS-3

Celebrated, amplified, and preserved tribal influences and Tribal Cultural Resources throughout the Kelseyville Planning Area.

Policies

K-OS-3.1 (CUL; TCR)

Protect tribal heritage, honor the early stewards of this land, and treat Native American remains and Tribal Cultural Resources with sensitivity and respect.

K-OS-3.2

Support educational and other opportunities to increase knowledge and promote awareness about the history of indigenous peoples in what is now the Kelseyville Planning Area and how the County's relationship with local Tribal governments has evolved.

K-OS-3.3 (CUL; TCR)

Respect and protect Tribal Cultural Resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California tribes, recognizing that protecting Tribal Cultural Resources supports both cultural preservation and environmental health outcomes.

K-OS-3.4 (CUL; TCR)

Conduct formal and early government-to-government consultation with culturally affiliated Tribes on all projects with potential cultural, environmental, or scenic impacts to identify and protect recorded and unrecorded Tribal Cultural Resources through the discretionary development review process.

K-OS-3.5 (CUL; TCR)

Require protection of cultural resource sites in subdivision projects by avoiding identification of sites on maps, relying instead on other techniques, including establishing building envelopes.

K-OS-3.6* (CUL; TCR)

Consult with culturally affiliated Tribal governments when developing mitigation measures to avoid or minimize impacts on Tribal Cultural Resources. Mitigation could include notification of culturally affiliated Tribal governments prior to and tribal monitoring during ground-disturbing activities.

K-OS-3.7* (CUL; TCR)

Upon discovery of a burial, human remains, or suspected human remains, require immediate halt to all work within 100 feet and notify the Sheriff's Department, the culturally affiliated Tribal government(s), and a qualified archaeologist for proper internment and tribal rituals according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.

K-OS-3.8 (AES; BIO; CUL; TCR)

Work with appropriate Tribal governments to protect sacred sites from visual intrusion or development inconsistent with cultural values, particularly along scenic corridors and riparian areas.

Actions

K-OS-3.a (TCR)

Establish and maintain collaborative relationships with local Tribal government representatives to facilitate tribal consultation, preserve Tribal Cultural Resources, and coordinate land use planning in areas around tribal lands.

K-OS-3.b (TCR)

Work with local Tribal governments to establish programs and secure funding to implement actions aimed at preserving Tribal Cultural Resources.

K-OS-3.c (TCR)

Collaborate with Tribal governments to identify cultural sites, sacred landscapes, cultural viewsheds, and traditional use areas, and incorporate them into land use planning through a Tribal Resource Conservation Overlay or equivalent mechanism, that requires a consultation-based review for any future land use designation changes affecting these areas to protect Tribal Cultural Resources and uphold the tribes' ongoing stewardship of their ancestral lands. Where appropriate, explore partnerships for co-management, conservation, and interpretive uses that honor the ancestral and ongoing relationship between Tribal governments and these land.

Goal K-OS-4

Conserved energy resources.

Policies

K-OS-4.1 (AIR; ENE; GHG)

Require the use of energy conservation features and encourage renewable and carbon-free energy generation and storage systems in new construction and renovation of existing structures.

K-OS-4.2 (AIR; ENE; GHG)

Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass.

K-OS-4.3 (AIR; ENE; GHG)

Promote and incentivize small-scale, on-site renewable energy and storage systems for existing residential units, nonresidential buildings, and in the agricultural sector.

K-OS-4.4 (AIR; ENE; GHG)

Participate in local and State programs that reduce the consumption of energy.

K-OS-4.5 (AIR; ENE; GHG)

Work with energy providers to promote and expand cost saving options for low-income households.

K-OS-4.6 (AIR; ENE; GHG)

Construct all new or remodeled County buildings and retrofit existing buildings to be energy efficient and rely on renewable and carbon-free energy resources where feasible.

K-OS-4.7 (AIR; ENE; GHG)

Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.

K-OS-4.8 (AIR; ENE; GHG)

Coordinate with energy providers to install transmission systems in locations that minimize environmental and other impacts.

Actions

K-OS-4.a (AIR; ENE; GHG)

Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Areas and Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.

K-OS-4.b

Explore options to create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (heat pumps, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost to increase energy efficiency and replace hazardous appliances in their home or business. Work with volunteer groups to support installation and disposal of old appliances in Equity Priority Areas and for Equity Priority Populations.

K-OS-4.c (AIR; ENE; GHG)

Coordinate with local utility providers and educational institutions to develop informational brochures that promote energy conservation and the use of renewable and carbon-free energy sources. Make these brochures available to the public and distribute them with building permit application materials.

K-OS-4.d (AIR; ENE; GHG)

Work with local agencies and non-profits to retrofit and upgrade homes for energy efficiency and climate resiliency, particularly in Equity Priority Areas.

Goal K-OS-5

Continued economic viability of mineral extraction activities while minimizing impacts on the public and the environment.

Policies

K-OS-5.1

Encourage aggregate mining in environmentally acceptable locations for hard rock quarries where local topography provides a visual buffer.

K-OS-5.2

Work with appropriate local, State, and federal agencies to assist in identifying potential hazards associated with mineral extraction.

K-OS-5.3 (HAZ)

Require that all mining operations prevent environmental contamination from storage and disposal of wastes and hazardous materials or general operating activity at the site.

K-OS-5.4

Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories.

K-OS-5.5 (MIN)

Ensure that all mining operations are performed in compliance with the policies and implementation measures included in the Lake County Aggregate Resources Management Plan (Appendix A to this General Plan).

K-OS-5.6 (MIN)

Prohibit encroachment of incompatible uses adjacent to future aggregate and mining sites once the site has been approved or permitted.

K-OS-5.7

Require new development adjacent to existing mining operations to be designed to provide a buffer between the proposed use and the mining operation. Require new mining operations to provide a buffer between the mine and existing or likely adjacent uses to minimize incompatibility issues and mitigate environmental and aesthetic impacts. Required buffer distances will be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality.

K-OS-5.8 (AIR)

Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.

K-OS-5.9 (HAZ)

Require review and approval by the Environmental Health Department and Air Quality Management District for storage of hazardous materials associated with new mining operations.

Goal K-OS-6

A parks, recreation, and open space system that serves the recreational needs of Kelseyville Area residents and visitors.

Policies

K-OS-6.1 (PUB; REC)

Provide and promote a balanced recreation system offering a variety of quality social activities and recreational opportunities for all community members.

K-OS-6.2 (PUB; REC)

Coordinate the development of parks and recreation facilities with the rate of growth in the Kelseyville Planning Area to ensure parks and recreation facilities are adequate to serve the local population.

K-OS-6.3 (PUB; REC)

Maintain a level of service standard of 5 acres per 1,000 residents for parks.

K-OS-6.4 (PUB; REC)

Support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational opportunities on County-owned lands, as outlined in the countywide Parks, Recreation, and Trails Master Plan, and on State- and federally-owned lands.

K-OS-6.5 (PUB; REC)

When constructing new County parks, use the following guidelines:

- Locate the park to promote an equitable distribution of facilities within the Planning Area and across the county.
- Locate the park centrally to serve as much of the population base as possible;
- Locate the park at the intersection of major and/or minor collectors to facilitate access;
- Locate the park along designated bicycle routes to facilitate access by bicyclists;
- Locate the park in close proximity to shopping areas, cultural facilities, such as libraries or museums, schools, and employment centers.
- Develop community parks to be appropriately sized.

- Provide night lighting when feasible to reduce vandalism and extend the use of the facility.
- Locate the park on sites that do not contain Naturally Occurring Asbestos, unless adequate clean cover material and other effective controls, as determined by the Lake County Air Quality Management District, are incorporated to minimize public exposure to asbestos dust.

K-OS-6.6 (PUB; REC)

Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for Equity Priority Populations and residents of Equity Priority Areas, including by facilitating multiple transportation modes. Design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.

K-OS-6.7 (PUB; REC)

Strengthen the role of County parks as community focal points by constructing meeting halls and recreational buildings on existing parks where feasible.

K-OS-6.8 (PUB; REC)

Prioritize and promote recreational activity programs and opportunities in Equity Priority Areas.

K-OS-6.9 (PUB; REC)

Support expanded access to indoor and outdoor recreation opportunities by working with other agencies to co-locate recreation spaces, parks, and trails with public facilities, such as utility easements, prioritizing Equity Priority Areas.

K-OS-6.10 (PUB; REC)

Require large development projects to construct and maintain parks within the development, when appropriate.

K-OS-6.11 (PUB; REC; TCR)

Support partnerships with local Tribal governments for joint management and interpretation of parks, trails, and open space areas to reflect and honor the tribes' enduring connection to the land.

K-OS-6.12

Involve community members in the design and development of all park and recreation facilities, with special emphasis on engaging Equity Priority Populations and residents of Equity Priority Areas.

K-OS-6.13 (BIO)

When building parks and recreational facilities in areas with sensitive habitat, preserve habitat areas and design the space to avoid potential impacts on the habitat from park users.

K-OS-6.14 (HYD)

Promote passive recreation in flood-prone areas to absorb floodwater and protect developed areas.

Actions

K-OS-6.a (PUB; REC)

Implement and periodically update, as needed, the countywide Parks, Recreation, and Trails Master Plan.

K-OS-6.b (PUB; REC)

Seek funding to implement the Parks, Recreation, and Trails Master Plan and to keep parks safe, attractive, and responsive to community needs, including funding for park acquisition, planning, capital improvements, life-cycle replacement of amenities, recreation programming, recreation centers, and maintenance operations.

K-OS-6.c (PUB; REC)

Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.

K-OS-6.d

Encourage landowner agreements to allow public fishing access to portions of Kelsey Creek outside of currently designated areas.

K-OS-6.e (PUB; REC)

Investigate the feasibility of developing a park expansion and improvement program that includes a combination of one or more of the following: impact fees for new homes, special assessment districts, and county service areas.

K-OS-6.f

Work to ensure parks and recreation spaces are kept clean and free of litter and hazardous materials.

K-OS-6.g

Enforce prohibitions of drug use and overnight and/or long-term camping in parks, recreation, and open space areas.

Goal K-OS-7

Public access to and opportunities for community enjoyment of Clear Lake.

Policies

K-OS-7.1

Provide trails, turnouts, and public open spaces wherever possible along the lakeshore.

K-OS-7.2

Manage County-owned land near Clear Lake in a manner that maximizes public enjoyment of the lake, including by:

- Retaining vacant County-owned lakefront properties and making improvements, as needed, to expand opportunities for public access to and use of Clear Lake, unless a land swap, as described below, would result in better public access;
- Considering land swaps with private lakefront property owners that would enable consolidation of County properties into more useable parcels;
- Acquiring surplus lakefront lands from other public agencies and retaining them for public lake access;
- Prioritizing expansion of lakefront lands for public access adjacent to existing lakefront recreational lands to foster an integrated lakefront recreation network; and
- Utilizing public streets that dead-end at the lake for public access to the lake.

K-OS-7.3

Continue to support efforts to improve and increase public access to Clear Lake, prioritizing sites in established communities and near existing resort development.

K-OS-7.4

Require new commercial development along the shoreline of Clear Lake to provide public lake access, including docks, as appropriate.

K-OS-7.5

Support water-related uses and facilities on vacant or redeveloped lakefront lands, provided the uses and/or facilities will not negatively impact the environment or preclude public access to the lake.

K-OS-7.6

Discourage conversion of privately owned lakefront lots that provide public access to the lake to uses that would preclude future public use.

K-OS-7.7

Prioritize maintenance and improvement of public lakefront lands in the County's budget to help maximize the recreation, aesthetic, and economic benefits derived from public view and use of the lakefront.

K-OS-7.8

Maintain a safe boating environment on the County's waterways.

K-OS-7.9

Maintain and expand County boat launch facilities to ensure adequate and convenient access to Clear Lake.

Actions

K-OS-7.a

Continue to maintain the Clear Lake public launch and marina facilities to ensure easy and safe access by the public.

K-OS-7.b

Install and maintain signage identifying areas open to public access along the lake.

K-OS-7.c

Explore innovative programs that would expand public lake access in residential areas along the lake.

K-OS-7.d

Explore the feasibility of developing additional boat launch facilities at streets that dead-end at the lake.

K-OS-7.e

Establish temporary docking areas for boats used in commuting across Clear Lake in locations where the County maintains dock facilities.

K-OS-7.f

Establish no-wake zones in ecologically sensitive resource areas and areas primarily used for nonmotorized recreation, such as swimming, kayaking, and bird watching.

Goal K-OS-8

An interconnected multi-use trail system that serves a variety of recreational needs in the Kelseyville Planning Area.

Policies

K-OS-8.1

Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails.

K-OS-8.2

Provide safe access to existing and new parks for hikers, cyclists, and equestrians. Support development of improved and additional safe access for hikers, cyclists, and equestrians on State and federal lands.

K-OS-8.3

Continue to support equestrian activities in the Kelseyville Planning Area, including through land use regulations that support horse ownership and stewardship.

K-OS-8.4

Increase public awareness and support for county trails through promotions, interpretive programs, exhibits, publication, maps, and the County's website.

K-OS-8.5

Provide water and shade structures at trail heads and county parks, where feasible, to support their use and decrease adverse health impacts from recreation during extreme heat days.

Actions

K-OS-8.a

Develop incentives to encourage dedication of trails.

K-OS-8.b

Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding.

Goal K-OS-9

Preserved and enhanced scenic resources and viewsheds in the Kelseyville Planning Area.

Policies

K-OS-9.1* (AES)

In rural areas outside of Community Growth Boundaries, require structures built in the immediate foreground view of a scenic route to be sited a sufficient distance from the roadway edge to minimize intrusion on the natural features and backdrops as viewed from the roadway or adjacent residences. In rural and urbanized areas, require structures built in the immediate foreground of a scenic route to minimize obstruction of views of significant natural features. Require development on hillsides to blend in with the surroundings through exterior color choices and maximum height restrictions.

K-OS-9.2 (AES; BIO)

Develop and maintain roads and highways in a manner that protects natural and scenic resources.

K-OS-9.3 (AES; CUL; PUB; REC)

Develop access to scenic viewpoints along County roadways and multiuse trails. Provide interpretive information at these access points to inform visitors and residents of the natural and cultural history of the Kelseyville Area and region.

K-OS-9.4 (AES)

Encourage utility companies and service providers to choose the least conspicuous locations for distribution lines, towers, and fuel breaks to avoid impacts to viewsheds where possible.

K-OS-9.5 (AES; HYD)

Use native and drought tolerant landscaping to frame and direct attention to major views and away from unattractive developments to the extent practical. Permit selective cutting and pruning to enable establishment or improvement of roadway views.

Actions

K-OS-9.a* (AES)

Develop an ordinance that regulates development on or near ridgelines and hilltops to minimize impacts to scenic viewsheds.

K-OS-9.b (AES)

Amend the Scenic Combining District to include ridgelines, working in consultation with Tribal governments.

K-OS-9.c (AES; CUL; TCR)

Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.

K-OS-9.d (AES)

Amend the Scenic Combining District regulations in the Zoning Ordinance to prohibit billboard signage on commercial properties.

Goal K-OS-10

Preserved and enhanced visual quality within community areas.

Policies

K-OS-10.1 (AES)

Require new development to screen mechanical equipment and trash storage facilities from public view.

K-OS-10.2 (AES)

Require appropriate visual screening and roadway setbacks for industrial and service commercial uses, including through the use of native vegetation for screening.

K-OS-10.3* (AES)

Require lighting that enhances visibility, convenience, and public safety without creating glare or light pollution.

K-OS-10.4 (AES)

Consider impacts to Taylor Observatory during the review of proposals for new development that would increase ambient light in its vicinity.

K-OS-10.5* (AES)

Require the use of low-glare building materials for new buildings constructed within the Planning Area.

K-OS-10.6 (AES; WIL)

Require new commercial development to install street trees in accordance with an adopted streetscape plan and with fire-safe landscaping requirements.

Actions

K-OS-10.a* (AES)

Amend the Zoning Ordinance to regulate outdoor lighting in a way that minimizes light pollution that disrupts dark skies while providing for safety and reasonable use.

K-OS-10.b (AES)

Establish a coordinated roadway signage program for the Kelseyville Planning Area that identifies routes and major destinations, provides traffic information, and provides directional information to major destinations while supporting the visual character of the region.

K-OS-10.c (AES)

Maintain Code Enforcement services to support the visual quality of the community.

Kelseyville: Environmental Justice

Goal K-EJ-1

Communities that promote high quality of life and good health outcomes for everyone, including Equity Priority Populations.

Policies

K-EJ-1.1

Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible.

K-EJ-1.2

Limit exposure to second-hand smoke, including from electronic smoking devices, tobacco smoke, and cannabis smoke, and enforce State and local laws and regulations pertaining to prohibitions of tobacco and cannabis use in specified locations and selling tobacco and cannabis to minors.

K-EJ-1.3

Lead and support activities to facilitate affordable access to health care, including addressing infrastructure and service barriers to broadband access for telehealth and multimodal access to clinics.

K-EJ-1.4 (PUB)

Encourage and support the expansion of medical and senior care facilities, such as medical clinics, urgent care, emergency care, behavioral health facilities, and pharmacies, prioritizing areas that lack access to healthcare. Strategies could include incentives or streamlining efforts.

K-EJ-1.5 (PUB)

Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.

K-EJ-1.6

Support efforts to attract medical professionals to the Kelseyville Area.

K-EJ-1.7

Collaborate with neighboring jurisdictions to assess and address issues related to capacity and access to emergency, acute, and preventative/primary healthcare services.

K-EJ-1.8

Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.

K-EJ-1.9 (TCR)

Work with local Tribal governments on mitigation strategies for asthma-related environmental hazards.

Actions

K-EJ-1.a

Establish a process for assisting community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as public art, fire-resilient vegetative buffers, and planting strips in Equity Priority Areas.

K-EJ-1.b

Consider adopting a tobacco and cannabis retail licensing fee that earmarks a portion of the fee for enforcement of tobacco- and smoking-related policies.

K-EJ-1.c

Consider adopting an ordinance prohibiting smoking (including vaping, electronic cigarettes, tobacco, and cannabis) in specific areas, such as:

- Inside and near doors and windows of multifamily housing units to limit residents' exposure to the harmful effects of second-hand smoke.
- At worksites, including in and near unenclosed spaces of employment, outdoor dining areas, and unenclosed waiting areas.
- On public property, including in public parks and trails, and at public events, such as farmers' markets and community fairs.

K-EJ-1.d

Consider adopting an ordinance aimed at reducing instances of youth using tobacco products that might include prohibiting the location of tobacco retailers near schools and other youth-serving facilities and/or establishing restrictions on the placement and promotion of tobacco products so they are not easily accessible to youth.

K-EJ-1.e

Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others.

K-EJ-1.f

Work with the newly formed Commission on Aging to prepare a new chapter of the County's Code of Ordinances for "Community Services" to detail services available in the county, including support services for older adults.

K-EJ-1.g

Explore adoption of an elder income index and/or other mechanisms to provide cost relief for the older adult residents in the county.

K-EJ-1.h

Work with North Coast Opportunities (NCO) to activate the AmericCorps/Senior Corps Retired Senior Volunteer Program (RSVP) program to collect volunteer hours and use those as in-kind monetized matching funds, as allowed by the State and federal RSVP programs, to maximize funding for needed community services.

Goal K-EJ-2

Access to living spaces that are safe, clean, and healthy for all Kelseyville Planning Area residents.

Policies

K-EJ-2.1

Ensure housing in the Kelseyville Planning Area provides safe and sanitary environments for residents.

K-EJ-2.2 (POP)

Ensure that future improvements in Equity Priority Areas will not result in a net loss of subsidized affordable housing or significant preventable displacement of residents.

K-EJ-2.3

Ensure adequate living conditions for tenants through ongoing and effective code enforcement, with priority given to housing in Equity Priority Areas.

K-EJ-2.4

Work with and support agencies and organizations providing supportive services to individuals experiencing homelessness, including efforts to secure temporary and long-term housing for unhoused community members.

Actions

K-EJ-2.a

Pursue all available federal and State funds to assist with housing preservation and rehabilitation, with a focus on identifying funding to remediate health and safety issues for housing in Equity Priority Areas and housing units occupied by Equity Priority Populations.

K-EJ-2.b (POP)

Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing.

K-EJ-2.c (POP)

Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.

K-EJ-2.d

Create an assistance program for homeowners and landlords to bring older properties up to code and improve their livability, with priority given to homes in Equity Priority Areas and those housing Equity Priority Populations.

K-EJ-2.e

Develop a system or other mechanism to inventory rental housing in the county by address, both to track the stock of rental housing and to develop a mailing list to reach rental housing occupants. Additional details in the inventory may also include property owner contact information.

K-EJ-2.f

Conduct periodic outreach in Equity Priority Areas and to Equity Priority Populations to inform tenants of their rights and responsibilities. Written outreach efforts should be provided in English and Spanish.

K-EJ-2.g

Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.

Goal K-EJ-3

Convenient and affordable access to healthy food for all Kelseyville Planning Area residents.

Policies

K-EJ-3.1

Support efforts to establish and/or expand programs and other activities to improve food security and eliminate hunger, including food assistance programs, community gardens, and school lunch access.

K-EJ-3.2 (AIR; ENE; GHG; NOI; TRA)

Support transit route changes or expansions and active transportation network improvements that link Equity Priority Areas to healthy food sources, including grocery stores. In addition, encourage new healthy food retailers near existing transit connections.

K-EJ-3.3

Expand local food access and agriculture by supporting and encouraging certified farmers' markets, urban farming, community gardening, and other similar activities.

K-EJ-3.4

Encourage new development projects to incorporate community gardens into the project design, as appropriate.

Actions

K-EJ-3.a

Develop incentives to encourage the establishment of grocery stores and other venues selling healthy foods, preferably locally grown or produced, in areas with limited access to healthy food, prioritizing locations in or near Equity Priority Areas.

K-EJ-3.b

Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access, prioritizing markets in or near Equity Priority Areas.

K-EJ-3.c

Inventory and map food deserts in the Kelseyville Planning Area to inform future policy and decision making to address food access barriers.

K-EJ-3.d

Streamline permitting processes for grocery stores and markets in Equity Priority Areas and food deserts.

Goal K-EJ-4

Effective decision making that seeks and incorporates the voices of Kelseyville Planning Area residents, including from Equity Priority Populations and those living in Equity Priority Communities.

Policies

K-EJ-4.1

Empower all residents to participate in local decision making and ensure meaningful public engagement processes and events that make it possible for everyone—especially Equity Priority Populations and those living in Equity Priority Areas—to participate and influence outcomes.

K-EJ-4.2

Use multiple channels—including digital and print media, County websites, local radio, and cable TV—to share publicly important information and publicize opportunities for community engagement to ensure access for everyone, including those without home computers or internet.

K-EJ-4.3

Provide interpretation and translation services for community announcements, community meetings, services, and programs, to ensure accessibility for all community members, as appropriate.

K-EJ-4.4

Encourage sponsors of major development projects to have early and frequent communication, in the appropriate language(s), with affected residents and interested parties.

K-EJ-4.5

Strive for more diverse representation on boards, commissions, committees, and similar bodies to better reflect the demographics and varying viewpoints of Kelseyville Area residents, including representatives of Equity Priority Populations and/or other underrepresented groups, as appropriate.

K-EJ-4.6

Engage young people in long-range planning processes and other County-administered programs and processes through outreach and partnerships with libraries, schools, and local youth organizations when possible.

Actions

K-EJ-4.a

Hold periodic public meetings in each Equity Priority Area to hear from residents of these communities about issues impacting their quality-of-life outcomes and use that input to inform the County's annual budgeting process.

K-EJ-4.b

Support Municipal Advisory Councils to develop best practice guidelines to support all County departments with conducting effective outreach in the Kelseyville Planning Area, such as how to identify appropriate engagement activities and practices based on the project or issue type and stakeholders involved, a list of stakeholders and/or community leaders in the area, and language interpretation or translation services to offer.

K-EJ-4.c (AIR; ENE; GHG; NOI; TRA)

Explore options and seek funding to transition to accessible outreach materials for those with sensory disabilities (e.g., visually impaired and/or deaf or hard of hearing).

K-EJ-4.d

To inform existing and potential future municipal advisory councils (MACs), adopt a policy detailing the process for forming a MAC and the roles, responsibilities, and authority of a MAC, which may take inspiration from the Mendocino County Policy #51, Formation/Operation of Municipal Advisory Councils.

K-EJ-4.e

Periodically update Equity Priority Area maps, including the Tribal Lands boundaries as updated by the Bureau of Indian Affairs, to ensure that the appropriate communities are prioritized as part of the County's work to implement the Environmental Justice Element.

Kelseyville: Public Facilities and Services

Goal K-PF-1

Resilient and well-maintained public facilities and services that meet the needs of all community members, are adequately funded, and enhance quality of life in the Kelseyville Planning Area.

Policies

K-PF-1.1 (PUB; USS)

Ensure that all neighborhoods have access to safe, well-maintained public facilities, utilities, and services that meet community needs now and as the community grows.

K-PF-1.2 (PUB; REC; USS)

Prioritize County expenditures on infrastructure, public facilities, services, recreation and open space amenities, and environmental enhancements that benefit and respond to the needs of Equity Priority Populations and residents of Equity Priority Areas.

K-PF-1.3 (TCR)

Work with local special districts and Local Tribal governments to coordinate public service improvements in the Kelseyville Planning Area.

K-PF-1.4 (PUB)

Continue to assess existing and future needs for public facilities and services, such as internet access, meeting rooms, and libraries, and work to develop, retrofit, or expand facilities and services, as necessary, to meet those needs, prioritizing the needs of Equity Priority Populations and residents of Equity Priority Areas.

K-PF-1.5 (PUB; USS)

Work with utility service providers to ensure service and program offerings align with existing and planned development patterns to meet current and future community needs.

K-PF-1.6 (USS)

Coordinate with public utility providers to acquire adequate rights-of-way and co-location to facilitate expansion of services in a timely manner.

K-PF-1.7 (AES)

Require new subdivisions in the Community Growth Boundary to include dark sky compliant streetlights.

K-PF-1.8* (USS)

Require new development projects to provide their own infrastructure, tie into existing infrastructure, or be required to provide infrastructure that will tie into future infrastructure, as determined by the County and other affected agencies.

K-PF-1.9* (USS)

Prior to project approval ensure that new development projects will not create significant adverse impacts on existing infrastructure by implementing County-approved mitigation measures to reduce the impact.

K-PF-1.10

Ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.

K-PF-1.11 (PUB; USS)

Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure.

K-PF-1.12

Continue to support the Department of Animal Care and Control in its efforts to minimize pet overpopulation and abuse.

Actions

K-PF-1.a (USS)

Upon each update to the Housing Element, perform an analysis of infrastructure needs and deficiencies in disadvantaged unincorporated communities (DUCs), explore funding mechanisms that could make extension of needed services and facilities feasible, and update the associated information, policies, and actions of the General Plan as needed to reflect new conditions.

K-PF-1.b (USS)

In cooperation with other service providers as appropriate, develop long-range facility master plans for relevant public services.

K-PF-1.c

Consider the creation of additional assessment districts, county service areas, and/or special districts to fund and manage new and improved infrastructure, where needed.

K-PF-1.d

Update and maintain policies and procedures that govern the County's use of artificial intelligence (AI) to ensure the County's and community's data is protected, appropriate oversight of any AI-generated products or activities, and that the use of AI does not conflict with the best interest of the County or its constituents.

Goal K-PF-2

Public facilities that are designed to provide quality service while minimizing impacts on the environment.

Policies

K-PF-2.1 (PUB; USS)

Require public facilities installations and extensions to be sited and designed to minimize or avoid potential adverse impacts to the community and environment.

K-PF-2.2 (AGF)

When infrastructure, such as sewer, water, and transmission lines, must cross agricultural lands, locate the infrastructure in the public right-of-way or along lot lines whenever possible.

K-PF-2.3 (AES)

Coordinate with utility companies to minimize the visual and cultural impact of new or expanded facilities through appropriate facility sizing, design, and placement on the landscape. Generally encourage utility lines to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.

K-PF-2.4

Require mitigation for inter-county regional transportation facilities, high-voltage electrical transmission lines, and energy or water pipelines that do not serve the local population and provide little or no long-term benefit to the local affected area.

K-PF-2.5

Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.

K-PF-2.6 (AIR; ENE; GHG; NOI; TRA)

Encourage public and other facilities designed for direct public use, such as libraries, to be located along major thoroughfares and/or near the center of general community activities.

K-PF-2.7 (AIR; ENE; GHG; NOI; TRA)

Design new or redeveloped governmental and civic facilities to accommodate multiple community uses, such as recreation and community gathering spaces, and to be accessible to all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.

K-PF-2.8 (AIR; ENE; GHG; NOI; TRA)

Encourage the development of joint school facilities, recreational facilities, and educational and service programs between school districts and other public and non-profit agencies.

K-PF-2.9 (BIO; ENE; USS)

Encourage joint use of existing right-of-way corridors and utility easements, especially for transmission lines from geothermal resource power generation facilities.

K-PF-2.10

Ensure that County-managed spaces and facilities support a feeling of safety for users and require new development projects to provide adequate lighting, clearly marked crosswalks, and other safety-promoting features in public spaces, as appropriate.

Goal K-PF-3

Fire protection and law enforcement services that protect community members and property.

Policies

K-PF-3.1* (PUB; WIL)

Work with the Sheriff's Office, Kelseyville Fire Protection District, Lakeport Fire Protection District, and CAL FIRE to support each agency's ability to maintain adequate staffing and incident response times in accordance with State and federal guidelines.

K-PF-3.2 (PUB; WIL)

Locate new fire and police stations to minimize response times to the Kelseyville Planning Area, while prioritizing effective use of existing facilities.

K-PF-3.3 (PUB; WIL)

Support efforts to expand fire protection service to continue to meet the needs of the Kelseyville Planning Area.

K-PF-3.4 (PUB; WIL)

Continue to promote cooperative fire protection agreements with CAL FIRE to provide adequate fire protection throughout the Kelseyville Planning Area.

K-PF-3.5 (PUB; WIL)

Consult with the Kelseyville Fire Protection District and Lakeport Fire Protection District when reviewing new development proposals to identify any facility, infrastructure, or equipment upgrades needed to support the development and ensure the development pays for any identified upgrades.

K-PF-3.6 (PUB; WIL)

Support development of local firewise communities and fire safe councils and work collaboratively to manage hazardous vegetation on private properties.

K-PF-3.7* (PUB; USS; WIL)

Require that new development demonstrates adequate water supply and service for effective fire protection and that all infrastructure meets the fire protection standards of Lake County or the responsible agency.

K-PF-3.8 (PUB; WIL)

Promote public safety programs and activities, including neighborhood watch programs, child identification kits, fire hazard prevention and awareness, private security for commercial uses, and other public education efforts.

Goal K-PF-4

Affordable, reliable, and safe water and wastewater service that meets existing and future community needs.

Policies

K-PF-4.1

Discourage extension of water and sanitary sewer lines into areas outside of Community Growth Boundaries, except to serve public and semi-public uses that are not growth inducing, or when such extension is necessary to address a declared public health emergency.

K-PF-4.2

Coordinate with Lake LAFCO in the preliminary stages of development proposal entitlement application reviews for projects that may require an expansion of current service district boundaries to determine whether LAFCO will have a role in the approval process.

K-PF-4.3* (USS)

Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound water delivery system with adequate capacity, including by securing a will-serve letter from the water purveyor within the service area prior to the issuance of construction permits, to ensure that the

water purveyor has the capacity to supply water to the project. Have water purveyor delineate if interior fire sprinklers can be connected to the system.

K-PF-4.4 (USS)
Prioritize water conservation measures over the development of new water sources like dams and reservoirs.

K-PF-4.5 (BIO; CUL; TCR)
Discourage the formation of new water distribution systems unless long-term fiscal and technical feasibility can be demonstrated prior to approval.

K-PF-4.6 (USS)
Encourage efforts to consolidate small water distribution systems to improve service and financial stability, in alignment with the County's Drought Resilience Program.

K-PF-4.7 (USS)
Encourage development of new water storage facilities that do not result in adverse environmental impacts.

K-PF-4.8
Partner with water service providers to ensure that low-income households maintain continuity of service and are offered financial relief if prices rise.

K-PF-4.9 (GEO; USS)
Promote the development of and connection to municipal wastewater systems where failing septic tanks, leach fields, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise.

K-PF-4.10 (GEO; HYD; USS)
Promote and support programs to educate homeowners on the care and maintenance of septic systems.

K-PF-4.11 (HYD; USS)
Encourage formation of septic maintenance districts as an interim management practice if on-site septic systems are documented to have contributed to violations of water quality standards.

K-PF-4.12 (GEO; HYD; USS)
Prior to the approval of a building permit with a proposed addition/modification to an existing structure that would impose an additional burden on an existing system by increasing the waste flow,

the buyer or project applicant shall demonstrate to the Lake County Environmental Health Department that the onsite wastewater treatment system is operating properly.

K-PF-4.13 (USS)
Discourage new commercial development in the vicinity of Lampson Field, with the exception of aircraft hangars, until an adequate sewage disposal system is installed.

Actions

K-PF-4.a (USS)
Pursue all available State and federal funding sources to upgrade publicly managed community water systems.

K-PF-4.b (USS)
Work with water service providers to upgrade substandard water systems to ensure adequate fire flows and backup power sources.

K-PF-4.c* (GEO; USS)
Periodically review standards for septic tanks to ensure they continue to protect water quality and public health, consistent with current best practices.

K-PF-4.d (USS)
Explore rural wastewater systems that can serve as alternatives to conventional systems and develop standards and guidelines for their use in new development, as appropriate.

K-PF-4.e (USS)
Conduct water pollution investigations in areas suspected of having a significant number of failing on-site sewage disposal systems.

K-PF-4.f* (USS)
In water districts where there is insufficient water to serve new development, require new development to offset demand so that there is no net increase in demand through measures such as the installation of low-flow water fixtures, water conservation efforts, or the retrofit of existing uses to offset increased demand. These measures shall be achieved in partnership with the applicable water district.

K-PF-4.g *
Require renovations requiring a building permit to install low-flow water fixtures to reduce the amount of water usage.

K-PF-4.h* (USS)

Require new development projects to obtain a will-serve letter from the wastewater agency within the project's service area prior to project approval to ensure that the agency has the capacity to accept wastewater from the project and provide water for interior sprinkler systems.

K-PF-4.i

Investigate options to provide municipal sewer service in the area around Lampson Field.

Goal K-PF-5

Stormwater facilities that protect people, property, and the environment.

Policies

K-PF-5.1 (HYD; USS)

Ensure stormwater collection and drainage facilities are properly designed and sited to protect people and property while conserving water resources, supporting groundwater recharge, protecting water quality, and minimizing impacts on natural and cultural resources.

K-PF-5.2 (HYD; USS)

Require curbs and gutters for new development within Community Growth Boundaries to direct storm drainage in a way that is consistent with the overall drainage system.

K-PF-5.3 (HYD; USS)

Require development projects to use green infrastructure and low-impact development designs to prevent off-site drainage impacts and support groundwater recharge.

K-PF-5.4 (USS)

Require on-site stormwater detention facilities and velocity reducers when necessary to maintain existing storm flows and velocities in natural drainage systems.

K-PF-5.5 (HYD; USS)

Encourage project designs that minimize drainage concentrations and impervious coverage, compliment groundwater recharge, and where feasible, provide a natural watercourse appearance and maintain natural watershed functions.

K-PF-5.6 (HYD; USS)

Integrate green infrastructure, such as permeable paving surfaces, bioswales, and rain gardens, into County infrastructure projects, including road improvements and parks.

K-PF-5.7 (BIO; HYD; REC; USS)

Encourage designs for stormwater detention basins that provide temporary or permanent wildlife habitat and/or recreational opportunities, where appropriate.

K-PF-5.8 (CUL; HYD; TCR)

Encourage green infrastructure, Tribal Ecological Knowledge practices, wildlife habitat integration, and protection of culturally sensitive areas.

K-PF-5.9

Reduce the flow of stormwater drainage into sewer cleanouts and other similar mechanisms that have the ability to inundate the local sewer collection system, including by enforcing penalties for violators purposely directing stormwater into sewer cleanouts and educating the community about how stormwater drainage can impact the local sewer collection system.

Actions

K-PF-5.a (USS)

Identify damaged and/or deficient storm drainage facilities and acquire funding to restore or upgrade the facilities.

K-PF-5.b (USS)

Work with appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and improve groundwater recharge.

K-PF-5.c (USS)

Work with appropriate agencies to develop stormwater facility maintenance programs establishing timelines for regularly cleaning and maintaining storm drain systems.

Goal K-PF-6

Accessible, affordable, safe, and efficient disposal or recycling of solid waste.

Policies

K-PF-6.1 (USS)

Ensure efficient and affordable solid waste disposal options are available for all, including unhoused populations, low-income households, and other Equity Priority Populations.

K-PF-6.2* (USS)

Prior to project approval, require development proposals to demonstrate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste, and ensure that the development provides adequate solid waste storage, handling, and collection accommodations.

K-PF-6.3 (HAZ)

Encourage and support establishment of adequate sites for collection of household hazardous waste, unused pharmaceuticals, and universal wastes (commonly produced hazardous wastes, such as batteries and electronics), along with provisions for residents who are physically unable to deliver materials to a collection site.

K-PF-6.4

Protect solid waste facility sites from the encroachment of sensitive and/or incompatible land uses and convert abandoned solid waste facilities to open space use.

K-PF-6.5 (USS)

Promote the maximum feasible solid waste reduction and diversion through recycling and composting. Strive to continually reduce commercial and industrial waste on an annual basis and pursue a financing mechanism for solid waste reduction programs to meet reduction and diversion goals.

K-PF-6.6

Use recycled materials and products when available and economically feasible.

K-PF-6.7

Enforce prohibitions and fines against illegal dumping, abandoned property and vehicles, and outdoor storage, and prioritize clean-up of illegal dumping on County-owned land in community centers and in Equity Priority Areas.

K-PF-6.8

Support cleanup efforts by private property owners to remove garbage and refuse from their properties, and obtain grant funding to assist in removing the refuse at no-cost waste disposal events.

Actions

K-PF-6.a

Seek funding to support low- or no-cost waste disposal programs for unhoused populations, low-income households, and other Equity Priority Populations.

K-PF-6.b (PUB; USS; WIL)

Promote community education about responsible waste disposal, including by distributing informational resources promoting alternatives to sending waste to landfills or burning green waste, such as recycling, composting, and chipping.

K-PF-6.c (PUB; WIL)

Continue to support community chipping and portable chipping programs.

K-PF-6.d (HYD)

Install signage regarding the prohibition of dumping at locations with recurring issues and increase education, monitoring, and rapid cleanup to discourage future illegal dumping.

K-PF-6.e

Partner with community organizations to host community clean-up days, as needed, prioritizing events in downtown areas and Equity Priority Areas.

K-PF-6.f (HYD)

Continue existing abatement programs that assist private property owners with removal of unsightly trailers, signage, and trash, prioritizing clean-up in Equity Priority Areas.

K-PF-6.g

Seek additional funding for the ongoing operation of the Abandoned Vehicle Abatement (AVA) program.

Goal K-PF-7

Internet, cellular, and landline communications services that are accessible and reliable throughout the Kelseyville Planning Area.

Policies

K-PF-7.1 (USS)

Encourage and support efforts to expand and enhance internet and broadband service throughout the Kelseyville Planning Area and encourage co-location of infrastructure and marketplace competition from multiple service providers, while minimizing visual and cultural impacts.

K-PF-7.2 (WIL)

Encourage and support efforts to improve cellular phone coverage and reliability, especially during extreme weather and hazard events.

K-PF-7.3 (AES)

Require new or updated cellular towers to be designed to minimize their visual impact.

Actions

K-PF-7.a

Work with the California State Association of Counties and others to lobby the State to require continued access to landline telephones.

K-PF-7.b

Identify and implement strategies to streamline the permitting process for cellular tower installations while ensuring quality design and mitigation of potential impacts.

Goal K-PF-8

High-quality schools and educational facilities that serve the needs of local students.

Policies

K-PF-8.1 (PUB)

Collaborate with the Kelseyville Unified School District and the Lakeport Unified School District to plan for future growth.

K-PF-8.2 (AIR; ENE; GHG; NOI; PUB; TRA)

Work with the Kelseyville Unified School District and the Lakeport Unified School District to ensure any new schools that are developed in the Planning Area incorporate bicycle and pedestrian access, are close to the residential areas that the school serves, and avoid hazards.

K-PF-8.3 (PUB)

Support efforts to retrofit and/or upgrade existing educational facilities to ensure safety and comfort of students and educators, including through expedited permitting reviews and fee waivers, where feasible.

K-PF-8.4

Encourage and support efforts to enhance and expand access to higher education, including by working with Woodland Community College Lake Center and Mendocino College Lake Center to increase access to transferable general education and major preparation courses in alignment with the University of California and California State University transfer pathways and articulation agreements.

K-PF-8.5

Encourage and support efforts to incorporate tribal cultural education and awareness in school curriculums.

Action

K-PF-8.a (PUB)

Coordinate residential development proposal reviews with the Kelseyville Unified School District and the Lakeport Unified School District to inform future enrollment estimates and ensure adequate capacity for the development project.

Kelseyville: Economic Development

Goal K-ED-1

A strong, diverse, and resilient economy that supports local employment opportunities.

Policies

K-ED-1.1

Continue to develop a diversified economic base for the Kelseyville Area by promoting agriculture; agritourism; equestrian opportunities; recreation services including boating, fishing, and, birding; astrotourism; and commerce and by expanding efforts to encourage industrial and non-industrial corporate uses and geothermal resource development.

K-ED-1.2

Prioritize business retention, expansion, and attraction efforts that strengthen the local economy, generate local tax revenue, and/or offer jobs in alignment with local skills.

K-ED-1.3

Purchase products and services for County operations from locally owned businesses whenever possible.

K-ED-1.4

Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.

K-ED-1.5

Acknowledge local tribal communities as an economic stakeholder and encourage opportunities for tribal enterprises that align with cultural preservation, environmental stewardship, and community character.

K-ED-1.6

Support workforce-development partnerships benefiting tribal citizens and incorporating Traditional Ecological Knowledge, protecting Tribal Cultural Resources, and/or promoting sustainable land stewardship, where appropriate.

Actions

K-ED-1.a

Coordinate efforts with local business associations and stakeholders to attract clean industries to the area. Ensure new clean industries are located and designed to avoid Tribal Cultural Resources.

K-ED-1.b

Prepare and implement an economic development strategy for the community of Kelseyville that emphasizes advantages associated with the agriculture, wine, and tourism industries, along with the area's natural setting. The strategy should address recruitment of new businesses that promote a balance between local and visitor-serving uses, use the area's existing labor pool, create living-wage jobs and career advancement opportunities, support a circular economy in which local dollars are spent locally and reinvested in the community, and minimize environmental degradation.

K-ED-1.c

Partner with private and non-profit agencies to provide business incubation and workforce training to help economic vitality and foster employment, including tribal workforce partnerships and training for tribal citizens in cultural resource protection, environmental restoration, and sustainable economic practices.

K-ED-1.d

Identify or develop programs to expand economic opportunities to Equity Priority Populations, including through outreach efforts and incentives for local small business owners.

K-ED-1.e

Work with stakeholders in the area to explore development of a transitional employment program that integrates unhoused individuals into public or private sector work focused on neighborhood beautification and maintenance, prioritizing central commercial areas and other locations.

K-ED-1.f

Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.

K-ED-1.g

Investigate the benefits of establishing a business license program.

K-ED-1.h

Expand County support for business growth and development, including by partnering with outside agencies and associations working in economic development.

K-ED-1.i

Identify and eliminate barriers to supporting home-based business as part of the local circular economy.

K-ED-1.j

Develop strategies to encourage shopping at locally owned businesses whenever possible.

Goal K-ED-2

A strong and resilient tourism sector that contributes to the local economy while balancing community and visitor needs and priorities.

Policies

K-ED-2.1

Reestablish the County as a premier vacation destination by growing local attractions, including hotels, entertainment venues, wineries, and visitor activities.

K-ED-2.2 (AGF)

Encourage and support development of wineries, micro-breweries, farm-to-fork restaurants, farm stands, U-pick operations, youth agriculture and wilderness education, and other uses related to agritourism, provided those uses do not negatively impact ongoing agricultural operations and they avoid disturbance of known or potential Tribal Cultural Resources.

K-ED-2.3

Encourage and support the development of new restaurants and other local- and visitor-serving retail and commercial services.

K-ED-2.4

Encourage and support efforts to improve water quality in Clear Lake to boost the tourism economy and improve quality of life for residents.

K-ED-2.5

Encourage tourism initiatives that interpret, respect, and help protect tribal cultural heritage.

K-ED-2.6

Support the development of tribal-led or tribal-partnered cultural education programs, guided tours, and visitor materials—where appropriate and approved by the tribes—ensuring protection of sensitive locations.

Actions

K-ED-2.a

Partner with other interested parties to leverage and expand promotional efforts to attract visitors, especially multiday visitors, to the county's diverse attractions, including agritourism, astrotourism, ecotourism, outdoor recreation, and various lodging options. Require all promotional materials referencing tribal history or cultural sites to be reviewed by the affiliated tribes to ensure accuracy and to avoid disclosing sensitive locations.

K-ED-2.b

Update the Zoning Ordinance to allow farm-stay development, which would allow volunteers to stay at farms with compensation in exchange for their work on the farm as an apprenticeship, on appropriate agricultural sites.

K-ED-2.c

Partner with local groups and agencies to develop and distribute resources for tourists to identify and access the many opportunities to experience Lake County, such as self-guided tour maps, farm trail maps, and/or informational kiosk installations. Exclude sensitive Tribal Cultural Resources from public maps and develop tribal-approved interpretive content, where appropriate.

K-ED-2.d

Identify incentives and other opportunities to encourage and support development, redevelopment, and expansion of lodging spaces to serve a broad range of visitors, including luxury boutique hotels and resorts, retreat venues, conference centers, family-oriented motels, and camping areas. Ensure that any new or expanded uses are compatible with the surrounding environment.

K-ED-2.e

Explore options to dedicate a portion of the County's Transient Occupancy Tax revenue to efforts to conserve natural resources to maintain and enhance the county's natural beauty.

Lakeport: Land Use

Goal L-LU-1

Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of indigenous peoples.

Policies

L-LU-1.1 (AES; AGF)

Preserve natural open space resources by concentrating development in existing communities, clustering development, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.

L-LU-1.2 (AES; BIO; GEO; HAZ)

Encourage clustering of allowable densities to reduce development footprints; protect sensitive habitats, scenic resources, natural features, and open spaces; and avoid hazardous areas.

L-LU-1.3 (AES; BIO)

Maintain distinct urban edges for all unincorporated communities, while creating a gradual transition between urban uses and open space.

L-LU-1.4 (AGF; BIO; GEO; HAZ; TRA; USS)

Ensure future amendments to the General Plan Land Use map only allow development where it has access to adequate water supply, wastewater treatment, and public roadways; avoids steep terrain, sensitive natural resources, and natural hazards; and provides appropriate buffers with agricultural land and other incompatible uses.

L-LU-1.5

Limit urban development to the areas within designated Community Growth Boundaries, as shown in Figures L -2 and L-3.

L-LU-1.6 (BIO; GEO; HAZ; USS; WIL)

Consider development intensity in areas outside of Community Growth Boundaries according to the area's ability to support water and wastewater needs, access, slope characteristics, protection of sensitive natural resources, and the site's susceptibility to natural hazards.

L-LU-1.7 (TCR)

Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.

L-LU-1.8 (BIO; HYD; TCR)

Integrate Traditional Ecological Knowledge from Tribes into resource conservation strategies, including watershed management, forest management, and habitat restoration.

Actions

L-LU-1.a

Amend the Zoning Ordinance to include a provision that would exclude land lakeward of 7.79 Rumsey from being used in the calculation of lot coverage.

L-LU-1.b (BIO; PUB; REC; TCR)

Work with Tribal governments to explore opportunities to integrate traditional stewardship practices and Traditional Ecological Knowledge (TEK) into development reviews, land management, conservation, restoration, recreation planning, and facility planning, siting, and operations.

Goal L-LU-2

Development patterns that support a sustainable lifestyle.

Policies

L-LU-2.1 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Promote and practice the principles of smart growth.

L-LU-2.2 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage infill development.

L-LU-2.3 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage urban development that locates origins and destinations in close proximity to reduce vehicle trips and enhance visual and pedestrian access.

L-LU-2.4 (AIR; ENE; GHG; NOI; TRA)

Encourage potential transit destinations, including employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another and to a transit stop.

L-LU-2.5 (AIR; ENE; GHG; NOI; TRA)

Support the development of land uses with increased densities and mixed uses, including mixed-use resort commercial and residential, to reduce vehicle miles traveled and promote walking, biking, and transit use.

Actions

L-LU-2.a (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Develop incentives to promote infill development.

L-LU-2.b (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Amend the Zoning Ordinance to establish a smart growth overlay zone that encourages higher-density housing, transit-oriented development, and mixed-use development and provides smart growth guidelines for development and redevelopment in these zones.

L-LU-2.c (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Work collaboratively with Tribal governments to develop educational programs highlighting traditional ecological practices, such as controlled burns and habitat stewardship, to inform sustainable development policies.

Goal L-LU-3

Cohesive and vibrant communities that preserve and celebrate their historic character and design heritage, and tribal cultural identity.

Policies

L-LU-3.1 (AES)

Recognize the unique character and assets of each community in the Planning Area and support efforts to strengthen and revitalize all communities.

L-LU-3.2 (AES)

Support efforts to enhance gateways and transitional zones around North Lakeport to make it distinct and inviting for residents and visitors.

L-LU-3.3 (AIR; ENE; GHG; NOI; TRA)

Ensure future development within Community Growth Boundaries is planned at a walkable, neighborhood scale with a range of uses in close proximity and a safe pedestrian environment.

L-LU-3.4 (AES)

Promote the creation of community focal points and gathering places in North Lakeport.

L-LU-3.5

Encourage and support the arts in the Lakeport Planning Area with music and art installations, public art, and programming throughout the community, prioritizing areas that lack them.

L-LU-3.6

Encourage and support community and regional events (e.g., outdoor concerts, art shows, farmers' markets, races, and festivals) and recreational activities to bolster community pride and identification, including by engaging in marketing efforts.

L-LU-3.7 (AES; REC)

Encourage preservation of open areas within Community Growth Boundaries to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.

L-LU-3.8

Review commercial and industrial development to ensure compatibility with the Lakeport Area Commercial and Industrial Design Guidelines, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.

L-LU-3.9 (AES; CUL)

Maintain the character of established neighborhoods by preserving buildings and areas with special and recognized historic, architectural, or aesthetic value. Ensure the design of new development and remodels of existing structures are compatible with the character of surrounding and adjacent buildings, public spaces, and cultural and historic resources and require new development to

complement architecturally and historically significant buildings to protect the overall historic integrity of the area.

L-LU-3.10 (BIO; USS; WIL)

Encourage the preservation and maintenance of existing native trees and the incorporation of native, fire-resistant, and drought-tolerant plants, including culturally significant species traditionally used by local Tribes, in public spaces, street landscaping, and in new public and private developments.

L-LU-3.11

When new development requires a permit for tree removal, require removed trees to be replaced with comparable tree species at a two-to-one ratio—i.e., each removed tree is replaced with two new trees, unless it is demonstrated new trees would exacerbate risk of fire.

L-LU-3.12

Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs.

L-LU-3.13 (AES; CUL; TCR)

Encourage and support efforts to promote a greater public awareness of the county's architectural, urban design, and Tribal cultural heritage.

L-LU-3.14

Recognize and incorporate tribal heritage in public art, interpretive signage, community events, and wayfinding throughout the Cobb Mountain Planning Area.

Actions

L-LU-3.a (AES; CUL; TCR)

Coordinate with local non-profit and other non-governmental organizations to install or maintain public art and gateway, wayfinding, and interpretive signage in North Lakeport to support the area's sense of place; foster an understanding and appreciation for local history and culture, including tribal culture; promote inclusivity; and improve the visual quality of the community.

L-LU-3.b

Amend the Zoning Ordinance to eliminate redundancies in the design review process between the General Plan and Zoning Ordinance. This includes eliminating Article 53, Design Review Combining District, instead relying on Policy L-LU-3.8 to ensure compatibility with the Lakeport Area Commercial and Industrial Design Guidelines, and revisions to Article 54, Design Review Permit, as needed.

L-LU-3.c

Work with the community to prepare updates to the North Lakeshore Boulevard Special Study Area, Scotts Valley Special Study Area, and South Main Street/Soda Bay Road Special Study Area to reflect current values and priorities.

L-LU-3.d

Work with the community to update the Lakeport Planning Area Commercial and Industrial Design Guidelines to reflect current values and priorities, including that development along lakefront areas enhance visual and physical access to Clear Lake.

L-LU-3.e (AES; CUL)

Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area.

L-LU-3.f (AES; CUL)

Amend the Zoning Ordinance to allow adaptive reuse of historic resources that preserves the integrity of the resource while allowing for its ongoing use.

L-LU-3.g

Prepare and publish an inventory of underutilized land and encourage adaptive reuse of these properties.

L-LU-3.h

Collaborate with Tribal governments to create a heritage trail, interpretive exhibits, or other programming that celebrates tribal history and presence.

Goal L-LU-4

Coordinated and effective planning over the life of this General Plan.

Policies

L-LU-4.1

Ensure that permitting procedures and regulations are consistent, timely, and cost-effective.

L-LU-4.2 (POP)

Coordinate growth and development with surrounding jurisdictions, the Local Agency Formation Commission (LAFCO), and other agencies, as appropriate, to maintain open space between communities and promote common goals.

L-LU-4.3

Require that the sizes and shapes of new parcels will not compromise future land divisions.

L-LU-4.4 (POP)

The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections in the unincorporated county for the year 2050:

- 3,800 new dwelling units
- 986,700 square feet of new commercial and office space
- 393,000 square feet of new industrial space

If new development approved within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that the environmental review that is conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.

L-LU-4.5 (TCR)

Conduct early and ongoing engagement with Tribal governments in planning and discretionary permitting processes to ensure development aligns with tribal cultural, environmental, and historical interests.

Actions

L-LU-4.a (USS)

Encourage potential developers to attend pre-development meetings and work closely with appropriate public agencies to consider whether the potential development projects will meet the County's goals and requirements and have adequate infrastructure.

L-LU-4.b (POP)

Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in Policy L-LU-4.4 without subsequent environmental review.

L-LU-4.c

Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts.

L-LU-4.d

Update the zoning map to implement the land use map established in this General Plan.

L-LU-4.e (TCR)

Consistent with State law, continue to conduct tribal cultural impact assessments in coordination with local Tribal governments in discretionary permitting and General Plan amendment processes.

Goal L-LU-5

A range of residential areas that accommodate the housing needs of all income groups with quality living environments.

Policies

L-LU-5.1 (POP)

Plan for and encourage a variety of housing types with a full range of affordability.

L-LU-5.2 (AES)

Develop housing in a manner that complements the small-town community identity and incorporates quality design, consistent with the rural character of the Planning Area.

L-LU-5.3 (POP)

Encourage development of 'workforce housing' that meets the needs of the local workforce and is affordable to individuals and families earning between 60 percent and 120 percent of the area median income.

L-LU-5.4 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage medium-density residential development that is compatible with the neighborhood character within Community Growth Boundaries, is close to services, and where adequate infrastructure is available or can be made available.

L-LU-5.5 (AIR; GHG; NOI; TRA)

Encourage high-density residential development (e.g., apartments and townhouses) within Community Growth Boundaries along collector roadways and transit routes and within walking distance of schools, libraries, parks, shopping, and entertainment areas.

L-LU-5.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Promote development of affordable housing near public transit and essential services whenever possible.

L-LU-5.7 (POP)

Encourage the development of housing for seniors and other Equity Priority Populations.

L-LU-5.8

Continue to allow density bonuses for residential development projects that include affordable or qualifying senior housing or incorporate energy-efficient techniques exceeding State standards into the project design, as specified in the Zoning Ordinance.

L-LU-5.9 (AIR; HAZ; NOI)

Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste.

L-LU-5.10 (POP)

Encourage innovative, non-traditional housing designs and layouts in response to evolving housing trends and needs.

Actions

L-LU-5.a

Continue to support construction of affordable housing, including by pursuing federal, Tribal, and State funding for affordable housing development.

L-LU-5.b

Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development.

L-LU-5.c

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow a density bonus for residential development projects that include affordable housing that is consistent with State law, which offers a density bonus of up to 50 percent.

L-LU-5.d

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow up to a 20 percent density bonus for mixed-use residential development projects within a Community Growth Boundary that include an employment-inducing industrial or business park development component.

L-LU-5.e

Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.

L-LU-5.f (POP)

Continue to promote the development of affordable, senior, and energy-efficient housing by informing developers of the benefits of density bonuses in preapplication conferences.

L-LU-5.g (POP)

Develop objective design standards for residential and mixed-use development to provide a streamlined approval process; ensure compatibility with existing community character; and ensure appropriate open space, buffers, and pedestrian improvements are provided.

L-LU-5.h

Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on a County website to inform developers of potential building opportunities.

Goal L-LU-6

Commercial and mixed-use areas that serve community needs and support a robust local economy.

Policies

L-LU-6.1 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage centrally located businesses and services in places that conveniently serve residential areas and/or support revitalization or creation of town centers.

L-LU-6.2 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage mixed-use development with commercial and residential components in commercial areas when adequate infrastructure is available or can be made available.

L-LU-6.3 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage conversion of existing commercial areas to a mix of uses to reduce travel distances and create neighborhoods that offer a variety of housing options.

L-LU-6.4

Continue to allow parking reductions for residential uses in mixed-use areas where it can be demonstrated that shared residential and commercial parking will not result in an unacceptable impact on parking in the public right-of-way or off-street parking lots.

L-LU-6.5

Encourage and support the establishment of more restaurants, retail, and other commercial services.

L-LU-6.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of smaller neighborhood-supporting retail and services, including those offering local agricultural sales, to meet the everyday shopping and personal needs of the surrounding neighborhood.

L-LU-6.7 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of larger regional commercial centers within Community Growth Boundaries that meet resident and visitor needs, such as supermarkets, restaurants, personal services, retail sales, professional offices, medical services, and other complementary uses, as well as venues for selling locally produced agricultural and related products.

L-LU-6.8

Discourage strip commercial development, allowing it only when alternative layouts are infeasible at the project site.

L-LU-6.9 (AIR; HAZ)

Locate commercial service businesses, such as warehouses, repair services, and building materials sales, away from housing, schools, and other sensitive receptors. Use the following criteria for siting commercial service areas:

- Provide good access to highways or major collectors;
- Buffer existing or planned residential areas, schools, and other sensitive uses;
- Develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, and other needs; and
- Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

L-LU-6.10 (ENE; REC)

Encourage members of the private sector to establish new commercial recreation opportunities and to rehabilitate and restore older resorts, including destination resorts, lakefront resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.

L-LU-6.11

Require proposals for budget retailers and discount chains to include a community meeting early in the proposal process to gather input from community members and incorporate refinements to the proposal in response to community concerns. Also require such projects to prepare an analysis of economic and blight-inducement impacts of the proposed development on retail businesses in the market area, employment, County revenues and services, and other relevant economic considerations. The County may waive the requirement for this analysis if the new establishment is found to offer a public benefit and is in alignment with the community's vision for its future development.

L-LU-6.12

Encourage opportunities for indigenous-owned businesses within mixed-use and commercial areas.

Actions

L-LU-6.a

Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts.

L-LU-6.b

Devise and offer incentives for reconstruction and/or redevelopment of local historical resorts.

Goal L-LU-7

Industrial areas that are compatible with their surrounding environment while supporting the economy.

Policies

L-LU-7.1

Encourage a wide range of industrial development activities, prioritizing industries that create living-wage jobs that maximize the education, skills, and talents of county residents.

L-LU-7.2 (AES)

Encourage development of visually attractive, carefully planned industrial parks and planned developments in areas with suitable topography and adequate infrastructure.

L-LU-7.3 (GEO; USS; WIL)

Require new industrial or heavy commercial uses to be sited appropriately, on land with average slopes not exceeding 20 percent and outside of a hazard zone, preferably served by public sewer and water facilities and within a Community Growth Boundary.

L-LU-7.4

Encourage industrial uses that use geothermal energy generated on-site when compatible with surrounding land uses.

L-LU-7.5

Require a planned development process for permit approvals of any industrial or heavy commercial uses of five acres or more in size.

L-LU-7.6 (AIR; HAZ; NOI)

Require new industrial and heavy commercial uses to be designed to avoid adverse impacts to adjacent uses, particularly residential neighborhoods, schools, and other sensitive uses, with respect to air quality, noise, odor, vibration, and other impacts.

L-LU-7.7 (AIR; ENE; GHG; HYD; NOI; TRA)

Allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the source of the resource under the following criteria:

- Require a use permit;
- Prohibit any commercial or industrial uses that are not related to the processing of the resource; and
- Require mitigation for impacts to surrounding land uses, the environment, and Lake County watersheds to protect air, surface water, and groundwater quality.

L-LU-7.8 (CUL; TCR)

Consider including a requirement for consultation with Tribal governments to include Tribal Cultural Resource analysis within the Cultural Resource Reports for discretionary projects.

Lakeport: Circulation

Goal L-C-1

Effective intergovernmental communication and cooperation on transportation issues.

Policies

L-C-1.1 (AIR; ENE; GHG; NOI; TRA)

Coordinate with the incorporated Cities of Clearlake and Lakeport on regional transportation planning to support the goals of the Regional Transportation Plan.

L-C-1.2 (TRA)

Maintain a cooperative relationship with the California Department of Transportation (Caltrans) to provide maintenance and safety improvements on State highways.

Actions

L-C-1.a (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans and other transportation agencies to maintain the Regional Transportation Plan, identify funding priorities, and develop an expenditure plan for available transportation funds in accordance with federal, State, and regional transportation planning and programming procedures.

L-C-1.b

Work with local agencies to identify road improvement opportunities.

L-C-1.c

Maintain working relationships with transportation agencies in the region to ensure coordination of road improvements, data exchange on projected traffic impacts, and County participation in regional transportation planning activities.

L-C-1.d (AIR; ENE; GHG; NOI; TRA)

Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.

L-C-1.e (AIR; ENE; GHG; NOI; TRA)

Support efforts to ensure transportation provider services are online-accessible to enhance utilization of current transit providers for out-of-county transportation needs.

L-C-1.f (TCR)

Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.

L-C-1.g (BIO)

Pursue opportunities for native plant restoration and habitat protection along rights-of-way and medians.

Goal L-C-2

A unified, coordinated, and cost-efficient road and highway system that is safe, uncongested, and efficient.

Policies

L-C-2.1

Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development.

L-C-2.2 (TRA)

Maintain, and improve where feasible, the road system to reduce traffic accidents, improve circulation, and maintain or improve its physical condition, in conformance with the priorities and recommendations established in the Regional Transportation Plan.

L-C-2.3 (TRA)

When undertaking roadway improvements, prioritize maintenance and safety, considering both public reports and internal expertise and data.

L-C-2.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize roadway improvement or maintenance projects as follows:

- Priority One: Urgent Projects. Projects of an urgent nature that are clearly needed to protect the health and safety of the traveling public, such as imminent bridge or roadbed failure.
- Priority Two: Safety Projects. Projects that are intended to reduce the number and severity of collisions in a particular location.
- Priority Three: Reconstruction/Maintenance Projects. Projects that involve ongoing maintenance, rehabilitation, and reconstruction requirements to preserve the existing bridge and road network.
- Priority Four: Capacity Improvements. Projects that involve operational improvements to the existing road network that increase service efficiency and capacity.
- Priority Five: New Construction Projects. Projects that involve construction of a new bridge or road. New County construction projects will receive higher priority when they accommodate development in locations within reasonable proximity to employment and shopping centers and encourage energy conservation in the transportation sector.

L-C-2.5 (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better.

L-C-2.6

To maintain traffic flow and minimize potential collisions, only allow access from individual parcels to highways and arterials when access to lower road classifications is not feasible, as determined by the County.

L-C-2.7 (TRA)

Require roadway facilities constructed or used by new development to comply with the Lake County Road Standards (Table L-3).

L-C-2.8 (TRA)

Require new roads in residential areas to:

- Be designed to avoid cut-through traffic through the residential area.
- Be paved when serving more than four lots.
- Be improved with processed gravel at a minimum when serving four or fewer lots at densities less than one dwelling unit per five acres.
- Offer adequate right-of-way to contain road improvements for dedication.

L-C-2.9

Work with California Highway Patrol and Lake County Sheriff to limit truck traffic to designated truck routes, as shown in Figure L-6.

L-C-2.10

Support the formation of maintenance districts to fund road maintenance and improvements in a manner consistent with County standards and when there is demonstrated community support.

L-C-2.11

Evaluate impacts to tribal cultural sites and consult with local Tribal governments when planning street, transit, and roadway projects that could impact tribal cultural sites.

Actions

L-C-2.a

Implement and maintain the Capital Improvement Plan to ensure it continues to meet the needs of the Lakeport Planning Area as they evolve.

L-C-2.b

Improve and construct roads to the Lake County Road Standards, as shown in Table L-3. Use the American Association of State Highway and Transportation Officials (AASHTO) standards, Caltrans standards, and County expertise to inform any revisions to the Lake County Road Standards.

L-C-2.c

Explore options to implement a traffic mitigation fee that would apply to new development and/or subdivisions for the maintenance of existing County roads.

L-C-2.d

Implement vehicle weight limit restrictions on roadways near sensitive uses, like schools and residential neighborhoods, to discourage cut-through truck traffic.

L-C-2.e

Pursue all available sources of funding and protect existing sources of funding for the development, improvement, and maintenance of the existing roadway system.

L-C-2.f (TCR)

Coordinate with local Tribal governments when siting public EV charging infrastructure, roads, or transit facilities.

Goal L-C-3

A transportation network that accommodates new development while reducing per-capita VMT and GHG emissions and promotes environmental protections and stewardship.

Policies

L-C-3.1 (AIR; ENE; GHG; NOI; TRA)

Incorporate complete streets principles and practices into the planning, design, and construction of circulation network improvements to accommodate all network users, including people walking, biking, and riding transit.

L-C-3.2 (AIR; ENE; GHG; NOI; TRA)

Lead and encourage activities to design and construct streets to support connectivity and promote pedestrian comfort and safety by including appropriate amenities, such as sidewalks on both sides of the street, shade trees, public benches, and pedestrian-scale lighting, when feasible, prioritizing the North Lakeport community.

L-C-3.3 (AIR; ENE; GHG; NOI; TRA)

Encourage vehicle trip reduction through home occupations and telecommuting.

L-C-3.4 (AIR; ENE; GHG; NOI; TRA)

Encourage regional employers to provide employees with options and incentives to use alternative modes of transportation to work or to otherwise reduce VMT (e.g., transit subsidies, bicycle facilities, ridesharing, alternative work schedules, telecommuting, and preferential parking for carpools).

L-C-3.5 (AIR; ENE; GHG; NOI; TRA)

Require new land use development projects to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies.

L-C-3.6 (AIR; ENE; GHG; NOI; TRA)

Support transitioning on-road vehicles, including personal, business, government, and public transit fleets, to electric power from renewable sources or other zero-emission fuels.

L-C-3.7 (AIR; ENE; GHG)

Support efforts to build electric vehicle charging stations at employment and community destinations, as allowed by market conditions.

L-C-3.8 (AIR; HYD; NOI)

Encourage the use of road construction methods that reduce air, water, and noise pollution associated with road and highway development.

L-C-3.9 (AIR; HAZ; HYD)

Avoid locating roadways on naturally occurring asbestos whenever feasible alternative locations exist. If locating a roadway on asbestos is unavoidable, ensure adequate construction and surfacing with non-asbestos materials in compliance with local and State requirements.

Actions

L-C-3.a* (TRA)

Adopt and maintain a VMT environmental threshold and development project screening process based on the Lake Area Planning Council Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study.

L-C-3.b* (TRA)

Require new development with the potential to increase VMT, to prepare a VMT analysis and to reduce VMT through` feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies, as needed to be consistent with the County's adopted VMT threshold.

L-C-3.c (AIR; ENE; GHG; NOI; TRA)

Develop a program to encourage trip reduction measures among County employees using various strategies, such as transit and/or carpool/vanpool subsidies, bicycle facilities, alternative work schedules, ridesharing programs, telecommuting options, employee education, and preferential parking for carpools/vanpools.

L-C-3.d (AIR; ENE; GHG; NOI; TRA)

Encourage carpooling by providing information to community members about park-and-ride locations and available programs.

L-C-3.e (AIR; ENE; GHG; NOI; TRA)

Amend Article 46 of the Zoning Ordinance to create electric vehicle charging and parking requirements for new development (e.g., one electric vehicle space per every 15 non-electric vehicle spaces and one charging station for large development based on square footage).

L-C-3.f (HAZ; TRA; WIL)

Encourage and support annual maintenance to unpaved rural, ranch, and fire roads.

Goal L-C-4

A transportation system that protects human life.

Policies

L-C-4.1 (TRA)

Implement a safe systems approach to designing the transportation network for all users; this approach acknowledges that people make mistakes and focuses on roadway design and operational changes to create safe streets.

L-C-4.2 (TRA)

Strive to eliminate fatal and serious injuries for all road users by 2050 through a holistic view of the roadway system that includes provisions that account for human error, recognize vulnerable road users, such as pedestrians and bicyclists, and promote redundant and proactive safety measures.

L-C-4.3 (TRA)

Require safety improvements, such as reflective signage and street lighting (where appropriate) to reduce the likelihood of collisions during any roadway infrastructure improvement process.

L-C-4.4 (TRA; WIL)

When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access.

L-C-4.5 (AIR; ENE; GHG; NOI; TRA)

Promote slow travel in neighborhoods through installation of infrastructure associated with reduction in crash risk, such as marked crosswalks, new lighting, and improved intersection controls.

L-C-4.6 (AIR; ENE; GHG; NOI; TRA)

Pursue funding for a Safe Routes to School program and implement improvements, such as traffic-calming measures and high-visibility sidewalks and crosswalks.

L-C-4.7 (TCR)

Engage local Tribal governments in safety planning and emergency access identification.

Actions

L-C-4.a (AIR; ENE; GHG; NOI; TRA)

Identify safety corridors and areas that generate high concentrations of bicyclists and/or pedestrians. In these areas, use evidence-based strategies, including strategies identified in the United States Department of Transportation's Strategic Highway Safety Plan, to develop safety measures specific to those areas that are intended to eliminate traffic fatalities, with an emphasis on preventing fatalities of bicyclists, pedestrians, and users of other micromobility devices.

L-C-4.b (TCR)

Engage local Tribal governments when developing safety measures for high-risk corridors near tribal lands.

Goal L-C-5

A safe and efficient public transportation system that offers a convenient alternative to the private automobile, reduces roadway congestion, and meets the community's transit needs.

Policies

L-C-5.1 (AIR; GHG; NOI; TRA)

Support public transportation programs that promote access to shopping, employment, education, health care, and recreation.

L-C-5.2

Support the continuation and coordination of transportation programs provided by social service agencies, particularly those serving older adults, individuals with disabilities, and other Equity Priority Populations.

L-C-5.3 (AIR; ENE; GHG; NOI; TRA)

Support Lake Transit Authority on improvements to fixed-route bus and dial-a-ride services, including expanding the service area, providing more frequent buses at key times of the day, and improving transit amenities, such as bus shelters, benches, and wayfinding signage at bus stops.

L-C-5.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan:

- Provide new and improve existing transportation services for older adults, individuals with access and functional needs, low-income individuals and/or other vulnerable populations;
- Provide intercommunity services between communities in the Planning Area and throughout the county; and
- Expand intercity transit carriers, particularly to Ukiah and the Bay Area.

L-C-5.5 (AIR; ENE; GHG; NOI; TRA)

Encourage transit access and compatibility during the review and approval process for industrial, commercial, and residential development.

L-C-5.6 (AIR; ENE; GHG; NOI; TRA)

Encourage bus stops at key destinations, population centers, and/or along arterials and collectors to facilitate public transit use.

L-C-5.7 (TCR)

Engage local Tribal governments in planning routes and transit services, particularly for elders and community centers.

Actions

L-C-5.a (AIR; ENE; GHG; NOI; TRA)

Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.

L-C-5.b (AIR; ENE; GHG; NOI; TRA)

Explore opportunities to improve Lake Transit Authority services to Planning Area residents during updates to the Lake County Transit Development Plan, including regional connections to major destinations like the Sacramento International Airport.

L-C-5.c (TCR)

Update the Transit Development Plan with input from local Tribal governments to include tribal community needs.

Goal L-C-6

A continuous and easily accessible active transportation system that facilitates safe, equitable, and connected walking, biking, and micromobility options.

Policies

L-C-6.1 (AIR; ENE; GHG; NOI; TRA)

Construct new and maintain and improve existing pedestrian and bicycle facilities, consistent with the countywide Active Transportation Plan, as funding is available.

L-C-6.2 (AIR; ENE; GHG; NOI; TRA)

Incorporate facilities for non-motorized users, such as sidewalks and bike routes, when constructing or improving roadway facilities and when reviewing new development proposals.

L-C-6.3 (AIR; ENE; GHG; NOI; TRA)

Require bicycle lanes, multiuse paths, and sidewalks in conjunction with road improvement projects, as feasible. Develop, as funds become available, Class II bicycle lanes and multiuse paths on new collector and arterial streets.

L-C-6.4 (AIR; ENE; GHG; NOI; TRA)

Require facilities for nonmotorized users, such as sidewalks and bike routes, for subdivisions with a density of one or more dwelling units per acre. Required facilities should be commensurate with the impacts of the project, consistent with local and regional plans, and provide for infrastructure that integrates circulation and recreational use and aligns with surrounding development.

L-C-6.5 (AIR; ENE; GHG; NOI; TRA)

Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.

L-C-6.6 (AIR; ENE; GHG; NOI; TRA)

Require public and private development projects to include bicycle access and safe bicycle parking facilities at office buildings, schools, shopping centers, and parks, where feasible.

L-C-6.7 (AIR; ENE; GHG; NOI; TRA)

Follow the adopted Caltrans design standards for the development, maintenance, and improvement of bicycle facilities.

L-C-6.8 (AIR; ENE; GHG; NOI; TRA)

Construct and maintain bicycle routes and multiuse trails in a manner that minimizes conflicts between bicyclists, pedestrians, and equestrian users with automobiles and private property rights.

L-C-6.9 (TCR)

Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.

L-C-6.10 (TCR)

Incorporate Traditional Ecological Knowledge in the design of active transportation improvements.

L-C-6.11 (TCR)

Ensure new pedestrian/bike paths avoid or mitigate impacts to Tribal Cultural Resources, when feasible.

Actions

L-C-6.a (AIR; ENE; GHG; NOI; TRA)

Engage in each update to the countywide Active Transportation Plan, prepared by the Lake Area Planning Council, to ensure the active transportation needs of the Lakeport Planning Area are met.

L-C-6.b (AIR; ENE; GHG; NOI; TRA)

Pursue funding to improve and maintain the existing bicycle system and to plan and construct new bicycle facilities that encourage commuting and recreation.

L-C-6.c (AIR; ENE; GHG; NOI; TRA)

Pursue funding to eliminate gaps in the existing sidewalk network and/or upgrade pedestrian facilities, with priority given to facilities near schools, and connections between residential areas and commercial centers.

Goal L-C-7

Safe and viable aviation activities that meet community needs.

Policies

L-C-7.1

Promote compatible land use planning in areas surrounding Lampson Field, including by prohibiting the development of uses adversely affecting aviation, following federal and State regulations governing operations and land use restrictions related to airports, and working with the Federal Aviation Administration and aviation operations to minimize conflicts with residential areas and other sensitive uses.

L-C-7.2

Protect Lampson Field from encroachment by incompatible uses and minimize the public's exposure to safety hazards and excessive noise by ensuring that all new development near Lampson Field is consistent with the Lake County Airport Land Use Commission's Airport Land Use Compatibility Plan.

L-C-7.3

Work with the Lake County Airport Land Use Commission to support implementation and maintenance of the Airport Land Use Compatibility Plan to ensure consistency with applicable federal and State requirements, regional plans, and this General Plan.

L-C-7.4

Encourage the establishment of scheduled air carrier services for Lake County.

L-C-7.5

Continue to improve and modernize County air transportation activities and services.

L-C-7.6

Consider expectations for vertical take-off and landing technology development in airport operations planning.

L-C-7.7

Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and other sensitive uses.

Action

L-C-7.a

Work with the Airport Land Use Commission to update the Airport Land Use Compatibility Plan.

Lakeport: Open Space, Conservation, and Recreation

Goal L-OS-1

Protection of the Lakeport Planning Area's diverse biological resources, sensitive significant habitats, and ecosystem health.

Policies

L-OS-1.1 (BIO)

Coordinate with applicable federal, Tribal, State, regional, and local land management agencies on natural resources and habitat planning, preservation, and mitigation measure development.

L-OS-1.2 (BIO; HYD)

Support protection and restoration of wetland, riparian, and other significant natural areas in the Lakeport Planning Area for wildlife habitats, groundwater recharge, and passive recreation.

L-OS-1.3 (BIO)

Protect natural lands, including natural resource areas, wildlife habitat, and open space, from encroachment or destruction by incompatible development and invasive species.

L-OS-1.4 (BIO)

Require development patterns and practices that conserve habitat for protected species and sensitive biological resources, limiting encroachment into areas that support sensitive habitats and directing development into less-sensitive areas.

L-OS-1.5 (BIO)

Maintain ecologically sensitive resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible, low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically sensitive resource areas.

L-OS-1.6 (BIO)

Encourage the use of conservation easements, transfer of development rights, mitigation banking, or similar equity transfer documents to protect unique vegetation, habitat areas, habitat corridors, and sensitive biological resources in new projects.

L-OS-1.7* (BIO)

Require a qualified biologist to prepare a biological resources assessment as part of project approval for proposed development on sites that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters to identify potential

impacts and measures for protecting the resource and surrounding habitat. Require a qualified biologist conduct focused surveys, as identified and recommended in the biological resources assessment, during the appropriate season(s) for identification of the resource.

L-OS-1.8 (BIO)

When reviewing development proposals, consult with the most updated California Natural Diversity Database (CNDDB) and other available studies prepared by the California Department of Fish and Wildlife (CDFW) to avoid potential impacts on sensitive habitats or special-status species.

L-OS-1.9* (BIO)

Require a wetland delineation study prepared using the protocol defined by the US Army Corps of Engineers as part of project approval for proposed development on sites with the potential to contain wetland resources. Require that a report on the findings of this survey be submitted to the County as part of the application process and, where proposed development would impact a wetland resources, require mitigation measures prior to project approval.

L-OS-1.10* (BIO)

Require that construction or other ground-disturbing activities avoid nests of native birds when in active use by implementing protection measures to ensure compliance with the California Fish and Game Code and federal Migratory Bird Treaty Act. Compliance guidelines are detailed in the General Plan Environmental Impact Report.

L-OS-1.11* (BIO)

Require installation and maintenance of construction barrier fencing around sensitive resources on or adjacent to construction sites prior to construction activities and throughout the construction period.

L-OS-1.12 (BIO; HYD)

Maintain creeks in their natural state whenever possible and allow creeks and floodways to function as natural flood protection features during storms.

L-OS-1.13* (BIO; HYD; REC)

Require new development along significant watercourses, riparian vegetation, and wetlands to establish an ecological buffer zone between the waterway and development to protect the resource. Consider providing opportunities for multiuse trails and recreation within the buffer zone when appropriate.

L-OS-1.14* (BIO)

Require Creek Management Plans and Mineral Reclamation Plans to include measures to protect and maintain riparian resources and habitats.

L-OS-1.15 (BIO; HYD)

Encourage federal, State and local agencies that manage public lands in the county to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat.

L-OS-1.16* (BIO)

Support the conservation and management of oak woodland communities and their habitats and, where a proposed development would impact an oak woodland community, require mitigation measures prior to project approval.

L-OS-1.17 (AES; AIR; BIO)

Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health.

L-OS-1.18 (BIO; GEO; HYD; USS)

Require majority use of California native plant species in large, landscaped areas in new development projects, and require construction practices that avoid spread of invasive plant species by minimizing surface disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; disinfecting/decontaminating equipment; and using native, noninvasive, drought-resistant species in erosion-control plantings.

L-OS-1.19* (BIO)

Protect wildlife migration corridors and, prior to approval of projects that might impact identified wildlife connectivity and wildlife linkage areas, require that a habitat connectivity/wildlife corridor evaluation be completed by a qualified biologist. The evaluation shall identify project design features that would reduce potential impacts to wildlife movement and incorporate wildlife corridors for new development plans where appropriate.

L-OS-1.20 (BIO)

Discourage use of fencing that poses risks to wildlife.

L-OS-1.21 (BIO)

Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.

L-OS-1.22 (BIO)

Encourage Caltrans to consider the installation of wildlife over or under passes.

L-OS-1.23* (AES; BIO)

Require Design lighting in residential areas, and along roadways, and adjacent to sensitive habitat areas to prevent artificial lighting from spilling and/or reflecting into adjacent properties, including natural or open space areas by incorporating design features, such as shielded lighting and landscaping.

L-OS-1.24 (BIO; TCR)

Integrate Traditional Ecological Knowledge (TEK) in biological resource management, habitat restoration, and open space stewardship.

Actions

L-OS-1.a (BIO)

Consult with the California Department of Fish and Wildlife to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns and develop a strategy for maintaining areas that will preserve the populations of plants and animals in the county.

L-OS-1.b (BIO)

Prepare and maintain a mapped inventory of ecologically sensitive resource areas, including unique natural areas, wetlands, floodplains, riparian resources, and the habitat of rare, threatened, endangered, and other uncommon and protected species.

L-OS-1.c* (BIO)

Adopt a Creek and Riparian Area Management Ordinance in consultation with a qualified biologist to support Clear Lake hitch and other sensitive riparian habitat and educate affected property owners on their responsibilities and options for proper maintenance on private properties. Require projects with the potential to impact creeks and riparian areas to demonstrate compliance with the Ordinance prior to project approval.

L-OS-1.d (BIO; HYD)

Improve County roads, where needed, to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat.

L-OS-1.e (BIO; HYD)

Develop educational materials regarding the impacts of off-highway vehicle (OHV) travel in streambeds to sedimentation, water quality, and Clear Lake hitch and their habitat, prioritizing distribution to landowners with riparian areas on their property.

L-OS-1.f (BIO)

Develop and implement a Countywide Wildlife Migration Corridor Preservation Plan.

L-OS-1.g (BIO; HYD)

Review “WW” Waterway, “FW” Floodway, “FF” Floodway- Fringe, and “W” Wetlands combining district information on a periodic basis. Update the boundaries of these combining districts as needed to reflect updates to mapped ecologically sensitive resource areas.

Goal L-OS-2

Archaeological, Tribal, cultural, and historical resources that are protected and preserved throughout the Planning Area for the long-term benefit of residents, tourists, and future generations.

Policies

L-OS-2.1* (CUL; TCR)

Review proposed development projects in conjunction with the California Historical Resources Information System, Northwest Information Center at Sonoma State University, to determine whether project areas contain known archaeological resources, both prehistoric and/or historic-era, and Tribal Cultural Resources, or if they have the potential to hold such resources and if so, implement mitigation to protect the resource.

L-OS-2.2* (CUL; GEO)

Whenever possible, require new development to preserve significant historical, archaeological, or paleontological resources on-site through project design. If on-site preservation is not feasible, mitigate impacts through techniques such as relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records. Any documentation of historic resources shall be conducted in accordance with Historic American Building Survey (HABS) Level III standards, as defined by the US Secretary of the Interior.

L-OS-2.3* (CUL; TCR; GEO)

Upon discovery of significant archaeological, paleontological, historic, or Tribal Cultural Resources during site development, require all activity to be halted within 100 feet of the find(s) and notify a professional archaeologist, paleontologist, historian, and/or local Tribal government representative (if appropriate) to evaluate the find(s) and recommend mitigation procedures, if necessary. Findings and mitigation measures are subject to review and approval by the Lake County Community Development Director prior to resuming site development work.

L-OS-2.4* (CUL; TCR; GEO)

As a condition of approval for discretionary grading permits, require construction employees to be trained in recognizing potentially significant archaeological, paleontological, historic, or Tribal Cultural Resources that may be discovered during ground-disturbing activities. Require project proponents to submit verification that all site workers have received sensitivity training prior to commencement of ground-disturbing activities.

L-OS-2.5 * (CUL)

Require discretionary review for demolition permit applications on important historic sites to mitigate impacts.

L-OS-2.6 (CUL)

Protect cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Register of Historical Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

L-OS-2.7 (CUL)

Follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties.

L-OS-2.8 (CUL; TCR)

Prioritize preservation and adaptive reuse of buildings, sites, and areas with identified archaeological, cultural, or historic significance.

L-OS-2.9

Support efforts led by community groups, the Heritage Commission, archaeologists, and others to prepare plans and grant applications for the protection of historic buildings.

L-OS-2.10 (CUL; TCR)

Coordinate historic and cultural resources management with local Tribal governments, planning and regulatory agencies, and nearby jurisdictions.

L-OS-2.11 (CUL; TCR)

Support and distribute information to the community from local, State, and national education programs about cultural and archaeological resources.

L-OS-2.12 (CUL; TCR)

Conduct education and outreach to the community about the various federal, Tribal, State, local, and private funding sources and economic mechanisms available to support historic resource preservation.

Actions

L-OS-2.a (CUL; TCR)

Contract with a qualified cultural resource coordinator for the development of review procedures and ordinances for the protection of cultural heritage resources, including mechanisms for the protection

of identified cultural sites from vandalism and instances when owners of designated historic properties assert economic hardship.

L-OS-2.b* (CUL; TCR)
Contract with archaeologist(s) that meet the Secretary of the Interior's Professionally Qualified Standards to perform cultural resource studies for environmental analysis on discretionary projects where a cultural resource report is deemed necessary, including outreach to Tribal governments for input on Tribal Cultural Resources.

L-OS-2.c (CUL; TCR)
Establish a process for considering the designation of structures older than 50 years as historic structures or landmarks eligible for special recognition and preservation protections.

L-OS-2.d (CUL; TCR)
Engage the Lakeport Area community to identify appropriate sites for the Historic Preservation Combining District and apply the District to identified sites.

L-OS-2.e (CUL; TCR)
Support continued operation of the Lake County Heritage Commission to review development projects that may impact historic resources.

L-OS-2.f (CUL; TCR)
Prepare a historical resources inventory for the Planning Area, using State and federal standards to evaluate their significance.

L-OS-2.g (CUL; TCR)
Apply to the State to become a Certified Local Government, making the County eligible for historic preservation programs.

Goal L-OS-3

Celebrated, amplified, and preserved tribal influences and Tribal Cultural Resources throughout the Lakeport Planning Area.

Policies

L-OS-3.1 (CUL; TCR)
Protect tribal heritage, honor the early stewards of this land, and treat Native American remains and Tribal Cultural Resources with sensitivity and respect.

L-OS-3.2

Support educational and other opportunities to increase knowledge and promote awareness of the history of indigenous peoples in what is now the Lakeport Planning Area, and how the County's relationship with local Tribal governments has evolved.

L-OS-3.3 (CUL; TCR)

Respect and protect Tribal Cultural Resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California tribes, recognizing that protecting Tribal Cultural Resources supports both cultural preservation and environmental health outcomes.

L-OS-3.4 (CUL; TCR)

Conduct formal and early government-to-government consultation with culturally affiliated Tribes on all projects with potential cultural, environmental, or scenic impacts to identify and protect recorded and unrecorded Tribal Cultural Resources through the discretionary development review process.

L-OS-3.5 (CUL; TCR)

Require protection of cultural resource sites in subdivision projects by avoiding identification of sites on maps, relying instead on other techniques, including establishing building envelopes.

L-OS-3.6* (CUL; TCR)

Consult with culturally affiliated Tribal governments when developing mitigation measures to avoid or minimize impacts on Tribal Cultural Resources. Mitigation could include notification of culturally affiliated Tribal governments prior to and tribal monitoring during ground-disturbing activities.

L-OS-3.7* (CUL; TCR)

Upon discovery of a burial, human remains, or suspected human remains, require immediate halt to all work within 100 feet and notify the Sheriff's Department, the culturally affiliated Tribal governments, and a qualified archaeologist for proper internment and tribal rituals according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.

L-OS-3.8 (AES; BIO; CUL; TCR)

Work with appropriate Tribal governments to protect sacred sites from visual intrusion or development inconsistent with cultural values, particularly along scenic corridors and riparian areas.

Actions

L-OS-3.a (TCR)

Establish and maintain collaborative relationships with local Tribal governments to facilitate tribal consultation, preserve Tribal Cultural Resources, and coordinate land use planning in areas around tribal lands.

L-OS-3.b (TCR)

Work with local Tribal governments to establish programs and secure funding to implement actions aimed at preserving Tribal Cultural Resources.

L-OS-3.c (TCR)

Collaborate with Tribal governments to identify cultural sites, sacred landscapes, cultural viewsheds, and traditional use areas, and incorporate them into land use planning through a Tribal Resource Conservation Overlay or equivalent mechanism, that requires a consultation-based review for any future land use designation changes affecting these areas to protect Tribal Cultural Resources and uphold the tribes' ongoing stewardship of their ancestral lands. Where appropriate, explore partnerships for co-management, conservation, and interpretive uses that honor the ancestral and ongoing relationship between Tribal governments and these lands.

Goal L-OS-4

Conserved energy resources.

Policies

L-OS-4.1 (AIR; ENE; GHG)

Require the use of energy conservation features and encourage renewable and carbon-free energy generation and storage systems in new construction and renovation of existing structures.

L-OS-4.2 (AIR; ENE; GHG)

Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass.

L-OS-4.3 (AIR; ENE; GHG)

Promote and incentivize small-scale, on-site renewable energy and storage systems for existing residential units, nonresidential buildings, and in the agricultural sector.

L-OS-4.4 (AIR; ENE; GHG)

Participate in local and State programs that reduce the consumption of energy.

L-OS-4.5 (AIR; ENE; GHG)

Work with energy providers to promote and expand cost saving options for low-income households.

L-OS-4.6 (AIR; ENE; GHG)

Construct all new or remodeled County buildings and retrofit existing buildings to be energy efficient and rely on renewable and carbon-free energy resources where feasible.

L-OS-4.7 (AIR; ENE; GHG)

Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.

L-OS-4.8 (AIR; ENE; GHG)

Coordinate with energy providers to locate transmission systems in locations that minimize environmental and other impacts.

Actions

L-OS-4.a (AIR; ENE; GHG)

Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.

L-OS-4.b

Explore options to create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (heat pumps, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost to increase energy efficiency and replace hazardous appliances in their home or business. Work with volunteer groups to support installation and disposal of old appliances for Equity Priority Populations.

L-OS-4.c (AIR; ENE; GHG)

Coordinate with local utility providers and educational institutions to develop informational brochures that promote energy conservation and the use of renewable and carbon-free energy sources. Make these brochures available to the public and distribute them with building permit application materials.

L-OS-4.d (AIR; ENE; GHG)

Work with local agencies and non-profits to retrofit and upgrade homes for energy efficiency and climate resiliency.

Goal L-OS-5

Continued economic viability of mineral extraction activities while minimizing impacts on the public and the environment.

Policies

L-OS-5.1 (HAZ)

Require that all mining operations prevent environmental contamination from storage and disposal of wastes and hazardous materials or general operating activity at the site.

L-OS-5.2

Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories.

L-OS-5.3 (MIN)

Ensure that all mining operations are performed in compliance with the policies and implementation measures included in the Lake County Aggregate Resources Management Plan (Appendix A to this General Plan).

L-OS-5.4 (MIN)

Require new development adjacent to existing mining operations to be designed to provide a buffer between the proposed use and the mining operation. Require new mining operations to provide a buffer between the mine and existing or likely adjacent uses to minimize incompatibility issues and mitigate environmental and aesthetic impacts. Required buffer distances will be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality.

L-OS-5.5 (AIR)

Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.

L-OS-5.6 (HAZ)

Require review and approval by the Environmental Health Department and Air Quality Management District for storage of hazardous materials associated with new mining operations.

Goal L-OS-6

A parks, recreation, and open space system that serves the recreational needs of Lakeport Planning Area residents and visitors.

Policies

L-OS-6.1 (PUB; REC)

Provide and promote a balanced recreation system offering a variety of quality social activities and recreational opportunities for all community members.

L-OS-6.2 (PUB; REC)

Coordinate the development of parks and recreation facilities with the rate of growth in the Lakeport Planning Area to ensure parks and recreation facilities are adequate to serve the local population.

L-OS-6.3 (PUB; REC)

Maintain a level of service standard of 5 acres per 1,000 residents for parks.

L-OS-6.4 (PUB; REC)

Support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational opportunities on County-owned lands, as outlined in the countywide Parks, Recreation, and Trails Master Plan, and on State and federally-owned lands.

L-OS-6.5 (PUB; REC)

Support efforts to develop a linear park along Scotts Creek for fishing to complement and support the local resort and tourism industries.

L-OS-6.6 (PUB; REC)

When constructing new County parks, use the following guidelines:

- Locate the park to promote an equitable distribution of facilities within the Planning Area and across the county.
- Locate the park centrally to serve as much of the population base as possible.
- Locate the park at the intersection of major and/or minor collectors to facilitate access.
- Locate the park along designated bicycle routes to facilitate access by bicyclists.
- Locate the park in close proximity to shopping areas, cultural facilities, such as libraries or museums, schools, and employment centers.
- Develop community parks to be appropriately sized.
- Provide night lighting when feasible to reduce vandalism and extend the use of the facility.
- Locate the park on sites that do not contain Naturally Occurring Asbestos, unless adequate clean cover material and other effective controls, as determined by the Lake County Air Quality Management District, are incorporated to minimize public exposure to asbestos dust.

L-OS-6.7 (PUB; REC)

Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for Equity Priority Populations, including by facilitating multiple transportation modes. Design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.

L-OS-6.8 (PUB; REC)

Strengthen the role of County parks as community focal points by constructing meeting halls and recreational buildings on existing parks where feasible.

L-OS-6.9 (PUB; REC)

Support expanded access to indoor and outdoor recreation opportunities by working with other agencies to co-locate recreation spaces, parks, and trails with public facilities, such as schools and utility easements.

L-OS-6.10 (PUB; REC)

Require large development projects to construct and maintain parks within the development, when appropriate.

L-OS-6.11 (PUB; REC; TCR)

Support partnerships with local Tribal governments for joint management and interpretation of parks, trails, and open space areas to reflect and honor the tribes' enduring connection to the land.

L-OS-6.12

Involve community members in the design and development of all park and recreation facilities, with special emphasis on engaging Equity Priority Populations.

L-OS-6.13 (BIO)

When building parks and recreational facilities in areas with sensitive habitat, preserve habitat areas and design the space to avoid potential impacts on the habitat from park users.

L-OS-6.14 (HYD)

Promote passive recreation in flood-prone areas to absorb floodwater and protect developed areas.

Actions

L-OS-6.a (PUB; REC)

Implement and periodically update, as needed, the countywide Parks, Recreation, and Trails Master Plan.

L-OS-6.b (PUB; REC)

Seek funding to implement the Parks, Recreation, and Trails Master Plan and to keep parks safe, attractive, and responsive to community needs, including funding for park acquisition, planning, capital improvements, lifecycle replacement of amenities, recreation programming, recreation centers, and maintenance operations.

L-OS-6.c (PUB; REC)

Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.

L-OS-6.d (PUB; REC)

Investigate the feasibility of developing a park expansion and improvement program that includes a combination of one or more of the following: impact fees for new homes, special assessment districts, and county service areas.

L-OS-6.e

Work to ensure parks and recreation spaces are kept clean and free of litter and hazardous materials.

L-OS-6.f

Enforce prohibitions of drug use and overnight and/or long-term camping in parks, recreation, and open space areas.

Goal L-OS-7

Public access to and opportunities for community enjoyment of Clear Lake.

Policies

L-OS-7.1

Provide trails, turnouts, and public open spaces wherever possible along the lakeshore.

L-OS-7.2

Manage County-owned land near Clear Lake in a manner that maximizes public enjoyment of the lake, including by:

- Retaining vacant County-owned lakefront properties and making improvements, as needed, to expand opportunities for public access to and use of Clear Lake, unless a land swap, as described below, would result in better public access;
- Considering land swaps with private lakefront property owners that would enable consolidation of County properties into more useable parcels;
- Acquiring surplus lakefront lands from other public agencies and retaining them for public lake access;
- Prioritizing expansion of lakefront lands for public access adjacent to existing lakefront recreational lands to foster an integrated lakefront recreation network; and
- Utilizing public streets that dead-end at the lake for public access to the lake.

L-OS-7.3

Continue to support efforts to improve and increase public access to Clear Lake, prioritizing sites in established communities and near existing resort development.

L-OS-7.4

Require new commercial development along the shoreline of Clear Lake to provide public lake access, including docks, as appropriate.

L-OS-7.5

Support water-related uses and facilities on vacant or redeveloped lakefront lands, provided the uses and/or facilities will not negatively impact the environment or preclude public access to the lake.

L-OS-7.6

Discourage conversion of privately owned lakefront lots that provide public access to the lake to uses that would preclude future public use.

L-OS-7.7

Prioritize maintenance and improvement of public lakefront lands in the County's budget to help maximize the recreation, aesthetic, and economic benefits derived from public view and use of the lakefront.

L-OS-7.8

Maintain a safe boating environment on the County's waterways.

L-OS-7.9

Maintain and expand County boat launch facilities to ensure adequate and convenient access to Clear Lake.

Actions

L-OS-7.a

Continue to maintain the Clear Lake public launch and marina facilities to ensure easy and safe access by the public.

L-OS-7.b

Install and maintain signage identifying areas open to public access along the lake.

L-OS-7.c

Explore innovative programs that would expand public lake access in residential areas along the lake.

L-OS-7.d

Explore the feasibility of developing additional boat launch facilities at streets that dead-end at the lake.

L-OS-7.e

Establish temporary docking areas for boats used in commuting across Clear Lake in locations where the County maintains dock facilities.

L-OS-7.f

Establish no-wake zones in ecologically sensitive resource areas and areas primarily used for nonmotorized recreation, such as swimming, kayaking, and bird watching.

Goal L-OS-8

An interconnected multiuse trail system that serves a variety of recreational needs in the Lakeport Planning Area.

Policies

L-OS-8.1

Support efforts to develop a Class I bike path along the north side of Lyons Creek from Lakeshore Boulevard east to Robin Hill Drive.

L-OS-8.2

Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails.

L-OS-8.3

Provide safe access to existing and new parks for hikers, cyclists, and equestrians. Support development of improved and additional safe access for hikers, cyclists, and equestrians on State and federal lands.

L-OS-8.4

Continue to support equestrian activities in the Lakeport Planning Area, including through land use regulations that support horse ownership and stewardship.

L-OS-8.5

Increase public awareness and support for county trails through promotions, interpretive programs, exhibits, publication, maps, and the County's website.

L-OS-8.6

Provide water and shade structures at trail heads and county parks, where feasible, to support their use and decrease adverse health impacts from recreation during extreme heat days.

Actions

L-OS-8.a

Develop incentives to encourage dedication of trails.

L-OS-8.b

Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding.

Goal L-OS-9

Preserved and enhanced scenic resources and viewsheds in the Lakeport Planning Area.

Policies

L-OS-9.1* (AES)

In rural areas outside of Community Growth Boundaries, require structures built in the immediate foreground view of a scenic route to be sited a sufficient distance from the roadway edge to minimize intrusion on the natural features and backdrops as viewed from the roadway or adjacent residences. In rural and urbanized areas, require structures built in the immediate foreground of a scenic route to minimize obstruction of views of significant natural features. Require development on hillsides to blend in with the surroundings through exterior color choices and maximum height restrictions.

L-OS-9.2 (AES; BIO)

Develop and maintain roads and highways in a manner that protects natural and scenic resources.

L-OS-9.3 (AES; CUL; PUB; REC)

Develop access to scenic viewpoints along County roadways and multiuse trails. Provide interpretive information at these access points to inform visitors and residents of the natural and cultural history of the Lakeport Planning Area and region.

L-OS-9.4 (AES)

Encourage utility companies and service providers to choose the least conspicuous locations for distribution lines, towers, and fuel breaks to avoid impacts to viewsheds where possible.

L-OS-9.5 (AES; HYD)

Use native and drought tolerant landscaping to frame and direct attention to major views and away from unattractive developments to the extent practical. Permit selective cutting and pruning to enable establishment or improvement of roadway views.

Actions

L-OS-9.a* (AES)

Develop an ordinance that regulates development on or near ridgelines and hilltops to minimize impacts to scenic viewsheds.

L-OS-9.b (AES)

Amend the Scenic Combining District to include ridgelines, working in consultation with Tribal governments and community groups.

L-OS-9.c (AES)

Amend the Scenic Combining District regulations in the Zoning Ordinance to prohibit billboard signage on commercial properties.

L-OS-9.d (AES; CUL; TCR)

Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.

Goal L-OS-10

Preserved and enhanced visual quality within community areas.

Policies

L-OS-10.1 (AES)

Require new development to screen mechanical equipment and trash storage facilities from public view.

L-OS-10.2 (AES)

Require appropriate visual screening and roadway setbacks for industrial and service commercial uses, including through the use of native vegetation for screening.

L-OS-10.3* (AES)

Require lighting that enhances visibility, convenience, and public safety without creating glare or light pollution.

L-OS-10.4* (AES)

Require the use of low-glare building materials for new buildings constructed within the Planning Area.

L-OS-10.5 (AES; WIL)

Require new commercial development to install street trees in accordance with an adopted streetscape plan and with fire-safe landscaping requirements.

L-OS-10.6 (AES; WIL)

Encourage undergrounding of existing utilities along the entire length of South Main Street and Lakeshore Boulevard and require new utilities throughout the Planning Area to be installed underground, whenever feasible.

Actions

L-OS-10.a* (AES)

Amend the Zoning Ordinance to regulate outdoor lighting in a way that minimizes light pollution that disrupts dark skies while providing for safety and reasonable use.

L-OS-10.b (AES)

Establish a coordinated roadway signage program for the Lakeport Planning Area that identifies routes and major destinations, provides traffic information, and provides directional information to major destinations while supporting the visual character of the region.

L-OS-10.c (AES)

Maintain Code Enforcement services to support the visual quality of the community.

L-OS-10.d (AES; WIL)

Work with PG&E to form an underground utilities district along the entire length of South Main Street and Lakeshore Boulevard in the Planning Area.

Lakeport: Environmental Justice

Goal L-EJ-1

Communities that promote high quality of life and good health outcomes for everyone, including Equity Priority Populations.

Policies

L-EJ-1.1

Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible.

L-EJ-1.2

Limit exposure to secondhand smoke, including from electronic smoking devices, tobacco smoke, and cannabis smoke, and enforce State and local laws and regulations pertaining to prohibitions of tobacco and cannabis use in specified locations and selling tobacco and cannabis to minors.

L-EJ-1.3

Lead and support activities to facilitate affordable access to health care, including addressing infrastructure and service barriers to broadband access for telehealth and multimodal access to clinics.

L-EJ-1.4 (PUB)

Encourage and support the expansion of medical and senior care facilities, such as medical clinics, urgent care, emergency care, behavioral health facilities, and pharmacies, prioritizing areas that lack access to healthcare. Strategies could include incentives or streamlining efforts.

L-EJ-1.5 (PUB)

Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.

L-EJ-1.6

Support efforts to attract medical professionals to the Lakeport Planning Area.

L-EJ-1.7

Collaborate with neighboring jurisdictions to assess and address issues related to capacity and access to emergency, acute, and preventative/primary healthcare services.

L-EJ-1.8

Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.

L-EJ-1.9 (TCR)

Work with local Tribal governments on mitigation strategies for asthma-related environmental hazards.

Actions

L-EJ-1.a

Establish a process for assisting community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as public art, fire-resilient vegetative buffers, and planting strips.

L-EJ-1.b

Consider adopting a tobacco and cannabis retail licensing fee that earmarks a portion of the fee for enforcement of tobacco- and smoking-related policies.

L-EJ-1.c

Consider adopting an ordinance prohibiting smoking (including vaping, electronic cigarettes, tobacco, and cannabis) in specific areas, such as:

- Inside and near doors and windows of multifamily housing units to limit residents' exposure to the harmful effects of second-hand smoke.
- At worksites, including in and near unenclosed spaces of employment, outdoor dining areas, and unenclosed waiting areas.
- On public property, including in public parks and trails, and at public events, such as farmers' markets and community fairs.

L-EJ-1.d

Consider adopting an ordinance aimed at reducing instances of youth using tobacco products that might include prohibiting the location of tobacco retailers near schools and other youth-serving facilities and/or establishing restrictions on the placement and promotion of tobacco products so they are not easily accessible to youth.

L-EJ-1.e

Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others.

L-EJ-1.f

Work with the newly formed Commission on Aging to prepare a new Chapter of the County's Code of Ordinances for "Community Services" to detail services available in the county, including support services for older adults.

L-EJ-1.g

Explore adoption of an elder income index and/or other mechanisms to provide cost relief for older adult residents in the county.

L-EJ-1.h

Work with North Coast Opportunities (NCO) to activate the AmeriCorps/Senior Corps Retired Senior Volunteer Program (RSVP) program to collect volunteer hours and use those as in-kind monetized matching funds, as allowed by the State and federal RSVP programs, to maximize funding for needed community services.

Goal L-EJ-2

Access to living spaces that are safe, clean, and healthy for all Lakeport Planning Area residents.

Policies

L-EJ-2.1

Ensure housing in the Lakeport Planning Area provides safe and sanitary environments for residents.

L-EJ-2.2

Encourage and support efforts to facilitate housing rehabilitation, including farm labor housing.

L-EJ-2.3 (POP)

Ensure that future improvements in the Planning Area will not result in a net loss of subsidized affordable housing or significant preventable displacement of residents.

L-EJ-2.4

Ensure adequate living conditions for tenants through ongoing and effective code enforcement.

L-EJ-2.5

Work with and support agencies and organizations providing supportive services to individuals experiencing homelessness, including efforts to secure temporary and long-term housing for unhoused community members.

Actions

L-EJ-2.a

Pursue all available federal and State funds to assist with housing preservation and rehabilitation, with a focus on identifying funding to remediate health and safety issues for housing units occupied by Equity Priority Populations.

L-EJ-2.b (POP)

Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing.

L-EJ-2.c (POP)

Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.

L-EJ-2.d

Create an assistance program for homeowners and landlords to bring older properties up to code and improve their livability, with priority given to homes housing Equity Priority Populations.

L-EJ-2.e

Develop a system or other mechanism to inventory rental housing in the county by address, both to track the stock of rental housing and to develop a mailing list to reach rental housing occupants. Additional details in the inventory may also include property owner contact information.

L-EJ-2.f

Conduct periodic outreach to Equity Priority Populations to inform tenants of their rights and responsibilities. Written outreach efforts should be provided in English and Spanish.

L-EJ-2.g

Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.

Goal L-EJ-3

Convenient and affordable access to healthy food for all Lakeport Planning Area residents.

Policies

L-EJ-3.1

Support efforts to establish and/or expand programs and other activities to improve food security and eliminate hunger, including food assistance programs, community gardens, and school lunch access.

L-EJ-3.2 (AIR; ENE; GHG; NOI; TRA)

Encourage new healthy food retailers near existing transit connections.

L-EJ-3.3

Expand local food access and agriculture by supporting and encouraging certified farmers' markets, urban farming, community gardening, and other similar activities.

L-EJ-3.4

Encourage new development projects to incorporate community gardens into the project design, as appropriate.

Actions

L-EJ-3.a

Develop incentives to encourage the establishment of grocery stores and other venues selling healthy foods, preferably locally grown or produced, in areas with limited access to healthy food.

L-EJ-3.b

Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access.

L-EJ-3.c

Inventory and map food deserts in the Lakeport Planning Area to inform future policy and decision making to address food access barriers.

L-EJ-3.d

Streamline permitting processes for grocery stores and markets in food deserts.

Goal L-EJ-4

Effective decision making that seeks and incorporates the voices of Lakeport Area residents, including from Equity Priority Populations.

Policies

L-EJ-4.1

Empower all residents to participate in local decision making and ensure meaningful public engagement processes and events that make it possible for everyone—especially Equity Priority Populations—to participate and influence outcomes.

L-EJ-4.2

Use multiple channels—including digital and print media, County websites, local radio, and cable TV—to share publicly important information and publicize opportunities for community engagement to ensure access for everyone, including those without home computers or internet.

L-EJ-4.3

Provide interpretation and translation services for community announcements, community meetings, services, and programs, to ensure accessibility for all community members, as appropriate.

L-EJ-4.4

Encourage sponsors of major development projects to have early and frequent communication, in the appropriate language(s), with affected residents and interested parties.

L-EJ-4.5

Strive for more diverse representation on boards, commissions, committees, and similar bodies to better reflect the demographics and varying viewpoints of Lakeport Planning Area residents, including representatives of Equity Priority Populations and/or other underrepresented groups, as appropriate.

L-EJ-4.6

Engage young people in long-range planning processes and other County-administered programs and processes through outreach and partnerships with libraries, schools, and local youth organizations when possible.

Actions

L-EJ-4.a

Support Municipal Advisory Councils (MACs) to develop best practice guidelines to support all County departments with conducting effective outreach in the Lakeport Planning Area, such as how to identify appropriate engagement activities and practices based on the project or issue type and stakeholders involved, a list of stakeholders and/or community leaders in the area, and language interpretation or translation services to offer.

L-EJ-4.b (AIR; ENE; GHG; NOI; TRA)

Explore options and seek funding to transition to accessible outreach materials for those with sensory disabilities (e.g., visually impaired and/or deaf or hard of hearing).

L-EJ-4.c

To inform existing and potential future municipal advisory councils (MACs), adopt a policy detailing the process for forming a MAC and the roles, responsibilities, and authority of a MAC, which may take inspiration from the Mendocino County Policy #51, Formation/Operation of Municipal Advisory Councils.

L-EJ-4.d

Periodically update Equity Priority Area maps, including the Tribal Lands boundaries as updated by the Bureau of Indian Affairs, to ensure that the appropriate communities are prioritized as part of the County's work to implement the Environmental Justice Element.

Lakeport: Public Facilities and Services

Goal L-PF-1

Resilient and well-maintained public facilities and services that meet the needs of all community members, are adequately funded, and enhance quality of life in the Lakeport Planning Area.

Policies

L-PF-1.1 (PUB; USS)

Ensure that all neighborhoods have access to safe, well-maintained public facilities, utilities, and services that meet community needs now and as the community grows.

L-PF-1.2 (PUB; REC; USS)

Prioritize County expenditures on infrastructure, public facilities, services, recreation and open space amenities, and environmental enhancements that benefit and respond to the needs of Equity Priority Populations.

L-PF-1.3 (TCR)

Work with local special districts and local Tribal governments to coordinate public service improvements in the Lakeport Planning Area.

L-PF-1.4 (PUB)

Continue to assess existing and future needs for public facilities and services, such as internet access, meeting rooms, and libraries, and work to develop, retrofit, or expand facilities and services, as necessary, to meet those needs, prioritizing the needs of Equity Priority Populations.

L-PF-1.5 (USS; WIL)

Work with utility service providers to ensure service and program offerings align with existing and planned development patterns to meet current and future community needs.

L-PF-1.6

Coordinate with public utility providers to acquire adequate rights-of-way and co-location to facilitate expansion of services in a timely manner.

L-PF-1.7 (AES)

Require new subdivisions in the Community Growth Boundary to include dark sky compliant streetlights.

L-PF-1.8* (USS)

Require new development projects to provide their own infrastructure, tie into existing infrastructure, or be required to provide infrastructure that will tie into future infrastructure, as determined by the County and other affected agencies.

L-PF-1.9* (USS)

Prior to project approval, ensure that new development projects will not create significant adverse impacts on existing infrastructure by implementing County-approved mitigation measures to reduce the impact.

L-PF-1.10 (PUB; USS)

Ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.

L-PF-1.11 (PUB; USS)

Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure.

L-PF-1.12

Continue to support the Department of Animal Care and Control in its efforts to minimize pet overpopulation and abuse.

Actions

L-PF-1.a (USS)

Upon each update to the Housing Element, perform an analysis of infrastructure needs and deficiencies in disadvantaged unincorporated communities (DUCs), explore funding mechanisms that could make extension of needed services and facilities feasible, and update the associated information, policies, and actions of the General Plan as needed to reflect new conditions.

L-PF-1.b (USS)

In cooperation with other service providers as appropriate, develop long-range facility master plans for relevant public services.

L-PF-1.c

Consider the creation of additional assessment districts, county service areas, and/or special districts to fund and manage new and improved infrastructure, where needed.

L-PF-1.d

Update and maintain policies and procedures that govern the County's use of artificial intelligence (AI) to ensure the County's and community's data is protected, appropriate oversight of any AI-generated products or activities, and that the use of AI does not conflict with the best interest of the County or its constituents.

Goal L-PF-2

Public facilities that are designed to provide quality service while minimizing impacts on the environment.

Policies

L-PF-2.1 (PUB; USS)

Require public facilities installations and extensions to be sited and designed to minimize or avoid potential adverse impacts to the community and environment.

L-PF-2.2 (AGF)

When infrastructure, such as sewer, water, and transmission lines, must cross agricultural lands, locate the infrastructure in the public right-of-way or along lot lines whenever possible.

L-PF-2.3 (AES)

Coordinate with utility companies to minimize the visual and cultural impact of new or expanded facilities through appropriate facility sizing, design, and placement on the landscape. Generally encourage utility lines to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.

L-PF-2.4

Require mitigation for inter-county regional transportation facilities, high-voltage electrical transmission lines, and energy or water pipelines that do not serve the local population and provide little or no long-term benefit to the local affected area.

L-PF-2.5

Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.

L-PF-2.6 (AIR; ENE; GHG; NOI; TRA)

Encourage public and other facilities designed for direct public use, such as libraries, to be located along major thoroughfares and/or near the center of general community activities.

L-PF-2.7 (AIR; ENE; GHG; NOI; TRA)

Design new or redeveloped governmental and civic facilities to accommodate multiple community uses, such as recreation and community gathering spaces, and to be accessible to all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.

L-PF-2.8 (AIR; ENE; GHG; NOI; TRA)

Encourage the development of joint school facilities, recreational facilities, and educational and service programs between school districts and other public and non-profit agencies.

L-PF-2.9 (BIO; ENE; USS)

Encourage joint use of existing right-of-way corridors and utility easements.

L-PF-2.10

Ensure that County-managed spaces and facilities support a feeling of safety for users and require new development projects to provide adequate lighting, clearly marked crosswalks, and other safety-promoting features in public spaces, as appropriate.

Goal L-PF-3

Fire protection and law enforcement services that protect community members and property.

Policies

L-PF-3.1* (PUB; WIL)

Work with the Sheriff's Office, Lakeport Fire Protection District, and CAL FIRE to support each agency's ability to maintain adequate staffing and incident response times in accordance with State and federal guidelines.

L-PF-3.2 (PUB; WIL)

Locate new fire and police stations to minimize response times to the Lakeport Planning Area, while prioritizing effective use of existing facilities.

L-PF-3.3 (PUB; WIL)

Support efforts to expand fire protection service to continue to meet the needs of the Lakeport Planning Area.

L-PF-3.4 (PUB; WIL)

Continue to promote cooperative fire protection agreements with CAL FIRE to provide adequate fire protection throughout the Lakeport Planning Area.

L-PF-3.5 (PUB; WIL)

Consult with the Lakeport Fire Protection District when reviewing new development proposals to identify any facility, infrastructure, or equipment upgrades needed to support the development and ensure the development pays for any identified upgrades.

L-PF-3.6 (PUB; WIL)

Support development of local firewise communities and fire safe councils and work collaboratively to manage hazardous vegetation on private properties.

L-PF-3.7* (PUB; USS; WIL)

Require that new development demonstrates adequate water supply and service for effective fire protection and that all infrastructure meets the fire protection standards of Lake County or the responsible agency.

L-PF-3.8 (PUB; WIL)

Promote public safety programs and activities, including neighborhood watch programs, child identification kits, fire hazard prevention and awareness, and other public education efforts.

Goal L-PF-4

Affordable, reliable, and safe water and wastewater service that meets existing and future community needs.

Policies

L-PF-4.1

Discourage extension of water and sanitary sewer lines into areas outside of Community Growth Boundaries, except to serve public and semi-public uses that are not growth inducing, or when such extension is necessary to address a declared public health emergency.

L-PF-4.2

Coordinate with Lake County LAFCO in the preliminary stages of development proposal entitlement application reviews for projects that may require an expansion of current service district boundaries to determine whether LAFCO will have a role in the approval process.

L-PF-4.3* (USS)

Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound water delivery system with adequate capacity, including by securing a will-serve letter from the water purveyor within the service area prior to the issuance of construction permits, to ensure that the water purveyor has the capacity to supply water to the project. Have water purveyor delineate if interior fire sprinklers can be connected to the system.

L-PF-4.4 (USS)

Prioritize water conservation measures over the development of new water sources like dams and reservoirs.

L-PF-4.5 (BIO; CUL; TCR)

Discourage the formation of new water distribution systems unless long-term fiscal and technical feasibility can be demonstrated prior to approval.

L-PF-4.6 (USS)

Support efforts for the City of Lakeport to annex South Main Street to expand the community's access to the City water system.

L-PF-4.7 (USS)

Encourage efforts to consolidate small water distribution systems to improve service and financial stability, in alignment with the County's Drought Resilience Program.

L-PF-4.8

Partner with water service providers to ensure that low-income households maintain continuity of service and are offered financial relief if prices rise.

L-PF-4.9 (GEO; USS)

Promote the development of and connection to municipal wastewater systems where failing septic tanks, leach fields, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise.

L-PF-4.10 (GEO; HYD; USS)

Promote and support programs to educate homeowners on the care and maintenance of septic systems.

L-PF-4.11 (\HYD; USS)

Prior to the approval of a building permit with a proposed addition/modification to an existing structure that would impose an additional burden on an existing system by increasing the waste flow, the buyer or project applicant shall demonstrate to the Lake County Environmental Health Department that the onsite wastewater treatment system is operating properly

Actions

L-PF-4.a (USS)

Pursue all available State and federal funding sources to upgrade publicly managed community water systems.

L-PF-4.b (USS)

Work with water service providers to upgrade substandard water systems to ensure adequate fire flows and backup power sources.

L-PF-4.c* (GEO; USS)

Periodically review standards for septic tanks to ensure they continue to protect water quality and public health, consistent with current best practices.

L-PF-4.d (USS)

Explore rural wastewater systems that can serve as alternatives to conventional systems and develop standards and guidelines for their use in new development, as appropriate.

L-PF-4.e (USS)

Develop a program to periodically test waterways, groundwater, and/or select private wells, as applicable, for contamination in areas where on-site septic system densities are greater than one dwelling unit per acre.

L-PF-4.f

Conduct water pollution investigations in areas suspected of having a significant number of failing on-site sewage disposal systems.

L-PF-4.g* (USS)

In water districts where there is insufficient water to serve new development, require new developments to offset demand so that there is no net increase in demand through measures such as the installation of low-flow water fixtures, water conservation efforts, or the retrofit of existing uses to offset increased demand. These measures shall be achieved in partnership with the applicable water district.

L-PF-4.h *

Require renovations requiring a building permit to install low-flow water fixtures to reduce the amount of water usage.

L-PF-4.i* (USS)

Require new development projects to obtain a will-serve letter from the wastewater agency within the project's service area prior to project approval to ensure that the agency has the capacity to accept wastewater from the project and provide water for interior sprinkler systems

Goal L-PF-5

Stormwater facilities that protect people, property, and the environment.

Policies

L-PF-5.1 (HYD; USS)

Ensure stormwater collection and drainage facilities are properly designed and sited to protect people and property while conserving water resources, supporting groundwater recharge, protecting water quality, and minimizing impacts on natural and cultural resources.

L-PF-5.2 (HYD; USS)

Require curbs and gutters for new development within Community Growth Boundaries to direct storm drainage in a way that is consistent with the overall drainage system.

L-PF-5.3 (HYD; USS)

Require development projects to use green infrastructure and low-impact development designs to prevent off-site drainage impacts and support groundwater recharge.

L-PF-5.4 (USS)

Require on-site stormwater detention facilities and velocity reducers when necessary to maintain existing storm flows and velocities in natural drainage systems.

L-PF-5.5 (HYD; USS)

Encourage project designs that minimize drainage concentrations and impervious coverage, complement groundwater recharge, and where feasible, provide a natural watercourse appearance and maintain natural watershed functions.

L-PF-5.6 (HYD; USS)

Integrate green infrastructure, such as permeable paving surfaces, bioswales, and rain gardens, into County infrastructure projects, including road improvements and parks.

L-PF-5.7 (BIO; HYD; REC; USS)

Encourage designs for stormwater detention basins that provide temporary or permanent wildlife habitat and/or recreational opportunities, where appropriate.

L-PF-5.8

Reduce the flow of stormwater drainage into sewer cleanouts and other similar mechanisms that have the ability to inundate the local sewer collection system, including by enforcing penalties for violators purposely directing stormwater into sewer cleanouts and educating the community about how stormwater drainage can impact the local sewer collection system.

L-PF-5.9 (CUL; HYD; TCR)

Encourage green infrastructure, Tribal Ecological Knowledge practices, wildlife habitat integration, and protection of culturally sensitive areas.

Actions

L-PF-5.a (USS)

Identify damaged and/or deficient storm drainage facilities and acquire funding to restore or upgrade the facilities.

L-PF-5.b (USS)

Work with appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and improve groundwater recharge.

L-PF-5.c (USS)

Work with appropriate agencies to develop stormwater facility maintenance programs establishing timelines for regularly cleaning and maintaining storm drain systems.

Goal L-PF-6

Accessible, affordable, safe, and efficient disposal or recycling of solid waste.

Policies

L-PF-6.1 (USS)

Ensure efficient and affordable solid waste disposal options are available for all, including unhoused populations, low-income households, and other Equity Priority Populations.

L-PF-6.2* (USS)

Prior to project approval, require development proposals to demonstrate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste, and ensure that the development provides adequate solid waste storage, handling, and collection accommodations.

L-PF-6.3 (HAZ)

Encourage and support establishment of adequate sites for collection of household hazardous waste, unused pharmaceuticals, and universal wastes (commonly produced hazardous wastes, such as batteries and electronics), along with provisions for residents who are physically unable to deliver materials to a collection site.

L-PF-6.4

Protect solid waste facility sites from the encroachment of sensitive and/or incompatible land uses and convert abandoned solid waste facilities to open space use.

L-PF-6.5 (USS)

Promote the maximum feasible solid waste reduction and diversion through recycling and composting. Strive to continually reduce commercial and industrial waste on an annual basis and pursue a financing mechanism for solid waste reduction programs to meet reduction and diversion goals.

L-PF-6.6

Use recycled materials and products when available and economically feasible.

L-PF-6.7

Enforce prohibitions and fines against illegal dumping, abandoned property and vehicles, and outdoor storage, and prioritize clean-up of illegal dumping on County-owned land in community centers.

L-PF-6.8

Support cleanup efforts by private property owners to remove garbage and refuse their properties, and obtain grant funding to assist in removing the refuse at no cost waste disposal events.

Actions

L-PF-6.a

Seek funding to support low- or no-cost waste disposal programs for unhoused populations, low-income households, and other Equity Priority Populations.

L-PF-6.b (PUB; USS; WIL)

Promote community education about responsible waste disposal, including by distributing informational resources promoting alternatives to sending waste to landfills or burning green waste, such as recycling, composting, and chipping.

L-PF-6.c (PUB; WIL)

Continue to support community chipping and portable chipping programs.

L-PF-6.d (HYD)

Install signage regarding the prohibition of dumping at locations with recurring issues and increase education, monitoring, and rapid cleanup to discourage future illegal dumping.

L-PF-6.e

Partner with community organizations to host community clean-up days, as needed, prioritizing events in downtown areas.

L-PF-6.f (HYD)

Continue existing abatement programs that assist private property owners with removal of unsightly trailers, signage, and trash.

L-PF-6.g

Seek additional funding for the ongoing operation of the Abandoned Vehicle Abatement (AVA) program.

Goal L-PF-7

Internet, cellular, and landline communications services that are accessible and reliable throughout the Lakeport Planning Area.

Policies

L-PF-7.1 (USS)

Encourage and support efforts to expand and enhance internet and broadband service throughout the Lakeport Planning Area and encourage co-location of infrastructure and marketplace competition from multiple service providers, while minimizing visual and cultural impacts.

L-PF-7.2 (WIL)

Encourage and support efforts to improve cellular phone coverage and reliability, especially during extreme weather and hazard events.

L-PF-7.3 (AES)

Require new or updated cellular towers to be designed to minimize their visual impact.

Actions

L-PF-7.a

Work with the California State Association of Counties and others to lobby the State to require continued access to landline telephones.

L-PF-7.b

Identify and implement strategies to streamline the permitting process for cellular tower installations while ensuring quality design and mitigation of potential impacts.

Goal L-PF-8

High-quality schools and educational facilities that serve the needs of local students.

Policies

L-PF-8.1 (PUB)

Collaborate with Lakeport Unified School District and Upper Lake Unified School District to plan for future growth.

L-PF-8.2 (AIR; ENE; GHG; NOI; PUB; TRA)

Work with Lakeport Unified School District and Upper Lake Unified School District to ensure any new schools that are developed in the Planning Area incorporate bicycle and pedestrian access, are close to the residential areas that the school serves, and avoid hazards.

L-PF-8.3 (PUB)

Support efforts to retrofit and/or upgrade existing educational facilities to ensure safety and comfort of students and educators, including through expedited permitting reviews and fee waivers, where feasible.

L-PF-8.4

Encourage and support efforts to enhance and expand access to higher education, including by working with Woodland Community College Lake County Campus and Mendocino College Lake Center to increase access to transferable general education and major preparation courses in alignment with

the University of California and California State University transfer pathways and articulation agreements.

Action

L-PF-8.a (PUB)

Coordinate residential development proposal reviews with Lakeport Unified School District and Upper Lake Unified School District to inform future enrollment estimates and ensure adequate capacity for the development project.

L-PF-8.b

Encourage and support efforts to incorporate tribal cultural education and awareness in school curriculums.

Lakeport: Economic Development

Goal L-ED-1

A strong, diverse, and resilient economy that supports local employment opportunities.

Policies

L-ED-1.1

Continue to develop a diversified economic base for the Lakeport Planning Area by promoting agriculture, recreation services, ecotourism, and commerce and by expanding efforts to encourage industrial and non-industrial corporate uses and geothermal resource development.

L-ED-1.2

Continue to coordinate economic development activities with the City of Lakeport, including efforts to boost economic development and reduce travel distances between home and work.

L-ED-1.3

Prioritize business retention, expansion, and attraction efforts that strengthen the local economy, generate local tax revenue, and/or offer jobs in alignment with local skills.

L-ED-1.4

Purchase products and services for County operations from locally owned businesses whenever possible.

L-ED-1.5

Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.

L-ED-1.6

Acknowledge local tribal communities as an economic stakeholder and encourage opportunities for tribal enterprises that align with cultural preservation, environmental stewardship, and community character.

L-ED-1.7

Support workforce-development partnerships benefiting tribal citizens and incorporating Traditional Ecological Knowledge, protecting Tribal Cultural Resources, and/or promoting sustainable land stewardship, where appropriate.

Actions

L-ED-1.a

Coordinate efforts with local business associations and stakeholders to attract clean industries to the area. Ensure new clean industries are located and designed to avoid Tribal Cultural Resources.

L-ED-1.b

Partner with private and non-profit agencies to provide business incubation and workforce training to help economic vitality and foster employment, including tribal workforce partnerships and training for tribal citizens in cultural resource protection, environmental restoration, and sustainable economic practices.

L-ED-1.c

Identify or develop programs to expand economic opportunities to Equity Priority Populations, including through outreach efforts and incentives for local small business owners and tribal citizens and enterprises.

L-ED-1.d

Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.

L-ED-1.e

Investigate the benefits of establishing a business license program.

L-ED-1.f

Expand County support for business growth and development, including by partnering with outside agencies and associations working in economic development.

L-ED-1.g

Identify and eliminate barriers to supporting home-based business as part of the local, circular economy.

L-ED-1.h

Develop strategies to encourage shopping at locally owned businesses whenever possible.

L-ED-1.i

Work with stakeholders in the area to explore development of a transitional employment program that integrates unhoused individuals into public or private-sector work focused on neighborhood beautification and maintenance, prioritizing central commercial areas and other locations.

Goal L-ED-2

A strong and resilient tourism sector that contributes to the local economy while balancing community and visitor needs and priorities.

Policies

L-ED-2.1

Reestablish the Lakeport Planning Area as a premier vacation destination by growing local attractions, including resorts, hotels, entertainment venues, wineries, and visitor activities.

L-ED-2.2 (AGF)

Encourage and support development of wineries, microbreweries, distilleries, farm stands, U-pick operations, and other agri-tourism-related uses, provided those uses do not negatively impact ongoing agricultural operations and they avoid disturbance of known or potential Tribal Cultural Resources.

L-ED-2.3

Encourage restoration, rather than replacement, of unique and historic resorts and related facilities, when practical.

L-ED-2.4

Consider approval of proposals for mixed-use resorts requesting increased residential density outside of Community Growth Boundaries when such densities are needed to make the project economically feasible and the resort will provide important public benefits, including advancing the County's tourism objectives and providing recreational facilities to the public.

L-ED-2.5

Encourage and support efforts to improve water quality in Clear Lake to boost the tourism economy and improve quality of life for residents.

L-ED-2.6

Encourage tourism initiatives that interpret, respect, and help protect tribal cultural heritage.

L-ED-2.7

Support the development of tribal-led or tribal-partnered cultural education programs, guided tours, and visitor materials—where appropriate and approved by the tribes—ensuring protection of sensitive locations.

Actions

L-ED-2.a

Partner with other interested parties to leverage and expand promotional efforts to attract visitors, especially multiday visitors, to the county's diverse attractions, including agri-tourism, ecotourism, outdoor recreation, and various lodging options. Require all promotional materials referencing tribal history or cultural sites to be reviewed by the affiliated tribes to ensure accuracy and to avoid disclosing sensitive locations.

L-ED-2.b

Update the Zoning Ordinance to allow farm-stay development, which would allow volunteers to stay at farms with compensation in exchange for their work on the farm as an apprenticeship, on appropriate agricultural sites.

L-ED-2.c

Partner with local groups and agencies to develop and distribute resources for tourists to identify and access the many opportunities to experience Lake County, such as self-guided tour maps, farm trail maps, and/or informational kiosk installations. Exclude sensitive Tribal Cultural Resources from public maps and develop tribal-approved interpretive content, where appropriate.

L-ED-2.d

Identify incentives and other opportunities to encourage and support development, redevelopment, and expansion of lodging spaces to serve a broad range of visitors, including luxury boutique hotels and resorts, retreat venues, conference centers, family-oriented motels, and camping areas. Ensure that any new or expanded uses are compatible with the surrounding environment.

L-ED-2.e

Amend the Zoning Code to establish requirements for mixed-use resorts that request increased density outside of Community Growth Boundaries. Requirements should ensure the following:

1. The project will advance the County's tourism objectives.
2. The resort provides substantial resort and recreational facilities that will be available to the public.

3. The developer demonstrates that the additional residential units are necessary to support the infrastructure and public resort amenity costs for the overall project and the overall project is economically infeasible without the additional residential units.
4. The primary scope of the project is resort commercial.
5. The residential component is secondary and subordinate.
6. There are fewer residential units than resort units, unless the project is adjacent to a Community Growth Boundary and public water, wastewater, and school services are available to serve the development, in which case the ratio of residential units to resort units must not exceed 2:1.
7. Residential densities are less than one residential unit per gross acre.
8. Applications are submitted as Planned Developments to determine the appropriate number of residential units allowed.

L-ED-2.f

Explore options to dedicate a portion of the County's Transient Occupancy Tax revenue to efforts to conserve natural resources to maintain and enhance the county's natural beauty.

Lakeport: Special Study Areas

Goal L-SSA-1

A positive first impression of the Lakeport community through a unified design of commercial and light industrial development on South Main Street.

Policy

L-SSA-1.1

Ensure commercial development adheres to the Lakeport Area Commercial and Industrial Design Guidelines and the City of Lakeport's improvement standards.

Action

L-SSA-1.a

Work with the City of Lakeport to develop coordinated design standards.

Goal L-SSA-2

Undergrounded utilities throughout the Special Study Area.

Policy

L-SSA-2.1

Require that all new utilities be installed underground pursuant to PG&E Rule 20.

Actions

L-SSA-2.a

Explore all avenues for funding the undergrounding of existing utilities in the most visible areas, including grants, underground utility districts, and other funding sources.

L-SSA-2.b

Develop Rule 20 plan for South Main/Soda Bay Road.

Goal L-SSA-3

An updated Memorandum of Understanding (MOU) between the City of Lakeport and the County related to road improvements in the South Main Street/Soda Bay Road area.

Policy

L-SSA-3.1

Enforce the provisions of the MOU between the City of Lakeport and Lake County consistently and do not grant waivers.

Actions

L-SSA-3.a

Seek modifications to the MOU between the City of Lakeport and Lake County to establish an assessment district to provide the necessary engineering and construction called for in the MOU. Review alternative road designs that can meet future traffic needs.

L-SSA-3.b

Review the MOU with City and County Public Works Departments for alternatives to piecemeal improvements.

L-SSA-3.c

Develop annual reports on actions taken under the MOU.

Goal L-SSA-4

Protected views of Clear Lake from Lakeshore Boulevard and other natural features.

Policies

L-SSA-4.1

Promote more public access to Clear Lake through hiking and bike trails, docks, and launching ramps on commercial property.

L-SSA-4.2

Promote diversified economic activities in the area by encouraging year-around commercial development.

L-SSA-4.3

Encourage consolidation of lots in this area for both larger commercial and multifamily projects.

Actions

L-SSA-4.a

Designate the section of Lakeshore Boulevard within 1,000 yards of the Clear Lake shoreline as a County Scenic Highway.

L-SSA-4.b

Develop design standards for construction along the lakeshore that protect and preserve views of Clear Lake from Lakeshore Boulevard.

L-SSA-4.c

Develop policies and standards to promote public access in private property development projects.

L-SSA-4.d

Develop a program whereby development that limits physical access to the shoreline and Clear Lake contribute toward a program that acquires and develops access to the lake.

L-SSA-4.e

Develop a financing mechanism and district to assess lakeshore development and acquire and develop lake access.

L-SSA-4.f

Rezone larger lots along Lakeshore Boulevard to Resort Commercial and smaller lots to residential.

L-SSA-4.g

Designate areas best suited for future residential development by studying development constraints, including agricultural soils, serpentine soils, slopes, and water and sewer availability.

L-SSA-4.h

Develop policies and standards to promote lot mergers in this SSA.

L-SSA-4.i

Adopt a Conservation Combining District for the Robin Hill/Rodman Slough area.

Goal L-SSA-5

Continued agricultural enterprises in Scotts Valley.

Policies

L-SSA-5.1

Maintain a buffer zone between agricultural areas and residential areas by providing for low-density zoning in the foothills of Scotts Valley.

L-SSA-5.2

Site building envelopes away from the primary agriculture area to reduce potential conflicts with agricultural spraying and other activities.

L-SSA-5.3

Prohibit rezoning of agricultural land in Scotts Valley with soils I – IV for nonagricultural uses.

L-SSA-5.4

Encourage the diversification of agricultural enterprises within Scotts Valley to make the industry more stable.

L-SSA-5.5

Discourage the extension of domestic water and sewer lines into Scotts Valley.

L-SSA-5.6

Protect the primary groundwater recharge area of Scotts Creek from any development that would jeopardize the source of Scotts Valley's primary irrigation water source and the City of Lakeport's domestic water supply.

L-SSA-5.7

Protect Scotts Creek's natural flow and appearance.

Actions

L-SSA-5.a

Amend residential zoning standards to require additional setbacks in Scotts Valley.

L-SSA-5.b

Develop a program to foster diversification of agriculture in Scotts Valley.

L-SSA-5.c

Develop Groundwater Recharge Conservation Combining District regulations for Scotts Valley.

Lower Lake: Land Use

Goal LL-LU-1

Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of the Koi Nation-Southeastern Pomo, and other indigenous peoples.

Policies

LL-LU-1.1 (AES; AGF)

Preserve natural open space resources by concentrating development in existing communities, clustering development, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.

LL-LU-1.2 (AES; BIO; GEO; HAZ)

Encourage clustering of allowable densities to reduce development footprints; protect sensitive habitats, scenic resources, natural features, and open spaces; and avoid hazardous areas.

LL-LU-1.3 (AES; BIO)

Maintain distinct urban edges for all unincorporated communities, while creating a gradual transition between urban uses and open space.

LL-LU-1.4 (AGF; BIO; GEO; HAZ; TRA; USS)

Ensure future amendments to the General Plan Land Use map only allow development where it has access to adequate water supply, wastewater treatment, and public roadways; avoids steep terrain, sensitive natural resources, and natural hazards; and provides appropriate buffers with agricultural land and other incompatible uses.

LL-LU-1.5

Limit urban development to the areas within designated Community Growth Boundaries, as shown in Figures LL-2 and LL-3.

LL-LU-1.6 (BIO; GEO; HAZ; USS; WIL)

Consider development intensity in areas outside of Community Growth Boundaries according to the area's ability to support water and wastewater needs, access, slope characteristics, protection of sensitive natural resources, and the site's susceptibility to natural hazards.

LL-LU-1.7 (TCR)

Consult with the Koi Nation on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.

LL-LU-1.8 (BIO; HYD; TCR)

Integrate Traditional Ecological Knowledge from the Koi Nation into resource conservation strategies, including watershed management, forest management, and habitat restoration.

Actions

LL-LU-1.a

Amend the Zoning Ordinance to include a provision that would exclude land lakeward of 7.79 Rumsey from being used in the calculation of lot coverage.

LL-LU-1.b (BIO; PUB; REC; TCR)

Work with the Koi Nation to explore opportunities to integrate traditional stewardship practices and Traditional Ecological Knowledge (TEK) into development reviews, land management, conservation, restoration, recreation planning, and facility planning, siting, and operations.

Goal LL-LU-2

Development patterns that support a sustainable lifestyle and integrate cultural stewardship.

Policies

LL-LU-2.1 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Promote and practice the principles of smart growth.

LL-LU-2.2 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage infill development.

LL-LU-2.3 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage urban development that locates origins and destinations in close proximity to reduce vehicle trips and enhance visual and pedestrian access.

LL-LU-2.4 (AIR; ENE; GHG; NOI; TRA)

Encourage potential transit destinations, including employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another and to a transit stop.

LL-LU-2.5 (AIR; ENE; GHG; NOI; TRA)

Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use.

LL-LU-2.6

Encourage and support preservation and planting of shade trees within the Community Growth Boundary, particularly in downtown Lower Lake.

Actions

LL-LU-2.a (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Develop incentives to promote infill development.

LL-LU-2.b (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Amend the Zoning Ordinance to establish a smart growth overlay zone that encourages higher-density housing, transit-oriented development, and mixed-use development and provides guidelines for development and redevelopment in these zones.

LL-LU-2.c

Work collaboratively with the Koi Nation to develop educational programs highlighting traditional ecological practices, such as controlled burns and habitat stewardship, to inform sustainable development policies.

Goal LL-LU-3

Cohesive and vibrant communities that preserve and celebrate their historic character, design heritage, and tribal cultural identity.

Policies

LL-LU-3.1 (AES)

Recognize the unique character and assets of each community in the Planning Area and support efforts to strengthen and revitalize all communities.

LL-LU-3.2 (AES)

Support efforts to enhance gateways and transitional zones around the Lower Lake community, including the installation of gateway features, to make the community distinct and inviting for residents and visitors.

LL-LU-3.3 (AIR; ENE; GHG; NOI; TRA)

Ensure future development within Community Growth Boundaries is planned at a walkable, neighborhood scale with a range of uses in close proximity and a safe pedestrian environment.

LL-LU-3.4 (AES)

Promote the creation of community focal points and gathering places in the Lower Lake community.

LL-LU-3.5

Encourage and support the arts in the Lower Lake Planning Area with music and art installations, public art, and programming throughout the community, prioritizing areas that lack them.

LL-LU-3.6

Encourage and support community and regional events (e.g., outdoor concerts, art shows, farmers' markets, races, and festivals) and recreational activities to bolster community pride and identification, including by engaging in marketing efforts.

LL-LU-3.7 (AES; REC)

Encourage preservation of open areas within Community Growth Boundaries to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.

LL-LU-3.8

Review commercial and industrial development to ensure compatibility with the Lower Lake Area Design Guidelines, to be developed under Action LL-LU-3.c, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.

LL-LU-3.9 (AES; CUL)

Maintain the character of established neighborhoods by preserving buildings and areas with special and recognized historic, architectural, or aesthetic value. Ensure the design of new development and remodels of existing structures are compatible with the character of surrounding and adjacent buildings, public spaces, and cultural and historic resources and require new development to complement architecturally and historically significant buildings to protect the overall historic integrity of the area.

LL-LU-3.10 (BIO; USS; WIL)

Encourage the preservation and maintenance of existing native trees and the incorporation of native, fire-resistant, and drought-tolerant plants, including culturally significant species traditionally used by the Koi Nation, in public spaces, street landscaping, and in new public and private developments.

LL-LU-3.11

Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs.

LL-LU-3.12 (AES; CUL; TCR)

Encourage and support efforts to promote a greater public awareness of the county's architectural, urban design, Tribal, and cultural heritage.

LL-LU-3.13 (TCR)

Recognize and incorporate Koi Nation heritage in public art, interpretive signage, community events, and wayfinding throughout the Lower Lake Planning Area.

Actions

LL-LU-3.a (AES; CUL; TCR)

Coordinate with local non-profit and other nongovernmental organizations to install or maintain public art and gateway, wayfinding, and interpretive signage in downtown Lower Lake to support the area's sense of place; foster an understanding and appreciation for local history and culture, including tribal culture; promote inclusivity; and improve the visual quality of the community.

LL-LU-3.b

Amend the Zoning Ordinance to eliminate redundancies in the design review process between the General Plan and Zoning Ordinance. This includes eliminating Article 53, Design Review Combining District, instead relying on Policy LL-LU-3.8 to ensure compatibility with the Lower Lake Area Design Guidelines to be developed under Action LL-LU-3.c, and revisions to Article 54, Design Review Permit, as needed.

LL-LU-3.c

Work in collaboration with the community to prepare Design Guidelines for the Lower Lake Planning Area to support attractive developments that enhance the community's identity and complement its existing development, including historic structures.

LL-LU-3.d (AES; CUL)

Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area.

LL-LU-3.e (AES; CUL)

Amend the Zoning Ordinance to allow adaptive reuse of historic resources that preserves the integrity of the resource while allowing for its ongoing use.

LL-LU-3.f

Prepare and publish an inventory of underutilized land and encourage adaptive reuse of these properties.

LL-LU-3.g

Collaborate with the Koi Nation to create a heritage trail, interpretive exhibits, or other programming that celebrates tribal history and presence.

Goal LL-LU-4

Coordinated and effective planning over the life of this General Plan.

Policies

LL-LU-4.1

Ensure that permitting procedures and regulations are consistent, timely, and cost-effective.

LL-LU-4.2 (POP)

Coordinate growth and development with surrounding jurisdictions, the Local Agency Formation Commission (LAFCO), and other agencies, as appropriate, to maintain open space between communities and promote common goals.

LL-LU-4.3

Require that the sizes and shapes of new parcels will not compromise future land divisions.

LL-LU-4.4 (POP)

The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections in the unincorporated county for the year 2050:

- 3,800 new dwelling units
- 986,700 square feet of new commercial and office space
- 393,000 square feet of new industrial space

If new development approved within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that the environmental review that is conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.

LL-LU-4.5 (TCR)

Conduct early and ongoing engagement with the Koi Nation in planning and permitting processes to ensure development aligns with tribal cultural, environmental, and historical interests.

Actions

LL-LU-4.a (USS)

Encourage potential developers to attend pre-development meetings and work closely with appropriate public agencies to consider whether the development project will meet the County's goals and requirements and have adequate infrastructure.

LL-LU-4.b (POP)

Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in Policy LL-LU-4.4 without subsequent environmental review.

LL-LU-4.c

Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts.

LL-LU-4.d

Update the Zoning Map to implement the land use map established in this General Plan, including to rezone paper subdivisions to the Open Space district.

LL-LU-4.e (TCR)

Consistent with State law, continue to conduct tribal cultural impact assessments in coordination with local Tribal governments in discretionary permitting and General Plan amendment processes.

Goal LL-LU-5

A range of residential areas that accommodate the housing needs of all income groups with quality living environments.

Policies

LL-LU-5.1 (POP)

Plan for and encourage a variety of housing types with a full range of affordability.

LL-LU-5.2 (AES)

Develop housing in a manner that complements the small-town community identity and incorporates quality design, consistent with the rural character of the Planning Area.

LL-LU-5.3 (POP)

Encourage development of ‘workforce housing’ that meets the needs of the local workforce and is affordable to individuals and families earning between 60 percent and 120 percent of the area median income.

LL-LU-5.4 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage medium-density residential development that is compatible with the neighborhood character within Community Growth Boundaries, is close to services, and where adequate infrastructure is available or can be made available.

LL-LU-5.5 (AIR; GHG; NOI; TRA)

Encourage high-density residential development (e.g., apartments and townhouses) within Community Growth Boundaries along collector roadways and transit routes and within walking distance of schools, libraries, parks, shopping, and entertainment areas.

LL-LU-5.6

Encourage and support efforts to develop affordable housing for older adults in the Lower Lake community’s central residential area.

LL-LU-5.7 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Promote development of affordable housing near public transit and essential services whenever possible.

LL-LU-5.8 (POP)

Encourage the development of housing for seniors and other Equity Priority Populations.

LL-LU-5.9

Continue to allow density bonuses for residential development projects that include affordable or qualifying senior housing or incorporate energy-efficient techniques exceeding State standards into the project design, as specified in the Zoning Ordinance.

LL-LU-5.10 (AIR; HAZ; NOI)

Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste.

LL-LU-5.11 (POP)

Encourage innovative, non-traditional housing designs and layouts in response to evolving housing trends and needs.

Actions

LL-LU-5.a

Continue to support construction of affordable housing, including by pursuing State and federal funding for affordable housing development.

LL-LU-5.b

Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development.

LL-LU-5.c

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow a density bonus for residential development projects that include affordable housing that is consistent with State law, which offers a density bonus of up to 50 percent.

LL-LU-5.d

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow up to a 20 percent density bonus for mixed-use residential development projects within a Community Growth Boundary that include an employment-inducing industrial or business park development component.

LL-LU-5.e

Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.

LL-LU-5.f (POP)

Continue to promote the development of affordable, senior, and energy-efficient housing by informing developers of the benefits of density bonuses in preapplication conferences.

LL-LU-5.g (POP)

Develop objective design standards for residential and mixed-use development to provide a streamlined approval process; ensure compatibility with existing community character; and ensure appropriate open space, buffers, and pedestrian improvements are provided.

LL-LU-5.h

Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on a County website to inform developers of potential building opportunities.

Goal LL-LU-6

Commercial and mixed-use areas that serve community needs and support a robust local economy.

Policies

LL-LU-6.1 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage centrally located businesses and services in places that conveniently serve residential areas and/or support revitalization or creation of town centers.

LL-LU-6.2 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage mixed-use development with commercial and residential components in the downtown commercial area when adequate infrastructure is available or can be made available.

LL-LU-6.3 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage conversion of existing commercial areas to a mix of uses to reduce travel distances and create neighborhoods that offer a variety of housing options.

LL-LU-6.4

Continue to allow parking reductions for residential use in mixed-use areas where it can be demonstrated that shared residential and commercial parking will not result in an unacceptable impact on parking in the public right-of-way or off-street parking lots.

LL-LU-6.5

Encourage and support the establishment of more restaurants, retail, and other commercial services.

LL-LU-6.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of smaller neighborhood-supporting retail and services, including those offering local agricultural sales, to meet the everyday shopping and personal needs of the surrounding neighborhood.

LL-LU-6.7 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of larger regional commercial centers within Community Growth Boundaries that meet resident and visitor needs, such as supermarkets, restaurants, personal services, retail sales, professional offices, medical services, and other complementary uses, as well as venues for selling locally produced agricultural and related products.

LL-LU-6.8

Discourage strip commercial development, allowing it only when alternative layouts are infeasible at the project site.

LL-LU-6.9 (AIR; HAZ)

Locate commercial service businesses, such as warehouses, repair services, and building materials sales, away from housing, schools, and other sensitive receptors. Use the following criteria for siting commercial service areas:

- Provide good access to highways or major collectors;
- Buffer existing or planned residential areas, schools, and other sensitive uses;
- Develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, and other needs; and
- Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

LL-LU-6.10 (ENE; REC)

Encourage members of the private sector to establish new commercial recreation opportunities and to rehabilitate and restore older resorts, including destination resorts, lakefront resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.

LL-LU-6.11

Require proposals for budget retailers and discount chains to include a community meeting early in the proposal process to gather input from community members and incorporate refinements to the proposal in response to community concerns. Also require such projects to prepare an analysis of economic and blight-inducement impacts of the proposed development on retail businesses in the market area, employment, County revenues and services, and other relevant economic considerations. The County may waive the requirement for this analysis if the new establishment is found to offer a public benefit and is in alignment with the community's vision for its future development.

LL-LU-6.12

Encourage opportunities for indigenous-owned businesses within mixed-use and commercial areas.

Actions

LL-LU-6.a (AIR)

Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods.

LL-LU-6.b

Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts.

LL-LU-6.c

Devise and offer incentives for reconstruction and/or redevelopment of local historical resorts.

LL-LU-6.d

Develop a parking plan for downtown Lower Lake.

Goal LL-LU-7

Industrial areas that are compatible with their surrounding environment while supporting the economy.

Policies

LL-LU-7.1

Encourage a wide range of industrial development activities, prioritizing industries that create living-wage jobs that maximize the education, skills, and talents of county residents.

LL-LU-7.2 (AES)

Encourage development of visually attractive, carefully planned industrial parks and planned developments in areas with suitable topography and adequate infrastructure.

LL-LU-7.3 (GEO; USS; WIL)

Require new industrial or heavy commercial uses to be sited appropriately, on land with average slopes not exceeding 20 percent and outside of a hazard zone, preferably served by public sewer and water facilities and within a CGB.

LL-LU-7.4

Encourage industrial uses that use geothermal energy generated on-site when compatible with surrounding land uses.

LL-LU-7.5

Require a planned development process for permit approvals of any industrial or heavy commercial uses of five acres or more in size.

LL-LU-7.6 (AIR; HAZ; NOI)

Require new industrial and heavy commercial uses to be designed to avoid adverse impacts to adjacent uses, particularly residential neighborhoods, schools, and other sensitive uses, with respect to air quality, noise, odor, vibration, and other impacts.

LL-LU-7.7

Require new industrial and commercial uses to have adequate setbacks for landscaping along SR 29 and SR 53.

LL-LU-7.8 (AIR; ENE; GHG; HYD; NOI; TRA)

Allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the source of the resource under the following criteria:

- Require a use permit;

- Prohibit any commercial or industrial uses that are not related to the processing of the resource; and
- Require mitigation for impacts to surrounding land uses, the environment, and Lake County watersheds to protect air, surface water, and groundwater quality.

LL-LU-7.9 (CUL; TCR)

Consider including a requirement for consultation with Tribal governments to include Tribal Cultural Resource analysis within the Cultural Resource Reports for discretionary projects.

Lower Lake: Circulation

Goal LL-C-1

Effective intergovernmental communication and cooperation on transportation issues.

Policies

LL-C-1.1 (AIR; ENE; GHG; NOI; TRA)

Coordinate with the incorporated Cities of Clearlake and Lakeport on regional transportation planning to support the goals of the Regional Transportation Plan.

LL-C-1.2 (TRA)

Maintain a cooperative relationship with the California Department of Transportation (Caltrans) to provide maintenance and safety improvements on State highways.

Actions

LL-C-1.a (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans and other transportation agencies to maintain the Regional Transportation Plan, identify funding priorities, and develop an expenditure plan for available transportation funds in accordance with federal, State, and regional transportation planning and programming procedures.

LL-C-1.b

Work with local agencies to identify road improvement opportunities.

LL-C-1.c

Maintain working relationships with transportation agencies in the region to ensure coordination of road improvements, data exchange on projected traffic impacts, and County participation in regional transportation planning activities.

LL-C-1.d (AIR; ENE; GHG; NOI; TRA)

Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.

LL-C-1.e (AIR; ENE; GHG; NOI; TRA)

Support efforts to ensure transportation provider services are online-accessible to enhance utilization of current transit providers for out-of-county transportation needs.

Goal LL-C-2

A unified, coordinated, and cost-efficient road and highway system that is safe, uncongested, and efficient.

Policies

LL-C-2.1

Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development.

LL-C-2.2 (TRA)

Maintain, and improve where feasible, the road system to reduce traffic accidents, improve circulation, and maintain or improve its physical condition, in conformance with the priorities and recommendations established in the Regional Transportation Plan.

LL-C-2.3 (TRA)

When undertaking roadway improvements, prioritize maintenance and safety, considering both public reports and internal expertise and data.

LL-C-2.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize roadway improvement or maintenance projects as follows:

- Priority One: Urgent Projects. Projects of an urgent nature that are clearly needed to protect the health and safety of the traveling public, such as imminent bridge or roadbed failure.
- Priority Two: Safety Projects. Projects that are intended to reduce the number and severity of collisions in a particular location.
- Priority Three: Reconstruction/Maintenance Projects. Projects that involve ongoing maintenance, rehabilitation, and reconstruction requirements to preserve the existing bridge and road network.
- Priority Four: Capacity Improvements. Projects that involve operational improvements to the existing road network that increase service efficiency and capacity.
- Priority Five: New Construction Projects. Projects that involve construction of a new bridge or road. New County construction projects will receive higher priority when they accommodate

development in locations within reasonable proximity to employment and shopping centers and encourage energy conservation in the transportation sector.

LL-C-2.5 (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better.

LL-C-2.6

To maintain traffic flow and minimize potential collisions, only allow access from individual parcels to highways and arterials when access to lower road classifications is not feasible, as determined by the County.

LL-C-2.7 (TRA)

Require roadway facilities constructed or used by new development to comply with the Lake County Road Standards (Table LL-3).

LL-C-2.8 (TRA)

Require new roads in residential areas to:

- Be designed to avoid cut-through traffic through the residential area.
- Be paved when serving more than four lots.
- Be improved with processed gravel at a minimum when serving four or fewer lots at densities less than one dwelling unit per five acres.
- Offer adequate right-of-way to contain road improvements for dedication.

LL-C-2.9

Work with the California Highway Patrol and Lake County Sheriff to limit truck traffic to designated truck routes, as shown in Figure LL-6.

LL-C-2.10

Support the formation of maintenance districts to fund road maintenance and improvements in a manner consistent with County standards and when there is demonstrated community support.

Actions

LL-C-2.a

Implement and maintain the Capital Improvement Plan to ensure it continues to meet the needs of the Lower Lake Planning Area as they evolve.

LL-C-2.b

Improve and construct roads to the Lake County Road Standards, as shown in Table LL-3. Use the American Association of State Highway and Transportation Officials (AASHTO) standards, Caltrans standards, and County expertise to inform any revisions to the Lake County Road Standards.

LL-C-2.c

Explore options to implement a traffic mitigation fee that would apply to new development and/or subdivisions for the maintenance of existing County roads.

LL-C-2.d

Implement vehicle weight limit restrictions on roadways near sensitive uses, like schools and residential neighborhoods, to discourage cut-through truck traffic.

LL-C-2.e

Pursue all available sources of funding and protect existing sources of funding for the development, improvement, and maintenance of the existing roadway system.

LL-C-2.f (TCR)

Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.

LL-C-2.g (BIO)

Pursue opportunities for native plant restoration and habitat protection along rights-of-way and medians.

Goal LL-C-3

A transportation network that accommodates new development while reducing per-capita VMT and GHG emissions and promotes environmental protections and stewardship.

Policies

LL-C-3.1 (AIR; ENE; GHG; NOI; TRA)

Incorporate complete streets principles and practices into the planning, design, and construction of circulation network improvements to accommodate all network users, including people walking, biking, and riding transit.

LL-C-3.2 (AIR; ENE; GHG; NOI; TRA)

Lead and encourage activities to design and construct streets to support connectivity and promote pedestrian comfort and safety by including appropriate amenities, such as sidewalks on both sides of

the street, shade trees, public benches, and pedestrian-scale lighting, when feasible, prioritizing downtown Lower Lake.

LL-C-3.3 (AIR; ENE; GHG; NOI; TRA)
Encourage vehicle trip reduction through home occupations and telecommuting.

LL-C-3.4 (AIR; ENE; GHG; NOI; TRA)
Encourage regional employers to provide employees with options and incentives to use alternative modes of transportation to work or to otherwise reduce VMT (e.g., transit subsidies, bicycle facilities, ridesharing, alternative work schedules, telecommuting, and preferential parking for carpools).

LL-C-3.5 (AIR; ENE; GHG; NOI; TRA)
Require new land use development projects to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies.

LL-C-3.6 (AIR; ENE; GHG; NOI; TRA)
Support transitioning on-road vehicles, including personal, business, government, and public transit fleets, to electric power from renewable sources or other zero-emission fuels.

LL-C-3.7 (AIR; ENE; GHG)
Support efforts to build EV charging stations at employment and community destinations, as allowed by market conditions.

LL-C-3.8 (AIR; HYD; NOI)
Encourage the use of road construction methods that reduce air, water, and noise pollution associated with road and highway development.

LL-C-3.9 (AIR; HAZ; HYD)
Avoid locating roadways on naturally occurring asbestos whenever feasible alternative locations exist. If locating a roadway on asbestos is unavoidable, ensure adequate construction and surfacing with non-asbestos materials in compliance with local and State requirements.

LL-C-3.10
Evaluate impacts to tribal cultural sites and consult with local Tribal governments when planning street, transit, and roadway projects that could impact tribal cultural sites.

Actions

LL-C-3.a* (TRA)
Adopt and maintain a VMT environmental threshold and development project screening process based on the Lake Area Planning Council Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study.

LL-C-3.b* (TRA)

Require new development with the potential to increase VMT, to prepare a VMT analysis and to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies, as needed, to be consistent with the County's adopted VMT threshold.

LL-C-3.c (AIR; ENE; GHG; NOI; TRA)

Develop a program to encourage trip-reduction measures among County employees using various strategies, such as transit and/or carpool/vanpool subsidies, bicycle facilities, alternative work schedules, ridesharing programs, telecommuting options, employee education, and preferential parking for carpools/vanpools.

LL-C-3.d (AIR; ENE; GHG; NOI; TRA)

Encourage carpooling by providing information to community members about park-and-ride locations and available programs.

LL-C-3.e (AIR; ENE; GHG; NOI; TRA)

Amend Article 46 of the Zoning Ordinance to create EV charging and parking requirements for new development (e.g., one EV space per every 15 non-EV spaces and one charging station for large development based on square footage).

LL-C-3.f (HAZ; TRA; WIL)

Encourage and support annual maintenance to unpaved rural, ranch, and fire roads.

LL-C-3.g (TCR)

Coordinate with local Tribal governments when siting public EV charging infrastructure, roads, or transit facilities.

Goal LL-C-4

A transportation system that protects human life.

Policies

LL-C-4.1 (TRA)

Implement a safe systems approach to designing the transportation network for all users; this approach acknowledges that people make mistakes and focuses on roadway design and operational changes to create safe streets.

LL-C-4.2 (TRA)

Strive to eliminate fatal and serious injuries for all road users by 2050 through a holistic view of the roadway system that includes provisions that account for human error, recognize vulnerable road users, such as pedestrians and bicyclists, and promote redundant and proactive safety measures.

LL-C-4.3 (TRA)

Require safety improvements, such as reflective signage and street lighting (where appropriate) to reduce the likelihood of collisions during any roadway infrastructure improvement process.

LL-C-4.4 (TRA)

Consistent with the Regional Transportation Plan, implement traffic-calming and safety improvements along State highway segments that function as the Planning Area's "Main Street."

LL-C-4.5 (TRA; WIL)

When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access.

LL-C-4.6 (AIR; ENE; GHG; NOI; TRA)

Promote slow travel in neighborhoods through installation of infrastructure associated with reduction in crash risk, such as marked crosswalks, new lighting, and improved intersection controls.

LL-C-4.7 (AIR; ENE; GHG; NOI; TRA)

Pursue funding for a Safe Routes to School program and implement improvements, such as traffic-calming measures and high-visibility sidewalks and crosswalks.

LL-C-4.8 (HAZ; NOI)

Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and other sensitive uses.

LL-C-4.9 (TCR)

Engage local Tribal governments in safety planning and emergency access identification.

Actions

LL-C-4.a (AIR; ENE; GHG; NOI; TRA)

Identify safety corridors and areas that generate high concentrations of bicyclists and/or pedestrians. In these areas, use evidence-based strategies, including strategies identified in the United States Department of Transportation's Strategic Highway Safety Plan, to develop safety measures specific to those areas that are intended to eliminate traffic fatalities, with an emphasis on preventing fatalities of bicyclists, pedestrians, and users of other micromobility devices.

LL-C-4.b (TCR)

Engage local Tribal governments when developing safety measures for high-risk corridors near tribal lands.

Goal LL-C-5

A safe and efficient public transportation system that offers a convenient alternative to the private automobile, reduces roadway congestion, and meets the community's transit needs.

Policies

LL-C-5.1 (AIR; GHG; NOI; TRA)

Support public transportation programs that promote access to shopping, employment, education, health care, and recreation.

LL-C-5.2

Support the continuation and coordination of transportation programs provided by social service agencies, particularly those serving older adults, individuals with disabilities, and other Equity Priority Populations.

LL-C-5.3 (AIR; ENE; GHG; NOI; TRA)

Support Lake Transit Authority on improvements to fixed-route bus and dial-a-ride services, including expanding the service area, providing more frequent buses at key times of the day, and improving transit amenities, such as bus shelters, benches, and wayfinding signage at bus stops.

LL-C-5.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan:

- Provide new and improve existing transportation services for older adults, individuals with access and functional needs, low-income individuals and/or other vulnerable populations;
- Provide intercommunity services between communities in the Planning Area and throughout the county; and
- Expand intercity transit carriers, particularly to Ukiah and the Bay Area.

LL-C-5.5 (AIR; ENE; GHG; NOI; TRA)

Encourage transit access and compatibility during the review and approval process for industrial, commercial, and residential development.

LL-C-5.6 (AIR; ENE; GHG; NOI; TRA)

Encourage bus stops at key destinations, population centers, and/or along arterials and collectors to facilitate public transit use.

LL-C-5.7 (TCR)

Engage local Tribal governments in planning routes and transit services, particularly for elders and community centers.

Actions

LL-C-5.a (AIR; ENE; GHG; NOI; TRA)

Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.

LL-C-5.b (AIR; ENE; GHG; NOI; TRA)

Explore opportunities to improve Lake Transit Authority services to Planning Area residents during updates to the Lake County Transit Development Plan, including regional connections to major destinations like the Sacramento International Airport.

LL-C-5.c (TCR)

Update the Transit Development Plan with input from local Tribal governments to include tribal community needs.

Goal LL-C-6

A continuous and easily accessible active transportation system that facilitates safe, equitable, and connected walking, biking, and micromobility options.

Policies

LL-C-6.1 (AIR; ENE; GHG; NOI; TRA)

Construct new and maintain and improve existing pedestrian and bicycle facilities, consistent with the countywide Active Transportation Plan, as funding is available.

LL-C-6.2 (AIR; ENE; GHG; NOI; TRA)

Incorporate facilities for non-motorized users, such as sidewalks and bike routes, when constructing or improving roadway facilities and when reviewing new development proposals.

LL-C-6.3 (AIR; ENE; GHG; NOI; TRA)

Require bicycle lanes, multiuse paths, and sidewalks in conjunction with road improvement projects, as feasible. Develop, as funds become available, Class II bicycle lanes and multiuse paths on new collector and arterial streets.

LL-C-6.4 (AIR; ENE; GHG; NOI; TRA)

Require facilities for nonmotorized users, such as sidewalks and bike routes, for subdivisions with a density of one or more dwelling units per acre. Required facilities should be commensurate with the impacts of the project, consistent with local and regional plans, and provide for infrastructure that integrates circulation and recreational use and aligns with surrounding development.

LL-C-6.5 (AIR; ENE; GHG; NOI; TRA)

Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.

LL-C-6.6 (AIR; ENE; GHG; NOI; TRA)

Require public and private development projects to include bicycle access and safe bicycle parking facilities at office buildings, schools, shopping centers, and parks, where feasible.

LL-C-6.7 (AIR; ENE; GHG; NOI; TRA)

Follow the adopted Caltrans design standards for the development, maintenance, and improvement of bicycle facilities.

LL-C-6.8 (AIR; ENE; GHG; NOI; TRA)

Construct and maintain bicycle routes and multiuse trails in a manner that minimizes conflicts between bicyclists, pedestrians, and equestrian users with automobiles and private property rights.

LL-C-6.9 (TCR)

Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.

LL-C-6.10 (TCR)

Incorporate Traditional Ecological Knowledge in the design of active transportation improvements.

LL-C-6.11 (TCR)

Ensure new pedestrian/bike paths avoid or mitigate impacts to Tribal Cultural Resources, when feasible.

Actions

LL-C-6.a (AIR; ENE; GHG; NOI; TRA)

Engage in each update to the countywide Active Transportation Plan, prepared by the Lake Area Planning Council, to ensure the active transportation needs of the Lower Lake Planning Area are met.

LL-C-6.b (AIR; ENE; GHG; NOI; TRA)

Pursue funding to improve and maintain the existing bicycle system and to plan and construct new bicycle facilities that encourage commuting and recreation.

LL-C-6.c (AIR; ENE; GHG; NOI; TRA)

Pursue funding to eliminate gaps in the existing sidewalk network and/or upgrade pedestrian facilities, with priority given to facilities near schools, connections between residential areas and commercial centers, and facilities in Equity Priority Areas.

Lower Lake: Open Space, Conservation, and Recreation

Goal LL-OS-1

Protection of the Lower Lake Planning Area's diverse biological resources, sensitive significant habitats, and ecosystem health.

Policies

LL-OS-1.1 (BIO)

Coordinate with applicable federal, Tribal, State, regional, and local land management agencies on natural resources and habitat planning, preservation, and mitigation measure development.

LL-OS-1.2 (BIO; HYD)

Support protection and restoration of wetland, riparian, and other significant natural areas in the Lower Lake Planning Area for wildlife habitats, groundwater recharge, and passive recreation.

LL-OS-1.3 (BIO)

Protect natural lands, including natural resource areas, wildlife habitat, and open space, from encroachment or destruction by incompatible development and invasive species.

LL-OS-1.4 (BIO)

Require development patterns and practices that conserve habitat for protected species and sensitive biological resources, limiting encroachment into areas that support sensitive habitats and directing development into less-sensitive areas.

LL-OS-1.5 (BIO)

Maintain ecologically sensitive resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible, low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically sensitive resource areas.

LL-OS-1.6 (BIO)

Require the use of conservation easements, transfer of development rights, mitigation banking, or similar equity transfer documents to protect unique vegetation, habitat areas, habitat corridors, and sensitive biological resources, such as Snows Lake, Wilson Valley, and Cache Creek bald eagle habitat.

LL-OS-1.7 (BIO)

Encourage rural property owners to participate in the California Department of Fish and Wildlife's Private Lands Management program to manage their properties in a way that benefits wildlife in exchange for incentives.

LL-OS-1.8* (BIO)

Require a qualified biologist to prepare a biological resource assessment as part of project approval for proposed development on sites that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters to identify potential impacts and measures for protecting the resource and surrounding habitat. Require a qualified biologist conduct focused surveys, as identified and recommended in the biological resources assessment, during the appropriate season(s) for identification of the resource.

LL-OS-1.9 (BIO)

When reviewing development proposals, consult with the most updated California Natural Diversity Database (CNDDB) and other available studies prepared by the California Department of Fish and Wildlife (CDFW) to avoid potential impacts on sensitive habitats or special-status species.

LL-OS-1.10* (BIO)

Require a wetland delineation study prepared using the protocol defined by the US Army Corps of Engineers as part of project approval for proposed development on sites with the potential to contain wetland resources. Require that a report on the findings of this survey be submitted to the County as part of the application process and, where proposed development would impact wetland resources, require mitigation measures prior to project approval.

LL-OS-1.11* (BIO)

Require that construction or other ground-disturbing activities avoid nests of native birds when in active use by implementing protection measures to ensure compliance with the California Fish and Game Code and federal Migratory Bird Treaty Act. Compliance guidelines are detailed in the General Plan Environmental Impact Report.

LL-OS-1.12 *

Require installation and maintenance of construction barrier fencing around sensitive resources on or adjacent to construction sites prior to construction activities and throughout the construction period.

LL-OS-1.13 (BIO; HYD)

Maintain creeks in their natural state whenever possible and allow creeks and floodways to function as natural flood protection features during storms.

LL-OS-1.14

To protect important habitat, prohibit development of dams, water impoundments, or diverting devices on Cache Creek below the Clear Lake Dam to the Yolo County Line.

LL-OS-1.15* (BIO; HYD; REC)

Require new development along significant watercourses, riparian vegetation, and wetlands to establish an ecological buffer zone between the waterway and development to protect the resource. Consider providing opportunities for multiuse trails and recreation within the buffer zone when appropriate.

LL-OS-1.16* (BIO)

Require Creek Management Plans and Mineral Reclamation Plans to include measures to protect and maintain riparian resources and habitats.

LL-OS-1.17 (BIO; HYD)

Encourage federal, State and local agencies that manage public lands in the county to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and particularly Clear Lake hitch and their habitat.

LL-OS-1.18* (BIO)

Support the conservation and management of oak woodland communities and their habitats and, where a proposed development would impact an oak woodland community, require mitigation measures prior to project approval.

LL-OS-1.19 (AES; AIR; BIO)

Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health, especially in Equity Priority Areas.

LL-OS-1.20

Require majority use of California native plant species in large, landscaped areas in new development projects, and require construction practices that avoid spread of invasive plant species by minimizing surface disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; disinfecting and decontaminating equipment; and using native, noninvasive, drought-resistant species in erosion-control plantings.

LL-OS-1.21

Encourage and support development of erosion-control programs and soil conservation efforts by the Lake County Resource Conservation District.

LL-OS-1.22

Refer proposals for parcel splits and subdivisions to the Lake County Resource Conservation District for review and recommendation whenever soil erosion and conservation are potential issues.

LL-OS-1.23* (BIO)

Protect wildlife migration corridors and, prior to approval of projects that might impact identified wildlife connectivity and wildlife linkage areas, require that a habitat connectivity/wildlife corridor evaluation be completed by a qualified biologist. The evaluation shall identify project design features that would reduce potential impacts to wildlife movement and incorporate wildlife corridors for new development plans where appropriate.

LL-OS-1.24 (BIO)

Discourage use of fencing that poses risks to wildlife.

LL-OS-1.25 (BIO)

Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.

LL-OS-1.26 (BIO)

Encourage Caltrans to consider the installation of wildlife over or under passes.

LL-OS-1.27* (AES; BIO)

Require lighting in residential areas, along roadways, and adjacent to sensitive habitat areas to prevent artificial lighting from spilling and/or reflecting into adjacent properties, including natural or open space areas by incorporating design features, such as shielded lighting and landscaping.

LL-OS-1.28 (BIO, TCR)

Integrate Traditional Ecological Knowledge (TEK) in biological resource management, habitat restoration, and open space stewardship.

Actions

LL-OS-1.a (BIO)

Consult with the California Department of Fish and Wildlife to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns and develop a strategy for maintaining areas that will preserve the populations of plants and animals in the county.

LL-OS-1.b (BIO)

Prepare and maintain a mapped inventory of ecologically sensitive resource areas, including unique natural areas, wetlands, floodplains, riparian resources, and the habitat of rare, threatened,

endangered, and other uncommon and protected species. The inventory should include bald eagle habitat and a half-mile buffer around Cache Creek between Clear Lake Dam and the Yolo County line.

LL-OS-1.c* (BIO)
Adopt a Creek and Riparian Area Management Ordinance in consultation with a qualified biologist to support Clear Lake hitch and other sensitive riparian habitat and educate affected property owners on their responsibilities and options for proper maintenance on private properties. Require projects with the potential to impact creeks and riparian areas to demonstrate compliance with the Ordinance prior to project approval.

LL-OS-1.d (BIO; HYD)
Improve County roads, where needed, to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat.

LL-OS-1.e (BIO; HYD)
Develop educational materials regarding the impacts of off-highway vehicle (OHV) travel in streambeds to sedimentation, water quality, and Clear Lake hitch and their habitat, prioritizing distribution to landowners with riparian areas on their property.

LL-OS-1.f (BIO)
Develop and implement a countywide Wildlife Migration Corridor Preservation Plan.

LL-OS-1.g (BIO; HYD)
Review “WW” Waterway, “FW” Floodway, “FF” Floodway- Fringe, and “W” Wetlands combining district information on a periodic basis. Update the boundaries of these combining districts as needed to reflect updates to mapped ecologically sensitive resource areas.

Goal LL-OS-2

Archaeological, Tribal, cultural, and historical resources that are protected and preserved throughout the Planning Area for the long-term benefit of residents, tourists, and future generations.

Policies

LL-OS-2.1* (CUL; TCR)
Review proposed development projects in conjunction with the California Historical Resources Information System, Northwest Information Center, at Sonoma State University, to determine whether project areas contain known archaeological resources, both prehistoric and/or historic-era, and Tribal Cultural Resources (TCRs), or if they have the potential to hold such resources and if so, implement mitigation to protect the resource.

LL-OS-2.2* (CUL; GEO)

Whenever possible, require new development to preserve significant historical, archaeological, or paleontological resources on-site through project design. If on-site preservation is not feasible, mitigate impacts through techniques such as relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records. Any documentation of historic resources shall be conducted in accordance with Historic American Building Survey (HABS) Level III standards, as defined by the US Secretary of the Interior.

LL-OS-2.3* (CUL; TCR; GEO)

Upon discovery of significant archaeological, paleontological, historic, or Tribal Cultural Resources during site development, require all activity to be halted within 100 feet of the find(s) and notify a professional archaeologist, paleontologist, historian, and/or local Tribal government representative (if appropriate) to evaluate the find(s) and recommend mitigation procedures, if necessary. Findings and mitigation measures are subject to review and approval by the Lake County Community Development Director prior to resuming site development work.

LL-OS-2.4* (CUL; TCR; GEO)

As a condition of approval for discretionary grading permits, require construction employees to be trained in recognizing potentially significant archaeological, paleontological, historic, or Tribal Cultural Resources that may be discovered during ground-disturbing activities. Require project proponents to submit verification that all site workers have received sensitivity training prior to commencement of ground-disturbing activities.

LL-OS-2.5* (CUL)

Require discretionary review for demolition permit applications on important historic sites to mitigate impacts.

LL-OS-2.6 (CUL)

Protect cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Register of Historical Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

LL-OS-2.7 (CUL)

Follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties.

LL-OS-2.8 (CUL; TCR)

Prioritize preservation and adaptive reuse of buildings, sites, and areas with identified archaeological, cultural, or historic significance.

LL-OS-2.9 (CUL; TCR)

Coordinate historic and cultural resources management with local Tribal governments, planning and regulatory agencies, and nearby jurisdictions.

LL-OS-2.10 (CUL; TCR)

Support and distribute information to the community from local, State, and national education programs about cultural and archaeological resources.

LL-OS-2.11 (CUL; TCR)

Conduct education and outreach to the community about the various federal, Tribal, State, local, and private funding sources and economic mechanisms available to support historic resource preservation.

Actions

LL-OS-2.a (CUL; TCR)

Contract with a qualified cultural resource coordinator for the development of review procedures and ordinances for the protection of cultural heritage resources, including mechanisms for the protection of identified cultural sites from vandalism and instances when owners of designated historic properties assert economic hardship.

LL-OS-2.b* (CUL; TCR)

Contract with an archaeologist(s) that meets the Secretary of the Interior's Professionally Qualified Standards to perform cultural resource studies for environmental analysis on discretionary projects where a cultural resource report is deemed necessary, including outreach to Tribal governments for input on Tribal Cultural Resources.

LL-OS-2.c

Establish a process for considering the designation of structures older than 50 years as historic structures or landmarks eligible for special recognition and preservation protections.

LL-OS-2.d

Engage the Lower Lake community to identify appropriate sites in downtown Lower Lake for the Historic Preservation Combining District and apply the District to identified sites.

LL-OS-2.e (CUL; TCR)

Support continued operation of the Lake County Heritage Commission to review development projects that may impact historic resources.

LL-OS-2.f (CUL; TCR)

Prepare a historical resources inventory for the Planning Area, using State and federal standards to evaluate their significance.

LL-OS-2.g (CUL; TCR)

Apply to the State to become a Certified Local Government, making the County eligible for historic preservation programs.

Goal LL-OS-3

Celebrated, amplified, and preserved tribal influences and Tribal Cultural Resources throughout the Lower Lake Planning Area.

Policies

LL-OS-3.1 (CUL; TCR)

Protect tribal heritage, honor the early stewards of this land, and treat Native American remains and Tribal Cultural Resources with sensitivity and respect.

LL-OS-3.2

Support educational and other opportunities to increase knowledge and promote awareness of the history of indigenous peoples in what is now the Lower Lake Planning Area, and how the County's relationship with Tribal governments has evolved.

LL-OS-3.3 (CUL; TCR)

Respect and protect Tribal Cultural Resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California tribes, recognizing that protecting Tribal Cultural Resources supports both cultural preservation and environmental health outcomes.

LL-OS-3.4 (CUL; TCR)

Conduct formal and early government-to-government consultation with culturally affiliated tribes on all projects with potential cultural, environmental, or scenic impacts to identify and protect recorded and unrecorded Tribal Cultural Resources through the discretionary development review process.

LL-OS-3.5 (CUL; TCR)

Require protection of cultural resource sites in subdivision projects by avoiding identification of sites on maps, relying instead on other techniques, including establishing building envelopes.

LL-OS-3.6* (CUL; TCR)

Consult with culturally affiliated Tribal governments when developing mitigation measures to avoid or minimize impacts on Tribal Cultural Resources. Mitigation could include notification of culturally affiliated Tribal governments prior to and tribal monitoring during ground-disturbing activities.

LL-OS-3.7* (CUL; TCR)

Upon discovery of a burial, human remains, or suspected human remains, require immediate halt to all work within 100 feet and notify the Sheriff's Department, the culturally affiliated Tribal government(s), and a qualified archaeologist for proper internment and tribal rituals according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.

LL-OS-3.8

Work with appropriate tribes to protect sacred sites from visual intrusion or development inconsistent with cultural values, particularly along scenic corridors and riparian areas.

Actions

LL-OS-3.a (TCR)

Establish and maintain collaborative relationships with local Tribal government representatives to facilitate tribal consultation, preserve Tribal Cultural Resources, and coordinate land use planning in areas around tribal lands.

LL-OS-3.b (TCR)

Work with Tribal governments to establish programs and secure funding to implement actions aimed at preserving Tribal Cultural Resources.

LL-OS-3.c (TCR)

Collaborate with the Koi Nation and other Tribal governments to identify cultural sites, sacred landscapes, cultural viewsheds, and traditional use areas, and incorporate them into land use planning through a Tribal Resource Conservation Overlay or equivalent mechanism that requires a consultation-based review for any future land use designation changes affecting these areas to protect Tribal Cultural Resources and uphold the tribes' ongoing stewardship of their ancestral lands. Where appropriate, explore partnerships for co-management, conservation, and interpretive uses that honor the ancestral and ongoing relationship between the Koi Nation and these lands.

LL-OS-3.d

Work collaboratively with tribes to develop and maintain a tribal cultural resource preservation policy.

Goal LL-OS-4

Conserved energy resources.

Policies

LL-OS-4.1 (AIR; ENE; GHG)

Require the use of energy conservation features and encourage renewable and carbon-free energy generation and storage systems in new construction and renovation of existing structures.

LL-OS-4.2

Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass.

LL-OS-4.3

Promote and incentivize small-scale, on-site renewable energy and storage systems for existing residential units, nonresidential buildings, and in the agricultural sector.

LL-OS-4.4

Participate in local and State programs that reduce the consumption of energy.

LL-OS-4.5

Work with energy providers to promote and expand cost-saving options for low-income households.

LL-OS-4.6

Construct all new or remodeled County buildings and retrofit existing buildings to be energy efficient and rely on renewable and carbon-free energy resources where feasible.

LL-OS-4.7

Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.

LL-OS-4.8 (AIR; ENE; GHG)

Coordinate with energy providers to place transmission systems in locations that minimize environmental and other impacts.

Actions

LL-OS-4.a (AIR; ENE; GHG)

Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Areas and Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.

LL-OS-4.b

Explore options to create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (heat pumps, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost to increase energy efficiency and replace hazardous appliances in their home or business. Work with volunteer groups to support installation and disposal of old appliances in Equity Priority Areas and for Equity Priority Populations.

LL-OS-4.c (AIR; ENE; GHG)

Coordinate with local utility providers and educational institutions to develop informational brochures that promote energy conservation and the use of renewable and carbon-free energy sources. Make these brochures available to the public and distribute them with building permit application materials.

LL-OS-4.d (AIR; ENE; GHG)

Work with local agencies and non-profits to retrofit and upgrade homes for energy efficiency and climate resiliency.

Goal LL-OS-5

Continued economic viability of mineral extraction activities while minimizing impacts on the public and the environment.

Policies

LL-OS-5.1 (HAZ)

Require that all mining operations prevent environmental contamination from storage and disposal of wastes and hazardous materials or general operating activity at the site.

LL-OS-5.2

Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories.

LL-OS-5.3 (MIN)

Ensure that all mining operations are performed in compliance with the policies and implementation measures included in the Lake County Aggregate Resources Management Plan (Appendix A to this General Plan).

LL-OS-5.4 (MIN)

Require new development adjacent to existing mining operations to be designed to provide a buffer between the proposed use and the mining operation. Require new mining operations to provide a buffer between the mine and existing or likely adjacent uses to minimize incompatibility issues and

mitigate environmental and aesthetic impacts. Required buffer distances will be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality.

LL-OS-5.5 (AIR)

Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.

LL-OS-5.6 (HAZ)

Require review and approval by the Environmental Health Department and Air Quality Management District for storage of hazardous materials associated with new mining operations.

Goal LL-OS-6

A parks, recreation, and open space system that serves the recreational needs of Lower Lake Planning Area residents and visitors.

Policies

LL-OS-6.1 (PUB; REC)

Provide and promote a balanced recreation system offering a variety of quality social activities and recreational opportunities for all community members.

LL-OS-6.2(PUB; REC)

Coordinate the development of parks and recreation facilities with the rate of growth in the Lower Lake Planning Area to ensure parks and recreation facilities are adequate to serve the local population.

LL-OS-6.3 (PUB; REC)

Work with public land managers to support improved access and recreational opportunities on State and federal lands.

LL-OS-6.4 (PUB; REC)

Maintain a level of service standard of 5 acres per 1,000 residents for parks.

LL-OS-6.5 (PUB; REC)

Support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational opportunities on County-owned lands, as outlined in the countywide Parks, Recreation, and Trails Master Plan, and on State- and federally-owned lands.

LL-OS-6.6 (PUB; REC)

When constructing new County parks, use the following guidelines:

- Locate the park to promote an equitable distribution of facilities within the Planning Area and across the county.
- Locate the park centrally to serve as much of the population base as possible.
- Locate the park at the intersection of major and/or minor collectors to facilitate access.
- Locate the park along designated bicycle routes to facilitate access by bicyclists.
- Locate the park in close proximity to shopping areas, cultural facilities, such as libraries or museums, schools, and employment centers.
- Develop community parks to be appropriately sized.
- Provide night lighting when feasible to reduce vandalism and extend the use of the facility.
- Locate the park on sites that do not contain Naturally Occurring Asbestos, unless adequate clean cover material and other effective controls, as determined by the Lake County Air Quality Management District, are incorporated to minimize public exposure to asbestos dust.

LL-OS-6.7 (PUB; REC)

Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for Equity Priority Populations and residents of Equity Priority Areas, including by facilitating multiple transportation modes. Design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.

LL-OS-6.8 (PUB; REC)

Strengthen the role of county parks as community focal points by constructing meeting halls and recreational buildings on existing parks where feasible.

LL-OS-6.9 (PUB; REC)

Prioritize and promote recreational activity programs and opportunities in Equity Priority Areas.

LL-OS-6.10 (PUB; REC)

Support expanded access to indoor and outdoor recreation opportunities by working with other agencies to co-locate recreation spaces, parks, and trails with public facilities, such as schools and utility easements, prioritizing Equity Priority Areas.

LL-OS-6.11 (PUB; REC)

Require large development projects to construct and maintain parks within the development, when appropriate.

LL-OS-6.12 (PUB; REC;TCR)

Support partnerships with local Tribal governments for joint management and interpretation of parks, trails, and open space areas to reflect and honor the tribes' enduring connection to the land.

LL-OS-6.13

Involve community members in the design and development of all park and recreation facilities, with special emphasis on engaging Equity Priority Populations and residents of Equity Priority Areas.

LL-OS-6.14 (BIO)

When building parks and recreational facilities in areas with sensitive habitat, preserve habitat areas and design the space to avoid potential impacts on the habitat from park users.

LL-OS-6.15 (HYD)

Promote passive recreation in flood-prone areas to absorb floodwater and protect developed areas.

LL-OS-6.16

Maintain a safe boating environment on the County's waterways.

LL-OS-6.17 (PUB; REC)

Maintain and expand County boat launch facilities to ensure adequate and convenient access to Clear Lake.

Actions

LL-OS-6.a (PUB; REC)

Implement and periodically update, as needed, the countywide Parks, Recreation, and Trails Master Plan.

LL-OS-6.b (PUB; REC)

Seek funding to implement the Parks, Recreation, and Trails Master Plan and to keep parks safe, attractive, and responsive to community needs, including funding for park acquisition, planning, capital improvements, lifecycle replacement of amenities, recreation programming, recreation centers, and maintenance operations.

LL-OS-6.c (PUB; REC)

Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.

LL-OS-6.d (PUB; REC)

Investigate the feasibility of developing a park expansion and improvement program that includes a combination of one or more of the following: impact fees for new homes, special assessment districts, and county service areas.

LL-OS-6.e

Work to ensure parks and recreation spaces are kept clean and free of litter and hazardous materials.

LL-OS-6.f

Enforce prohibitions of drug use and overnight and/or long-term camping in parks, recreation, and open space areas.

LL-OS-6.g

Establish temporary docking areas for boats used in commuting across Clear Lake in locations where the County maintains dock facilities.

Goal LL-OS-7

An interconnected multiuse trail system that serves a variety of recreational needs in the Lower Lake Planning Area.

Policies

LL-OS-7.1

Encourage and support efforts to develop a multiuse path along Seigler Creek, between Anderson Marsh State Historic Park and downtown Lower Lake.

LL-OS-7.2

Encourage and support efforts to develop a passive-use regional parkway along Cache Creek between Herndon Creek and Cache Creek Dam.

LL-OS-7.3

Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails.

LL-OS-7.4

Provide safe access to existing and new parks for hikers, cyclists, and equestrians. Support development of improved and additional safe access for hikers, cyclists, and equestrians on State and federal lands.

LL-OS-7.5

Continue to support equestrian activities in the Lower Lake Planning Area, including through land use regulations that support horse ownership and stewardship.

LL-OS-7.6

Increase public awareness and support for county trails through promotions, interpretive programs, exhibits, publication, maps, and the County's website.

LL-OS-7.7

Provide water and shade structures at trail heads and county parks, where feasible, to support their use and decrease adverse health impacts from recreation during extreme heat days.

Actions

LL-OS-7.a

Develop incentives to encourage dedication of trails.

LL-OS-7.b

Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding.

Goal LL-OS-8

Preserved and enhanced scenic resources and viewsheds in the Lower Lake Planning Area.

Policies

LL-OS-8.1* (AES)

In rural areas outside of Community Growth Boundaries, require structures built in the immediate foreground view of a scenic route to be sited a sufficient distance from the roadway edge to minimize intrusion on the natural features and backdrops as viewed from the roadway or adjacent residences. In rural and urbanized areas, require structures built in the immediate foreground of a scenic route to minimize obstruction of views of significant natural features. Require development on hillsides to blend in with the surroundings through exterior color choices and maximum height restrictions.

LL-OS-8.2 (AES; BIO)

Develop and maintain roads and highways in a manner that protects natural and scenic resources.

LL-OS-8.3 (AES; CUL; PUB; REC)

Develop access to scenic viewpoints along County roadways and multiuse trails. Provide interpretive information at these access points to inform visitors and residents of the natural and cultural history of the Lower Lake Planning Area and region.

LL-OS-8.4 (AES)

Encourage utility companies and service providers to choose the least conspicuous locations for distribution lines, towers, and fuel breaks to avoid impacts to viewsheds where possible.

LL-OS-8.5 (AES; HYD)

Use native and drought tolerant landscaping to frame and direct attention to major views and away from unattractive developments to the extent practical. Permit selective cutting and pruning to enable establishment or improvement of roadway views.

Actions

LL-OS-8.a* (AES)

Develop an ordinance that regulates development on or near ridgelines and hilltops to minimize impacts to scenic viewsheds.

LL-OS-8.b (AES)

Amend the Scenic Combining District to include ridgelines, working in consultation with Tribal governments.

LL-OS-8.c (AES)

Amend the Scenic Combining District regulations in the Zoning Ordinance to prohibit billboard signage on commercial properties.

LL-OS-8.d (AES)

Apply the Scenic Combining District to the following roadways in the Lower Lake Planning Area: SR 29, SR 53, and Morgan Valley Road.

LL-OS-8.e (AES; CUL; TCR)

Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.

Goal LL-OS-9

Preserved and enhanced visual quality within community areas.

Policies

LL-OS-9.1 (AES)

Require new development to screen mechanical equipment and trash storage facilities from public view.

LL-OS-9.2 (AES)

Require appropriate visual screening and roadway setbacks for industrial and service commercial uses, including through the use of native vegetation for screening.

LL-OS-9.3* (AES)

Require lighting that enhances visibility, convenience, and public safety without creating glare or light pollution.

LL-OS-9.4* (AES)

Require the use of low-glare building materials for new buildings constructed in the Planning Area.

LL-OS-9.5 (AES; WIL)

Require new commercial development to install street trees in accordance with an adopted streetscape plan and with fire-safe landscaping requirements.

LL-OS-9.6 (AES; WIL)

Encourage activities to underground existing and new utilities whenever feasible.

Actions

LL-OS-9.a* (AES)

Amend the Zoning Ordinance to regulate outdoor lighting in a way that minimizes light pollution that disrupts dark skies while providing for safety and reasonable use.

LL-OS-9.b (AES)

Establish a coordinated roadway signage program for the Lower Lake Planning Area that identifies routes and major destinations, provides traffic information, and provides directional information to major destinations while supporting the visual character of the region.

LL-OS-9.c (AES)

Maintain Code Enforcement services to support the visual quality of the community.

LL-OS-9.d (AES; WIL)

Work with PG&E to form an underground utilities district in the Lower Lake community.

Lower Lake: Environmental Justice

Goal LL-EJ-1

Communities that promote high quality of life and good health outcomes for everyone, including Equity Priority Populations.

Policies

LL-EJ-1.1

Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible.

LL-EJ-1.2

Limit exposure to secondhand smoke, including from electronic smoking devices, tobacco smoke, and cannabis smoke, and enforce State and local laws and regulations pertaining to prohibitions of tobacco and cannabis use in specified locations and selling tobacco and cannabis to minors.

LL-EJ-1.3

Lead and support activities to facilitate affordable access to health care, including addressing infrastructure and service barriers to broadband access for telehealth and multimodal access to clinics.

LL-EJ-1.4 (PUB)

Encourage and support the expansion of medical and senior care facilities, such as medical clinics, urgent care, emergency care, behavioral health facilities, and pharmacies, prioritizing areas that lack access to healthcare. Strategies could include incentives or streamlining efforts.

LL-EJ-1.5 (PUB)

Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.

LL-EJ-1.6

Support efforts to attract medical professionals to the Lower Lake Planning Area.

LL-EJ-1.7

Collaborate with neighboring jurisdictions to assess and address issues related to capacity and access to emergency, acute, and preventative/primary healthcare services.

LL-EJ-1.8

Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.

LL-EJ-1.9 (TCR)

Work with local Tribal governments on mitigation strategies for asthma-related environmental hazards.

Actions

LL-EJ-1.a

Establish a process for assisting community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as public art, fire-resilient vegetative buffers, and planting strips in Equity Priority Areas.

LL-EJ-1.b

Consider adopting a tobacco and cannabis retail licensing fee that earmarks a portion of the fee for enforcement of tobacco- and smoking-related policies.

LL-EJ-1.c

Consider adopting an ordinance prohibiting smoking (including vaping, electronic cigarettes, tobacco, and cannabis) in specific areas, such as:

- Inside and near doors and windows of multifamily housing units to limit residents' exposure to the harmful effects of second-hand smoke.
- At worksites, including in and near unenclosed spaces of employment, outdoor dining areas, and unenclosed waiting areas.
- On public property, including in public parks and trails, and at public events, such as farmers' markets and community fairs.

LL-EJ-1.d

Consider adopting an ordinance aimed at reducing instances of youth using tobacco products that might include prohibiting the location of tobacco retailers near schools and other youth-serving facilities and/or establishing restrictions on the placement and promotion of tobacco products so they are not easily accessible to youth.

LL-EJ-1.e

Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others.

LL-EJ-1.f

Work with the newly formed Commission on Aging to prepare a new chapter of the County's Code of Ordinances for "Community Services" to detail services available in the county, including support services for older adults.

LL-EJ-1.g

Explore adoption of an elder income index and/or other mechanisms to provide cost relief for older adult residents in the county.

LL-EJ-1.h

Work with North Coast Opportunities (NCO) to activate the AmeriCorps/Senior Corps Retired Senior Volunteer Program (RSVP) program to collect volunteer hours and use those as in-kind monetized matching funds, as allowed by the State and federal RSVP programs, to maximize funding for needed community services.

Goal LL-EJ-2

Access to living spaces that are safe, clean, and healthy for all Lower Lake Planning Area residents.

Policies

LL-EJ-2.1

Ensure housing in the Lower Lake Planning Area provides safe and sanitary environments for residents.

LL-EJ-2.2 (POP)

Ensure that future improvements in Equity Priority Areas will not result in a net loss of subsidized affordable housing or significant preventable displacement of residents.

LL-EJ-2.3

Ensure adequate living conditions through ongoing and effective code enforcement, including for rental housing and unpermitted structures, with priority given to housing in Equity Priority Areas.

LL-EJ-2.4

Work with and support agencies and organizations providing supportive services to individuals experiencing homelessness, including efforts to secure temporary and long-term housing for unhoused community members.

Actions

LL-EJ-2.a

Pursue all available federal and State funds to assist with housing preservation and rehabilitation, with a focus on identifying funding to remediate health and safety issues for housing in Equity Priority Areas and housing units occupied by Equity Priority Populations.

LL-EJ-2.b (POP)

Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing.

LL-EJ-2.c (POP)

Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.

LL-EJ-2.d

Create an assistance program for homeowners and landlords to bring older properties up to code and improve their livability, with priority given to homes in Equity Priority Areas and those housing Equity Priority Populations.

LL-EJ-2.e

Develop a system or other mechanism to inventory rental housing in the county by address, both to track the stock of rental housing and to develop a mailing list to reach rental housing occupants. Additional details in the inventory may also include property owner contact information.

LL-EJ-2.f

Conduct periodic outreach in Equity Priority Areas and to Equity Priority Populations to inform tenants of their rights and responsibilities. Written outreach efforts should be provided in English and Spanish.

LL-EJ-2.g

Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.

Goal LL-EJ-3

Convenient and affordable access to healthy food for all Lower Lake Planning Area residents.

Policies

LL-EJ-3.1

Support efforts to establish and/or expand programs and other activities to improve food security and eliminate hunger, including food assistance programs, community gardens, and school lunch access.

LL-EJ-3.2 (AIR; ENE; GHG; NOI; TRA)

Support transit route changes or expansions and active transportation network improvements that link Equity Priority Areas to healthy food sources, including grocery stores. In addition, encourage new healthy food retailers near existing transit connections.

LL-EJ-3.3

Expand local food access and agriculture by supporting and encouraging certified farmers' markets, urban farming, community gardening, and other similar activities.

LL-EJ-3.4

Encourage new development projects to incorporate community gardens into the project design, as appropriate.

Actions

LL-EJ-3.a

Develop incentives to encourage the establishment of grocery stores and other venues selling healthy foods, preferably locally grown or produced, in areas with limited access to healthy food, prioritizing locations in or near Equity Priority Areas.

LL-EJ-3.b

Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access, prioritizing markets in or near Equity Priority Areas.

LL-EJ-3.c

Inventory and map food deserts in the Lower Lake Planning Area to inform future policy and decision making to address food access barriers.

LL-EJ-3.d

Streamline permitting processes for grocery stores and markets in Equity Priority Areas and food deserts.

Goal LL-EJ-4

Effective decision making that seeks and incorporates the voices of Lower Lake Planning Area residents, including from Equity Priority Populations and those living in Equity Priority Communities.

Policies

LL-EJ-4.1

Empower all residents to participate in local decision making and ensure meaningful public engagement processes and events that make it possible for everyone—especially Equity Priority Populations and those living in Equity Priority Areas—to participate and influence outcomes.

LL-EJ-4.2

Use multiple channels—including digital and print media, County websites, local radio, and cable TV—to share publicly important information and publicize opportunities for community engagement to ensure access for everyone, including those without home computers or internet.

LL-EJ-4.3

Provide interpretation and translation services for community announcements, community meetings, services, and programs, to ensure accessibility for all community members, as appropriate.

LL-EJ-4.4

Encourage sponsors of major development projects to have early and frequent communication, in the appropriate language(s), with affected residents and interested parties.

LL-EJ-4.5

Strive for more diverse representation on boards, commissions, committees, and similar bodies to better reflect the demographics and varying viewpoints of Lower Lake Planning Area residents, including representatives of Equity Priority Populations and/or other underrepresented groups, as appropriate.

LL-EJ-4.6

Engage young people in long-range planning processes and other County-administered programs and processes through outreach and partnerships with libraries, schools, and local youth organizations when possible.

Actions

LL-EJ-4.a

Hold periodic public meetings in each Equity Priority Area to hear from residents of these communities about issues impacting their quality-of-life outcomes and use that input to inform the County's annual budgeting process.

LL-EJ-4.b

Support Municipal Advisory Councils to develop best practice guidelines to support all County departments with conducting effective outreach in the Lower Lake Area, such as how to identify appropriate engagement activities and practices based on the project or issue type and stakeholders involved, a list of stakeholders and/or community leaders in the area, and language interpretation or translation services to offer.

LL-EJ-4.c (AIR; ENE; GHG; NOI; TRA)

Explore options and seek funding to transition to accessible outreach materials for those with sensory disabilities (e.g., visually impaired and/or deaf or hard of hearing).

LL-EJ-4.d

To inform existing and potential future municipal advisory councils (MACs), adopt a policy detailing the process for forming a MAC and the roles, responsibilities, and authority of a MAC, which may take inspiration from the Mendocino County Policy #51, "Formation/Operation of Municipal Advisory Councils."

LL-EJ-4.e

Periodically update Equity Priority Area maps, including the Tribal Lands boundaries as updated by the Bureau of Indian Affairs, to ensure that the appropriate communities are prioritized as part of the County's work to implement the Environmental Justice Element.

Lower Lake: Public Facilities and Services

Goal LL-PF-1

Resilient and well-maintained public facilities and services that meet the needs of all community members, are adequately funded, and enhance quality of life in the Lower Lake Planning Area.

Policies

LL-PF-1.1 (PUB; USS)

Ensure that all neighborhoods have access to safe, well-maintained public facilities, utilities, and services that meet community needs now and as the community grows.

LL-PF-1.2 (PUB; REC; USS)

Prioritize County expenditures on infrastructure, public facilities, services, recreation and open space amenities, and environmental enhancements that benefit and respond to the needs of Equity Priority Populations and residents of Equity Priority Areas.

LL-PF-1.3 (TCR)

Work with the City of Clearlake, local special districts, and Tribal governments to coordinate public service improvements in the Lower Lake Planning Area.

LL-PF-1.4 (PUB)

Continue to assess existing and future needs for public facilities and services, such as internet access, meeting rooms, and libraries, and work to develop, retrofit, or expand facilities and services, as necessary, to meet those needs, prioritizing the needs of Equity Priority Populations and residents of Equity Priority Areas.

LL-PF-1.5 (USS; WIL)

Work with utility service providers to ensure service and program offerings align with existing and planned development patterns to meet current and future community needs.

LL-PF-1.6 (USS)

Coordinate with public utility providers to acquire adequate rights-of-way and co-location to facilitate expansion of services in a timely manner.

LL-PF-1.7 (AES)

Require new subdivisions in the Community Growth Boundary to include dark sky compliant streetlights.

LL-PF-1.8* (USS)

Require new development projects to provide their own infrastructure, tie into existing infrastructure, or be required to provide infrastructure that will tie into future infrastructure, as determined by the County and other affected agencies.

LL-PF-1.9* (USS)

Prior to project approval, ensure that new development projects will not create significant adverse impacts on existing infrastructure by implementing County-approved mitigation measures to reduce the impact.

LL-PF-1.10

Ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.

LL-PF-1.11

Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure.

LL-PF-1.12

Continue to support the Department of Animal Care and Control in its efforts to minimize pet overpopulation and abuse.

Actions

LL-PF-1.a (USS)

Upon each update to the Housing Element, perform an analysis of infrastructure needs and deficiencies in disadvantaged unincorporated communities (DUCs), explore funding mechanisms that could make extension of needed services and facilities feasible, and update the associated information, policies, and actions of the General Plan as needed to reflect new conditions.

LL-PF-1.b (USS)

In cooperation with other service providers as appropriate, develop long-range facility master plans for relevant public services.

LL-PF-1.c

Consider the creation of additional assessment districts, county service areas, and/or special districts to fund and manage new and improved infrastructure, where needed.

LL-PF-1.d

Update and maintain policies and procedures that govern the County's use of artificial intelligence (AI) to ensure the County's and community's data is protected, appropriate oversight of any AI-generated products or activities, and that the use of AI does not conflict with the best interest of the County or its constituents.

Goal LL-PF-2

Public facilities that are designed to provide quality service while minimizing impacts on the environment.

Policies

LL-PF-2.1 (PUB; USS)

Require public facilities installations and extensions to be sited and designed to minimize or avoid potential adverse impacts to the community and environment, including Tribal Cultural Resources.

LL-PF-2.2 (AGF)

When infrastructure, such as sewer, water, and transmission lines, must cross agricultural lands, locate the infrastructure in the public right-of-way or along lot lines whenever possible.

LL-PF-2.3 (AES)

Coordinate with utility companies to minimize the visual and cultural impact of new or expanded facilities through appropriate facility sizing, design, and placement on the landscape. Generally encourage utility lines to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.

LL-PF-2.4

Require mitigation for inter-county regional transportation facilities, high-voltage electrical transmission lines, and energy or water pipelines that do not serve the local population and provide little or no long-term benefit to the local affected area.

LL-PF-2.5

Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.

LL-PF-2.6 (AIR; ENE; GHG; NOI; TRA)

Encourage public and other facilities designed for direct public use, such as libraries, to be located along major thoroughfares and/or near the center of general community activities.

LL-PF-2.7 (AIR; ENE; GHG; NOI; TRA)

Design new or redeveloped governmental and civic facilities to accommodate multiple community uses, such as recreation and community gathering spaces, and to be accessible to all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.

LL-PF-2.8 (AIR; ENE; GHG; NOI; TRA)

Encourage the development of joint school facilities, recreational facilities, and educational and service programs between school districts and other public and non-profit agencies.

LL-PF-2.9 (BIO; ENE: USS)

Encourage joint use of existing right-of-way corridors and utility easements.

LL-PF-2.10

Ensure that County-managed spaces and facilities support a feeling of safety for users and require new development projects to provide adequate lighting, clearly marked crosswalks, and other safety-promoting features in public spaces, as appropriate.

Goal LL-PF-3

Fire protection and law enforcement services that protect community members and property.

Policies

LL-PF-3.1* (PUB; WIL)

Work with the Sheriff's Office, Lake County Fire Protection District, and CAL FIRE to support each agency's ability to maintain adequate staffing and incident response times in accordance with State and federal guidelines.

LL-PF-3.2 (PUB; WIL)

Locate new fire and police stations to minimize response times to the Lower Lake Planning Area, while prioritizing effective use of existing facilities.

LL-PF-3.3 (PUB; WIL)

Support efforts to expand fire protection service to continue to meet the needs of the Lower Lake Planning Area.

LL-PF-3.4 (PUB; WIL)

Continue to promote cooperative fire protection agreements with CAL FIRE to provide adequate fire protection throughout the Lower Lake Planning Area.

LL-PF-3.5 (PUB; WIL)

Consult with the Lake County Fire Protection District when reviewing new development proposals to identify any facility, infrastructure, or equipment upgrades needed to support the development and ensure the development pays for any identified upgrades.

LL-PF-3.6 (PUB; WIL)

Support development of local firewise communities and fire safe councils and work collaboratively to manage hazardous vegetation on private properties.

LL-PF-3.7* (PUB; USS; WIL)

Require that new development demonstrates adequate water supply and service for effective fire protection and that all infrastructure meets the fire protection standards of Lake County or the responsible agency.

LL-PF-3.8 (PUB; WIL)

Promote public safety programs and activities, including neighborhood watch programs, child identification kits, fire hazard prevention and awareness, and other public education efforts.

Goal LL-PF-4

Affordable, reliable, and safe water and wastewater service that meets existing and future community needs.

Policies

LL-PF-4.1

Discourage extension of water and sanitary sewer lines into areas outside of Community Growth Boundaries, except to serve public and semi-public uses that are not growth inducing, or when such extension is necessary to address a declared public health emergency.

LL-PF-4.2

Coordinate with Lake County LAFCO in the preliminary stages of development proposal entitlement application reviews for projects that may require an expansion of current service district boundaries to determine whether LAFCO will have a role in the approval process.

LL-PF-4.3 *

Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound water delivery system with adequate capacity, including by securing a will-serve letter from the water purveyor within the service area prior to project approval, to ensure that the water purveyor has the capacity to supply water to the project. Have water purveyor delineate if interior fire sprinklers can be connected to the system.

LL-PF-4.4 (USS)

Prioritize water conservation measures over the development of new water sources like dams and reservoirs.

LL-PF-4.5 (BIO; CUL; TCR)

Discourage the formation of new water distribution systems unless long-term fiscal and technical feasibility can be demonstrated prior to approval.

LL-PF-4.6 (USS)

Encourage efforts to consolidate small water distribution systems to improve service and financial stability, in alignment with the County's Drought Resilience Program.

LL-PF-4.7

Partner with water service providers to ensure that low-income households maintain continuity of service and are offered financial relief if prices rise.

LL-PF-4.8 (GEO; USS)

Promote the development of and connection to municipal wastewater systems where failing septic tanks, leach fields, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise.

LL-PF-4.9

Encourage the formation of septic maintenance districts as an interim management practice if on-site septic systems are documented to have contributed to violations of water quality standards.

LL-PF-4.10 (GEO; HYD; USS)

Promote and support programs to educate homeowners on the care and maintenance of septic systems.

LL-PF-4.11 (HYD; USS)

Prior to the approval of a building permit with a proposed addition/modification to an existing structure that would impose an additional burden on an existing system by increasing the waste flow, the buyer or project applicant shall demonstrate to the Lake County Environmental Health Department that the onsite wastewater treatment system is operating properly.

Actions

LL-PF-4.a (USS)

Pursue all available State and federal funding sources to upgrade publicly managed community water systems.

LL-PF-4.b (USS)

Work with water service providers to upgrade substandard water systems to ensure adequate fire flows and backup power sources.

LL-PF-4.c* (GEO; USS)

Periodically review standards for septic tanks to ensure they continue to protect water quality and public health, consistent with current best practices.

LL-PF-4.d (USS)

Explore rural wastewater systems that can serve as alternatives to conventional systems and develop standards and guidelines for their use in new development, as appropriate.

LL-PF-4.e (USS)

Develop a program to periodically test waterways, groundwater, and/or select private wells, as applicable, for contamination in areas where on-site septic system densities are greater than one dwelling unit per acre.

LL-PF-4.f

Conduct water pollution investigations in areas suspected of having a significant number of failing on-site sewage disposal systems.

LL-PF-4.g* (USS)

In water districts where there is insufficient water to serve new development, require new development to offset demand so that there is no net increase in demand through measures such as the installation of low-flow water fixtures, water conservation efforts, or the retrofit of existing uses to offset increased demand. These measures shall be achieved in partnership with the applicable water district.

LL-PF-4.h *

Require renovations requiring a building permit to install low-flow water fixtures to reduce the amount of water usage.

LL-PF-4.i* (USS)

Require new development projects to obtain a will-serve letter from the wastewater agency within the project's service area prior to project approval to ensure that the agency has the capacity to accept wastewater from the project and provide water for interior sprinkler systems.

Goal LL-PF-5

Stormwater facilities that protect people, property, and the environment.

Policies

LL-PF-5.1 (HYD; USS)

Ensure stormwater collection and drainage facilities are properly designed and sited to protect people and property while conserving water resources, supporting groundwater recharge, protecting water quality, and minimizing impacts on natural and cultural resources.

LL-PF-5.2 (HYD; USS)

Require curbs and gutters for new development within Community Growth Boundaries to direct storm drainage in a way that is consistent with the overall drainage system.

LL-PF-5.3 (HYD; USS)

Require development projects to use green infrastructure and low-impact development designs to prevent off-site drainage impacts and support groundwater recharge.

LL-PF-5.4 (USS)

Require on-site stormwater detention facilities and velocity reducers when necessary to maintain existing storm flows and velocities in natural drainage systems.

LL-PF-5.5 (HYD; USS)

Encourage project designs that minimize drainage concentrations and impervious coverage, complement groundwater recharge, and where feasible, provide a natural watercourse appearance and maintain natural watershed functions.

LL-PF-5.6 (HYD; USS)

Integrate green infrastructure, such as permeable paving surfaces, bioswales, and rain gardens, into County infrastructure projects, including road improvements and parks.

LL-PF-5.7 (BIO; HYD; REC; USS)

Encourage designs for stormwater detention basins that provide temporary or permanent wildlife habitat and/or recreational opportunities, where appropriate.

LL-PF-5.8

Reduce the flow of stormwater drainage into sewer cleanouts and other similar mechanisms that have the ability to inundate the local sewer collection system, including by enforcing penalties for violators purposely directing stormwater into sewer cleanouts and educating the community about how stormwater drainage can impact the local sewer collection system.

LL-PF-5.9

Direct runoff from upstream community development east of SR 53 to reduce pollution from entering Anderson Marsh.

LL-PF-5.10 (CUL; HYD; TCR)

Encourage green infrastructure, Tribal Ecological Knowledge practices, wildlife habitat integration, and protection of culturally sensitive areas.

Actions

LL-PF-5.a (USS)

Identify damaged and/or deficient storm drainage facilities and acquire funding to restore or upgrade the facilities.

LL-PF-5.b (USS)

Work with appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and improve groundwater recharge.

LL-PF-5.c (USS)

Work with appropriate agencies to develop stormwater facility maintenance programs establishing timelines for regularly cleaning and maintaining storm drain systems.

Goal LL-PF-6

Accessible, affordable, safe, and efficient disposal or recycling of solid waste.

Policies

LL-PF-6.1 (USS)

Ensure efficient and affordable solid waste disposal options are available for all, including unhoused populations, low-income households, and other Equity Priority Populations.

LL-PF-6.2* (USS)

Prior to project approval, require development proposals to demonstrate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste, and ensure that the development provides adequate solid waste storage, handling, and collection accommodations.

LL-PF-6.3 (HAZ)

Encourage and support establishment of adequate sites for collection of household hazardous waste, unused pharmaceuticals, and universal waste (commonly produced hazardous wastes, such as batteries and electronics), along with provisions for residents who are physically unable to deliver materials to a collection site.

LL-PF-6.4

Protect solid waste facility sites from the encroachment of sensitive and/or incompatible land uses and convert abandoned solid waste facilities to open space use.

LL-PF-6.5 (USS)

Promote the maximum feasible solid waste reduction and diversion through recycling and composting. Strive to continually reduce commercial and industrial waste on an annual basis and pursue a financing mechanism for solid waste reduction programs to meet reduction and diversion goals.

LL-PF-6.6

Use recycled materials and products when available and economically feasible.

LL-PF-6.7

Enforce prohibitions and fines against illegal dumping, abandoned property and vehicles, and outdoor storage, and prioritize clean-up of illegal dumping on County-owned land in community centers and in Equity Priority Areas.

LL-PF-6.8

Support cleanup efforts by private property owners to remove garbage and refuse from their properties, and obtain grant funding to assist in removing the refuse at no-cost waste disposal events.

Actions

LL-PF-6.a

Seek funding to support low- or no-cost waste disposal programs for unhoused populations, low-income households, and other Equity Priority Populations.

LL-PF-6.b (PUB; USS; WIL)

Promote community education about responsible waste disposal, including by distributing informational resources promoting alternatives to sending waste to landfills or burning green waste, such as recycling, composting, and chipping.

LL-PF-6.c (PUB; WIL)

Continue to support community chipping and portable chipping programs.

LL-PF-6.d (HYD)

Install signage regarding the prohibition of dumping at locations with recurring issues and increase education, monitoring, and rapid cleanup to discourage future illegal dumping.

LL-PF-6.e

Partner with community organizations to host community clean-up days, as needed, prioritizing events in downtown areas and Equity Priority Areas.

LL-PF-6.f (HYD)

Continue existing abatement programs that assist private property owners with removal of unsightly trailers, signage, and trash, prioritizing cleanup in Equity Priority Areas.

LL-PF-6.g

Seek additional funding for the ongoing operation of the Abandoned Vehicle Abatement (AVA) program.

Goal LL-PF-7

Internet, cellular, and landline communications services that are accessible and reliable throughout the Lower Lake Planning Area.

Policies

LL-PF-7.1 (USS)

Encourage and support efforts to expand and enhance internet and broadband service throughout the Lower Lake Planning Area and encourage marketplace competition from multiple service providers, while minimizing visual and cultural impacts.

LL-PF-7.2 (WIL)

Encourage and support efforts to improve cellular phone coverage and reliability, especially during extreme weather and hazard events.

LL-PF-7.3 (AES)

Require new or updated cellular towers to be designed to minimize their visual impact.

Actions

LL-PF-7.a

Work with the California State Association of Counties and others to lobby the State to require continued access to landline telephones.

LL-PF-7.b

Identify and implement strategies to streamline the permitting process for cellular tower installations while ensuring quality design and mitigation of potential impacts.

Goal LL-PF-8

High-quality schools and educational facilities that serve the needs of local students.

Policies

LL-PF-8.1 (PUB)

Collaborate with the Konocti Unified School District and Middletown School District to plan for future growth.

LL-PF-8.2 (AIR; ENE; GHG; NOI; PUB; TRA)

Work with the Konocti Unified School District and Middletown School District to ensure any new schools that are developed in the Planning Area incorporate bicycle and pedestrian access, are close to the residential areas that the school serves, and avoid hazards.

LL-PF-8.3 (PUB)

Support efforts to retrofit and/or upgrade existing educational facilities to ensure safety and comfort of students and educators, including through expedited permitting reviews and fee waivers, where feasible.

LL-PF-8.4

Encourage and support efforts to enhance and expand access to higher education, including trade schools and by working with Woodland Community College Lake Center and Mendocino College Lake Center to increase access to transferable general education and major preparation courses in alignment with the University of California and California State University transfer pathways and articulation agreements.

LL-PF-8.5 (PUB)

Encourage and support ongoing bookmobile services in the Lower Lake Planning Area.

LL-PF-8.6

Encourage and support efforts to incorporate tribal cultural education and awareness in school curriculums.

Action

LL-PF-8.a (PUB)

Coordinate residential development proposal reviews with the Konocti Unified School District and Middletown School District to inform future enrollment estimates and ensure adequate capacity for the development project.

Lower Lake: Economic Development

Goal LL-ED-1

A strong, diverse, and resilient economy that supports local employment opportunities.

Policies

LL-ED-1.1

Continue to develop a diversified economic base for the Lower Lake Planning Area by promoting agriculture, equestrian opportunities, recreation services, and commerce.

LL-ED-1.2

Prioritize business retention, expansion, and attraction efforts that strengthen the local economy, generate local tax revenue, and/or offer jobs in alignment with local skills.

LL-ED-1.3

Purchase products and services for County operations from locally owned businesses whenever possible.

LL-ED-1.4

Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.

LL-ED-1.5

Acknowledge the Koi Nation as an economic stakeholder and encourage opportunities for tribal enterprises that align with cultural preservation, environmental stewardship, and community character.

LL-ED-1.6

Support workforce-development partnerships benefiting tribal citizens and incorporating Traditional Ecological Knowledge, protecting Tribal Cultural Resources, and/or promoting sustainable land stewardship, where appropriate.

Actions

LL-ED-1.a

Prepare and implement an economic development strategy for the Lower Lake Planning Area that emphasizes advantages associated with Anderson Marsh State Historic Park, proximity to Clear Lake, the historic downtown, McLaughlin Gold Mine, and the potential for enhancing community amenities. The strategy should address recruitment of new businesses that promote a balance between local and visitor-serving uses, use the area's existing labor pool, create living-wage jobs and career advancement opportunities, support a circular economy in which local dollars are spent locally and reinvested in the community, and minimize environmental degradation.

LL-ED-1.b

Coordinate efforts with local business associations and stakeholders to attract clean industries to the area. Ensure new clean industries are located and designed to avoid Tribal Cultural Resources.

LL-ED-1.c

Partner with private and non-profit agencies to provide business incubation and workforce training to help economic vitality and foster employment, including tribal workforce partnerships and training for tribal citizens in cultural resource protection, environmental restoration, and sustainable economic practices.

LL-ED-1.d

Identify or develop programs to expand economic opportunities to Equity Priority Populations, including through outreach efforts and incentives for local small business owners and tribal citizens and enterprises.

LL-ED-1.e

Work with stakeholders in the area to explore development of a transitional employment program that integrates unhoused individuals into public or private-sector work focused on neighborhood beautification and maintenance, prioritizing central commercial areas and other locations.

LL-ED-1.f

Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.

LL-ED-1.g

Investigate the benefits of establishing a business license program.

LL-ED-1.h

Expand County support for business growth and development, including by partnering with outside agencies and associations working in economic development.

LL-ED-1.i

Identify and eliminate barriers to supporting home-based business as part of the local, circular economy.

LL-ED-1.j

Develop strategies to encourage shopping at locally owned businesses whenever possible.

Goal LL-ED-2

A strong and resilient tourism sector that contributes to the local economy while balancing community and visitor needs and priorities.

Policies

LL-ED-2.1

Bolster the Lower Lake Planning Area as a premier vacation destination by growing local attractions, including resorts, hot springs, hotels, entertainment venues, restaurants, wineries, and visitor activities, especially on Main Street.

LL-ED-2.2 (AGF)

Encourage and support development of wineries, microbreweries, distilleries, farm stands, U-pick operations, and other agri-tourism related uses, provided those uses do not negatively impact ongoing agricultural operations and they avoid disturbance of known or potential Tribal Cultural Resources.

LL-ED-2.3

Encourage and support development of compatible recreation and related commercial activities near Anderson Marsh State Historic Park, including overnight camping facilities, a motel, and shopping center. Require early consultation with the Koi Nation and ensure that recreation and commercial activities do not encroach on culturally sensitive areas of Anderson Marsh or surrounding landscapes.

LL-ED-2.4

Encourage restoration, rather than replacement, of unique and historic resorts and related facilities, when practical.

LL-ED-2.5

Consider approval of proposals for mixed-use resorts requesting increased residential density outside of Community Growth Boundaries when such densities are needed to make the project economically feasible and the resort will provide important public benefits, including advancing the County's tourism objectives and providing recreational facilities to the public.

LL-ED-2.6

Encourage tourism initiatives that interpret, respect, and help protect tribal cultural heritage.

LL-ED-2.7

Support the development of tribal-led or tribal-partnered cultural education programs, guided tours, and visitor materials—where appropriate and approved by the tribes—ensuring protection of sensitive locations.

Actions

LL-ED-2.a

Partner with other interested parties to leverage and expand promotional efforts to attract visitors, especially multiday visitors, to the county's diverse attractions, including wineries, outdoor recreation including lake sports, Main Street festivals, agri-tourism, and lodging options. Require all promotional materials referencing tribal history or cultural sites to be reviewed by the affiliated tribes to ensure accuracy and to avoid disclosing sensitive locations.

LL-ED-2.b

Update the Zoning Ordinance to allow farm-stay development, which would allow volunteers to stay at farms with compensation in exchange for their work on the farm as an apprenticeship, on appropriate agricultural sites.

LL-ED-2.c

Partner with local groups and agencies to develop and distribute resources for tourists to identify and access the many opportunities to experience Lake County, such as self-guided tour maps, farm trail maps, and/or informational kiosk installations. Exclude sensitive Tribal Cultural Resources from public maps and develop tribal-approved interpretive content, where appropriate.

LL-ED-2.d

Identify incentives and other opportunities to encourage and support development, redevelopment, and expansion of lodging spaces to serve a broad range of visitors, including luxury boutique hotels and resorts, retreat venues, conference centers, family-oriented motels, hot springs, and camping areas. Ensure that any new or expanded uses are compatible with the surrounding environment.

LL-ED-2.e

Amend the Zoning Code to establish requirements for mixed-use resorts that request increased density outside of Community Growth Boundaries. Requirements should ensure the following:

1. The project will advance the County's tourism objectives.
2. The resort provides substantial resort and recreational facilities that will be available to the public.
3. The developer demonstrates that the additional residential units are necessary to support the infrastructure and public resort amenity costs for the overall project and the overall project is economically infeasible without the additional residential units.
4. The primary scope of the project is resort commercial.
5. The residential component is secondary and subordinate.

6. There are fewer residential units than resort units, unless the project is adjacent to a Community Growth Boundary and public water, wastewater, and school services are available to serve the development, in which case the ratio of residential units to resort units must not exceed 2:1.
7. Residential densities are less than one residential unit per gross acre.
8. Applications are submitted as planned developments to determine the appropriate number of residential units allowed.

LL-ED-2.f

Explore options to dedicate a portion of the County's Transient Occupancy Tax revenue to efforts to conserve natural resources to maintain and enhance the county's natural beauty.

Middletown: Land Use

Goal M-LU-1

Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of indigenous peoples.

Policies

M-LU-1.1 (AES; AGF)

Preserve natural open space resources by concentrating development in existing communities, clustering development, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.

M-LU-1.2 (AES; BIO; GEO; HAZ)

Encourage clustering of allowable densities to reduce development footprints; protect sensitive habitats, scenic resources, natural features, and open spaces; and avoid hazardous areas.

M-LU-1.3 (AES; BIO)

Maintain distinct urban edges for all unincorporated communities, while creating a gradual transition between urban uses and open space.

M-LU-1.4 (AGF; BIO; GEO; HAZ; TRA; USS)

Ensure future amendments to the General Plan Land Use map only allow development where it has access to adequate water supply, wastewater treatment, and public roadways; avoids steep terrain, sensitive natural resources, and natural hazards; and provides appropriate buffers with agricultural land and other incompatible uses.

M-LU-1.5

Require all new residential and commercial development to have at least two access routes to an existing publicly maintained road or a new road meeting current County standards.

M-LU-1.6

Limit urban development to the areas within designated Community Growth Boundaries, as shown in Figures M-2 and M-3.

M-LU-1.7 (BIO; GEO; HAZ; USS; WIL)

Consider development intensity in areas outside of Community Growth Boundaries according to the area's ability to support water and wastewater needs, access, slope characteristics, protection of sensitive natural resources, and the site's susceptibility to natural hazards.

M-LU-1.8 (AGF)

Prohibit uses not related to timber production on lands designated Resource Conservation in Timberland Preserve Zones unless the use:

- Is consistent with the Aggregate Resources Management Plan for mining operations;
- Is consistent with the Geothermal Resources Element for geothermal activities;
- Supports a biomass utilization business that helps reduce threat of wildfire from dead and dying trees;
- Preserves unique natural landmarks;
- Is compatible with sustainable forest practices and uses;
- Is managed to avoid interfering with forest practices;
- Is managed to minimize impacts on viewsheds;
- Minimizes forest site productivity losses; and
- Meets General Plan and Zoning Ordinance standards relating to the availability of fire protection, water supply, water quality, groundwater recharge and extraction, watershed management or restoration programs, and waste disposal.

M-LU-1.9 (TCR)

Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.

M-LU-1.10 (BIO; HYD; TCR)

Integrate Traditional Ecological Knowledge from Tribes into resource conservation strategies, including watershed management, forest management, and habitat restoration.

Action

M-LU-1.a (BIO; PUB; REC; TCR)

Work with Tribal governments to explore opportunities to integrate traditional stewardship practices and Traditional Ecological Knowledge (TEK) into development reviews, land management, conservation, restoration, recreation planning, and facility planning, siting, and operations.

Goal M-LU-2

Development patterns that support a sustainable lifestyle.

Policies

M-LU-2.1 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Promote and practice the principles of smart growth.

M-LU-2.2 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage infill development.

M-LU-2.3 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage urban development that locates origins and destinations in close proximity to reduce vehicle trips and enhance visual and pedestrian access.

M-LU-2.4 (AIR; ENE; GHG; NOI; TRA)

Encourage potential transit destinations, including employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another and to a transit stop.

M-LU-2.5 (AIR; ENE; GHG; NOI; TRA)

Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use.

Actions

M-LU-2.a (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Develop incentives to promote infill development.

M-LU-2.b (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Amend the Zoning Ordinance to establish a smart growth overlay zone that encourages higher-density housing, transit-oriented development, and mixed-use development and provides guidelines for development and redevelopment in these zones.

M-LU-2.c (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Work collaboratively with Tribal governments to develop educational programs highlighting traditional ecological practices, such as controlled burns and habitat stewardship, to inform sustainable development policies.

Goal M-LU-3

Cohesive and vibrant communities that preserve and celebrate their historic character and design heritage, and tribal cultural identity.

Policies

M-LU-3.1 (AES)

Recognize the unique character and assets of each community in the Planning Area and support efforts to strengthen and revitalize all communities.

M-LU-3.2 (AES)

Support efforts to enhance gateways and transitional zones between communities in the Planning Area to make each community more distinct and inviting for residents and visitors.

M-LU-3.3 (AIR; ENE; GHG; NOI; TRA)

Ensure future development within Community Growth Boundaries is planned at a walkable, neighborhood scale with a range of uses in close proximity and a safe pedestrian environment.

M-LU-3.4 (AES)

Promote the creation of community focal points and gathering places in Anderson Springs.

M-LU-3.5

Encourage and support the arts in Middletown with music and art installations, public art, and programming throughout the community, prioritizing areas that lack them.

M-LU-3.6

Encourage and support community and regional events (e.g., outdoor concerts, art shows, farmers' markets, races, and festivals) and recreational activities to bolster community pride and identification, including by engaging in marketing efforts.

M-LU-3.7 (AES; REC)

Encourage preservation of open areas within Community Growth Boundaries to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.

M-LU-3.8

Review commercial and industrial development to ensure compatibility with the Middletown Area Commercial and Industrial Design Guidelines, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.

M-LU-3.9 (AES; CUL)

Maintain the character of established neighborhoods by preserving buildings and areas with special and recognized historic, architectural, or aesthetic value. Ensure the design of new development and remodels of existing structures are compatible with the character of surrounding and adjacent buildings, public spaces, and cultural and historic resources and require new development to complement architecturally and historically significant buildings to protect the overall historic integrity of the area.

M-LU-3.10 (BIO; USS; WIL)

Encourage the preservation and maintenance of existing native trees and the incorporation of native, fire-resistant, and drought-tolerant plants, including culturally significant species traditionally used by local Tribes, in public spaces, street landscaping, and in new public and private developments.

M-LU-3.11

Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs.

M-LU-3.12 (AES; CUL; TCR)

Encourage and support efforts to promote a greater public awareness of the county's architectural, urban design, and cultural heritage.

M-LU-3.13 (TCR)

Recognize and incorporate tribal heritage in public art, interpretive signage, community events, and wayfinding throughout the Middletown Planning Area.

Actions

M-LU-3.a (AES; CUL; TCR)

Coordinate with local non-profit and other non-governmental organizations to install or maintain public art and gateway, wayfinding, and interpretive signage in downtown Middletown and the Coyote Valley Town Center to support the areas' sense of place; foster an understanding and appreciation for local history and culture, including tribal culture; promote inclusivity; and improve the visual quality of each community.

M-LU-3.b

Amend the Zoning Ordinance to eliminate redundancies in the design review process between the General Plan and Zoning Ordinance. This includes eliminating Article 53, Design Review Combining District, instead relying on Policy M-LU-3.8 to ensure compatibility with the Middletown Area Commercial and Industrial Design Guidelines, and revisions to Article 54, Design Review Permit, as needed.

M-LU-3.c

Establish a Design Review Committee with local representation to ensure new development respects and enhances the small-town rural character and natural environment of the Middletown Area. This may be a function of the Middletown Area Town Hall (MATH), the Municipal Advisory Committee for the Middletown Area.

M-LU-3.d (AES; CUL)

Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area.

M-LU-3.e

Work with the community to update the Middletown Area Commercial and Industrial Design Guidelines, the Middletown Community Downtown Design Guidelines, and the Coyote Valley Design Guidelines to reflect current values and priorities.

M-LU-3.f (AES; CUL)

Amend the Zoning Ordinance to allow adaptive reuse of historic resources that preserves the integrity of the resource while allowing for its ongoing use.

M-LU-3.g

Prepare and publish an inventory of underutilized land and encourage adaptive reuse of these properties.

M-LU-3.h

Collaborate with Tribal governments to create a heritage trail, interpretive exhibits, or other programming that celebrates tribal history and presence.

Goal M-LU-4

Coordinated and effective planning over the life of this General Plan.

Policies

M-LU-4.1

Ensure that permitting procedures and regulations are consistent, timely, and cost-effective.

M-LU-4.2 (POP)

Coordinate growth and development with surrounding jurisdictions, the Local Agency Formation Commission (LAFCO), and other agencies, as appropriate, to maintain open space between communities and promote common goals.

M-LU-4.3

Require that the sizes and shapes of new parcels will not compromise future land divisions.

M-LU-4.4 (POP)

The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections for the year 2050:

- 3,800 new dwelling units
- 986,700 square feet of new commercial and office space
- 393,000 square feet of new industrial space

If new development approved within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that the environmental review that is conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.

M-LU-4.5 (TCR)

Conduct early and ongoing engagement with Tribal governments in planning and permitting processes to ensure development aligns with tribal cultural, environmental, and historical interests.

Actions

M-LU-4.a (USS)

Encourage potential developers to attend pre-development meetings and work closely with appropriate public agencies to consider whether the potential development projects will meet the County's goals and requirements and have adequate infrastructure.

M-LU-4.b (POP)

Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in Policy M-LU-4.4 without subsequent environmental review.

M-LU-4.c

Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts.

M-LU-4.d

Update the Zoning Map to implement the land use map established in this General Plan.

M-LU-4.e (TCR)

Consistent with State law, continue to conduct tribal cultural impact assessments in coordination with local Tribal governments in discretionary permitting and General Plan amendment processes.

Goal M-LU-5

A range of residential areas that accommodate the housing needs of all income groups with quality living environments.

Policies

M-LU-5.1 (POP)

Plan for and encourage a variety of housing types with a full range of affordability.

M-LU-5.2 (AES)

Develop housing in a manner that complements the small-town community identity and incorporates quality design, consistent with the rural character of the Planning Area.

M-LU-5.3 (POP)

Encourage development of 'workforce housing' that meets the needs of the local workforce and is affordable to individuals and families earning between 60 percent and 120 percent of the area median income.

M-LU-5.4 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage medium-density residential development that is compatible with the neighborhood character within Community Growth Boundaries, is close to services, and where adequate infrastructure is available or can be made available.

M-LU-5.5 (AIR; GHG; NOI; TRA)

Encourage high-density residential development (e.g., apartments and townhouses) within Community Growth Boundaries along collector roadways and transit routes and within walking distance of schools, libraries, parks, shopping, and entertainment areas.

M-LU-5.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Promote development of affordable housing near public transit and essential services whenever possible.

M-LU-5.7 (POP)

Encourage the development of housing for seniors and other Equity Priority Populations.

M-LU-5.8

Continue to allow density bonuses for residential development projects that include affordable or qualifying senior housing or incorporate energy-efficient techniques exceeding State standards into the project design, as specified in the Zoning Ordinance.

M-LU-5.9 (AIR; HAZ; NOI)

Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste.

M-LU-5.10 (POP)

Encourage innovative, nontraditional housing designs and layouts in response to evolving housing trends and needs.

Actions

M-LU-5.a

Continue to support construction of affordable housing, including by pursuing State and federal funding for affordable housing development.

M-LU-5.b

Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development.

M-LU-5.c

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow a density bonus for residential development projects that include affordable housing that is consistent with State law, which offers a density bonus of up to 50 percent.

M-LU-5.d

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow up to a 20 percent density bonus for mixed-use residential development projects within a Community Growth Boundary that include an employment-inducing industrial or business park development component.

M-LU-5.e

Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.

M-LU-5.f (POP)

Continue to promote the development of affordable, senior, and energy-efficient housing by informing developers of the benefits of density bonuses in preapplication conferences.

M-LU-5.g (POP)

Develop objective design standards for residential and mixed-use development to provide a streamlined approval process; ensure compatibility with existing community character; and ensure appropriate open space, buffers, and pedestrian improvements are provided.

M-LU-5.h

Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on a County website to inform developers of potential building opportunities.

Goal M-LU-6

Commercial and mixed-use areas that serve community needs and support a robust local economy.

Policies

M-LU-6.1 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage centrally located businesses and services in places that conveniently serve residential areas and/or support revitalization or creation of town centers.

M-LU-6.2 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage mixed-use development with commercial and residential components in downtown commercial areas when adequate infrastructure is available or can be made available.

M-LU-6.3 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage conversion of existing commercial areas to a mix of uses to reduce travel distances and create neighborhoods that offer a variety of housing options.

M-LU-6.4

Continue to allow parking reductions for residential uses in mixed-use areas where it can be demonstrated that shared residential and commercial parking will not result in an unacceptable impact on parking in the public right-of-way or off-street parking lots.

M-LU-6.5

Encourage and support the establishment of more restaurants, retail, and other commercial services.

M-LU-6.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of smaller neighborhood-supporting retail and services, including those offering local agricultural sales, to meet the everyday shopping and personal needs of the surrounding neighborhood.

M-LU-6.7 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of larger regional commercial centers within Community Growth Boundaries that meet resident and visitor needs, such as supermarkets, restaurants, personal services, retail sales, professional offices, medical services, and other complementary uses, as well as venues for selling locally produced agricultural and related products.

M-LU-6.8

Discourage strip commercial development, allowing it only when alternative layouts are infeasible at the project site.

M-LU-6.9 (AIR; HAZ)

Locate commercial service businesses, such as warehouses, repair services, and building materials sales, away from housing, schools, and other sensitive receptors. Use the following criteria for siting commercial service areas:

- Provide good access to highways or major collectors;
- Buffer existing or planned residential areas, schools, and other sensitive uses;
- Develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, and other needs; and
- Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

M-LU-6.10 (ENE; REC)

Encourage members of the private sector to establish new commercial recreation opportunities and to rehabilitate and restore older resorts, including destination resorts, lakefront resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.

M-LU-6.11

Require proposals for budget retailers and discount chains to include a community meeting early in the proposal process to gather input from community members and incorporate refinements to the proposal in response to community concerns. Also require such projects to prepare an analysis of economic and blight-inducement impacts of the proposed development on retail businesses in the market area, employment, County revenues and services, and other relevant economic considerations.

The County may waive the requirement for this analysis if the new establishment is found to offer a public benefit and is in alignment with the community's vision for its future development.

M-LU-6.12

Encourage opportunities for indigenous-owned businesses within mixed-use and commercial areas.

Actions

M-LU-6.a (AIR)

Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods.

M-LU-6.b

Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts.

M-LU-6.c

Devise and offer incentives for reconstruction and/or redevelopment of local historical resorts.

Goal M-LU-7

Industrial areas that are compatible with their surrounding environment while supporting the economy.

Policies

M-LU-7.1

Encourage a wide range of industrial development activities, prioritizing industries that create living-wage jobs that maximize the education, skills, and talents of county residents.

M-LU-7.2 (AES)

Encourage development of visually attractive, carefully planned industrial parks and planned developments in areas with suitable topography and adequate infrastructure.

M-LU-7.3 (GEO; USS; WIL)

Require new industrial or heavy commercial uses to be sited appropriately, on land with average slopes not exceeding 20 percent and outside of a hazard zone, preferably served by public sewer and water facilities and within a Community Growth Boundary.

M-LU-7.4

Encourage industrial uses that use geothermal energy generated on-site when compatible with surrounding land uses.

M-LU-7.5

Require a planned development process for permit approvals of any industrial or heavy commercial uses of five acres or more in size.

M-LU-7.6 (AIR; HAZ; NOI)

Require new industrial and heavy commercial uses to be designed to avoid adverse impacts to adjacent uses, particularly residential neighborhoods, schools, and other sensitive uses, with respect to air quality, noise, odor, vibration, and other impacts.

M-LU-7.7 (AIR; ENE; GHG; HYD; NOI; TRA)

Allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the source of the resource under the following criteria:

- Require a use permit;
- Prohibit any commercial or industrial uses that are not related to the processing of the resource; and
- Require mitigation for impacts to surrounding land uses, the environment, and Lake County watersheds to protect air, surface water, and groundwater quality.

M-LU-7.8 (CUL; TCR)

Consider including a requirement for consultation with Tribal governments to include Tribal Cultural Resource analysis within the Cultural Resource Reports for discretionary projects.

Middletown: Circulation

Goal M-C-1

Effective intergovernmental communication and cooperation on transportation issues.

Policies

M-C-1.1 (AIR; ENE; GHG; NOI; TRA)

Coordinate with the incorporated Cities of Clearlake and Lakeport on regional transportation planning to support the goals of the Regional Transportation Plan.

M-C-1.2 (TRA)

Maintain a cooperative relationship with Caltrans to provide maintenance and safety improvements on State highways.

Actions

M-C-1.a (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans and other transportation agencies to maintain the Regional Transportation Plan, identify funding priorities, and develop an expenditure plan for available transportation funds in accordance with federal, State, and regional transportation planning and programming procedures.

M-C-1.b

Work with local agencies to identify road improvement opportunities.

M-C-1.c

Maintain working relationships with transportation agencies in the region to ensure coordination of road improvements, data exchange on projected traffic impacts, and County participation in regional transportation planning activities.

M-C-1.d (AIR; ENE; GHG; NOI; TRA)

Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.

M-C-1.e (AIR; ENE; GHG; NOI; TRA)

Support efforts to ensure transportation provider services are online-accessible to enhance utilization of current transit providers for out-of-county transportation needs.

Goal M-C-2

A unified, coordinated, and cost-efficient road and highway system that is safe, uncongested, and efficient.

Policies

M-C-2.1

Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development.

M-C-2.2 (TRA)

Maintain, and improve where feasible, the road system to reduce traffic accidents, improve circulation, and maintain or improve its physical condition, in conformance with the priorities and recommendations established in the Regional Transportation Plan.

M-C-2.3 (TRA)

When undertaking roadway improvements, prioritize maintenance and safety, considering both public reports and internal expertise and data.

M-C-2.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize roadway improvement or maintenance projects as follows:

- Priority One: Urgent Projects. Projects of an urgent nature that are clearly needed to protect the health and safety of the traveling public, such as imminent bridge or roadbed failure.
- Priority Two: Safety Projects. Projects that are intended to reduce the number and severity of collisions in a particular location.
- Priority Three: Reconstruction/Maintenance Projects. Projects that involve ongoing maintenance, rehabilitation, and reconstruction requirements to preserve the existing bridge and road network.
- Priority Four: Capacity Improvements. Projects that involve operational improvements to the existing road network that increase service efficiency and capacity.
- Priority Five: New Construction Projects. Projects that involve construction of a new bridge or road. New County construction projects will receive higher priority when they accommodate development in locations within reasonable proximity to employment and shopping centers and encourage energy conservation in the transportation sector.

M-C-2.5 (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better.

M-C-2.6

To maintain traffic flow and minimize potential collisions, only allow access from individual parcels to highways and arterials when access to lower road classifications is not feasible, as determined by the County.

M-C-2.7 (TRA)

Require roadway facilities constructed or used by new development to comply with the Lake County Road Standards (Table M-3).

M-C-2.8 (TRA)

Require new roads in residential areas to:

- Be designed to avoid cut-through traffic through the residential area.
- Be paved when serving more than four lots.
- Be improved with processed gravel at a minimum when serving four or fewer lots at densities less than one dwelling unit per five acres.
- Offer adequate right-of-way to contain road improvements for dedication.

M-C-2.9

Work with California Highway Patrol and Lake County Sheriff to limit truck traffic to designated truck routes, as shown in Figure M-6.

M-C-2.10

Support the formation of maintenance districts to fund road maintenance and improvements in a manner consistent with County standards and when there is demonstrated community support.

Actions

M-C-2.a

Implement and maintain the Capital Improvement Plan to ensure it continues to meet the needs of the Middletown Planning Area as they evolve.

M-C-2.b

Improve and construct roads to the Lake County Road Standards, as shown in Table M-3. Use the American Association of State Highway and Transportation Officials (AASHTO) standards, Caltrans standards, and County expertise to inform any revisions to the Lake County Road Standards.

M-C-2.c

Explore options to implement a traffic mitigation fee that would apply to new development and/or subdivisions for the maintenance of existing County roads.

M-C-2.d

Implement vehicle weight limit restrictions on roadways near sensitive uses, like schools and residential neighborhoods, to discourage cut-through truck traffic.

M-C-2.e

Pursue all available sources of funding and protect existing sources of funding for the development, improvement, and maintenance of the existing roadway system.

M-C-2.f (TCR)

Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.

M-C-2.g (BIO)

Pursue opportunities for native plant restoration and habitat protection along rights-of-way and medians.

Goal M-C-3

A transportation network that accommodates new development while reducing per-capita VMT and GHG emissions and promotes environmental protections and stewardship.

Policies

M-C-3.1 (AIR; ENE; GHG; NOI; TRA)

Incorporate complete streets principles and practices into the planning, design, and construction of circulation network improvements to accommodate all network users, including people walking, biking, and riding transit.

M-C-3.2 (AIR; ENE; GHG; NOI; TRA)

Lead and encourage activities to design and construct streets to support connectivity and promote pedestrian comfort and safety by including appropriate amenities, such as sidewalks on both sides of the street, shade trees, public benches, and pedestrian-scale lighting, when feasible, prioritizing the downtown Middletown community and Coyote Valley Town Center areas.

M-C-3.3 (AIR; ENE; GHG; NOI; TRA)

Encourage vehicle trip reduction through home occupations and telecommuting.

M-C-3.4 (AIR; ENE; GHG; NOI; TRA)

Encourage regional employers to provide employees with options and incentives to use alternative modes of transportation to work or to otherwise reduce VMT (e.g., transit subsidies, bicycle facilities, ridesharing, alternative work schedules, telecommuting, and preferential parking for carpools).

M-C-3.5 (AIR; ENE; GHG; NOI; TRA)

Require new land use development projects to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies.

M-C-3.6 (AIR; ENE; GHG; NOI; TRA)

Support transitioning on-road vehicles, including personal, business, government, and public transit fleets, to electric power from renewable sources or other zero-emission fuels.

M-C-3.7 (AIR; ENE; GHG)

Support efforts to build electric vehicle charging stations at employment and community destinations, as allowed by market conditions.

M-C-3.8 (AIR; HYD; NOI)

Encourage the use of road construction methods that reduce air, water, and noise pollution associated with road and highway development.

M-C-3.9 (AIR; HAZ; HYD)

Avoid locating roadways on naturally occurring asbestos whenever feasible alternative locations exist. If locating a roadway on asbestos is unavoidable, ensure adequate construction and surfacing with non-asbestos materials in compliance with local and State requirements.

Actions

M-C-3.a* (TRA)

Adopt and maintain a VMT environmental threshold and development project screening process based on the Lake Area Planning Council Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study.

M-C-3.b* (TRA)

Require new development with the potential to increase VMT, to prepare a VMT analysis and to reduce VMT through` feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies, as needed, to be consistent with the County's adopted VMT threshold.

M-C-3.c (AIR; ENE; GHG; NOI; TRA)

Develop a program to encourage trip reduction measures among County employees using various strategies, such as transit and/or carpool/vanpool subsidies, bicycle facilities, alternative work schedules, ridesharing programs, telecommuting options, employee education, and preferential parking for carpools/vanpools.

M-C-3.d (AIR; ENE; GHG; NOI; TRA)

Encourage carpooling by providing information to community members about park-and-ride locations and available programs.

M-C-3.e (AIR; ENE; GHG; NOI; TRA)

Amend Article 46 of the Zoning Ordinance to create electric vehicle charging and parking requirements for new development (e.g., one electric vehicle space per every 15 non-electric vehicle spaces and one charging station for large development based on square footage).

M-C-3.f (HAZ; TRA; WIL)

Encourage and support annual maintenance to unpaved rural, ranch, and fire roads.

M-C-3.g (TCR)

Coordinate with local Tribal governments when siting public EV charging infrastructure, roads, or transit facilities.

Goal M-C-4

A transportation system that protects human life.

Policies

M-C-4.1 (TRA)

Implement a safe systems approach to designing the transportation network for all users; this approach acknowledges that people make mistakes and focuses on roadway design and operational changes to create safe streets.

M-C-4.2 (TRA)

Strive to eliminate fatal and serious injuries for all road users by 2050 through a holistic view of the roadway system that includes provisions that account for human error, recognize vulnerable road users, such as pedestrians and bicyclists, and promote redundant and proactive safety measures.

M-C-4.3 (TRA)

Require safety improvements, such as reflective signage and street lighting (where appropriate) to reduce the likelihood of collisions during any roadway infrastructure improvement process.

M-C-4.4 (TRA)

Consistent with the Regional Transportation Plan, implement traffic calming and safety improvements along State highway segments that function as the Planning Area's "Main Street."

M-C-4.5 (TRA; WIL)

When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access.

M-C-4.6 (AIR; ENE; GHG; NOI; TRA)

Promote slow travel in neighborhoods through installation of infrastructure associated with reduction in crash risk, such as marked crosswalks, new lighting, and improved intersection controls.

M-C-4.7 (AIR; ENE; GHG; NOI; TRA)

Pursue funding for a Safe Routes to School program and implement improvements, such as traffic-calming measures and high-visibility sidewalks and crosswalks.

M-C-4.8 (HAZ; NOI)

Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and other sensitive uses.

M-C-4.9 (TCR)

Engage local Tribal governments in safety planning and emergency access identification.

Actions

M-C-4.a (AIR; ENE; GHG; NOI; TRA)

Identify safety corridors and areas that generate high concentrations of bicyclists and/or pedestrians. In these areas, use evidence-based strategies, including strategies identified in the United States Department of Transportation's Strategic Highway Safety Plan, to develop safety measures specific to those areas that are intended to eliminate traffic fatalities, with an emphasis on preventing fatalities of bicyclists, pedestrians, and users of other micromobility devices.

M-C-4.b (TCR)

Engage local Tribal governments when developing safety measures for high-risk corridors near tribal lands.

Goal M-C-5

A safe and efficient public transportation system that offers a convenient alternative to the private automobile, reduces roadway congestion, and meets the community's transit needs.

Policies

M-C-5.1 (AIR; GHG; NOI; TRA)

Support public transportation programs that promote access to shopping, employment, education, health care, and recreation.

M-C-5.2

Support the continuation and coordination of transportation programs provided by social service agencies, particularly those serving older adults, individuals with disabilities, and other Equity Priority Populations.

M-C-5.3 (AIR; ENE; GHG; NOI; TRA)

Support Lake Transit Authority on improvements to fixed-route bus and dial-a-ride services, including expanding the service area, providing more frequent buses at key times of the day, and improving transit amenities, such as bus shelters, benches, and wayfinding signage at bus stops.

M-C-5.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan:

- Provide new and improve existing transportation services for older adults, individuals with access and functional needs, low-income individuals and/or other vulnerable populations;
- Provide intercommunity services between communities in the Planning Area and throughout the county; and
- Expand intercity transit carriers, particularly to Ukiah and the Bay Area.

M-C-5.5 (AIR; ENE; GHG; NOI; TRA)

Encourage transit access and compatibility during the review and approval process for industrial, commercial, and residential development.

M-C-5.6 (AIR; ENE; GHG; NOI; TRA)

Encourage bus stops at key destinations, population centers, and/or along arterials and collectors to facilitate public transit use.

M-C-5.7 (TCR)

Engage local Tribal governments in planning routes and transit services, particularly for elders and community centers.

Actions

M-C-5.a (AIR; ENE; GHG; NOI; TRA)

Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.

M-C-5.b (AIR; ENE; GHG; NOI; TRA)

Actively pursue the conversion and improvement of the Caltrans park-and-ride facility on SR 175 to a public parking lot by means of acquisition, joint-use agreements, or other methods available.

M-C-5.c (AIR; ENE; GHG; NOI; TRA)

Explore opportunities to improve Lake Transit Authority services to Planning Area residents during updates to the Lake County Transit Development Plan, including regional connections to major destinations like the Sacramento International Airport.

M-C-5.d (TCR)

Update the Transit Development Plan with input from local Tribal governments to include tribal community needs.

Goal M-C-6

A continuous and easily accessible active transportation system that facilitates safe, equitable, and connected walking, biking, and micromobility options.

Policies

M-C-6.1 (AIR; ENE; GHG; NOI; TRA)

Construct new and maintain and improve existing pedestrian and bicycle facilities, consistent with the countywide Active Transportation Plan, as funding is available.

M-C-6.2 (AIR; ENE; GHG; NOI; TRA)

Incorporate facilities for non-motorized users, such as sidewalks and bike routes, when constructing or improving roadway facilities and when reviewing new development proposals.

M-C-6.3 (AIR; ENE; GHG; NOI; TRA)

Require bicycle lanes, multiuse paths, and sidewalks in conjunction with road improvement projects, as feasible. Develop, as funds become available, Class II bicycle lanes and multiuse paths on new collector and arterial streets.

M-C-6.4 (AIR; ENE; GHG; NOI; TRA)

Require facilities for nonmotorized users, such as sidewalks and bike routes, for subdivisions with a density of one or more dwelling units per acre. Required facilities should be commensurate with the impacts of the project, consistent with local and regional plans, and provide for infrastructure that integrates circulation and recreational use and aligns with surrounding development.

M-C-6.5 (AIR; ENE; GHG; NOI; TRA)

Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.

M-C-6.6 (AIR; ENE; GHG; NOI; TRA)

Require public and private development projects to include bicycle access and safe bicycle parking facilities at office buildings, schools, shopping centers, and parks, where feasible.

M-C-6.7 (AIR; ENE; GHG; NOI; TRA)

Follow the adopted Caltrans design standards for the development, maintenance, and improvement of bicycle facilities.

M-C-6.8 (AIR; ENE; GHG; NOI; TRA)

Construct and maintain bicycle routes and multiuse trails in a manner that minimizes conflicts between bicyclists, pedestrians, and equestrian users with automobiles and private property rights.

M-C-6.9 (TCR)

Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.

M-C-6.10 (TCR)

Incorporate Traditional Ecological Knowledge in the design of active transportation improvements.

M-C-6.11 (TCR)

Ensure new pedestrian/bike paths avoid or mitigate impacts to Tribal Cultural Resources, when feasible.

Actions

M-C-6.a (AIR; ENE; GHG; NOI; TRA)

Engage in each update to the countywide Active Transportation Plan, prepared by the Lake Area Planning Council, to ensure the active transportation needs of the Middletown Planning Area are met.

M-C-6.b (AIR; ENE; GHG; NOI; TRA)

Pursue funding to improve and maintain the existing bicycle system and to plan and construct new bicycle facilities that encourage commuting and recreation.

M-C-6.c (AIR; ENE; GHG; NOI; TRA)

Pursue funding to eliminate gaps in the existing sidewalk network and/or upgrade pedestrian facilities, with priority given to facilities near schools, connections between residential areas and commercial centers, and facilities in Equity Priority Areas.

Middletown: Open Space, Conservation, and Recreation

Goal M-OS-1

Protection of the Middletown Planning Area's diverse biological resources, sensitive significant habitats, and ecosystem health.

Policies

M-OS-1.1 (BIO)

Coordinate with applicable federal, State, regional, and local land management agencies on natural resources and habitat planning, preservation, and mitigation measure development.

M-OS-1.2 (BIO; HYD)

Support protection and restoration of wetland, riparian, and other significant natural areas in the Middletown Planning Area for wildlife habitats, groundwater recharge, and passive recreation.

M-OS-1.3 (BIO)

Protect natural lands, including natural resource areas, wildlife habitat, and open space, from encroachment or destruction by incompatible development and invasive species.

M-OS-1.4 (BIO)

Require development patterns and practices that conserve habitat for protected species and sensitive biological resources, limiting encroachment into areas that support sensitive habitats and directing development into less-sensitive areas.

M-OS-1.5 (BIO)

Maintain ecologically sensitive resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible, low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically sensitive resource areas.

M-OS-1.6 (BIO)

Require the use of conservation easements, transfer of development rights, mitigation banking, or similar equity transfer documents to protect unique vegetation, habitat areas, habitat corridors, and sensitive biological resources in new projects.

M-OS-1.7* (BIO)

Require a qualified biologist to prepare a biological resource assessment as part of project approval for proposed development on sites that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters to identify potential impacts and measures for protecting the resource and surrounding habitat. Require a qualified biologist conduct focused surveys, as identified and recommended in the biological resources assessment, during the appropriate season(s) for identification of the resource.

M-OS-1.8 (BIO)

When reviewing development proposals, consult with the most updated California Natural Diversity Database (CNDDB) and other available studies prepared by the California Department of Fish and Wildlife (CDFW) to avoid potential impacts on sensitive habitats or special-status species.

M-OS-1.9* (BIO)

Require a wetland delineation study prepared using the protocol defined by the US Army Corps of Engineers as part of project approval for proposed development on sites with the potential to contain wetland resources. Require that a report on the findings of this survey be submitted to the County as part of the application process and, where proposed development would impact a wetland resources, require mitigation measures prior to project approval.

M-OS-1.10* (BIO)

Require that construction or other ground-disturbing activities avoid nests of native birds when in active use by implementing protection measures to ensure compliance with the California Fish and Game Code and federal Migratory Bird Treaty Act. Compliance guidelines are detailed in the General Plan Environmental Impact Report.

M-OS-1.11* (BIO)

Require installation and maintenance of construction barrier fencing around sensitive resources on or adjacent to construction sites prior to construction activities and throughout the construction period.

M-OS-1.12 (BIO; HYD)

Maintain creeks in their natural state whenever possible and allow creeks and floodways to function as natural flood protection features during storms.

M-OS-1.13* (BIO; HYD; REC)

Require new development along significant watercourses, riparian vegetation, and wetlands to establish an ecological buffer zone between the waterway and development to protect the resource. Consider providing opportunities for multiuse trails and recreation within the buffer zone when appropriate.

M-OS-1.14* (BIO)

Require Creek Management Plans and Mineral Reclamation Plans to include measures to protect and maintain riparian resources and habitats.

M-OS-1.15 (BIO; HYD)

Encourage federal, State and local agencies that manage public lands in the county to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality.

M-OS-1.16* (BIO)

Support the conservation and management of oak woodland communities and their habitats and, where a proposed development would impact an oak woodland community, require mitigation measures prior to project approval.

M-OS-1.17 (AES; AIR; BIO)

Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health, especially in Equity Priority Areas.

M-OS-1.18 (BIO; GEO; HYD; USS)

Require majority use of California native plant species in large, landscaped areas in new development projects, and require construction practices that avoid spread of invasive plant species by minimizing surface disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; disinfecting and decontaminating equipment; and using native, noninvasive, drought-resistant species in erosion-control plantings.

M-OS-1.19* (BIO)

Protect wildlife migration corridors and, prior to approval of projects that might impact identified wildlife connectivity and wildlife linkage areas, require that a habitat connectivity/wildlife corridor evaluation be completed by a qualified biologist. The evaluation shall identify project design features

that would reduce potential impacts to wildlife movement and incorporate wildlife corridors for new development plans where appropriate.

M-OS-1.20 (BIO)
Discourage use of fencing that poses risks to wildlife.

M-OS-1.21 (BIO)
Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.

M-OS-1.22 (BIO)
Encourage Caltrans to consider the installation of wildlife over or under passes.

M-OS-1.23* (AES; BIO)
Require lighting in residential areas, along roadways, and adjacent to sensitive habitat areas to prevent artificial lighting from spilling and/or reflecting into adjacent properties, including natural or open space areas by incorporating design features, such as shielded lighting and landscaping.

M-OS-1.24 (BIO; TCR)
Integrate Traditional Ecological Knowledge (TEK) in biological resource management, habitat restoration, and open space stewardship.

Actions

M-OS-1.a (BIO)
Consult with the California Department of Fish and Wildlife to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns and develop a strategy for maintaining areas that will preserve the populations of plants and animals in the county.

M-OS-1.b (BIO)
Prepare and maintain a mapped inventory of ecologically sensitive resource areas, including unique natural areas, wetlands, floodplains, riparian resources, and the habitat of rare, threatened, endangered, and other uncommon and protected species.

M-OS-1.c* (BIO)
Adopt a Creek and Riparian Area Management Ordinance in consultation with a qualified biologist to support sensitive riparian habitat and educate affected property owners on their responsibilities and options for proper maintenance on private properties.

M-OS-1.d (BIO; HYD)

Improve County roads, where needed, to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality.

M-OS-1.e

Develop educational materials regarding the impacts that off-highway vehicle travel in streambeds has on sedimentation and water quality, prioritizing distribution to landowners with riparian areas on their property.

M-OS-1.f

Develop and implement a Countywide Wildlife Migration Corridor Preservation Plan.

M-OS-1.g

Review “WW” Waterway, “FW” Floodway, “FF” Floodway- Fringe, and “W” Wetlands combining district information on a periodic basis. Update the boundaries of these combining districts as needed to reflect updates to mapped ecologically sensitive resource areas.

Goal M-OS-2

Archaeological, cultural, Tribal, and historical resources that are protected and preserved throughout the Planning Area for the long-term benefit of residents, tourists, and future generations.

Policies

M-OS-2.1* (CUL; TCR)

Review proposed development projects in conjunction with the California Historical Resources Information System, Northwest Information Center, at Sonoma State University, to determine whether project areas contain known archaeological resources, both prehistoric and/or historic-era, and Tribal Cultural Resources (TCRs), or if they have the potential to hold such resources and if so, implement mitigation to protect the resource.

M-OS-2.2* (CUL; GEO)

Whenever possible, require new development to preserve significant historical, archaeological, or paleontological resources on-site through project design. If on-site preservation is not feasible, mitigate impacts through techniques such as relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records. Any documentation of historic resources shall be conducted in accordance with Historic American Building Survey (HABS) Level III standards, as defined by the US Secretary of the Interior.

M-OS-2.3* (CUL; TCR; GEO)

Upon discovery of significant archaeological, paleontological, historic, or Tribal Cultural Resources during site development, require all activity to be halted within 100 feet of the find(s) and notify a professional archaeologist, paleontologist, historian, and/or local Tribal government representative (if appropriate) to evaluate the find(s) and recommend mitigation procedures, if necessary. Findings and mitigation measures are subject to review and approval by the Lake County Planning Commission prior to resuming site development work.

M-OS-2.4* (CUL; TCR; GEO)

As a condition of approval for discretionary grading permits, require construction employees to be trained in recognizing potentially significant archaeological, paleontological, historic, or Tribal Cultural Resources that may be discovered during ground-disturbing activities. Require project proponents to submit verification that all site workers have received sensitivity training prior to commencement of ground-disturbing activities.

M-OS-2.5* (CUL)

Require discretionary review for demolition permit applications on important historic sites to mitigate impacts.

M-OS-2.6 (CUL)

Protect cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Register of Historical Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

M-OS-2.7 (CUL)

Follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties.

M-OS-2.8 (CUL; TCR)

Prioritize preservation and adaptive reuse of buildings, sites, and areas with identified archaeological, cultural, or historic significance.

M-OS-2.9 (CUL; TCR)

Coordinate historic and cultural resources management with local Tribal governments, planning and regulatory agencies, and nearby jurisdictions.

M-OS-2.10 (CUL; TCR)

Support and distribute information to the community from local, State, and national education programs about cultural and archaeological resources.

M-OS-2.11 (CUL; TCR)

Conduct education and outreach to the community about the various federal, Tribal, State, local, and private funding sources and economic mechanisms available to support historic resource preservation.

Actions

M-OS-2.a (CUL; TCR)

Contract with a qualified cultural resource coordinator for the development of review procedures and ordinances for the protection of cultural heritage resources, including mechanisms for the protection of identified cultural sites from vandalism and instances when owners of designated historic properties assert economic hardship.

M-OS-2.b* (CUL; TCR)

Contract with an archaeologist(s) that meets the Secretary of the Interior's Professionally Qualified Standards to perform Cultural Resource Studies for environmental analysis on discretionary projects where a cultural resource report is deemed necessary, including outreach to Tribal governments for input on Tribal Cultural Resources.

M-OS-2.c (CUL; TCR)

Establish a process for considering the designation of structures older than 50 years as historic structures or landmarks eligible for special recognition and preservation protections.

M-OS-2.d (CUL; TCR)

Engage the Middletown community to identify appropriate sites for the Historic Preservation Combining District and apply the District to identified sites.

M-OS-2.e (CUL; TCR)

Support continued operation of the Lake County Heritage Commission to review development projects that may impact historic resources.

M-OS-2.f (CUL; TCR)

Prepare a historical resources inventory for the Planning Area, using State and federal standards to evaluate their significance.

M-OS-2.g (CUL; TCR)

Apply to the State to become a Certified Local Government, making the County eligible for historic preservation programs.

Goal M-OS-3

Celebrated, amplified, and preserved tribal influences and Tribal Cultural Resources throughout the Middletown Area.

Policies

M-OS-3.1 (CUL; TCR)

Protect tribal heritage, honor the early stewards of this land, and treat Native American remains and Tribal Cultural Resources with sensitivity and respect.

M-OS-3.2

Support educational and other opportunities to increase knowledge and promote awareness of the history of indigenous peoples in what is now the Middletown Area, and how the County's relationship with local Tribal governments has evolved.

M-OS-3.3 (CUL; TCR)

Respect and protect Tribal Cultural Resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California tribes, recognizing that protecting Tribal Cultural Resources supports both cultural preservation and environmental health outcomes.

M-OS-3.4 (CUL; TCR)

Conduct formal and early government-to-government consultation with culturally affiliated Tribes on all projects with potential cultural, environmental, or scenic impacts to identify and protect recorded and unrecorded Tribal Cultural Resources through the discretionary development review process.

M-OS-3.5 (CUL; TCR)

Require protection of cultural resource sites in subdivision projects by avoiding identification of sites on maps, relying instead on other techniques, including establishing building envelopes.

M-OS-3.6* (CUL; TCR)

Consult with culturally affiliated Tribal governments when developing mitigation measures to avoid or minimize impacts on Tribal Cultural Resources. Mitigation could include notification of culturally affiliated Tribal governments prior to and tribal monitoring during ground-disturbing activities.

M-OS-3.7* (CUL; TCR)

Upon discovery of a burial, human remains, or suspected human remains, require immediate halt to all work within 100 feet and notify the Sheriff's Department, the culturally affiliated Tribal governments, and a qualified archaeologist for proper internment and tribal rituals according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.

M-OS-3.8 (AES; BIO; CUL; TCR)

Work with appropriate Tribal governments to protect sacred sites from visual intrusion or development inconsistent with cultural values, particularly along scenic corridors and riparian areas.

Actions

M-OS-3.a (TCR)

Establish and maintain collaborative relationships with local Tribal government representatives to facilitate tribal consultation, preserve Tribal Cultural Resources, and coordinate land use planning in areas around tribal lands.

M-OS-3.b (TCR)

Work with local Tribal governments to establish programs and secure funding to implement actions aimed at preserving Tribal Cultural Resources.

M-OS-3.c (TCR)

Collaborate with Tribal governments to identify cultural sites, sacred landscapes, cultural viewsheds, and traditional use areas, and incorporate them into land use planning through a Tribal Resource Conservation Overlay or equivalent mechanism, that requires a consultation-based review for any future land use designation changes affecting these areas to protect Tribal Cultural Resources and uphold the tribes' ongoing stewardship of their ancestral lands. Where appropriate, explore partnerships for co-management, conservation, and interpretive uses that honor the ancestral and ongoing relationship between Tribal governments and these lands.

Goal M-OS-4

Conserved energy resources.

Policies

M-OS-4.1 (AIR; ENE; GHG)

Require the use of energy conservation features and encourage renewable and carbon-free energy generation and storage systems in new construction and renovation of existing structures.

M-OS-4.2 (AIR; ENE; GHG)

Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass.

M-OS-4.3 (AIR; ENE; GHG)

Promote and incentivize small-scale, on-site renewable energy and storage systems for existing residential units, nonresidential buildings, and in the agricultural sector.

M-OS-4.4 (AIR; ENE; GHG)

Participate in local and State programs that reduce the consumption of energy.

M-OS-4.5 (AIR; ENE; GHG)

Work with energy providers to promote and expand cost saving options for low-income households.

M-OS-4.6 (AIR; ENE; GHG)

Construct all new or remodeled County buildings and retrofit existing buildings to be energy efficient and rely on renewable and carbon-free energy resources where feasible.

M-OS-4.7 (AIR; ENE; GHG)

Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.

M-OS-4.8 (AIR; ENE; GHG)

Coordinate with energy providers to install transmission systems in locations that minimize environmental and other impacts.

Actions

M-OS-4.a (AIR; ENE; GHG)

Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Areas and Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.

M-OS-4.b

Explore options to create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (heat pumps, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost to increase energy efficiency and replace hazardous appliances in their home or business. Work with volunteer groups to support installation and disposal of old appliances in Equity Priority Areas and for Equity Priority Populations.

M-OS-4.c (AIR; ENE; GHG)

Coordinate with local utility providers and educational institutions to develop informational brochures that promote energy conservation and the use of renewable and carbon-free energy sources. Make these brochures available to the public and distribute them with building permit application materials.

M-OS-4.d (AIR; ENE; GHG)

Work with local agencies and non-profits to retrofit and upgrade homes for energy efficiency and climate resiliency, particularly in Equity Priority Areas.

Goal M-OS-5

Continued economic viability of mineral extraction activities while minimizing impacts on the public and the environment.

Policies

M-OS-5.1 (HAZ)

Require that all mining operations prevent environmental contamination from storage and disposal of wastes and hazardous materials or general operating activity at the site.

M-OS-5.2

Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories.

M-OS-5.3 (MIN)

Ensure that all mining operations are performed in compliance with the policies and implementation measures included in the 1992 Lake County Aggregate Resources Management Plan (Appendix A to this General Plan).

M-OS-5.4 (MIN)

Require new development adjacent to existing mining operations to be designed to provide a buffer between the proposed use and the mining operation. Require new mining operations to provide a buffer between the mine and existing or likely adjacent uses to minimize incompatibility issues and mitigate environmental and aesthetic impacts. Required buffer distances will be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality.

M-OS-5.5 (AIR)

Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.

M-OS-5.6 (HAZ)

Require review and approval by the Environmental Health Department and Air Quality Management District for storage of hazardous materials associated with new mining operations.

Goal M-OS-6

A parks, recreation, and open space system that serves the recreational needs of Middletown Area residents and visitors.

Policies

M-OS-6.1 (PUB; REC)

Provide and promote a balanced recreation system offering a variety of quality social activities and recreational opportunities for all community members.

M-OS-6.2 (PUB; REC)

Coordinate the development of parks and recreation facilities with the rate of growth in the Middletown Area to ensure parks and recreation facilities are adequate to serve the local population.

M-OS-6.3 (PUB; REC)

Maintain a level of service standard of 5 acres per 1,000 residents for parks.

M-OS-6.4 (PUB; REC)

Support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational opportunities on County-owned lands, as outlined in the countywide Parks, Recreation, and Trails Master Plan, and on State- and federally-owned lands.

M-OS-6.5 (PUB; REC)

When constructing new County parks, use the following guidelines:

- Locate the park to promote an equitable distribution of facilities within the Planning Area and across the county.
- Locate the park centrally to serve as much of the population base as possible.
- Locate the park at the intersection of major and/or minor collectors to facilitate access.
- Locate the park along designated bicycle routes to facilitate access by bicyclists.
- Locate the park in close proximity to shopping areas, cultural facilities, such as libraries or museums, schools, and employment centers.
- Develop community parks to be appropriately sized.
- Provide night lighting when feasible to reduce vandalism and extend the use of the facility.
- Locate the park on sites that do not contain Naturally Occurring Asbestos, unless adequate clean cover material and other effective controls, as determined by the Lake County Air Quality Management District, are incorporated to minimize public exposure to asbestos dust.

M-OS-6.6 (PUB; REC)

Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for Equity Priority Populations and residents of Equity Priority Areas, including by facilitating multiple transportation modes. Design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.

M-OS-6.7 (PUB; REC)

Strengthen the role of County parks as community focal points by constructing meeting halls and recreational buildings on existing parks where feasible.

M-OS-6.8 (PUB; REC)

Prioritize and promote recreational activity programs and opportunities in Equity Priority Areas.

M-OS-6.9 (PUB; REC)

Support expanded access to indoor and outdoor recreation opportunities by working with other agencies to co-locate recreation spaces, parks, and trails with public facilities, such as schools and utility easements, prioritizing Equity Priority Areas.

M-OS-6.10 (PUB; REC)

Require large development projects to construct and maintain parks within the development, when appropriate.

M-OS-6.11 (PUB; REC; TCR)

Support partnerships with local Tribal governments for joint management and interpretation of parks, trails, and open space areas to reflect and honor the tribes' enduring connection to the land.

M-OS-6.12

Involve community members in the design and development of all park and recreation facilities, with special emphasis on engaging Equity Priority Populations and residents of Equity Priority Areas.

M-OS-6.13 (BIO)

When building parks and recreational facilities in areas with sensitive habitat, preserve habitat areas and design the space to avoid potential impacts on the habitat from park users.

M-OS-6.14 (HYD)

Promote passive recreation in flood-prone areas to absorb floodwater and protect developed areas.

Actions

M-OS-6.a (PUB; REC)

Implement and periodically update, as needed, the countywide Parks, Recreation, and Trails Master Plan.

M-OS-6.b (PUB; REC)

Seek funding to implement the Parks, Recreation, and Trails Master Plan and to keep parks safe, attractive, and responsive to community needs, including funding for park acquisition, planning, capital

improvements, lifecycle replacement of amenities, recreation programming, recreation centers, and maintenance operations.

M-OS-6.c (PUB; REC)
Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.

M-OS-6.d (PUB; REC)
Investigate the feasibility of developing a park expansion and improvement program that includes a combination of one or more of the following: impact fees for new homes, special assessment districts, and county service areas.

M-OS-6.e
Work to ensure parks and recreation spaces are kept clean and free of litter and hazardous materials.

M-OS-6.f
Enforce prohibitions of drug use and overnight and/or long-term camping in parks, recreation, and open space areas.

M-OS-6.g
Develop an outdoor recreation facility at the confluence of Dry and St. Helena Creeks on property owned by the water district at the Big Canyon Bridge.

Goal M-OS-7

An interconnected multiuse trail system that serves a variety of recreational needs in the Middletown Planning Area.

Policies

M-OS-7.1
Encourage and support efforts to develop a multiuse path connecting the Middletown community with the Coyote Valley Town Center.

M-OS-7.2
Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails.

M-OS-7.3
Provide safe access to existing and new parks for hikers, cyclists, and equestrians. Support development of improved and additional safe access for hikers, cyclists, and equestrians on State and federal lands.

M-OS-7.4

Continue to support equestrian activities in the Middletown Area, including through land use regulations that support horse ownership and stewardship.

M-OS-7.5

Increase public awareness and support for county trails through promotions, interpretive programs, exhibits, publications, maps, and the County's website.

M-OS-7.6

Provide water and shade structures at trail heads and county parks, where feasible, to support their use and decrease adverse health impacts from recreation during extreme heat days.

Actions

M-OS-7.a

Develop incentives to encourage dedication of trails.

M-OS-7.b

Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding.

Goal M-OS-8

Preserved and enhanced scenic resources and viewsheds in the Middletown Area.

Policies

M-OS-8.1* (AES)

In rural areas outside of Community Growth Boundaries, require structures built in the immediate foreground view of a scenic route to be sited a sufficient distance from the roadway edge to minimize intrusion on the natural features and backdrops as viewed from the roadway or adjacent residences. In rural and urbanized areas, require structures built in the immediate foreground of a scenic route to minimize obstruction of views of significant natural features. Require development on hillsides to blend in with the surroundings through exterior color choices and maximum height restrictions.

M-OS-8.2 (AES; BIO)

Develop and maintain roads and highways in a manner that protects natural and scenic resources.

M-OS-8.3 (AES; CUL; PUB; REC)

Develop access to scenic viewpoints along County roadways and multiuse trails. Provide interpretive information at these access points to inform visitors and residents of the natural and cultural history of the Middletown Area and region.

M-OS-8.4 (AES)

Encourage utility companies and service providers to choose the least conspicuous locations for distribution lines, towers, and fuel breaks to avoid impacts to viewsheds where possible.

M-OS-8.5 (AES; HYD)

Use native and drought tolerant landscaping to frame and direct attention to major views and away from unattractive developments to the extent practical. Permit selective cutting and pruning to enable establishment or improvement of roadway views.

Actions

M-OS-8.a* (AES)

Develop an ordinance that regulates development on or near ridgelines and hilltops to minimize impacts to scenic viewsheds.

M-OS-8.b (AES)

Amend the Scenic Combining District to include ridgelines, working in consultation with Tribal governments.

M-OS-8.c (AES)

Update Article 45, Signs and Billboards, of the Zoning Ordinance to prohibit billboards in the Middletown Planning Area.

M-OS-8.d (AES; CUL; TCR)

Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.

Goal M-OS-9

Preserved and enhanced visual quality within community areas.

Policies

M-OS-9.1 (AES)

Require new development to screen mechanical equipment and trash storage facilities from public view.

M-OS-9.2 (AES)

Require appropriate visual screening and roadway setbacks for industrial and service commercial uses, including through the use of native vegetation for screening.

M-OS-9.3* (AES)

Require lighting that enhances visibility, convenience, and public safety without creating glare or light pollution.

M-OS-9.4* (AES)

Require the use of low-glare building materials for new buildings constructed in the Planning Area.

M-OS-9.5 (AES; WIL)

Require new commercial development to install street trees in accordance with an adopted streetscape plan and with fire-safe landscaping requirements.

Actions

M-OS-9.a* (AES)

Amend the Zoning Ordinance to regulate outdoor lighting in a way that minimizes light pollution that disrupts dark skies while providing for safety and reasonable use.

M-OS-9.b (AES)

Establish a coordinated roadway signage program for the Middletown Area that identifies routes and major destinations, provides traffic information, and provides directional information to major destinations while supporting the visual character of the region.

M-OS-9.c (AES; WIL)

Work with PG&E to form an underground utilities district along Calistoga Street and Main Street in the Middletown community.

M-OS-9.d (AES)

Maintain Code Enforcement services to support the visual quality of the community.

Middletown: Environmental Justice

Goal M-EJ-1

Communities that promote high quality of life and good health outcomes for everyone, including Equity Priority Populations.

Policies

M-EJ-1.1

Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible.

M-EJ-1.2

Limit exposure to secondhand smoke, including from electronic smoking devices, tobacco smoke, and cannabis smoke, and enforce State and local laws and regulations pertaining to prohibitions of tobacco and cannabis use in specified locations and selling tobacco and cannabis to minors.

M-EJ-1.3

Lead and support activities to facilitate affordable access to health care, including addressing infrastructure and service barriers to broadband access for telehealth and multimodal access to clinics.

M-EJ-1.4 (PUB)

Encourage and support the expansion of medical and senior care facilities, such as medical clinics, urgent care, emergency care, behavioral health facilities, and pharmacies, prioritizing areas that lack access to healthcare. Strategies could include incentives or streamlining efforts.

M-EJ-1.5 (PUB)

Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.

M-EJ-1.6

Support efforts to attract medical professionals to the Middletown Area.

M-EJ-1.7

Collaborate with neighboring jurisdictions to assess and address issues related to capacity and access to emergency, acute, and preventative/primary healthcare services.

M-EJ-1.8

Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.

M-EJ-1.9 (TCR)

Work with local Tribal governments on mitigation strategies for asthma-related environmental hazards.

Actions

M-EJ-1.a

Establish a process for assisting community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as public art, fire-resilient vegetative buffers, and planting strips in Equity Priority Areas.

M-EJ-1.b

Plan for and develop well-located, tourist-friendly public restrooms in the downtown commercial areas of Coyote Valley.

M-EJ-1.c

Consider adopting a tobacco and cannabis retail licensing fee that earmarks a portion of the fee for enforcement of tobacco- and smoking-related policies.

M-EJ-1.d

Consider adopting an ordinance prohibiting smoking (including vaping, electronic cigarettes, tobacco, and cannabis) in specific areas, such as:

- Inside and near doors and windows of multifamily housing units to limit residents' exposure to the harmful effects of second-hand smoke.
- At worksites, including in and near unenclosed spaces of employment, outdoor dining areas, and unenclosed waiting areas.
- On public property, including in public parks and trails, and at public events, such as farmers' markets and community fairs.

M-EJ-1.e

Consider adopting an ordinance aimed at reducing instances of youth using tobacco products that might include prohibiting the location of tobacco retailers near schools and other youth-serving facilities and/or establishing restrictions on the placement and promotion of tobacco products so they are not easily accessible to youth.

M-EJ-1.f

Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others.

M-EJ-1.g

Work with the newly formed Commission on Aging to prepare a new Chapter of the County's Code of Ordinances for "Community Services" to detail services available in the county, including support services for older adults.

M-EJ-1.h

Explore adoption of an elder income index and/or other mechanisms to provide cost relief for the older adult residents in the county.

M-EJ-1.i

Work with North Coast Opportunities (NCO) to activate the AmericCorps/Senior Corps Retired Senior Volunteer Program (RSVP) program to collect volunteer hours and use those as in-kind monetized matching funds, as allowed by the State and federal RSVP programs, to maximize funding for needed community services.

Goal M-EJ-2

Access to living spaces that are safe, clean, and healthy for all Middletown Area residents.

Policies

M-EJ-2.1

Ensure housing in the Middletown Area provides safe and sanitary environments for residents.

M-EJ-2.2 (POP)

Ensure that future improvements in Equity Priority Areas will not result in a net loss of subsidized affordable housing or significant preventable displacement of residents.

M-EJ-2.3

Ensure adequate living conditions for tenants through ongoing and effective code enforcement, with priority given to housing in Equity Priority Areas.

M-EJ-2.4

Work with and support agencies and organizations providing supportive services to individuals experiencing homelessness, including efforts to secure temporary and long-term housing for unhoused community members.

Actions

M-EJ-2.a

Pursue all available federal and State funds to assist with housing preservation and rehabilitation, with a focus on identifying funding to remediate health and safety issues for housing in Equity Priority Areas and housing units occupied by Equity Priority Populations.

M-EJ-2.b (POP)

Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing.

M-EJ-2.c (POP)

Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.

M-EJ-2.d

Create an assistance program for homeowners and landlords to bring older properties up to code and improve their livability, with priority given to homes in Equity Priority Areas and those housing Equity Priority Populations.

M-EJ-2.e

Develop a system or other mechanism to inventory rental housing in the county by address, both to track the stock of rental housing and to develop a mailing list to reach rental housing occupants. Additional details in the inventory may also include property owner contact information.

M-EJ-2.f

Conduct periodic outreach in Equity Priority Areas and to Equity Priority Populations to inform tenants of their rights and responsibilities. Written outreach efforts should be provided in English and Spanish.

M-EJ-2.g

Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.

Goal M-EJ-3

Convenient and affordable access to healthy food for all Middletown Area residents.

Policies

M-EJ-3.1

Support efforts to establish and/or expand programs and other activities to improve food security and eliminate hunger, including food assistance programs, community gardens, and school lunch access.

M-EJ-3.2 (AIR; ENE; GHG; NOI; TRA)

Support transit route changes or expansions and active transportation network improvements that link Equity Priority Areas to healthy food sources, including grocery stores. In addition, encourage new healthy food retailers near existing transit connections.

M-EJ-3.3

Expand local food access and agriculture by supporting and encouraging certified farmers' markets, urban farming, community gardening, and other similar activities.

M-EJ-3.4

Encourage new development projects to incorporate community gardens into the project design, as appropriate.

Actions

M-EJ-3.a

Develop incentives to encourage the establishment of grocery stores and other venues selling healthy foods, preferably locally grown or produced, in areas with limited access to healthy food, prioritizing locations in or near Equity Priority Areas.

M-EJ-3.b

Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access, prioritizing markets in or near Equity Priority Areas.

M-EJ-3.c

Inventory and map food deserts in the Middletown Area to inform future policy and decision making to address food access barriers.

M-EJ-3.d

Streamline permitting processes for grocery stores and markets in Equity Priority Areas and food deserts.

Goal M-EJ-4

Effective decision making that seeks and incorporates the voices of Middletown Area residents, including from Equity Priority Populations and those living in Equity Priority Communities.

Policies

M-EJ-4.1

Empower all residents to participate in local decision making and ensure meaningful public engagement processes and events that make it possible for everyone—especially Equity Priority Populations and those living in Equity Priority Areas—to participate and influence outcomes.

M-EJ-4.2

Use multiple channels—including digital and print media, County websites, local radio, and cable TV—to share publicly important information and publicize opportunities for community engagement to ensure access for everyone, including those without home computers or internet.

M-EJ-4.3

Provide interpretation and translation services for community announcements, community meetings, services, and programs, to ensure accessibility for all community members, as appropriate.

M-EJ-4.4

Encourage sponsors of major development projects to have early and frequent communication, in the appropriate language(s), with affected residents and interested parties.

M-EJ-4.5

Strive for more diverse representation on boards, commissions, committees, and similar bodies to better reflect the demographics and varying viewpoints of Middletown Area residents, including representatives of Equity Priority Populations and/or other underrepresented groups, as appropriate.

M-EJ-4.6

Engage young people in long-range planning processes and other County-administered programs and processes through outreach and partnerships with libraries, schools, and local youth organizations when possible.

Actions

M-EJ-4.a

Hold periodic public meetings in each Equity Priority Area to hear from residents of these communities about issues impacting their quality-of-life outcomes and use that input to inform the County's annual budgeting process.

M-EJ-4.b

Support Municipal Advisory Councils (MACs) to develop best practice guidelines to support all County departments with conducting effective outreach in the Middletown Area, such as how to identify appropriate engagement activities and practices based on the project or issue type and stakeholders involved, a list of stakeholders and/or community leaders in the area, and language interpretation or translation services to offer.

M-EJ-4.c (AIR; ENE; GHG; NOI; TRA)

Explore options and seek funding to transition to accessible outreach materials for those with sensory disabilities (e.g., visually impaired and/or deaf or hard of hearing).

M-EJ-4.d

To inform existing and potential future Municipal Advisory Councils (MACs), adopt a policy detailing the process for forming a MAC and the roles, responsibilities, and authority of a MAC, which may take inspiration from the Mendocino County Policy #51, "Formation/Operation of Municipal Advisory Councils."

M-EJ-4.e

Periodically update Equity Priority Area maps, including the Tribal Lands boundaries as updated by the Bureau of Indian Affairs, to ensure that the appropriate communities are prioritized as part of the County's work to implement the Environmental Justice Element.

Middletown: Public Facilities and Services

Goal M-PF-1

Resilient and well-maintained public facilities and services that meet the needs of all community members, are adequately funded, and enhance quality of life in the Middletown Area.

Policies

M-PF-1.1 (PUB; USS)

Ensure that all neighborhoods have access to safe, well-maintained public facilities, utilities, and services that meet community needs now and as the community grows.

M-PF-1.2 (PUB; REC; USS)

Prioritize County expenditures on infrastructure, public facilities, services, recreation and open space amenities, and environmental enhancements that benefit and respond to the needs of Equity Priority Populations and residents of Equity Priority Areas.

M-PF-1.3 (TCR)

Work with local special districts and local Tribal governments to coordinate public service improvements in the Middletown Planning Area.

M-PF-1.4 (PUB)

Continue to assess existing and future needs for public facilities and services, such as internet access, meeting rooms, and libraries, and work to develop, retrofit, or expand facilities and services, as necessary, to meet those needs, prioritizing the needs of Equity Priority Populations and residents of Equity Priority Areas.

M-PF-1.5 (USS)

Work with utility service providers to ensure service and program offerings align with existing and planned development patterns to meet current and future community needs.

M-PF-1.6 (USS)

Coordinate with public utility providers to acquire adequate rights-of-way and co-location to facilitate expansion of services in a timely manner.

M-PF-1.7 (AES)

Require new subdivisions in the Community Growth Boundary to include dark sky compliant streetlights.

M-PF-1.8* (USS)

Require new development projects to provide their own infrastructure, tie into existing infrastructure, or be required to provide infrastructure that will tie into future infrastructure, as determined by the County and other affected agencies.

M-PF-1.9* (USS)

Prior to project approval, ensure that new development projects will not create significant adverse impacts on existing infrastructure by implementing County-approved mitigation measures to reduce the impact.

M-PF-1.10 (USS)

Ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.

M-PF-1.11 (PUB; USS)

Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure.

M-PF-1.12

Continue to support the Department of Animal Care and Control in its efforts to minimize pet overpopulation and abuse.

Actions

M-PF-1.a (USS)

Upon each update to the Housing Element, perform an analysis of infrastructure needs and deficiencies in disadvantaged unincorporated communities (DUCs), explore funding mechanisms that could make extension of needed services and facilities feasible, and update the associated information, policies, and actions of the General Plan as needed to reflect new conditions.

M-PF-1.b (USS)

In cooperation with other service providers as appropriate, develop long-range facility master plans for relevant public services.

M-PF-1.c

Consider the creation of additional assessment districts, county service areas, and/or special districts to fund and manage new and improved infrastructure, where needed.

M-PF-1.d

Update and maintain policies and procedures that govern the County's use of artificial intelligence (AI) to ensure the County's and community's data is protected, appropriate oversight of any AI-generated products or activities, and that the use of AI does not conflict with the best interest of the County or its constituents.

Goal M-PF-2

Public facilities that are designed to provide quality service while minimizing impacts on the environment.

Policies

M-PF-2.1 (PUB; USS)

Require public facilities installations and extensions to be sited and designed to minimize or avoid potential adverse impacts to the community and environment.

M-PF-2.2 (AGF)

When infrastructure, such as sewer, water, and transmission lines, must cross agricultural lands, locate the infrastructure in the public right-of-way or along lot lines whenever possible.

M-PF-2.3 (AES)

Coordinate with utility companies to minimize the visual and cultural impact of new or expanded facilities through appropriate facility sizing, design, and placement on the landscape. Generally encourage utility lines to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.

M-PF-2.4

Require mitigation for inter-county regional transportation facilities, high-voltage electrical transmission lines, and energy or water pipelines that do not serve the local population and provide little or no long-term benefit to the local affected area.

M-PF-2.5

Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.

M-PF-2.6 (AIR; ENE; GHG; NOI; TRA)

Encourage public and other facilities designed for direct public use, such as libraries, to be located along major thoroughfares and/or near the center of general community activities.

M-PF-2.7 (AIR; ENE; GHG; NOI; TRA)

Design new or redeveloped governmental and civic facilities to accommodate multiple community uses, such as recreation and community gathering spaces, and to be accessible to all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.

M-PF-2.8 (AIR; ENE; GHG; NOI; TRA)

Encourage the development of joint school facilities, recreational facilities, and educational and service programs between school districts and other public and non-profit agencies.

M-PF-2.9 (BIO; USS)

Encourage joint use of existing right-of-way corridors and utility easements.

M-PF-2.10

Ensure that County-managed spaces and facilities support a feeling of safety for users and require new development projects to provide adequate lighting, clearly marked crosswalks, and other safety-promoting features in public spaces, as appropriate.

Goal M-PF-3

Fire protection and law enforcement services that protect community members and property.

Policies

M-PF-3.1* (PUB; WIL)

Work with the Sheriff's Office, South Lake County Fire Protection District, and CAL FIRE to support each agency's ability to maintain adequate staffing and incident response times in accordance with State and federal guidelines.

M-PF-3.2 (PUB; WIL)

Locate new fire and police stations to minimize response times to the Middletown Area, while prioritizing effective use of existing facilities.

M-PF-3.3 (PUB; WIL)

Use the Middletown Sheriff's substation for law enforcement or expanded services, when feasible.

M-PF-3.4 (PUB; WIL)

Support efforts to expand fire protection service to continue to meet the needs of the Middletown Area.

M-PF-3.5 (PUB; WIL)

Continue to promote cooperative fire protection agreements with CAL FIRE to provide adequate fire protection throughout the Middletown Area.

M-PF-3.6 (PUB; WIL)

Consult with the South Lake County Fire Protection District when reviewing new development proposals to identify any facility, infrastructure, or equipment upgrades needed to support the development and ensure the development pays for any identified upgrades.

M-PF-3.7 (PUB; WIL)

Support development of local firewise communities and fire safe councils and work collaboratively to manage hazardous vegetation on private properties.

M-PF-3.8* (PUB; USS; WIL)

Require that new development demonstrates adequate water supply and service for effective fire protection and that all infrastructure meets the fire protection standards of Lake County or the responsible agency.

M-PF-3.9 (PUB; WIL)

Promote public safety programs and activities, including neighborhood watch programs, child identification kits, fire hazard prevention and awareness, and other public education efforts.

Goal M-PF-4

Affordable, reliable, and safe water and wastewater service that meets existing and future community needs.

Policies

M-PF-4.1

Discourage extension of water and sanitary sewer lines into areas outside of Community Growth Boundaries, except to serve public and semi-public uses that are not growth inducing, or when such extension is necessary to address a declared public health emergency.

M-PF-4.2

Coordinate with Lake County LAFCO in the preliminary stages of development proposal entitlement application reviews for projects that may require an expansion of current service district boundaries to determine whether LAFCO will have a role in the approval process.

M-PF-4.3* (USS)

Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound water delivery system with adequate capacity, including by securing a will-serve letter from the water purveyor within the service area prior to the issuance of construction permits, to ensure that the water purveyor has the capacity to supply water to the project. Have water purveyor delineate if interior fire sprinklers can be connected to the system.

M-PF-4.4 (USS)

Prioritize water conservation measures over the development of new water sources like dams and reservoirs.

M-PF-4.5 (BIO; CUL; TCR)

Discourage the formation of new water distribution systems unless long-term fiscal and technical feasibility can be demonstrated prior to approval.

M-PF-4.6 (USS)

Encourage efforts to consolidate small water distribution systems to improve service and financial stability, in alignment with the County's Drought Resilience Program.

M-PF-4.7

Partner with water service providers to ensure that low-income households and other Equity Priority Populations maintain continuity of service and are offered financial relief if prices rise due to drought.

M-PF-4.8 (GEO; USS)

Promote the development of and connection to municipal wastewater systems where failing septic tanks, leach fields, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise.

M-PF-4.9 (GEO; HYD; USS)

Promote and support programs to educate homeowners on the care and maintenance of septic systems.

M-PF-4.10 (HYD; USS)

Prior to the approval of a building permit with a proposed addition/modification to an existing structure that would impose an additional burden on an existing system by increasing the waste flow, the buyer or project applicant shall demonstrate to the Lake County Environmental Health Department that the onsite wastewater treatment system is operating properly.

Actions

M-PF-4.a (USS)

Pursue all available State and federal funding sources to upgrade publicly managed community water systems.

M-PF-4.b (USS)

Work with water service providers to upgrade substandard water systems to ensure adequate fire flows and backup power sources.

M-PF-4.c* (GEO; USS)

Periodically review standards for septic tanks to ensure they continue to protect water quality and public health, consistent with current best practices.

M-PF-4.d (USS)

Explore rural wastewater systems that can serve as alternatives to conventional systems and develop standards and guidelines for their use in new development, as appropriate.

M-PF-4.e

Establish a groundwater recharge basin on County-owned land along SR 175, and acquire land and establish a groundwater recharge basin on Grange Road.

M-PF-4.f (USS)

Develop a program to periodically test waterways, groundwater, and/or select private wells, as applicable, for contamination in areas where on-site septic system densities are greater than one dwelling unit per acre.

M-PF-4.g

Conduct water pollution investigations in areas suspected of having a significant number of failing on-site sewage disposal systems.

M-PF-4.h* (USS)

In water districts where there is insufficient water to serve new development, require new developments to offset demand so that there is no net increase in demand through measures such as the installation of low-flow water fixtures, water conservation efforts, or the retrofit of existing uses to offset increased demand. These measures shall be achieved in partnership with the applicable water district.

M-PF-4.i *

Require renovations requiring a building permit to install low-flow water fixtures to reduce the amount of water usage.

M-PF-4.j* (USS)

Require new development projects to obtain a will-serve letter from the wastewater agency within the project's service area prior to project approval to ensure that the agency has the capacity to accept wastewater from the project and provide water for interior sprinkler systems.

Goal M-PF-5

Stormwater facilities that protect people, property, and the environment.

Policies

M-PF-5.1 (HYD; USS)

Ensure stormwater collection and drainage facilities are properly designed and sited to protect people and property while conserving water resources, supporting groundwater recharge, protecting water quality, and minimizing impacts on natural and cultural resources.

M-PF-5.2 (HYD; USS)

Require curbs and gutters for new development within Community Growth Boundaries to direct storm drainage in a way that is consistent with the overall drainage system.

M-PF-5.3 (HYD; USS)

Require development projects to use green infrastructure and low-impact development designs to prevent off-site drainage impacts.

M-PF-5.4 (USS)

Require on-site stormwater detention facilities and velocity reducers when necessary to maintain existing storm flows and velocities in natural drainage systems.

M-PF-5.5 (HYD; USS)

Encourage project designs that minimize drainage concentrations and impervious coverage, complement groundwater recharge, and where feasible, provide a natural watercourse appearance and maintain natural watershed functions.

M-PF-5.6 (HYD; USS)

Integrate green infrastructure, such as permeable paving surfaces, bioswales, and rain gardens, into County infrastructure projects, including road improvements and parks.

M-PF-5.7 (BIO; HYD; REC; USS)

Encourage designs for stormwater detention basins that provide temporary or permanent wildlife habitat and/or recreational opportunities, where appropriate.

M-PF-5.8

Reduce the flow of stormwater drainage into sewer cleanouts and other similar mechanisms that could inundate the local sewer collection system, including by enforcing penalties for violators purposely directing stormwater into sewer cleanouts and educating the community about how stormwater drainage can impact the local sewer collection system.

M-PF-5.9 (CUL; HYD; TCR)

Encourage green infrastructure, Traditional Ecological Knowledge practices, wildlife habitat integration, and protection of culturally sensitive areas.

Actions

M-PF-5.a (USS)

Identify damaged and/or deficient storm drainage facilities and acquire funding to restore or upgrade the facilities.

M-PF-5.b (USS)

Work with appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and improve groundwater recharge.

M-PF-5.c (USS)

Work with appropriate agencies to develop stormwater facility maintenance programs establishing timelines for regularly cleaning and maintaining storm drain systems.

Goal M-PF-6

Accessible, affordable, safe, and efficient disposal or recycling of solid waste.

Policies

M-PF-6.1 (USS)

Ensure efficient and affordable solid waste disposal options are available for all, including unhoused populations, low-income households, and other Equity Priority Populations.

M-PF-6.2* (USS)

Prior to project approval, require development proposals to demonstrate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste, and ensure that the development provides adequate solid waste storage, handling, and collection accommodations.

M-PF-6.3 (HAZ)

Encourage and support establishment of adequate sites for collection of household hazardous waste, unused pharmaceuticals, and universal wastes (commonly produced hazardous wastes, such as

batteries and electronics), along with provisions for residents who are physically unable to deliver materials to a collection site.

M-PF-6.4

Protect solid waste facility sites from the encroachment of sensitive and/or incompatible land uses and convert abandoned solid waste facilities to open space use.

M-PF-6.5 (USS)

Promote the maximum feasible solid waste reduction and diversion through recycling and composting. Strive to continually reduce commercial and industrial waste on an annual basis and pursue a financing mechanism for solid waste reduction programs to meet reduction and diversion goals.

M-PF-6.6

Use recycled materials and products when available and economically feasible.

M-PF-6.7

Enforce prohibitions and fines against illegal dumping, abandoned property and vehicles, and outdoor storage, and prioritize clean-up of illegal dumping on County-owned land in community centers and in Equity Priority Areas.

M-PF-6.8

Support cleanup efforts by private property owners to remove garbage and refuse from their properties, and obtain grant funding to assist in removing the refuse at no-cost waste disposal events.

Actions

M-PF-6.a

Seek funding to support low- or no-cost waste disposal programs for unhoused populations, low-income households, and other Equity Priority Populations.

M-PF-6.b (PUB; USS; WIL)

Promote community education about responsible waste disposal, including by distributing informational resources promoting alternatives to sending waste to landfills or burning green waste, such as recycling, composting, and chipping.

M-PF-6.c (PUB; WIL)

Continue to support community chipping and portable chipping programs.

M-PF-6.d (HYD)

Install signage regarding the prohibition of dumping at locations with recurring issues and increase education, monitoring, and rapid cleanup to discourage future illegal dumping.

M-PF-6.e

Partner with community organizations to host community clean-up days, as needed, prioritizing events in downtown areas and Equity Priority Areas.

M-PF-6.f (HYD)

Continue existing abatement programs that assist private property owners with removal of unsightly trailers, signage, and trash, prioritizing clean-up in Equity Priority Areas.

M-PF-6.g

Seek additional funding for the ongoing operation of the Abandoned Vehicle Abatement (AVA) program.

Goal M-PF-7

Internet, cellular, and landline communications services that are accessible and reliable throughout the Middletown Area.

Policies

M-PF-7.1 (USS)

Encourage and support efforts to expand and enhance internet and broadband service throughout the Middletown Area and encourage co-location of infrastructure and marketplace competition from multiple service providers, while minimizing visual and cultural impacts.

M-PF-7.2 (WIL)

Encourage and support efforts to improve cellular phone coverage and reliability, especially during extreme weather and hazard events.

M-PF-7.3 (AES)

Require new or updated cellular towers to be designed to minimize their visual impact.

Actions

M-PF-7.a

Work with the California State Association of Counties and others to lobby the State to require continued access to landline telephones.

M-PF-7.b

Identify and implement strategies to streamline the permitting process for cellular tower installations while ensuring quality design and mitigation of potential impacts.

Goal M-PF-8

High-quality schools and educational facilities that serve the needs of local students.

Policies

M-PF-8.1 (PUB)

Collaborate with the Middletown Unified School District to plan for future growth.

M-PF-8.2 (AIR; ENE; GHG; NOI; PUB; TRA)

Work with the Middletown Unified School District to ensure any new schools that are developed in the Planning Area incorporate bicycle and pedestrian access, are close to the residential areas that the school serves, and avoid hazards.

M-PF-8.3 (PUB)

Support efforts to retrofit and/or upgrade existing educational facilities to ensure safety and comfort of students and educators, including through expedited permitting reviews and fee waivers, where feasible.

M-PF-8.4

Encourage and support efforts to enhance and expand access to higher education, including by attracting a college or university to the Middletown Area, and by working with Woodland Community College Lake County Campus and Mendocino College Lake Center to increase access to transferable general education and major preparation courses in alignment with the University of California and California State University transfer pathways and articulation agreements.

M-PF-8.5

Encourage and support efforts to incorporate tribal cultural education and awareness in school curriculums.

Action

M-PF-8.a (PUB)

Coordinate residential development proposal reviews with the Middletown Unified School District to inform future enrollment estimates and ensure adequate capacity for the development project.

Middletown: Economic Development

Goal M-ED-1

A strong, diverse, and resilient economy that supports local employment opportunities.

Policies

M-ED-1.1

Continue to develop a diversified economic base for the Middletown Area by promoting agriculture, equestrian opportunities, recreation services, and commerce and by expanding efforts to encourage industrial and non-industrial corporate uses and geothermal resource development.

M-ED-1.2

Prioritize business retention, expansion, and attraction efforts that strengthen the local economy, generate local tax revenue, and/or offer jobs in alignment with local skills.

M-ED-1.3

Purchase products and services for County operations from locally owned businesses whenever possible.

M-ED-1.4

Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.

M-ED-1.5

Acknowledge local tribal communities as an economic stakeholder and encourage opportunities for tribal enterprises that align with cultural preservation, environmental stewardship, and community character.

M-ED-1.6

Support workforce-development partnerships benefiting tribal citizens and incorporating traditional ecological knowledge, protecting Tribal Cultural Resources, and/or promoting sustainable land stewardship, where appropriate.

M-ED-1.7

Encourage and support efforts to develop a South County airport business park, as a complement to a new potential airport, which could potentially include a fly-in residential subdivision. Support could include facilitation of appropriate changes to zoning and land use designations.

Actions

M-ED-1.a

Coordinate efforts with local business associations and stakeholders to attract clean industries to the area. Ensure new clean industries are located and designed to avoid Tribal Cultural Resources.

M-ED-1.b

Prepare and implement an economic development strategy for the Middletown Area that emphasizes advantages associated with the geothermal, agriculture, equestrian, and tourism industries, along with the area's natural setting. The strategy should address recruitment of new businesses that promote a balance between local and visitor-serving uses, use the area's existing labor pool, create living-wage jobs and career advancement opportunities, support a circular economy in which local dollars are spent locally and reinvested in the community, and minimize environmental degradation.

M-ED-1.c

Partner with private and non-profit agencies to provide business incubation and workforce training to help economic vitality and foster employment, including tribal workforce partnerships and training for tribal citizens in cultural resource protection, environmental restoration, and sustainable economic practices.

M-ED-1.d

Identify or develop programs to expand economic opportunities to Equity Priority Populations, including through outreach efforts and incentives for local small business owners and tribal citizens and enterprises.

M-ED-1.e

Work with stakeholders in the area to explore development of a transitional employment program that integrates unhoused individuals into public or private sector work focused on neighborhood beautification and maintenance, prioritizing central commercial areas and other locations.

M-ED-1.f

Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.

M-ED-1.g

Investigate the benefits of establishing a business license program.

M-ED-1.h

Expand County support for business growth and development, including by partnering with outside agencies and associations working in economic development.

M-ED-1.i

Continue to solicit input from and involve the Middletown Advisory Town Hall and Middletown Merchants Association in local economic development efforts and reviews of new development projects.

M-ED-1.j

Identify and eliminate barriers to supporting home-based business as part of the local, circular economy.

M-ED-1.k

Develop strategies to encourage shopping at locally owned businesses whenever possible.

M-ED-1.l

Consider the feasibility of constructing a new public airport in the Middletown Area, such as in the Butts Canyon area, to provide economic development opportunities and improve emergency access in the southern portion of the county.

Goal M-ED-2

A strong and resilient tourism sector that contributes to the local economy while balancing community and visitor needs and priorities.

Policies

M-ED-2.1

Reestablish the Middletown Area as a premier vacation destination by growing local attractions, including resorts, hotels, entertainment venues, wineries, and visitor activities.

M-ED-2.2 (AGF)

Encourage and support development of wineries and other agri-tourism related uses, provided those uses do not negatively impact ongoing agricultural operations and they avoid disturbance of known or potential Tribal Cultural Resources.

M-ED-2.3

Encourage restoration, rather than replacement, of unique and historic resorts and related facilities, when practical.

M-ED-2.4

Consider approval of proposals for mixed-use resorts requesting increased residential density outside of Community Growth Boundaries when such densities are needed to make the project economically feasible and the resort will provide important public benefits, including advancing the County's tourism objectives and providing recreational facilities to the public.

M-ED-2.5

Continue to improve visitor services in the Middletown Area.

M-ED-2.6

Encourage tourism initiatives that interpret, respect, and help protect tribal cultural heritage.

M-ED-2.7

Support the development of tribal-led or tribal-partnered cultural education programs, guided tours, and visitor materials—where appropriate and approved by the tribes—ensuring protection of sensitive locations.

Actions

M-ED-2.a

Partner with other interested parties to leverage and expand promotional efforts to attract visitors, especially multiday visitors, to the county's diverse attractions, including agritourism, ecotourism, outdoor recreation, and various lodging options. Require all promotional materials referencing tribal history or cultural sites to be reviewed by the affiliated tribes to ensure accuracy and to avoid disclosing sensitive locations.

M-ED-2.b

Update the Zoning Ordinance to allow farm-stay development, which would allow volunteers to stay at farms with compensation in exchange for their work on the farm as an apprenticeship, on appropriate agricultural sites.

M-ED-2.c

Partner with local groups and agencies to develop and distribute resources for tourists to identify and access the many opportunities to experience Lake County, such as self-guided tour maps, farm trail maps, and/or informational kiosk installations. Exclude sensitive Tribal Cultural Resources from public maps and develop tribal-approved interpretive content, where appropriate.

M-ED-2.d

Identify incentives and other opportunities to encourage and support development, redevelopment, and expansion of lodging spaces to serve a broad range of visitors, including luxury boutique hotels and resorts, retreat venues, conference centers, family-oriented motels, hot springs, and camping areas. Ensure that any new or expanded uses are compatible with the surrounding environment.

M-ED-2.e

Amend the Zoning Code to establish requirements for mixed-use resorts that request increased density outside of Community Growth Boundaries. Requirements should ensure the following:

1. The project will advance the County's tourism objectives.
2. The resort provides substantial resort and recreational facilities that will be available to the public.

3. The developer demonstrates that the additional residential units are necessary to support the infrastructure and public resort amenity costs for the overall project and the overall project is economically infeasible without the additional residential units.
4. The primary scope of the project is resort commercial.
5. The residential component is secondary and subordinate.
6. There are fewer residential units than resort units, unless the project is adjacent to a CBG and public water, wastewater, and school services are available to serve the development, in which case the ratio of residential units to resort units must not exceed 2:1.
7. Residential densities are less than one residential unit per gross acre.
8. Applications are submitted as Planned Developments to determine the appropriate number of residential units allowed.

M-ED-2.f

Explore options to dedicate a portion of the County's Transient Occupancy Tax revenue to efforts to conserve natural resources to maintain and enhance the county's natural beauty.

M-ED-2.g

Investigate the feasibility of developing a visitor center in the Middletown Planning Area, including through a potential joint-use agreement with Calpine's visitor center.

Middletown: Special Study Areas and Design Guidelines

Goal M-SSA-1

Growth in economic activity while building on the community's strengths and reinforcing its small-town character.

Policies

M-SSA-1.1

Reinforce downtown Middletown as the commercial and cultural center of southern Lake County for both tourists and residents, including by enhancing public areas and amenities in downtown.

M-SSA-1.2

Promote a balance between local and visitor-serving economic development.

M-SSA-1.3

Encourage small-scale neighborhood businesses serving commercial developments.

Actions

M-SSA-1.a

Prepare an economic development strategy to recruit new businesses and mixed-use development to downtown Middletown that promote a balance between local and visitor-serving commercial uses while also boosting the housing supply to support commercial growth. This could be a stand-alone document or a section in the Middletown Planning Area economic development strategy described in Action M-ED-1.a, and should take the following strategies and opportunities into consideration:

- Focus on downtown Middletown's strengths, including its small-town character and lifestyle, compact pedestrian scale, and affordable housing stock.
- Recognize assets while embracing opportunities for diversification.
- Transition the highly visible, street-level commercial spaces along SR 29/Calistoga Street to small retailers to create a solid identity for Middletown's downtown while also maximizing the amount of space dedicated to commercial activities around the downtown core.
- Further densify and diversify businesses and mixed-use development in the downtown to bring more foot traffic onto SR 29/Calistoga Street and increase its desirability as a place to congregate, socialize, and spend money.

M-SSA-1.b

Develop and distribute marketing materials that promote Middletown as a vibrant community with many business opportunities, highlighting the economic opportunities offered by the area.

M-SSA-1.c

Work with local developers to encourage the establishment of new businesses with local interests.

Goal M-SSA-2

Infill development in downtown Middletown that supports a mix of uses and enhances the pedestrian-oriented scale of the community.

Policies

M-SSA-2.1

Encourage appropriate infill development throughout downtown Middletown.

M-SSA-2.2

Consider permit streamlining, fee waivers, and other means to facilitate infill development within the downtown Middletown core area.

Action

M-SSA-2.a

Explore the possibility of establishing regulations specifically for the downtown Middletown core that allow for flexibility in the permitting process.

Goal M-SSA-3

A vibrant, healthy, pedestrian-oriented downtown commercial district that functions as the heart of the community.

Policies

M-SSA-3.1

Work to locate new entertainment and retail facilities in the downtown area through public/private partnerships and other development tools.

M-SSA-3.2

Review commercial and industrial development to ensure compatibility with the Middletown Community Downtown Design Guidelines, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.

M-SSA-3.3

Support efforts to install a roundabout on Wardlaw Street to address congestion associated with Middletown High School.

Actions

M-SSA-3.a

Develop and implement programs, such as façade improvement programs, that will maintain and enhance downtown Middletown's historic character and commercial vitality and retain the small-town character and pedestrian scale of the downtown area.

M-SSA-3.b

Identify existing buildings or sites that would be conducive to retail or entertainment business enterprises and market the identified parcels or buildings as such.

M-SSA-3.c

Work with the community to identify funding and/or volunteer options to implement beautification projects and other enhancements to the downtown core, including providing amenities, such as lighting, shade trees, and benches, to make the area more inviting and support its role as the focal point of the community.

Goal M-SSA-4

Cohesive and uniform signage in the downtown Middletown core.

Policies

M-SSA-4.1

Clearly define the points of entry to Middletown through use of distinctive signs that are lighted and placed in a landscaped area, along with street lighting and street trees.

Action

M-SSA-4.2

Install lighted signage that prominently identifies the north and south boundaries of the community when traveling along SR 29.

Goal M-SSA-5

A concentrated, vibrant town center in Coyote Valley.

Policies

M-SSA-5.1

Promote appropriately scaled retail and commercial services.

M-SSA-5.2

Discourage strip mall type developments.

M-SSA-5.3

Promote a pedestrian-friendly environment through appropriate streetscapes, building siting and design, signage, and landscaping.

M-SSA-5.4

Encourage project designs that include sidewalks, crosswalks, curb bulb outs, traffic safety signage, lighting, and other pedestrian amenities.

M-SSA-5.5

Encourage and support roadway beautification projects, focusing on Hartmann Road in the town center and visual enhancement to the public right-of-way and immediate surroundings. Beautification projects could include street tree plantings and under-grounding of utilities.

M-SSA-5.6

Encourage applicants for new development to provide visual renderings so that the community can understand potential visual impacts to scenic resources.

M-SSA-5.7

Review commercial and industrial development to ensure compatibility with the Coyote Valley Design Guidelines, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.

Actions

M-SSA-5.a

Prepare and implement a parking strategy that facilitates better access to local businesses, welcomes visitors, and encourages visitors to "park once," allowing them to park at one site and walk to multiple shops and store fronts. The strategy should consider establishing a funding mechanism for developing public parking, such as a fee paid by new commercial development, and amendments to the Zoning Ordinance to allow opportunities for shared parking agreements and use of public parking areas.

M-SSA-5.b

Identify and implement improvements to the road and trail network to make the town center accessible and safe for golf cart use on connecting public roads and trails.

M-SSA-5.c

Work with public and private parties to assist in the development of a community park and system of walking trails along Putah Creek south of Hartmann Road near the town center.

Goal M-SSA-6

Heavy commercial and industrial uses in Coyote Valley that are concentrated along the SR 29 corridor and minimize impacts to surrounding areas.

Policies

M-SSA-6.1

Encourage heavy commercial and industrial uses to locate along the SR 29 corridor.

M-SSA-6.2

Promote the creation of industrial parks and heavier commercial uses along SR 29 where access to public water and sewer can be made available.

M-SSA-6.3

Require heavy commercial and industrial development projects to submit detailed landscaping and building elevation plans that demonstrate mitigation of impacts to the natural viewshed.

M-SSA-6.4

Encourage colors and building types that blend with and complement natural surroundings.

M-SSA-6.5

Encourage parking areas to be heavily landscaped with vegetation that enhances the natural surrounding and disguises paved areas.

M-SSA-6.6

Encourage compatible residential uses above commercial storefronts in mixed-use areas.

M-SSA-6.7

Encourage new development to be designed to be accessible from frontage roads, such as Borman Lane and Spruce Grove Extension, where possible, and discourage access directly off SR 29.

Goal M-SSA-7

A healthy riparian corridor along Putah Creek.

Policies

M-SSA-7.1

Pursue acquisition, or encourage offers of dedication, of additional vacant land along the riparian corridor of Putah Creek in Coyote Valley to preserve the corridor.

M-SSA-7.2

Encourage property owners along Putah Creek to install barriers to motorized vehicle access, whenever feasible, to discourage use by all-terrain vehicles (ATVs), which can cause erosion and sedimentation in the creek, habitat damage, and noise nuisances to local residents and businesses.

Goal M-SSA-8

A mix of commercial services and high-density residential uses create a vibrant town center.

Policies

M-SSA-8.1

Encourage a mix of high-density residential uses above commercial store fronts and adjacent to commercial areas in the town center.

M-SSA-8.2

Encourage senior housing and assisted living developments near the town center and available public transportation services.

North Lake Communities: Land Use

Goal NL-LU-1

Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of indigenous peoples.

Policies

NL-LU-1.1 (AES; AGF)

Preserve natural open space resources by concentrating development in existing communities, clustering development, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.

NL-LU-1.2 (AES; BIO; GEO; HAZ)

Encourage clustering of allowable densities to reduce development footprints; protect sensitive habitats, scenic resources, natural features, and open spaces; and avoid hazardous areas.

NL-LU-1.3 (AES; BIO)

Maintain distinct urban edges for all unincorporated communities, while creating a gradual transition between urban uses and open space.

NL-LU-1.4 (AGF; BIO; GEO; HAZ; TRA; USS)

Ensure future amendments to the General Plan Land Use map only allow development where it has access to adequate water supply, wastewater treatment, and public roadways; avoids steep terrain, sensitive natural resources, and natural hazards; and provides appropriate buffers with agricultural land and other incompatible uses.

NL-LU-1.5

Limit urban development to the areas within designated Community Growth Boundaries, as shown in Figures NL-2 and NL-3.

NL-LU-1.6 (BIO; GEO; HAZ; USS; WIL)

Consider development intensity in areas outside of Community Growth Boundaries according to the area's ability to support water and wastewater needs, access, slope characteristics, protection of sensitive natural resources, and the site's susceptibility to natural hazards.

NL-LU-1.7 (AGF)

Prohibit uses not related to timber production on lands designated Resource Conservation in Timberland Preserve Zones unless the use:

- Is consistent with the Aggregate Resources Management Plan for mining operations;
- Is consistent with the Geothermal Resources Element for geothermal activities;
- Supports a biomass utilization business that helps reduce threat of wildfire from dead and dying trees;
- Preserves unique natural landmarks;
- Is compatible with sustainable forest practices and uses;
- Is managed to avoid interfering with forest practices;
- Is managed to minimize impacts on viewsheds;
- Minimizes forest site productivity losses; and
- Meets General Plan and Zoning Ordinance standards relating to the availability of fire protection, water supply, water quality, groundwater recharge and extraction, watershed management or restoration programs, and waste disposal.

NL-LU-1.8 (TCR)

Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.

NL-LU-1.9 (BIO; HYD; TCR)

Integrate Traditional Ecological Knowledge from Tribes into resource conservation strategies, including watershed management, forest management, and habitat restoration.

Actions

NL-LU-1.a

Amend the Zoning Ordinance to include a provision that would exclude land lakeward of 7.79 Rumsey from being used in the calculation of lot coverage.

NL-LU-1.b (BIO; PUB; REC; TCR)

Work with Tribal governments to explore opportunities to integrate traditional stewardship practices and Traditional Ecological Knowledge (TEK) into development reviews, land management, conservation, restoration, recreation planning, and facility planning, siting, and operations.

Goal NL-LU-2

Development patterns that support a sustainable lifestyle.

Policies

NL-LU-2.1 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Promote and practice the principles of smart growth.

NL-LU-2.2 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage infill development.

NL-LU-2.3 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage urban development that locates origins and destinations in close proximity to reduce vehicle trips and enhance visual and pedestrian access.

NL-LU-2.4 (AIR; ENE; GHG; NOI; TRA)

Encourage potential transit destinations, including employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another and to a transit stop.

NL-LU-2.5 (AIR; ENE; GHG; NOI; TRA)

Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use.

Actions

NL-LU-2.a (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Develop incentives to promote infill development.

NL-LU-2.b (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Amend the Zoning Ordinance to establish a smart growth overlay zone that encourages higher-density housing, transit-oriented development, and mixed-use development and provides guidelines for development and redevelopment in these zones.

NL-LU-2.c (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Work collaboratively with Tribal governments to develop educational programs highlighting traditional ecological practices, such as controlled burns and habitat stewardship, to inform sustainable development policies.

Goal NL-LU-3

Cohesive and vibrant communities that preserve and celebrate their historic character and design heritage, and tribal cultural identity.

Policies

NL-LU-3.1 (AES)

Recognize the unique character and assets of each community in the Planning Area and support efforts to strengthen and revitalize all communities.

NL-LU-3.2 (AES)

Support efforts to enhance gateways and transitional zones between communities in the Planning Area to make each community more distinct and inviting for residents and visitors.

NL-LU-3.3 (AIR; ENE; GHG; NOI; TRA)

Ensure future development within Community Growth Boundaries is planned at a walkable, neighborhood scale with a range of uses in close proximity and a safe pedestrian environment.

NL-LU-3.4 (AES)

Promote the creation of community focal points and gathering places in Blue Lakes, Lucerne, Nice, and Upper Lake.

NL-LU-3.5

Encourage and support the arts in the North Lake Communities Planning Area with music and art installations, public art, and programming throughout the community, prioritizing areas that lack them.

NL-LU-3.6

Encourage and support community and regional events (e.g., outdoor concerts, art shows, farmers' markets, races, and festivals) and recreational activities to bolster community pride and identification, including by engaging in marketing efforts.

NL-LU-3.7 (AES; REC)

Encourage preservation of open areas within Community Growth Boundaries to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.

NL-LU-3.8

Review commercial and industrial development to ensure compatibility with the North Lake Communities Planning Area Commercial and Industrial Design Guidelines, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.

NL-LU-3.9 (AES; CUL)

Maintain the character of established neighborhoods by preserving buildings and areas with special and recognized historic, architectural, or aesthetic value. Ensure the design of new development and remodels of existing structures are compatible with the character of surrounding and adjacent

buildings, public spaces, and cultural and historic resources and require new development to complement architecturally and historically significant buildings to protect the overall historic integrity of the area.

NL-LU-3.10 (BIO; USS; WIL)

Encourage the preservation and maintenance of existing native trees and the incorporation of native, fire-resistant, and drought-tolerant plants, including culturally significant species traditionally used by local Tribes, in public spaces, street landscaping, and in new public and private developments.

NL-LU-3.11

Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs.

NL-LU-3.12 (AES; CUL; TCR)

Encourage and support efforts to promote a greater public awareness of the county's architectural, urban design, and Tribal cultural heritage.

NL-LU-3.13 (TCR)

Recognize and incorporate tribal heritage in public art, interpretive signage, community events, and wayfinding throughout the North Lake Communities Planning Area.

Actions

NL-LU-3.a (AES; CUL; TCR)

Coordinate with local non-profit and other non-governmental organizations to install or maintain public art and gateway, wayfinding, and interpretive signage in Blue Lakes, Lucerne, Nice, and Upper Lake to support each area's sense of place; foster an understanding and appreciation for local history and culture, including tribal culture; promote inclusivity; and improve the visual quality of each community.

NL-LU-3.b

Amend the Zoning Ordinance to eliminate redundancies in the design review process between the General Plan and Zoning Ordinance. This includes eliminating Article 53, Design Review Combining District, instead relying on Policy NL-LU-3.8 to ensure compatibility with the North Lake Communities Planning Area Commercial and Industrial Design Guidelines, and revisions to Article 54, Design Review Permit, as needed.

NL-LU-3.c

Work with the community to prepare updates to the following design guidelines to reflect current values and priorities and ensure the guidelines addressing lakefront areas enhance visual and physical access to Clear Lake:

- The General Community Design Guidelines;
- The Lucerne Community Area Additional Design Guidelines;
- The Upper Lake Additional Design Guidelines; and
- The Commercial and Industrial Design Guidelines applicable to the entire North Lake Communities Planning Area.

NL-LU-3.d

Work with the community to prepare updates to the following Special Study Areas to reflect current values and priorities:

- Blue Lakes Special Study Area
- "The Promenade" Lucerne Special Study Area
- "The Strand" Lucerne Special Study Area

NL-LU-3.e (AES; CUL)

Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area.

NL-LU-3.f (AES; CUL)

Amend the Zoning Ordinance to allow adaptive reuse of historic resources that preserves the integrity of the resource while allowing for its ongoing use.

NL-LU-3.g

Prepare and publish an inventory of underutilized land and encourage adaptive reuse of these properties.

NL-LU-3.h

Collaborate with Tribal governments to create a heritage trail, interpretive exhibits, or other programming that celebrates tribal history and presence.

Goal NL-LU-4

Coordinated and effective planning over the life of this General Plan.

Policies

NL-LU-4.1

Ensure that permitting procedures and regulations are consistent, timely, and cost-effective.

NL-LU-4.2 (POP)

Coordinate growth and development with surrounding jurisdictions, the Local Agency Formation Commission (LAFCO), and other agencies, as appropriate, to maintain open space between communities and promote common goals.

NL-LU-4.3

Require that the sizes and shapes of new parcels will not compromise future land divisions.

NL-LU-4.4 (POP)

The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections in the unincorporated county for the year 2050:

- 3,800 new dwelling units
- 986,700 square feet of new commercial and office space
- 393,000 square feet of new industrial space

If new development approved within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that the environmental review that is conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.

NL-LU-4.5 (TCR)

Conduct early and ongoing engagement with Tribal governments in planning and permitting processes to ensure development aligns with tribal cultural, environmental, and historical interests.

Actions

NL-LU-4.a (USS)

Encourage potential developers to attend pre-development meetings and work closely with appropriate public agencies to consider whether the potential development projects will meet the County's goals and requirements and have adequate infrastructure.

NL-LU-4.b (POP)

Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in Policy NL-LU-4.4 without subsequent environmental review.

NL-LU-4.c

Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts.

NL-LU-4.d

Update the zoning map to implement the land use map established in this General Plan, including to rezone paper subdivisions to the Open Space district.

NL-LU-4.e (TCR)

Consistent with State law, continue to conduct tribal cultural impact assessments in coordination with local Tribal governments in discretionary permitting and General Plan amendment processes.

Goal NL-LU-5

A range of residential areas that accommodate the housing needs of all income groups with quality living environments.

Policies

NL-LU-5.1 (POP)

Plan for and encourage a variety of housing types with a full range of affordability.

NL-LU-5.2 (AES)

Develop housing in a manner that complements the small-town community identity and incorporates quality design, consistent with the rural character of the Planning Area.

NL-LU-5.3 (POP)

Encourage development of 'workforce housing' that meets the needs of the local workforce and is affordable to individuals and families earning between 60 percent and 120 percent of the area median income.

NL-LU-5.4 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage medium-density residential development that is compatible with the neighborhood character within Community Growth Boundaries, is close to services, and where adequate infrastructure is available or can be made available.

NL-LU-5.5 (AIR; GHG; NOI; TRA)

Encourage high-density residential development (e.g., apartments and townhouses) within Community Growth Boundaries along collector roadways and transit routes and within walking distance of schools, libraries, parks, shopping, and entertainment areas.

NL-LU-5.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Promote development of affordable housing near public transit and essential services whenever possible.

NL-LU-5.7 (POP)

Encourage the development of housing for seniors and other Equity Priority Populations.

NL-LU-5.8

Continue to allow density bonuses for residential development projects that include affordable or qualifying senior housing or incorporate energy-efficient techniques exceeding State standards into the project design, as specified in the Zoning Ordinance.

NL-LU-5.9 (AIR; HAZ; NOI)

Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste.

NL-LU-5.10 (POP)

Encourage innovative, non-traditional housing designs and layouts in response to evolving housing trends and needs.

Actions

NL-LU-5.a

Continue to support construction of affordable housing, including by pursuing State and federal funding for affordable housing development.

NL-LU-5.b

Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development.

NL-LU-5.c

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow a density bonus for residential development projects that include affordable housing that is consistent with State law, which offers a density bonus of up to 50 percent.

NL-LU-5.d

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow up to a 20 percent density bonus for mixed-use residential development projects within a Community Growth Boundary that include an employment-inducing industrial or business park development component.

NL-LU-5.e

Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.

NL-LU-5.f (POP)

Continue to promote the development of affordable, senior, and energy-efficient housing by informing developers of the benefits of density bonuses in preapplication conferences.

NL-LU-5.g (POP)

Develop objective design standards for residential and mixed-use development to provide a streamlined approval process; ensure compatibility with existing community character; and ensure appropriate open space, buffers, and pedestrian improvements are provided.

NL-LU-5.h

Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on a County website to inform developers of potential building opportunities.

NL-LU-5.i

Conduct periodic farmworker housing studies to identify the housing needs of farmworkers by location.

Goal NL-LU-6

Commercial and mixed-use areas that serve community needs and support a robust local economy.

Policies

NL-LU-6.1 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage centrally located businesses and services in places that conveniently serve residential areas and/or support revitalization or creation of town centers.

NL-LU-6.2 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage mixed-use development with commercial and residential components in downtown and other appropriate commercial areas, when adequate infrastructure is available or can be made available.

NL-LU-6.3 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage conversion of existing commercial areas to a mix of uses to reduce travel distances and create neighborhoods that offer a variety of housing options.

NL-LU-6.4

Continue to allow parking reductions for residential uses in mixed-use areas where it can be demonstrated that shared residential and commercial parking will not result in an unacceptable impact on parking in the public right-of-way or off-street parking lots.

NL-LU-6.5

Encourage and support the establishment of more restaurants, retail, and other commercial services.

NL-LU-6.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of smaller neighborhood-supporting retail and services, including those offering local agricultural sales, to meet the everyday shopping and personal needs of the surrounding neighborhood.

NL-LU-6.7 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of larger regional commercial centers within Community Growth Boundaries (CGBs) that meet resident and visitor needs, such as supermarkets, restaurants, personal services, retail sales, professional offices, medical services, and other complementary uses, as well as venues for selling locally produced agricultural and related products.

NL-LU-6.8

Discourage strip commercial development, allowing it only when alternative layouts are infeasible at the project site.

NL-LU-6.9 (AIR; HAZ)

Locate commercial service businesses, such as warehouses, repair services, and building materials sales, away from housing, schools, and other sensitive receptors. Use the following criteria for siting commercial service areas:

- Provide good access to highways or major collectors;
- Buffer existing or planned residential areas, schools, and other sensitive uses;
- Develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, and other needs; and
- Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

NL-LU-6.10 (ENE; REC)

Encourage members of the private sector to establish new commercial recreation opportunities and to rehabilitate and restore older resorts, including destination resorts, lakefront resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.

NL-LU-6.11

Require proposals for budget retailers and discount chains to include a community meeting early in the proposal process to gather input from community members and incorporate refinements to the proposal in response to community concerns. Also require such projects to prepare an analysis of economic and blight-inducement impacts of the proposed development on retail businesses in the market area, employment, County revenues and services, and other relevant economic considerations.

The County may waive the requirement for this analysis if the new establishment is found to offer a public benefit and is in alignment with the community's vision for its future development.

NL-LU-6.12

Encourage opportunities for indigenous-owned businesses within mixed-use and commercial areas.

Actions

NL-LU-6.a (AIR)

Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods.

NL-LU-6.b

Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts.

NL-LU-6.c

Devise and offer incentives for reconstruction and/or redevelopment of local historical resorts.

Goal NL-LU-7

Industrial areas that are compatible with their surrounding environment while supporting the economy.

Policies

NL-LU-7.1

Encourage a wide range of industrial development activities, prioritizing industries that create living-wage jobs that maximize the education, skills, and talents of county residents.

NL-LU-7.2 (AES)

Encourage development of visually attractive, carefully planned industrial parks and planned developments in areas with suitable topography and adequate infrastructure.

NL-LU-7.3 (GEO; USS; WIL)

Require new industrial or heavy commercial uses to be sited appropriately, on land with average slopes not exceeding 20 percent and outside of a hazard zone, preferably served by public sewer and water facilities and within a Community Growth Boundary.

NL-LU-7.4

Encourage industrial uses that use geothermal energy generated on-site when compatible with surrounding land uses.

NL-LU-7.5

Require a planned development process for permit approvals of any industrial or heavy commercial uses of five acres or more in size.

NL-LU-7.6 (AIR; HAZ; NOI)

Require new industrial and heavy commercial uses to be designed to avoid adverse impacts to adjacent uses, particularly residential neighborhoods, schools, and other sensitive uses, with respect to air quality, noise, odor, vibration, and other impacts.

NL-LU-7.7 (AIR; ENE; GHG; HYD; NOI; TRA)

Allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the source of the resource under the following criteria:

- Require a use permit;
- Prohibit any commercial or industrial uses that are not related to the processing of the resource; and
- Require mitigation for impacts to surrounding land uses, the environment, and Lake County watersheds to protect air, surface water, and groundwater quality.

NL-LU-7.8 (CUL; TCR)

Consider including a requirement for consultation with Tribal governments to include Tribal Cultural Resource analysis within the Cultural Resource Reports for discretionary projects.

North Lake Communities: Circulation

Goal NL-C-1

Effective intergovernmental communication and cooperation on transportation issues.

Policies

NL-C-1.1 (AIR; ENE; GHG; NOI; TRA)

Coordinate with the incorporated Cities of Clearlake and Lakeport on regional transportation planning to support the goals of the Regional Transportation Plan.

NL-C-1.2 (TRA)

Maintain a cooperative relationship with the California Department of Transportation (Caltrans) to provide maintenance and safety improvements on State highways.

Actions

NL-C-1.a (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans and other transportation agencies to maintain the Regional Transportation Plan, identify funding priorities, and develop an expenditure plan for available transportation funds in accordance with federal, State, and regional transportation planning and programming procedures.

NL-C-1.b

Work with local agencies to identify road improvement opportunities.

NL-C-1.c

Maintain working relationships with transportation agencies in the region to ensure coordination of road improvements, data exchange on projected traffic impacts, and County participation in regional transportation planning activities.

NL-C-1.d (AIR; ENE; GHG; NOI; TRA)

Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.

NL-C-1.e (AIR; ENE; GHG; NOI; TRA)

Support efforts to ensure transportation provider services are online-accessible to enhance utilization of current transit providers for out-of-county transportation needs.

NL-C-1.f (TCR)

Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.

NL-C-1.g (BIO)

Pursue opportunities for native plant restoration and habitat protection along rights-of-way and medians.

Goal NL-C-2

A unified, coordinated, and cost-efficient road and highway system that is safe, uncongested, and efficient.

Policies

NL-C-2.1

Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development.

NL-C-2.2 (TRA)

Maintain, and improve where feasible, the road system to reduce traffic accidents, improve circulation, and maintain or improve its physical condition, in conformance with the priorities and recommendations established in the Regional Transportation Plan.

NL-C-2.3 (TRA)

When undertaking roadway improvements, prioritize maintenance and safety, considering both public reports and internal expertise and data.

NL-C-2.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize roadway improvement or maintenance projects as follows:

- Priority One: Urgent Projects. Projects of an urgent nature that are clearly needed to protect the health and safety of the traveling public, such as imminent bridge or roadbed failure.
- Priority Two: Safety Projects. Projects that are intended to reduce the number and severity of collisions in a particular location.
- Priority Three: Reconstruction/Maintenance Projects. Projects that involve ongoing maintenance, rehabilitation, and reconstruction requirements to preserve the existing bridge and road network.
- Priority Four: Capacity Improvements. Projects that involve operational improvements to the existing road network that increase service efficiency and capacity.
- Priority Five: New Construction Projects. Projects that involve construction of a new bridge or road. New County construction projects will receive higher priority when they accommodate development in locations within reasonable proximity to employment and shopping centers and encourage energy conservation in the transportation sector.

NL-C-2.5 (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better.

NL-C-2.6

To maintain traffic flow and minimize potential collisions, only allow access from individual parcels to highways and arterials when access to lower road classifications is not feasible, as determined by the County.

NL-C-2.7 (TRA)

Require roadway facilities constructed or used by new development to comply with the Lake County Road Standards (Table NL-3).

NL-C-2.8 (TRA)

Require new roads in residential areas to:

- Be designed to avoid cut-through traffic through the residential area.
- Be paved when serving more than four lots.
- Be improved with processed gravel at a minimum when serving four or fewer lots at densities less than one dwelling unit per five acres.
- Offer adequate right-of-way to contain road improvements for dedication.

NL-C-2.9

Work with California Highway Patrol and Lake County Sheriff to limit truck traffic to designated truck routes, as shown in Figure NL-6.

NL-C-2.10

Support the formation of maintenance districts to fund road maintenance and improvements in a manner consistent with County standards and when there is demonstrated community support.

Actions

NL-C-2.a

Implement and maintain the Capital Improvement Plan to ensure it continues to meet the needs of the North Lake Communities Planning Area as they evolve.

NL-C-2.b

Improve and construct roads to the Lake County Road Standards, as shown in Table NL-3. Use the American Association of State Highway and Transportation Officials (AASHTO) standards, Caltrans standards, and County expertise to inform any revisions to the Lake County Road Standards.

NL-C-2.c

Explore options to implement a traffic mitigation fee that would apply to new development and/or subdivisions for the maintenance of existing County roads.

NL-C-2.d

Implement vehicle weight limit restrictions on roadways near sensitive uses, like schools and residential neighborhoods, to discourage cut-through truck traffic.

NL-C-2.e

Pursue all available sources of funding and protect existing sources of funding for the development, improvement, and maintenance of the existing roadway system.

Goal NL-C-3

A transportation network that accommodates new development while reducing per-capita VMT and GHG emissions and promotes environmental protections and stewardship.

Policies

NL-C-3.1 (AIR; ENE; GHG; NOI; TRA)

Incorporate complete streets principles and practices into the planning, design, and construction of circulation network improvements to accommodate all network users, including people walking, biking, and riding transit.

NL-C-3.2 (AIR; ENE; GHG; NOI; TRA)

Lead and encourage activities to design and construct streets to support connectivity and promote pedestrian comfort and safety by including appropriate amenities, such as sidewalks on both sides of the street, shade trees, public benches, and pedestrian-scale lighting, when feasible.

NL-C-3.3 (AIR; ENE; GHG; NOI; TRA)

Encourage vehicle trip reduction through home occupations and telecommuting.

NL-C-3.4 (AIR; ENE; GHG; NOI; TRA)

Encourage regional employers to provide employees with options and incentives to use alternative modes of transportation to work or to otherwise reduce VMT (e.g., transit subsidies, bicycle facilities, ridesharing, alternative work schedules, telecommuting, and preferential parking for carpools).

NL-C-3.5 (AIR; ENE; GHG; NOI; TRA)

Require new land use development projects to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies.

NL-C-3.6 (AIR; ENE; GHG; NOI; TRA)

Support transitioning on-road vehicles, including personal, business, government, and public transit fleets, to electric power from renewable sources or other zero-emission fuels.

NL-C-3.7 (AIR; ENE; GHG)

Support efforts to build electric vehicle charging stations at employment and community destinations, as allowed by market conditions.

NL-C-3.8 (AIR; HYD; NOI)

Encourage the use of road construction methods that reduce air, water, and noise pollution associated with road and highway development.

NL-C-3.9 (AIR; HAZ; HYD)

Avoid locating roadways on naturally occurring asbestos whenever feasible alternative locations exist. If locating a roadway on asbestos is unavoidable, ensure adequate construction and surfacing with non-asbestos materials in compliance with local and State requirements.

NL-C-3.10

Consult with local Tribal governments when planning street, transit, and roadway projects that could impact tribal cultural sites.

Actions

NL-C-3.a* (TRA)

Adopt and maintain a VMT environmental threshold and development project screening process based on the Lake Area Planning Council Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study.

NL-C-3.b* (TRA)

Require new development with the potential to increase VMT, to prepare a VMT analysis and to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies, as needed to be consistent with the County's adopted VMT threshold.

NL-C-3.c (AIR; ENE; GHG; NOI; TRA)

Develop a program to encourage trip reduction measures among County employees using various strategies, such as transit and/or carpool/vanpool subsidies, bicycle facilities, alternative work schedules, ridesharing programs, telecommuting options, employee education, and preferential parking for carpools/vanpools.

NL-C-3.d (AIR; ENE; GHG; NOI; TRA)

Encourage carpooling by providing information to community members about park-and-ride locations and available programs.

NL-C-3.e (AIR; ENE; GHG; NOI; TRA)

Amend Article 46 of the Zoning Ordinance to create electric vehicle charging and parking requirements for new development (e.g., one electric vehicle space per every 15 non-electric vehicle spaces and one charging station for large development based on square footage).

NL-C-3.f (HAZ; TRA; WIL)

Encourage and support annual maintenance to unpaved rural, ranch, and fire roads.

NL-C-3.g (TCR)

Coordinate with local Tribal governments when siting public EV charging infrastructure, roads, or transit facilities.

Goal NL-C-4

A transportation system that protects human life.

Policies

NL-C-4.1 (TRA)

Implement a safe systems approach to designing the transportation network for all users; this approach acknowledges that people make mistakes and focuses on roadway design and operational changes to create safe streets.

NL-C-4.2 (TRA)

Strive to eliminate fatal and serious injuries for all road users by 2050 through a holistic view of the roadway system that includes provisions that account for human error, recognize vulnerable road users, such as pedestrians and bicyclists, and promote redundant and proactive safety measures.

NL-C-4.3 (TRA)

Require safety improvements, such as reflective signage and street lighting (where appropriate) to reduce the likelihood of collisions during any roadway infrastructure improvement process.

NL-C-4.4 (TRA)

Consistent with the Regional Transportation Plan, implement traffic calming and safety improvements along State highway segments that function as the Planning Area's "Main Street."

NL-C-4.5 (TRA; WIL)

When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access.

NL-C-4.6 (AIR; ENE; GHG; NOI; TRA)

Promote slow travel in neighborhoods through installation of infrastructure associated with reduction in crash risk, such as marked crosswalks, new lighting, and improved intersection controls.

NL-C-4.7 (AIR; ENE; GHG; NOI; TRA)

Pursue funding for a Safe Routes to School program and implement improvements, such as traffic-calming measures and high-visibility sidewalks and crosswalks.

NL-C-4.8 (HAZ; NOI)

Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and other sensitive uses.

NL-C-4.9 (TCR)

Engage local Tribal governments in safety planning and emergency access identification.

Actions

NL-C-4.a (AIR; ENE; GHG; NOI; TRA)

Identify safety corridors and areas that generate high concentrations of bicyclists and/or pedestrians. In these areas, use evidence-based strategies, including strategies identified in the United States Department of Transportation's Strategic Highway Safety Plan, to develop safety measures specific to those areas that are intended to eliminate traffic fatalities, with an emphasis on preventing fatalities of bicyclists, pedestrians, and users of other micromobility devices.

NL-C-4.b (TCR)

Engage local Tribal governments when developing safety measures for high-risk corridors near tribal lands.

Goal NL-C-5

A safe and efficient public transportation system that offers a convenient alternative to the private automobile, reduces roadway congestion, and meets the community's transit needs.

Policies

NL-C-5.1 (AIR; GHG; NOI; TRA)

Support public transportation programs that promote access to shopping, employment, education, health care, and recreation.

NL-C-5.2

Support the continuation and coordination of transportation programs provided by social service agencies, particularly those serving older adults, individuals with disabilities, and other Equity Priority Populations.

NL-C-5.3 (AIR; ENE; GHG; NOI; TRA)

Support Lake Transit Authority on improvements to fixed-route bus and dial-a-ride services, including expanding the service area, providing more frequent buses at key times of the day, and improving transit amenities, such as bus shelters, benches, and wayfinding signage at bus stops.

NL-C-5.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan:

- Provide new and improve existing transportation services for older adults, individuals with access and functional needs, low-income individuals and/or other vulnerable populations;

- Provide intercommunity services between communities in the Planning Area and throughout the county; and
- Expand intercity transit carriers, particularly to Ukiah and the Bay Area.

NL-C-5.5 (AIR; ENE; GHG; NOI; TRA)

Encourage transit access and compatibility during the review and approval process for industrial, commercial, and residential development.

NL-C-5.6 (AIR; ENE; GHG; NOI; TRA)

Encourage bus stops at key destinations, population centers, and/or along arterials and collectors to facilitate public transit use.

NL-C-5.7 (TCR)

Engage local Tribal governments in planning routes and transit services, particularly for elders and community centers.

Actions

NL-C-5.a (AIR; ENE; GHG; NOI; TRA)

Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.

NL-C-5.b (AIR; ENE; GHG; NOI; TRA)

Explore opportunities to improve Lake Transit Authority services to Planning Area residents during updates to the Lake County Transit Development Plan, including regional connections to major destinations like the Sacramento International Airport.

NL-C-5.c (TCR)

Update the Transit Development Plan with input from local Tribal governments to include tribal community needs.

Goal NL-C-6

A continuous and easily accessible active transportation system that facilitates safe, equitable, and connected walking, biking, and micromobility options.

Policies

NL-C-6.1 (AIR; ENE; GHG; NOI; TRA)

Construct new and maintain and improve existing pedestrian and bicycle facilities, consistent with the countywide Active Transportation Plan, as funding is available.

NL-C-6.2

Support efforts to develop a Class I bike path from Lakeshore Boulevard east around the Inner Harbor.

NL-C-6.3 (AIR; ENE; GHG; NOI; TRA)

Incorporate facilities for non-motorized users, such as sidewalks and bike routes, when constructing or improving roadway facilities and when reviewing new development proposals.

NL-C-6.4 (AIR; ENE; GHG; NOI; TRA)

Require bicycle lanes, multiuse paths, and sidewalks in conjunction with road improvement projects, as feasible. Develop, as funds become available, Class II bicycle lanes and multiuse paths on new collector and arterial streets.

NL-C-6.5 (AIR; ENE; GHG; NOI; TRA)

Require facilities for nonmotorized users, such as sidewalks and bike routes, for subdivisions with a density of one or more dwelling units per acre. Required facilities should be commensurate with the impacts of the project, consistent with local and regional plans, and provide for infrastructure that integrates circulation and recreational use and aligns with surrounding development.

NL-C-6.6 (AIR; ENE; GHG; NOI; TRA)

Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.

NL-C-6.7 (AIR; ENE; GHG; NOI; TRA)

Require public and private development projects to include bicycle access and safe bicycle parking facilities at office buildings, schools, shopping centers, and parks, where feasible.

NL-C-6.8 (AIR; ENE; GHG; NOI; TRA)

Follow the adopted Caltrans design standards for the development, maintenance, and improvement of bicycle facilities.

NL-C-6.9 (AIR; ENE; GHG; NOI; TRA)

Construct and maintain bicycle routes and multiuse trails in a manner that minimizes conflicts between bicyclists, pedestrians, and equestrian users with automobiles and private property rights.

NL-C-6.10 (TCR)

Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.

NL-C-6.11 (TCR)

Incorporate Traditional Ecological Knowledge in the design of active transportation improvements.

NL-C-6.12 (TCR)

Ensure new pedestrian/bike paths avoid or mitigate impacts to Tribal Cultural Resources, when feasible.

Actions

NL-C-6.a (AIR; ENE; GHG; NOI; TRA)

Engage in each update to the countywide Active Transportation Plan, prepared by the Lake Area Planning Council, to ensure the active transportation needs of the North Lake Communities Planning Area are met.

NL-C-6.b (AIR; ENE; GHG; NOI; TRA)

Pursue funding to improve and maintain the existing bicycle system and to plan and construct new bicycle facilities that encourage commuting and recreation.

NL-C-6.c (AIR; ENE; GHG; NOI; TRA)

Pursue funding to eliminate gaps in the existing sidewalk network and/or upgrade pedestrian facilities, with priority given to facilities near schools, connections between residential areas and commercial centers, and facilities in Equity Priority Areas.

North Lake Communities: Open Space, Conservation, and Recreation

Goal NL-OS-1

Protection of the North Lake Communities Planning Area's diverse biological resources, sensitive significant habitats, and ecosystem health.

Policies

NL-OS-1.1 (BIO)

Coordinate with applicable federal, State, regional, and local land management agencies on natural resources and habitat planning, preservation, and mitigation measure development.

NL-OS-1.2 (BIO; HYD)

Support protection and restoration of wetland, riparian, and other significant natural areas in the North Lake Communities Planning Area for wildlife habitats, groundwater recharge, and passive recreation.

NL-OS-1.3 (BIO)

Protect natural lands, including natural resource areas, wildlife habitat, and open space, from encroachment or destruction by incompatible development and invasive species.

NL-OS-1.4 (BIO)

Require development patterns and practices that conserve habitat for protected species and sensitive biological resources, limiting encroachment into areas that support sensitive habitats and directing development into less-sensitive areas.

NL-OS-1.5 (BIO)

Maintain ecologically sensitive resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible, low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically sensitive resource areas.

NL-OS-1.6 (BIO)

Require the use of conservation easements, transfer of development rights, mitigation banking, or similar equity transfer documents to protect unique vegetation, habitat areas, habitat corridors, and sensitive biological resources in new projects.

NL-OS-1.7* (BIO)

Require a qualified biologist to prepare a biological resource assessment as part of project approval for proposed development on sites that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters to identify potential impacts and measures for protecting the resource and surrounding habitat. Require a qualified biologist conduct focused surveys, as identified and recommended in the biological resources assessment, during the appropriate season(s) for identification of the resource.

NL-OS-1.8 (BIO)

When reviewing development proposals, consult with the most updated California Natural Diversity Database (CNDDB) and other available studies prepared by the California Department of Fish and Wildlife (CDFW) to avoid potential impacts on sensitive habitats or special-status species.

NL-OS-1.9* (BIO)

Require a wetland delineation study prepared using the protocol defined by the US Army Corps of Engineers as part of project approval for proposed development on sites with the potential to contain wetland resources. Require that a report on the findings of this survey be submitted to the County as part of the application process and, where proposed development would impact a wetland resources, require mitigation measures prior to project approval.

NL-OS-1.10* (BIO)

Require that construction or other ground-disturbing activities avoid nests of native birds when in active use by implementing protection measures to ensure compliance with the California Fish and Game Code and federal Migratory Bird Treaty Act. Compliance guidelines are detailed in the General Plan Environmental Impact Report.

NL-OS-1.11 *

Require installation and maintenance of construction barrier fencing around sensitive resources on or adjacent to construction sites prior to construction activities and throughout the construction period.

NL-OS-1.12 (BIO; HYD)

Maintain creeks in their natural state whenever possible and allow creeks and floodways to function as natural flood protection features during storms.

NL-OS-1.13* (BIO; HYD; REC)

Require new development along significant watercourses, riparian vegetation, and wetlands to establish an ecological buffer zone between the waterway and development to protect the resource. Consider providing opportunities for multiuse trails and recreation within the buffer zone when appropriate.

NL-OS-1.14* (BIO)

Require Creek Management Plans and Mineral Reclamation Plans to include measures to protect and maintain riparian resources and habitats.

NL-OS-1.15 (BIO; HYD)

Encourage federal, State and local agencies that manage public lands in the county to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat.

NL-OS-1.16* (BIO)

Support the conservation and management of oak woodland communities and their habitats and, where a proposed development would impact an oak woodland community, require mitigation measures prior to project approval.

NL-OS-1.17 (AES; AIR; BIO)

Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health, especially in Equity Priority Areas.

NL-OS-1.18 (BIO; GEO; HYD; USS)

Require majority use of California native plant species in large, landscaped areas in new development projects, and require construction practices that avoid spread of invasive plant species by minimizing surface disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; disinfecting/decontaminating equipment; and using native, noninvasive, drought-resistant species in erosion-control plantings.

NL-OS-1.19* (BIO)

Protect wildlife migration corridors and, prior to approval of projects that might impact identified wildlife connectivity and wildlife linkage areas, require that a habitat connectivity/wildlife corridor evaluation be completed by a qualified biologist. The evaluation shall identify project design features that would reduce potential impacts to wildlife movement and incorporate wildlife corridors for new development plans where appropriate.

NL-OS-1.20 (BIO)

Discourage use of fencing that poses risks to wildlife.

NL-OS-1.21 (BIO)

Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.

NL-OS-1.22 (BIO)

Encourage Caltrans to consider the installation of wildlife over or under passes.

NL-OS-1.23* (AES; BIO)

Require lighting in residential areas, along roadways, and adjacent to sensitive habitat areas to prevent artificial lighting from spilling and/or reflecting into adjacent properties, including natural or open space areas by incorporating design features, such as shieled lighting and landscaping.

NL-OS-1.24 (BIO; TCR)

Integrate Traditional Ecological Knowledge (TEK) in biological resource management, habitat restoration, and open space stewardship.

Actions

NL-OS-1.a (BIO)

Consult with the California Department of Fish and Wildlife to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns and develop a strategy for maintaining areas that will preserve the populations of plants and animals in the county.

NL-OS-1.b (BIO)

Prepare and maintain a mapped inventory of ecologically sensitive resource areas, including unique natural areas, wetlands, floodplains, riparian resources, and the habitat of rare, threatened, endangered, and other uncommon and protected species. The map should include Rodman Slough among other areas identified based on the established criteria.

NL-OS-1.c* (BIO)

Adopt a Creek and Riparian Area Management Ordinance in consultation with a qualified biologist to support Clear Lake hitch and other sensitive riparian habitat and educate affected property owners on their responsibilities and options for proper maintenance on private properties.

NL-OS-1.d (BIO; HYD)

Improve County roads, where needed, to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat.

NL-OS-1.e (BIO; HYD)

Develop educational materials regarding the impacts of off-highway vehicle (OHV) travel in streambeds to sedimentation, water quality, and Clear Lake hitch and their habitat, prioritizing distribution to landowners with riparian areas on their property.

NL-OS-1.f (BIO; HYD)

Continue to work with the California Department of Fish and Wildlife and the U.S. Army Corps of Engineers to implement the Middle Creek Restoration Project to restore the Reclamation Area in Upper Lake to wetlands and purchase private property within the Reclamation Area for public stewardship, in an effort to support habitat and reduce the nutrient load flowing into Clear Lake.

NL-OS-1.g (BIO)

Develop and implement a Countywide Wildlife Migration Corridor Preservation Plan.

NL-OS-1.h (BIO; HYD)

Review “WW” Waterway, “FW” Floodway, “FF” Floodway- Fringe, and “W” Wetlands combining district information on a periodic basis. Update the boundaries of these combining districts as needed to reflect updates to mapped ecologically sensitive resource areas.

Goal NL-OS-2

Archaeological, Tribal, cultural, and historical resources that are protected and preserved throughout the Planning Area for the long-term benefit of residents, tourists, and future generations.

Policies

NL-OS-2.1* (CUL; TCR)

Review proposed development projects in conjunction with the California Historical Resources Information System, Northwest Information Center at Sonoma State University, to determine whether project areas contain known archaeological resources, both prehistoric and/or historic-era, and Tribal Cultural Resources (TCRs), or if they have the potential to hold such resources and if so, implement mitigation to protect the resource.

NL-OS-2.2* (CUL; GEO)

Whenever possible, require new development to preserve significant historical, archaeological, or paleontological resources on-site through project design. If on-site preservation is not feasible, mitigate impacts through techniques such as relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records. Any documentation of historic resources shall be conducted in accordance with Historic American Building Survey (HABS) Level III standards, as defined by the US Secretary of the Interior.

NL-OS-2.3* (CUL; TCR; GEO)

Upon discovery of significant archaeological, paleontological, historic, or Tribal Cultural Resources during site development, require all activity to be halted within 100 feet of the find(s) and notify a professional archaeologist, paleontologist, historian, and/or local Tribal government representative (if appropriate) to evaluate the find(s) and recommend mitigation procedures, if necessary. Findings and mitigation measures are subject to review and approval by the Lake County Community Development Director prior to resuming site development work.

NL-OS-2.4* (CUL; TCR; GEO)

As a condition of approval for discretionary grading permits, require construction employees to be trained in recognizing potentially significant archaeological, paleontological, historic, or Tribal Cultural Resources that may be discovered during ground-disturbing activities. Require project proponents to submit verification that all site workers have received sensitivity training prior to commencement of ground-disturbing activities.

NL-OS-2.5* (CUL)

Require discretionary review for demolition permit applications on important historic sites to mitigate impacts.

NL-OS-2.6 (CUL)

Protect cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Register of Historical Resources. Such sites may be of statewide or local

significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

NL-OS-2.7 (CUL)
Follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties.

NL-OS-2.8 (CUL; TCR)
Prioritize preservation and adaptive reuse of buildings, sites, and areas with identified archaeological, cultural, or historic significance.

NL-OS-2.9 (CUL; TCR)
Coordinate historic and cultural resources management with local Tribal governments, planning and regulatory agencies, and nearby jurisdictions.

NL-OS-2.10 (CUL; TCR)
Support and distribute information to the community from local, State, and national education programs about cultural and archaeological resources.

NL-OS-2.11 (CUL; TCR)
Conduct education and outreach to the community about the various federal, Tribal, State, local, and private funding sources and economic mechanisms available to support historic resource preservation.

Actions

NL-OS-2.a (CUL; TCR)
Contract with a qualified cultural resource coordinator for the development of review procedures and ordinances for the protection of cultural heritage resources, including mechanisms for the protection of identified cultural sites from vandalism and instances when owners of designated historic properties assert economic hardship.

NL-OS-2.b* (CUL; TCR)
Contract with an archaeologist(s) that meets the Secretary of the Interior's Professionally Qualified Standards to perform Cultural Resource Studies for environmental analysis on discretionary projects where a cultural resource report is deemed necessary, including outreach to Tribal governments for input on Tribal Cultural Resources.

NL-OS-2.c (CUL; TCR)
Establish a process for considering the designation of structures older than 50 years as historic structures or landmarks eligible for special recognition and preservation protections.

NL-OS-2.d (CUL; TCR)

Engage the North Lake Area community to identify appropriate sites for the Historic Preservation Combining District and apply the District to identified sites.

NL-OS-2.e (CUL; TCR)

Support continued operation of the Lake County Heritage Commission to review development projects that may impact historic resources.

NL-OS-2.f (CUL; TCR)

Prepare a historical resources inventory for the Planning Area, using State and federal standards to evaluate their significance.

NL-OS-2.g (CUL; TCR)

Apply to the State to become a Certified Local Government, making the County eligible for historic preservation programs.

Goal NL-OS-3

Celebrated, amplified, and preserved tribal influences and Tribal Cultural Resources throughout the North Lake Communities Planning Area.

Policies

NL-OS-3.1 (CUL; TCR)

Protect tribal heritage, honor the early stewards of this land, and treat Native American remains and Tribal Cultural Resources with sensitivity and respect.

NL-OS-3.2

Support educational and other opportunities to increase knowledge and promote awareness of the history of indigenous peoples in what is now the North Lake Communities Planning Area, and how the County's relationship with local Tribal governments has evolved.

NL-OS-3.3 (CUL; TCR)

Respect and protect Tribal Cultural Resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California tribes, recognizing that protecting Tribal Cultural Resources supports both cultural preservation and environmental health outcomes.

NL-OS-3.4 (CUL; TCR)

Conduct formal and early government-to-government consultation with culturally affiliated Tribes on all projects with potential cultural, environmental, or scenic impacts to identify and protect recorded and unrecorded Tribal Cultural Resources through the discretionary development review process.

NL-OS-3.5 (CUL; TCR)

Require protection of cultural resource sites in subdivision projects by avoiding identification of sites on maps, relying instead on other techniques, including establishing building envelopes.

NL-OS-3.6* (CUL; TCR)

Consult with culturally affiliated Tribal governments when developing mitigation measures to avoid or minimize impacts on Tribal Cultural Resources. Mitigation could include notification of culturally affiliated Tribal governments prior to and tribal monitoring during ground-disturbing activities.

NL-OS-3.7* (CUL; TCR)

Upon discovery of a burial, human remains, or suspected human remains, require immediate halt to all work within 100 feet and notify the Sheriff's Department, the culturally affiliated Tribal governments, and a qualified archaeologist for proper internment and tribal rituals according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.

NL-OS-3.8 (AES; BIO; CUL; TCR)

Work with appropriate Tribal governments to protect sacred sites from visual intrusion or development inconsistent with cultural values, particularly along scenic corridors and riparian areas.

Actions

NL-OS-3.a (TCR)

Establish and maintain collaborative relationships with local Tribal government representatives to facilitate tribal consultation, preserve Tribal Cultural Resources, and coordinate land use planning in areas around tribal lands.

NL-OS-3.b (TCR)

Work with local Tribal governments to establish programs and secure funding to implement actions aimed at preserving Tribal Cultural Resources.

NL-OS-3.c (TCR)

Collaborate with Tribal governments to identify cultural sites, sacred landscapes, cultural viewsheds, and traditional use areas, and incorporate them into land use planning through a Tribal Resource Conservation Overlay or equivalent mechanism, that requires a consultation-based review for any future land use designation changes affecting these areas to protect Tribal Cultural Resources and uphold the tribes' ongoing stewardship of their ancestral lands. Where appropriate, explore

partnerships for co-management, conservation, and interpretive uses that honor the ancestral and ongoing relationship between Tribal governments and these lands.

Goal NL-OS-4

Conserved energy resources.

Policies

NL-OS-4.1 (AIR; ENE; GHG)

Require the use of energy conservation features and encourage renewable and carbon-free energy generation and storage systems in new construction and renovation of existing structures.

NL-OS-4.2 (AIR; ENE; GHG)

Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass.

NL-OS-4.3 (AIR; ENE; GHG)

Promote and incentivize small-scale, on-site renewable energy and storage systems for existing residential units, nonresidential buildings, and in the agricultural sector.

NL-OS-4.4 (AIR; ENE; GHG)

Participate in local and State programs that reduce the consumption of energy.

NL-OS-4.5 (AIR; ENE; GHG)

Work with energy providers to promote and expand cost saving options for low-income households.

NL-OS-4.6 (AIR; ENE; GHG)

Construct all new or remodeled County buildings and retrofit existing buildings to be energy efficient and rely on renewable and carbon-free energy resources where feasible.

NL-OS-4.7 (AIR; ENE; GHG)

Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.

NL-OS-4.8 (AIR; ENE; GHG)

Coordinate with energy providers to locate transmission systems in locations that minimize environmental and other impacts.

Actions

NL-OS-4.a (AIR; ENE; GHG)

Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Areas and Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.

NL-OS-4.b

Explore options to create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (heat pumps, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost to increase energy efficiency and replace hazardous appliances in their home or business. Work with volunteer groups to support installation and disposal of old appliances in Equity Priority Areas and for Equity Priority Populations.

NL-OS-4.c (AIR; ENE; GHG)

Coordinate with local utility providers and educational institutions to develop informational brochures that promote energy conservation and the use of renewable and carbon-free energy sources. Make these brochures available to the public and distribute them with building permit application materials.

NL-OS-4.d (AIR; ENE; GHG)

Work with local agencies and non-profits to retrofit and upgrade homes for energy efficiency and climate resiliency, particularly in Equity Priority Areas.

Goal NL-OS-5

Continued economic viability of mineral extraction activities while minimizing impacts on the public and the environment.

Policies

NL-OS-5.1 (HAZ)

Require that all mining operations prevent environmental contamination from storage and disposal of wastes and hazardous materials or general operating activity at the site.

NL-OS-5.2

Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories.

NL-OS-5.3 (MIN)

Ensure that all mining operations are performed in compliance with the policies and implementation measures included in the Lake County Aggregate Resources Management Plan (Appendix A to this General Plan).

NL-OS-5.4 (MIN)

Require new development adjacent to existing mining operations to be designed to provide a buffer between the proposed use and the mining operation. Require new mining operations to provide a buffer between the mine and existing or likely adjacent uses to minimize incompatibility issues and mitigate environmental and aesthetic impacts. Required buffer distances will be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality.

NL-OS-5.5 (AIR)

Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.

NL-OS-5.6 (HAZ)

Require review and approval by the Environmental Health Department and Air Quality Management District for storage of hazardous materials associated with new mining operations.

Goal NL-OS-6

A parks, recreation, and open space system that serves the recreational needs of North Lake Communities Planning Area residents and visitors.

Policies

NL-OS-6.1 (PUB; REC)

Provide and promote a balanced recreation system offering a variety of quality social activities and recreational opportunities for all community members.

NL-OS-6.2 (PUB; REC)

Coordinate the development of parks and recreation facilities with the rate of growth in the North Lake Communities Planning Area to ensure parks and recreation facilities are adequate to serve the local population.

NL-OS-6.3 (PUB; REC)

Maintain a level of service standard of 5 acres per 1,000 residents for parks.

NL-OS-6.4 (PUB; REC)

Support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational opportunities on County-owned lands, as outlined in the countywide Parks, Recreation, and Trails Master Plan, and on State- and federally-owned lands.

NL-OS-6.5 (PUB; REC)

When constructing new County parks, use the following guidelines:

- Locate the park to promote an equitable distribution of facilities within the Planning Area and across the county.
- Locate the park centrally to serve as much of the population base as possible.
- Locate the park at the intersection of major and/or minor collectors to facilitate access.
- Locate the park along designated bicycle routes to facilitate access by bicyclists.
- Locate the park in close proximity to shopping areas, cultural facilities, such as libraries or museums, schools, and employment centers.
- Develop community parks to be appropriately sized.
- Provide night lighting when feasible to reduce vandalism and extend the use of the facility.
- Locate the park on sites that do not contain Naturally Occurring Asbestos, unless adequate clean cover material and other effective controls, as determined by the Lake County Air Quality Management District, are incorporated to minimize public exposure to asbestos dust.

NL-OS-6.6 (PUB; REC)

Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for Equity Priority Populations and residents of Equity Priority Areas, including by facilitating multiple transportation modes. Design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.

NL-OS-6.7 (PUB; REC)

Strengthen the role of County parks as community focal points by constructing meeting halls and recreational buildings on existing parks where feasible.

NL-OS-6.8 (PUB; REC)

Prioritize and promote recreational activity programs and opportunities in Equity Priority Areas.

NL-OS-6.9 (PUB; REC)

Support expanded access to indoor and outdoor recreation opportunities by working with other agencies to co-locate recreation spaces, parks, and trails with public facilities, such as schools and utility easements, prioritizing Equity Priority Areas.

NL-OS-6.10 (PUB; REC)

Require large development projects to construct and maintain parks within the development, when appropriate.

NL-OS-6.11 (PUB; REC; TCR)

Support partnerships with local Tribal governments for joint management and interpretation of parks, trails, and open space areas to reflect and honor the tribes' enduring connection to the land.

NL-OS-6.12

Involve community members in the design and development of all park and recreation facilities, with special emphasis on engaging Equity Priority Populations and residents of Equity Priority Areas.

NL-OS-6.13 (BIO)

When building parks and recreational facilities in areas with sensitive habitat, preserve habitat areas and design the space to avoid potential impacts on the habitat from park users.

NL-OS-6.14 (HYD)

Promote passive recreation in flood-prone areas to absorb floodwater and protect developed areas.

NL-OS-6.15

Allow vendors in public parks, as appropriate, to encourage new, private recreation and leisure programming and facilities.

Actions

NL-OS-6.a (PUB; REC)

Implement and periodically update, as needed, the countywide Parks, Recreation, and Trails Master Plan.

NL-OS-6.b (PUB; REC)

Seek funding to implement the Parks, Recreation, and Trails Master Plan and to keep parks safe, attractive, and responsive to community needs, including funding for park acquisition, planning, capital improvements, lifecycle replacement of amenities, recreation programming, recreation centers, and maintenance operations.

NL-OS-6.c (PUB; REC)

Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.

NL-OS-6.d (PUB; REC)

Investigate the feasibility of developing a park expansion and improvement program that includes a combination of one or more of the following: impact fees for new homes, special assessment districts, and county service areas.

NL-OS-6.e

Work to ensure parks and recreation spaces are kept clean and free of litter and hazardous materials.

NL-OS-6.f

Enforce prohibitions of drug use and overnight and/or long-term camping in parks, recreation, and open space areas.

Goal NL-OS-7

Public access to and opportunities for community enjoyment of Clear Lake.

Policies

NL-OS-7.1

Provide trails, turnouts, and public open spaces wherever possible along the lakeshore.

NL-OS-7.2

Manage County-owned land near Clear Lake in a manner that maximizes public enjoyment of the lake, including by:

- Retaining vacant County-owned lakefront properties and making improvements, as needed, to expand opportunities for public access to and use of Clear Lake, unless a land swap, as described below, would result in better public access;
- Considering land swaps with private lakefront property owners that would enable consolidation of County properties into more useable parcels;
- Acquiring surplus lakefront lands from other public agencies and retaining them for public lake access;
- Prioritizing expansion of lakefront lands for public access adjacent to existing lakefront recreational lands to foster an integrated lakefront recreation network; and
- Utilizing public streets that dead-end at the lake for public access to the lake.

NL-OS-7.3

Continue to support efforts to improve and increase public access to Clear Lake, prioritizing sites in established communities and near existing resort development.

NL-OS-7.4

Require new commercial development along the shoreline of Clear Lake to provide public lake access, including docks, as appropriate.

NL-OS-7.5

Support water-related uses and facilities on vacant or redeveloped lakefront lands, provided the uses and/or facilities will not negatively impact the environment or preclude public access to the lake.

NL-OS-7.6

Discourage conversion of privately owned lakefront lots that provide public access to the lake to uses that would preclude future public use.

NL-OS-7.7

Prioritize maintenance and improvement of public lakefront lands in the County's budget to help maximize the recreation, aesthetic, and economic benefits derived from public view and use of the lakefront.

NL-OS-7.8

Maintain a safe boating environment on the County's waterways.

NL-OS-7.9

Maintain and expand County boat launch facilities to ensure adequate and convenient access to Clear Lake.

Actions

NL-OS-7.a

Continue to maintain the Clear Lake public launch and marina facilities to ensure easy and safe access by the public.

NL-OS-7.b

Install and maintain signage identifying areas open to public access along the lake.

NL-OS-7.c

Explore innovative programs that would expand public lake access in residential areas along the lake.

NL-OS-7.d

Explore the feasibility of developing additional boat launch facilities at streets that dead-end at the lake.

NL-OS-7.e

Establish temporary docking areas for boats used in commuting across Clear Lake in locations where the County maintains dock facilities.

NL-OS-7.f

Establish no-wake zones in ecologically sensitive resource areas and areas primarily used for nonmotorized recreation, such as swimming, kayaking, and bird watching.

Goal NL-OS-8

An interconnected multiuse trail system that serves a variety of recreational needs in the North Lake Communities Planning Area.

Policies

NL-OS-8.1

Encourage and support efforts to develop new trails for hiking, biking, and equestrian use, including efforts to expand or build connections between existing trails and to support access to the Lake.

NL-OS-8.2

Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails.

NL-OS-8.3

Provide safe access to existing and new parks for hikers, cyclists, and equestrians. Support development of improved and additional safe access for hikers, cyclists, and equestrians on State and federal lands.

NL-OS-8.4

Continue to support equestrian activities in the North Lake Communities Planning Area, including through land use regulations that support horse ownership and stewardship.

NL-OS-8.5

Increase public awareness and support for county trails through promotions, interpretive programs, exhibits, publication, maps, and the County's website.

NL-OS-8.6

Provide water and shade structures at trail heads and county parks, where feasible, to support their use and decrease adverse health impacts from recreation during extreme heat days.

Actions

NL-OS-8.a

Develop incentives to encourage dedication of trails.

NL-OS-8.b

Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding.

Goal NL-OS-9

Preserved and enhanced scenic resources and viewsheds in the North Lake Communities Planning Area.

Policies

NL-OS-9.1* (AES)

In rural areas outside of Community Growth Boundaries, require structures built in the immediate foreground view of a scenic route to be sited a sufficient distance from the roadway edge to minimize intrusion on the natural features and backdrops as viewed from the roadway or adjacent residences. In rural and urbanized areas, require structures built in the immediate foreground of a scenic route to minimize obstruction of views of significant natural features. Require development on hillsides to blend in with the surroundings through exterior color choices and maximum height restrictions.

NL-OS-9.2 (AES; BIO)

Develop and maintain roads and highways in a manner that protects natural and scenic resources.

NL-OS-9.3 (AES; CUL; PUB; REC)

Develop access to scenic viewpoints along SR 20, County roadways, and multiuse trails. Provide interpretive information at these access points to inform visitors and residents of the natural and cultural history of the North Lake Communities Planning Area and region and encourage the provision of public restrooms, water fountains, and other amenities at these locations.

NL-OS-9.4 (AES)

Encourage utility companies and service providers to choose the least conspicuous locations for distribution lines, towers, and fuel breaks to avoid impacts to viewsheds where possible.

NL-OS-9.5 (AES; HYD)

Use native and drought tolerant landscaping to frame and direct attention to major views and away from unattractive developments to the extent practical. Permit selective cutting and pruning to enable establishment or improvement of roadway views.

Actions

NL-OS-9.a* (AES)

Develop an ordinance that regulates development on or near ridgelines and hilltops to minimize impacts to scenic viewsheds.

NL-OS-9.b (AES)

Amend the Scenic Combining District to include ridgelines, hilltops, and the Clear Lake shoreline working in consultation with Tribal governments.

NL-OS-9.c (AES)

Amend the Scenic Combining District regulations in the Zoning Ordinance to prohibit billboard signage on commercial properties.

NL-OS-9.d (AES; CUL; TCR)

Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.

Goal NL-OS-10

Preserved and enhanced visual quality within community areas.

Policies

NL-OS-10.1 (AES)

Require new development to screen mechanical equipment and trash storage facilities from public view.

NL-OS-10.2 (AES)

Require appropriate visual screening and roadway setbacks for industrial and service commercial uses, including through the use of native vegetation for screening.

NL-OS-10.3* (AES)

Require the use of lighting that enhances visibility, convenience, and public safety without creating glare or light pollution.

NL-OS-10.4* (AES)

Require the use of low-glare building materials for new buildings constructed within the Planning Area.

NL-OS-10.5 (AES; WIL)

Require new commercial development to install street trees in accordance with an adopted streetscape plan and with fire-safe landscaping requirements.

NL-OS-10.6 (AES; WIL)

Encourage undergrounding existing and future utilities along the entire length of Main Street in Upper Lake and along SR 20 and 29 where they pass through the communities of Blue Lakes, Lucerne, Nice, and Upper Lake.

Actions

NL-OS-10.a* (AES)

Amend the Zoning Ordinance to regulate outdoor lighting in a way that minimizes light pollution that disrupts dark skies while providing for safety and reasonable use.

NL-OS-10.b (AES)

Establish a coordinated roadway signage program for the North Lake Communities Planning Area that identifies routes and major destinations, provides traffic information, and provides directional information to major destinations and public access areas while supporting the visual character of the region.

NL-OS-10.c (AES)

Maintain Code Enforcement services to support the visual quality of the community.

NL-OS-10.d (AES; WIL)

Work with PG&E to form an underground utilities district along the entire length of Main Street in Upper Lake and along SR 20 and SR 29 where they pass through the communities of Blue Lakes, Lucerne, Nice, and Upper Lake.

North Lake Communities: Environmental Justice

Goal NL-EJ-1

Communities that promote high quality of life and good health outcomes for everyone, including Equity Priority Populations.

Policies

NL-EJ-1.1

Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible.

NL-EJ-1.2

Limit exposure to secondhand smoke, including from electronic smoking devices, tobacco smoke, and cannabis smoke, and enforce State and local laws and regulations pertaining to prohibitions of tobacco and cannabis use in specified locations and selling tobacco and cannabis to minors.

NL-EJ-1.3

Lead and support activities to facilitate affordable access to health care, including addressing infrastructure and service barriers to broadband access for telehealth and multimodal access to clinics.

NL-EJ-1.4 (PUB)

Encourage and support the expansion of medical and senior care facilities, such as medical clinics, urgent care, emergency care, behavioral health facilities, and pharmacies, prioritizing areas that lack access to healthcare. Strategies could include incentives or streamlining efforts.

NL-EJ-1.5 (PUB)

Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.

NL-EJ-1.6

Support efforts to attract medical professionals to the North Lake Communities Planning Area.

NL-EJ-1.7

Collaborate with neighboring jurisdictions to assess and address issues related to capacity and access to emergency, acute, and preventative/primary healthcare services.

NL-EJ-1.8

Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.

NL-EJ-1.9 (TCR)

Work with local Tribal governments on mitigation strategies for asthma-related environmental hazards.

Actions

NL-EJ-1.a

Establish a process for assisting community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as public art, fire-resilient vegetative buffers, and planting strips in Equity Priority Areas.

NL-EJ-1.b

Consider adopting a tobacco and cannabis retail licensing fee that earmarks a portion of the fee for enforcement of tobacco- and smoking-related policies.

NL-EJ-1.c

Consider adopting an ordinance prohibiting smoking (including vaping, electronic cigarettes, tobacco, and cannabis) in specific areas, such as:

- Inside and near doors and windows of multifamily housing units to limit residents' exposure to the harmful effects of second-hand smoke.
- At worksites, including in and near unenclosed spaces of employment, outdoor dining areas, and unenclosed waiting areas.
- On public property, including in public parks and trails, and at public events, such as farmers' markets and community fairs.

NL-EJ-1.d

Consider adopting an ordinance aimed at reducing instances of youth using tobacco products that might include prohibiting the location of tobacco retailers near schools and other youth-serving facilities and/or establishing restrictions on the placement and promotion of tobacco products so they are not easily accessible to youth.

NL-EJ-1.e

Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others.

NL-EJ-1.f

Work with the newly formed Commission on Aging to prepare a new Chapter of the County's Code of Ordinances for "Community Services" to detail services available in the county, including support services for older adults.

NL-EJ-1.g

Explore adoption of an elder income index and/or other mechanisms to provide cost relief for older adult residents in the county.

NL-EJ-1.h

Work with North Coast Opportunities (NCO) to activate the AmeriCorps/Senior Corps Retired Senior Volunteer Program (RSVP) program to collect volunteer hours and use those as in-kind monetized matching funds, as allowed by the State and federal RSVP programs, to maximize funding for needed community services.

Goal NL-EJ-2

Access to living spaces that are safe, clean, and healthy for all North Lake Communities Planning Area residents.

Policies

NL-EJ-2.1

Ensure housing in the North Lake Communities Planning Area provides safe and sanitary environments for residents.

NL-EJ-2.2 (POP)

Ensure that future improvements in Equity Priority Areas will not result in a net loss of subsidized affordable housing or significant preventable displacement of residents.

NL-EJ-2.3

Ensure adequate living conditions for tenants through ongoing and effective code enforcement, with priority given to housing in Equity Priority Areas.

NL-EJ-2.4

Work with and support agencies and organizations providing supportive services to individuals experiencing homelessness, including efforts to secure temporary and long-term housing for unhoused community members.

Actions

NL-EJ-2.a

Pursue all available federal and State funds to assist with housing preservation and rehabilitation, with a focus on identifying funding to remediate health and safety issues for housing in Equity Priority Areas and housing units occupied by Equity Priority Populations.

NL-EJ-2.b (POP)

Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing.

NL-EJ-2.c (POP)

Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.

NL-EJ-2.d

Create an assistance program for homeowners and landlords to bring older properties up to code and improve their livability, with priority given to homes in Equity Priority Areas and those housing Equity Priority Populations.

NL-EJ-2.e

Develop a system or other mechanism to inventory rental housing in the county by address, both to track the stock of rental housing and to develop a mailing list to reach rental housing occupants. Additional details in the inventory may also include property owner contact information.

NL-EJ-2.f

Conduct periodic outreach in Equity Priority Areas and to Equity Priority Populations to inform tenants of their rights and responsibilities. Written outreach efforts should be provided in English and Spanish.

NL-EJ-2.g

Explore the feasibility of developing a homeless shelter in the Planning Area.

NL-EJ-2.h

Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.

Goal NL-EJ-3

Convenient and affordable access to healthy food for all North Lake Communities Planning Area residents.

Policies

NL-EJ-3.1

Support efforts to establish and/or expand programs and other activities to improve food security and eliminate hunger, including food assistance programs, community gardens, and school lunch access.

NL-EJ-3.2 (AIR; ENE; GHG; NOI; TRA)

Support transit route changes or expansions and active transportation network improvements that link Equity Priority Areas to healthy food sources, including grocery stores. In addition, encourage new healthy food retailers near existing transit connections.

NL-EJ-3.3

Expand local food access and agriculture by supporting and encouraging certified farmers' markets, urban farming, community gardening, and other similar activities.

NL-EJ-3.4

Encourage new development projects to incorporate community gardens into the project design, as appropriate.

Actions

NL-EJ-3.a

Develop incentives to encourage the establishment of grocery stores and other venues selling healthy foods, preferably locally grown or produced, in areas with limited access to healthy food, prioritizing locations in or near Equity Priority Areas.

NL-EJ-3.b

Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access, prioritizing markets in or near Equity Priority Areas.

NL-EJ-3.c

Inventory and map food deserts in the North Lake Communities Planning Area to inform future policy and decision making to address food access barriers.

NL-EJ-3.d

Streamline permitting processes for grocery stores and markets in Equity Priority Areas and food deserts.

Goal NL-EJ-4

Effective decision making that seeks and incorporates the voices of North Lake Communities Planning Area residents, including from Equity Priority Populations and those living in Equity Priority Communities.

Policies

NL-EJ-4.1

Empower all residents to participate in local decision making and ensure meaningful public engagement processes and events that make it possible for everyone—especially Equity Priority Populations and those living in Equity Priority Areas—to participate and influence outcomes.

NL-EJ-4.2

Use multiple channels—including digital and print media, County websites, local radio, and cable TV—to share publicly important information and publicize opportunities for community engagement to ensure access for everyone, including those without home computers or internet.

NL-EJ-4.3

Provide interpretation and translation services for community announcements, community meetings, services, and programs, to ensure accessibility for all community members, as appropriate.

NL-EJ-4.4

Encourage sponsors of major development projects to have early and frequent communication, in the appropriate language(s), with affected residents and interested parties.

NL-EJ-4.5

Strive for more diverse representation on boards, commissions, committees, and similar bodies to better reflect the demographics and varying viewpoints of North Lake Communities Area residents, including representatives of Equity Priority Populations and/or other underrepresented groups, as appropriate.

NL-EJ-4.6

Engage young people in long-range planning processes and other County-administered programs and processes through outreach and partnerships with libraries, schools, and local youth organizations when possible.

Actions

NL-EJ-4.a

Hold periodic public meetings in each Equity Priority Area to hear from residents of these communities about issues impacting their quality-of-life outcomes and use that input to inform the County's annual budgeting process.

NL-EJ-4.b

Support Municipal Advisory Councils (MACs) to develop best practice guidelines to support all County departments with conducting effective outreach in the North Lake Communities Planning Area, such as how to identify appropriate engagement activities and practices based on the project or issue type and stakeholders involved, a list of stakeholders and/or community leaders in the area, and language interpretation or translation services to offer.

NL-EJ-4.c (AIR; ENE; GHG; NOI; TRA)

Explore options and seek funding to transition to accessible outreach materials for those with sensory disabilities (e.g., visually impaired and/or deaf or hard of hearing).

NL-EJ-4.d

To inform existing and potential future Municipal Advisory Councils, adopt a policy detailing the process for forming a MAC and the roles, responsibilities, and authority of a MAC, which may take

inspiration from the Mendocino County Policy #51, “Formation/Operation of Municipal Advisory Councils.”

NL-EJ-4.e

Periodically update Equity Priority Area maps, including the Tribal Lands boundaries as updated by the Bureau of Indian Affairs, to ensure that the appropriate communities are prioritized as part of the County’s work to implement the Environmental Justice Element.

North Lake Communities: Public Facilities and Services

Goal NL-PF-1

Resilient and well-maintained public facilities and services that meet the needs of all community members, are adequately funded, and enhance quality of life in the North Lake Communities Planning Area.

Policies

NL-PF-1.1 (PUB; USS)

Ensure that all neighborhoods have access to safe, well-maintained public facilities, utilities, and services that meet community needs now and as the community grows.

NL-PF-1.2 (PUB; REC; USS)

Prioritize County expenditures on infrastructure, public facilities, services, recreation and open space amenities, and environmental enhancements that benefit and respond to the needs of Equity Priority Populations and residents of Equity Priority Areas.

NL-PF-1.3 (TCR)

Work with local special districts and local Tribal governments to coordinate public service improvements in the North Lake Communities Planning Area.

NL-PF-1.4 (PUB)

Continue to assess existing and future needs for public facilities and services, such as internet access, meeting rooms, and libraries, and work to develop, retrofit, or expand facilities and services, as necessary, to meet those needs, prioritizing the needs of Equity Priority Populations and residents of Equity Priority Areas.

NL-PF-1.5 (USS)

Work with utility service providers to ensure service and program offerings align with existing and planned development patterns to meet current and future community needs.

NL-PF-1.6 (USS)

Coordinate with public utility providers to acquire adequate rights-of-way and co-location to facilitate expansion of services in a timely manner.

NL-PF-1.7 (AES)

Require new subdivisions in the Community Growth Boundary to include dark sky compliant streetlights.

NL-PF-1.8* (USS)

Require new development projects to provide their own infrastructure, tie into existing infrastructure, or be required to provide infrastructure that will tie into future infrastructure, as determined by the County and other affected agencies.

NL-PF-1.9* (USS)

Prior to project approval, ensure that new development projects will not create significant adverse impacts on existing infrastructure by implementing County-approved mitigation measures to reduce the impact.

NL-PF-1.10 (USS)

Ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.

NL-PF-1.11 (PUB; USS)

Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure.

NL-PF-1.12

Continue to support the Department of Animal Care and Control in its efforts to minimize pet overpopulation and abuse.

Actions

NL-PF-1.a (USS)

Upon each update to the Housing Element, perform an analysis of infrastructure needs and deficiencies in disadvantaged unincorporated communities (DUCs), explore funding mechanisms that could make extension of needed services and facilities feasible, and update the associated information, policies, and actions of the General Plan as needed to reflect new conditions.

NL-PF-1.b (USS)

In cooperation with other service providers as appropriate, develop long-range facility master plans for relevant public services.

NL-PF-1.c

Consider the creation of additional assessment districts, county service areas, and/or special districts to fund and manage new and improved infrastructure, where needed.

NL-PF-1.d

Update and maintain policies and procedures that govern the County's use of artificial intelligence (AI) to ensure the County's and community's data is protected, appropriate oversight of any AI-generated products or activities, and that the use of AI does not conflict with the best interest of the County or its constituents.

Goal NL-PF-2

Public facilities that are designed to provide quality service while minimizing impacts on the environment.

Policies

NL-PF-2.1 (PUB; USS)

Require public facilities installations and extensions to be sited and designed to minimize or avoid potential adverse impacts to the community and environment.

NL-PF-2.2 (AGF)

When infrastructure, such as sewer, water, and transmission lines, must cross agricultural lands, locate the infrastructure in the public right-of-way or along lot lines whenever possible.

NL-PF-2.3 (AES)

Coordinate with utility companies to minimize the visual and cultural impact of new or expanded facilities through appropriate facility sizing, design, and placement on the landscape. Generally encourage utility lines to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.

NL-PF-2.4

Require mitigation for inter-county regional transportation facilities, high-voltage electrical transmission lines, and energy or water pipelines that do not serve the local population and provide little or no long-term benefit to the local affected area.

NL-PF-2.5

Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.

NL-PF-2.6 (AIR; ENE; GHG; NOI; TRA)

Encourage public and other facilities designed for direct public use, such as libraries, to be located along major thoroughfares and/or near the center of general community activities.

NL-PF-2.7 (AIR; ENE; GHG; NOI; TRA)

Design new or redeveloped governmental and civic facilities to accommodate multiple community uses, such as recreation and community gathering spaces, and to be accessible to all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.

NL-PF-2.8 (AIR; ENE; GHG; NOI; TRA)

Encourage the development of joint school facilities, recreational facilities, and educational and service programs between school districts and other public and non-profit agencies.

NL-PF-2.9 (BIO; USS)

Encourage joint use of existing right-of-way corridors and utility easements.

NL-PF-2.10

Ensure that County-managed spaces and facilities support a feeling of safety for users and require new development projects to provide adequate lighting, clearly marked crosswalks, and other safety-promoting features in public spaces, as appropriate.

Goal NL-PF-3

Fire protection and law enforcement services that protect community members and property.

Policies

NL-PF-3.1* (PUB; WIL)

Work with the Sheriff's Office, Northshore Fire Protection District, and CAL FIRE to support each agency's ability to maintain adequate staffing and incident response times in accordance with State and federal guidelines.

NL-PF-3.2 (PUB; WIL)

Locate new fire and police stations to minimize response times to the North Lake Communities Planning Area, while prioritizing effective use of existing facilities.

NL-PF-3.3 (PUB; WIL)

Support efforts to expand fire protection service to continue to meet the needs of the North Lake Communities Planning Area.

NL-PF-3.4 (PUB; WIL)

Continue to promote cooperative fire protection agreements with CAL FIRE to provide adequate fire protection throughout the North Lake Communities Planning Area.

NL-PF-3.5 (PUB; WIL)

Consult with the Northshore Fire Protection District when reviewing new development proposals to identify any facility, infrastructure, or equipment upgrades needed to support the development and ensure the development pays for any identified upgrades.

NL-PF-3.6 (PUB; WIL)

Support development of local firewise communities and fire safe councils and work collaboratively to manage hazardous vegetation on private properties.

NL-PF-3.7* (PUB; USS; WIL)

Require that new development demonstrates adequate water supply and service for effective fire protection and that all infrastructure meets the fire protection standards of Lake County or the responsible agency.

NL-PF-3.8 (PUB; WIL)

Promote public safety programs and activities, including neighborhood watch programs, child identification kits, fire hazard prevention and awareness, and other public education efforts.

Goal NL-PF-4

Affordable, reliable, and safe water and wastewater service that meets existing and future community needs.

Policies

NL-PF-4.1

Discourage extension of water and sanitary sewer lines into areas outside of Community Growth Boundaries, except to serve public and semi-public uses that are not growth inducing, or when such extension is necessary to address a declared public health emergency.

NL-PF-4.2

Coordinate with Lake County LAFCO in the preliminary stages of development proposal entitlement application reviews for projects that may require an expansion of current service district boundaries to determine whether LAFCO will have a role in the approval process.

NL-PF-4.3* (USS)

Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound water delivery system with adequate capacity, including by securing a will-serve letter from the water purveyor within the service area prior to the issuance of construction permits, to ensure that the water purveyor has the capacity to supply water to the project. Have water purveyor delineate if interior fire sprinklers can be connected to the system.

NL-PF-4.4 (USS)

Prioritize water conservation measures over the development of new water sources like dams and reservoirs.

NL-PF-4.5 (BIO; CUL; TCR)

Discourage the formation of new water distribution systems unless long-term fiscal and technical feasibility can be demonstrated prior to approval.

NL-PF-4.6 (USS)

Encourage efforts to consolidate small water distribution systems to improve service and financial stability, in alignment with the County's Drought Resilience Program.

NL-PF-4.7

Partner with water service providers to ensure that low-income households maintain continuity of service and are offered financial relief if prices rise.

NL-PF-4.8 (GEO; USS)

Promote the development of and connection to municipal wastewater systems where failing septic tanks, leach fields, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise.

NL-PF-4.9

Prioritize areas identified as having a high water table for connection to municipal wastewater systems and discourage additional development in those areas unless or until the area is connected to a municipal wastewater system.

NL-PF-4.10

Require new development subject to discretionary review and in areas identified as having a high water table to connect to municipal wastewater systems as a condition of approval.

NL-PF-4.11

Encourage the formation of septic maintenance districts as an interim management practice if on-site septic systems have been documented as contributing to violations of water quality standards.

NL-PF-4.12 (GEO; HYD; USS)

Promote and support programs to educate homeowners on the care and maintenance of septic systems.

NL-PF-4.13 (HYD; USS)

Prior to the approval of a building permit with a proposed addition/modification to an existing structure that would impose an additional burden on an existing system by increasing the waste flow, the buyer or project applicant shall demonstrate to the Lake County Environmental Health Department that the onsite wastewater treatment system is operating properly

Actions

NL-PF-4.a (USS)

Pursue all available State and federal funding sources to upgrade publicly managed community water systems.

NL-PF-4.b (USS)

Work with water service providers to upgrade substandard water systems to ensure adequate fire flows and backup power sources.

NL-PF-4.c* (GEO; USS)

Periodically review standards for septic tanks to ensure they continue to protect water quality and public health, consistent with current best practices.

NL-PF-4.d (USS)

Explore rural wastewater systems that can serve as alternatives to conventional systems and develop standards and guidelines for their use in new development, as appropriate.

NL-PF-4.e

Identify and map areas with a high water table.

NL-PF-4.f

Update the Lake County Code of Ordinances to prohibit use of septic on lakefront lots that are within reasonable distance to a municipal wastewater system.

NL-PF-4.g (USS)

Develop a program to periodically test waterways, groundwater, and/or select private wells, as applicable, for contamination in areas where on-site septic system densities are greater than one dwelling unit per acre.

NL-PF-4.h

Conduct water pollution investigations in areas suspected of having a significant number of failing on-site sewage disposal systems.

NL-PF-4.i* (USS)

In water districts where there is insufficient water to serve new development, require new developments to offset demand so that there is no net increase in demand through measures such as the installation of low-flow water fixtures, water conservation efforts, or the retrofit of existing uses to offset increased demand. These measures shall be achieved in partnership with the applicable water district.

NL-PF-4.j *

Require renovations requiring a building permit to install low-flow water fixtures to reduce the amount of water usage.

NL-PF-4.k* (USS)

Require new development projects to obtain a will-serve letter from the wastewater agency within the project's service area prior to project approval to ensure that the agency has the capacity to accept wastewater from the project and provide water for interior sprinkler systems.

Goal NL-PF-5

Stormwater facilities that protect people, property, and the environment.

Policies

NL-PF-5.1 (HYD; USS)

Ensure stormwater collection and drainage facilities are properly designed and sited to protect people and property while conserving water resources, supporting groundwater recharge, protecting water quality, and minimizing impacts on natural and cultural resources.

NL-PF-5.2 (HYD; USS)

Require curbs and gutters for new development within Community Growth Boundaries to direct storm drainage in a way that is consistent with the overall drainage system.

NL-PF-5.3 (HYD; USS)

Require development projects to use green infrastructure and low-impact development designs to prevent off-site drainage impacts and support groundwater recharge.

NL-PF-5.4 (USS)

Require on-site stormwater detention facilities and velocity reducers when necessary to maintain existing storm flows and velocities in natural drainage systems.

NL-PF-5.5 (HYD; USS)

Encourage project designs that minimize drainage concentrations and impervious coverage, complement groundwater recharge, and where feasible, provide a natural watercourse appearance and maintain natural watershed functions.

NL-PF-5.6 (HYD; USS)

Integrate green infrastructure, such as permeable paving surfaces, bioswales, and rain gardens, into County infrastructure projects, including road improvements and parks.

NL-PF-5.7 (BIO; HYD; REC; USS)

Encourage designs for stormwater detention basins that provide temporary or permanent wildlife habitat and/or recreational opportunities, where appropriate.

NL-PF-5.8

Reduce the flow of stormwater drainage into sewer cleanouts and other similar mechanisms that have the ability to inundate the local sewer collection system, including by enforcing penalties for violators purposely directing stormwater into sewer cleanouts and educating the community about how stormwater drainage can impact the local sewer collection system.

NL-PF-5.9 (HYD)

Prioritize maintenance and repair of drainage facilities in known flood-prone areas.

NL-PF-5.10 (CUL; HYD; TCR)

Encourage green infrastructure, Tribal Ecological Knowledge integration, wildlife habitat integration, and protection of culturally sensitive areas.

Actions

NL-PF-5.a (USS)

Identify damaged and/or deficient storm drainage facilities and acquire funding to restore or upgrade the facilities.

NL-PF-5.b (USS)

Work with appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and improve groundwater recharge.

NL-PF-5.c (USS)

Work with appropriate agencies to develop stormwater facility maintenance programs establishing timelines for regularly cleaning and maintaining storm drain systems.

Goal NL-PF-6

Accessible, affordable, safe, and efficient disposal or recycling of solid waste.

Policies

NL-PF-6.1 (USS)

Ensure efficient and affordable solid waste disposal options are available for all, including unhoused populations, low-income households, and other Equity Priority Populations.

NL-PF-6.2* (USS)

Prior to project approval require development proposals to demonstrate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste, and ensure that the development provides adequate solid waste storage, handling, and collection accommodations.

NL-PF-6.3 (HAZ)

Encourage and support establishment of adequate sites for collection of household hazardous waste, unused pharmaceuticals, and universal wastes (commonly produced hazardous wastes, such as batteries and electronics), along with provisions for residents who are physically unable to deliver materials to a collection site.

NL-PF-6.4

Protect solid waste facility sites from the encroachment of sensitive and/or incompatible land uses and convert abandoned solid waste facilities to open space use.

NL-PF-6.5 (USS)

Promote the maximum feasible solid waste reduction and diversion through recycling and composting. Strive to continually reduce commercial and industrial waste on an annual basis and pursue a financing mechanism for solid waste reduction programs to meet reduction and diversion goals.

NL-PF-6.6

Use recycled materials and products when available and economically feasible.

NL-PF-6.7

Enforce prohibitions and fines against illegal dumping, abandoned property and vehicles, and outdoor storage, and prioritize clean-up of illegal dumping on County-owned land in community centers and in Equity Priority Areas.

NL-PF-6.8

Support cleanup efforts by private property owners to remove garbage and refuse from their properties, and obtain grant funding to assist in removing the refuse at no-cost waste disposal events.

Actions

NL-PF-6.a

Seek funding to support low- or no-cost waste disposal programs for unhoused populations, low-income households, and other Equity Priority Populations.

NL-PF-6.b (PUB; USS; WIL)

Promote community education about responsible waste disposal, including by distributing informational resources promoting alternatives to sending waste to landfills or burning green waste, such as recycling, composting, and chipping.

NL-PF-6.c (PUB; WIL)

Continue to support community chipping and portable chipping programs.

NL-PF-6.d (HYD)

Install signage regarding the prohibition of dumping at locations with recurring issues and increase education, monitoring, and rapid cleanup to discourage future illegal dumping.

NL-PF-6.e

Partner with community organizations to host community clean-up days, as needed, prioritizing events in downtown areas and Equity Priority Areas.

NL-PF-6.f (HYD)

Continue existing abatement programs that assist private property owners with removal of unsightly trailers, signage, and trash, prioritizing clean-up in Equity Priority Areas.

NL-PF-6.g

Seek additional funding for the ongoing operation of the Abandoned Vehicle Abatement (AVA) program.

Goal NL-PF-7

Internet, cellular, and landline communications services that are accessible and reliable throughout the North Lake Communities Planning Area.

Policies

NL-PF-7.1 (USS)

Encourage and support efforts to expand and enhance internet and broadband service throughout the North Lake Communities Planning Area and encourage co-location of infrastructure and marketplace competition from multiple service providers, while minimizing visual and cultural impacts.

NL-PF-7.2 (WIL)

Encourage and support efforts to improve cellular phone coverage and reliability, especially during extreme weather and hazard events.

NL-PF-7.3 (AES)

Require new or updated cellular towers to be designed to minimize their visual impact.

Actions

NL-PF-7.a

Work with the California State Association of Counties and others to lobby the State to require continued access to landline telephones.

NL-PF-7.b

Identify and implement strategies to streamline the permitting process for cellular tower installations while ensuring quality design and mitigation of potential impacts.

Goal NL-PF-8

High-quality schools and educational facilities that serve the needs of local students.

Policies

NL-PF-8.1 (PUB)

Collaborate with Upper Lake Unified School District, Lakeport Unified School District, and Lucerne Elementary School District to plan for future growth.

NL-PF-8.2 (AIR; ENE; GHG; NOI; PUB; TRA)

Work with Upper Lake Unified School District, Lakeport Unified School District, and Lucerne Elementary School District to ensure any new schools that are developed in the Planning Area incorporate bicycle and pedestrian access, are close to the residential areas that the school serves, and avoid hazards.

NL-PF-8.3 (PUB)

Support efforts to retrofit and/or upgrade existing educational facilities to ensure safety and comfort of students and educators, including through expedited permitting reviews and fee waivers, where feasible.

NL-PF-8.4

Encourage and support efforts to enhance and expand access to higher education, including by working with Woodland Community College Lake Center and Mendocino College Lake Center to increase access to transferable general education and major preparation courses in alignment with the University of California and California State University transfer pathways and articulation agreements.

NL-PF-8.5

Encourage and support efforts to incorporate tribal cultural education and awareness in school curriculums.

Action

NL-PF-8.a

Coordinate residential development proposal reviews with Upper Lake Unified School District, Lakeport Unified School District, and Lucerne Elementary School District to inform future enrollment estimates and ensure adequate capacity for the development project.

North Lake Communities: Economic Development

Goal NL-ED-1

A strong, diverse, and resilient economy that supports local employment opportunities.

Policies

NL-ED-1.1

Continue to develop a diversified economic base for the North Lake Communities Area by promoting Lucerne as the gateway to Berryessa Snow Mountain National Monument, and the Planning Area's agriculture, equestrian opportunities, recreation services, and commerce and by expanding efforts to encourage industrial and non-industrial corporate uses and geothermal resource development.

NL-ED-1.2

Prioritize business retention, expansion, and attraction efforts that strengthen the local economy, generate local tax revenue, and/or offer jobs in alignment with local skills.

NL-ED-1.3

Purchase products and services for County operations from locally owned businesses whenever possible.

NL-ED-1.4

Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.

NL-ED-1.5

Acknowledge local tribal communities as an economic stakeholder and encourage opportunities for tribal enterprises that align with cultural preservation, environmental stewardship, and community character.

NL-ED-1.6

Support workforce-development partnerships benefiting tribal citizens and incorporating Traditional Ecological Knowledge, protecting Tribal Cultural Resources, and/or promoting sustainable land stewardship, where appropriate

Actions

NL-ED-1.a

Coordinate efforts with local business associations and stakeholders to attract clean industries to the area. Ensure new clean industries are located and designed to avoid Tribal Cultural Resources.

NL-ED-1.b

Partner with private and non-profit agencies to provide business incubation and workforce training to help economic vitality and foster employment, including tribal workforce partnerships and training for tribal citizens in cultural resource protection, environmental restoration, and sustainable economic practices.

NL-ED-1.c

Identify or develop programs to expand economic opportunities to Equity Priority Populations, including through outreach efforts and incentives for local small business owners and tribal citizens and enterprises.

NL-ED-1.d

Work with stakeholders in the area to explore development of a transitional employment program that integrates unhoused individuals into public or private sector work focused on neighborhood beautification and maintenance, prioritizing central commercial areas and other locations.

NL-ED-1.e

Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.

NL-ED-1.f

Investigate the benefits of establishing a business license program.

NL-ED-1.g

Expand County support for business growth and development, including by partnering with outside agencies and associations working in economic development.

NL-ED-1.h

Identify and eliminate barriers to supporting home-based business as part of the local, circular economy.

NL-ED-1.i

Develop strategies to encourage shopping at locally owned businesses whenever possible.

Goal NL-ED-2

A strong and resilient tourism sector that contributes to the local economy while balancing community and visitor needs and priorities.

Policies

NL-ED-2.1

Reestablish the North Lake Communities Planning Area as a premier vacation destination by growing local attractions, including resorts, hotels, camping, hot springs, entertainment venues, wineries, and visitor activities.

NL-ED-2.2 (AGF)

Encourage and support development of wineries, microbreweries, distilleries, farm stands, U-pick operations, and other agri-tourism related uses, provided those uses do not negatively impact ongoing agricultural operations and they avoid disturbance of known or potential Tribal Cultural Resources.

NL-ED-2.3

Encourage restoration, rather than replacement, of unique and historic resorts and related facilities, when practical.

NL-ED-2.4

Consider approval of proposals for mixed-use resorts requesting increased residential density outside of Community Growth Boundaries when such densities are needed to make the project economically feasible and the resort will provide important public benefits, including advancing the County's tourism objectives and providing recreational facilities to the public.

NL-ED-2.5

Encourage and support efforts to improve water quality in Clear Lake to boost the tourism economy and improve quality of life for residents.

NL-ED-2.6

Encourage tourism initiatives that interpret, respect, and help protect tribal cultural heritage.

NL-ED-2.7

Support the development of tribal-led or tribal-partnered cultural education programs, guided tours, and visitor materials—where appropriate and approved by the tribes—ensuring protection of sensitive locations

Actions

NL-ED-2.a

Partner with other interested parties to leverage and expand promotional efforts to attract visitors, especially multiday visitors, to the county's diverse attractions, including agri-tourism, ecotourism, outdoor recreation such as the Mendocino National Forest and Berryessa Snow Mountain National Monument, and various lodging options. Require all promotional materials referencing tribal history or cultural sites to be reviewed by the affiliated tribes to ensure accuracy and to avoid disclosing sensitive locations.

NL-ED-2.b

Update the Zoning Ordinance to allow farm-stay development, which would allow volunteers to stay at farms with compensation in exchange for their work on the farm as an apprenticeship, on appropriate agricultural sites.

NL-ED-2.c

Partner with local groups and agencies to develop and distribute resources for tourists to identify and access the many opportunities to experience Lake County, such as self-guided tour maps, farm trail maps, and/or informational kiosk installations. Exclude sensitive Tribal Cultural Resources from public maps and develop tribal-approved interpretive content, where appropriate.

NL-ED-2.d

Identify incentives and other opportunities to encourage and support development, redevelopment, and expansion of lodging spaces to serve a broad range of visitors, including luxury boutique hotels and resorts, retreat venues, conference centers, family-oriented motels, hot springs, and camping areas. Ensure that any new or expanded uses are compatible with the surrounding environment.

NL-ED-2.e

Amend the Zoning Code to establish requirements for mixed-use resorts that request increased density outside of Community Growth Boundaries. Requirements should ensure the following:

1. The project will advance the County's tourism objectives.
2. The resort provides substantial resort and recreational facilities that will be available to the public.
3. The developer demonstrates that the additional residential units are necessary to support the infrastructure and public resort amenity costs for the overall project and the overall project is economically infeasible without the additional residential units.
4. The primary scope of the project is resort commercial.
5. The residential component is secondary and subordinate.
6. There are fewer residential units than resort units, unless the project is adjacent to a CBG and public water, wastewater, and school services are available to serve the development, in which case the ratio of residential units to resort units must not exceed 2:1.
7. Residential densities are less than one residential unit per gross acre.
8. Applications are submitted as Planned Developments to determine the appropriate number of residential units allowed.

NL-ED-2.f

Explore options to dedicate a portion of the County's Transient Occupancy Tax revenue to efforts to conserve natural resources to maintain and enhance the county's natural beauty.

North Lake: Special Study Areas and Design Guidelines

Goal NL-SSA-1

A mix of retail, dining, resort commercial, multifamily residential and open space along the shoreline (Promenade) of Clear Lake in Lucerne.

Policies

NL-SSA-1.1

Enhance community identity and bolster the local economy of Lucerne through the promotion and improvement of public access to Clear Lake and the clustering of commercial development in a pedestrian-friendly setting.

NL-SSA-1.2

Promote the conversion of existing single-family residential uses to higher-density residential uses that take advantage of the pedestrian-oriented nature of the Promenade.

NL-SSA-1.3

Encourage the development of multifamily residential units along the north side of SR 20 that promote views of the lake and community gathering areas.

NL-SSA-1.4

Promote the clustering of commercial development along the Promenade towards “The Strand.”

Actions

NL-SSA-1.a

Continue to implement elements of the Lucerne Promenade Master Plan aimed at creating accessible and clustered community commercial uses along the waterfront in Lucerne.

NL-SSA-1.b

Develop a comprehensive parking plan for the Promenade.

NL-SSA-1.c

Develop a special fund paid into by new commercial development for the acquisition and establishment of public parking. Encourage the development of public parking lots throughout the vicinity to better facilitate pedestrian use and maximize the usable area of parcels for commercial and public lake access use.

NL-SSA-1.d

Implement revised design and performance standards for multifamily residential units to encourage the maximum use of small lots and allow for the utilization of public open space and parking in lieu of on-site requirements.

Goal NL-SSA-2

Development of a concentrated, vibrant town center in Lucerne along 13th Avenue (“The Strand”) that provides services to local residents and tourists.

Policies

NL-SSA-2.1

Provide a framework for a mix of commercial services and high-density residential uses to create a vibrant town center.

NL-SSA-2.2

Work closely with potential developers of “The Castle” to ensure the highest and best use of the property.

Actions

NL-SSA-2.a

Continue to implement elements of the Lucerne Promenade Master Plan. Promote retail, dining, professional and personal services, banks, and other similar uses. Encourage compatible residential uses above storefronts. Development along “The Strand” should transition from higher-intensity uses to local commercial-oriented uses in areas near single-family homes.

NL-SSA-2.b

Encourage a diverse mix of uses to be developed on “The Castle” site. Promote educational, conference facility, professional office, art studio, limited retail, and residential uses, including lodging and/or senior housing.

NL-SSA-2.c

Develop a comprehensive parking plan for “The Strand.” The parking plan should complement and tie into the Promenade Master Plan.

NL-SSA-2.d

Develop a special fund paid into by new commercial development for the acquisition and establishment of public parking. Incorporate the use of the “P” Parking Combining District. Encourage the development of public parking lots throughout the vicinity to better facilitate pedestrian use and maximize the usability of parcels for commercial use.

NL-SSA-2.e

Devise a set of sample commercial building plans and elevations for prospective developers in “The Strand” that incorporate desired design characteristics and address common building constraints.

Rivieras: Land Use

Goal R-LU-1

Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of indigenous peoples.

Policies

R-LU-1.1 (AES; AGF)

Preserve natural open space resources by concentrating development in existing communities, clustering development, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.

R-LU-1.2 (AES; BIO; GEO; HAZ)

Encourage clustering of allowable densities to reduce development footprints; protect sensitive habitats, scenic resources, natural features, and open spaces; and avoid hazardous areas.

R-LU-1.3 (AES; BIO)

Maintain distinct urban edges for all unincorporated communities, while creating a gradual transition between urban uses and open space.

R-LU-1.4 (AGF; BIO; GEO; HAZ; TRA; USS)

Ensure future amendments to the General Plan Land Use map only allow development where it has access to adequate water supply, wastewater treatment, and public roadways; avoids steep terrain, sensitive natural resources, and natural hazards; and provides appropriate buffers with agricultural land and other incompatible uses.

R-LU-1.5

Limit urban development to the areas within designated Community Growth Boundaries, as shown in Figures R-2 and R-3.

R-LU-1.6 (BIO; GEO; HAZ; USS; WIL)

Consider development intensity in areas outside of Community Growth Boundaries according to the area's ability to support water and wastewater needs, access, slope characteristics, protection of sensitive natural resources, and the site's susceptibility to natural hazards.

R-LU-1.7 (TCR)

Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.

R-LU-1.8 (BIO; HYD; TCR)

Integrate Traditional Ecological Knowledge from Tribes into resource conservation strategies, including watershed management, forest management, and habitat restoration.

Actions

R-LU-1.a

Amend the Zoning Ordinance to include a provision that would exclude land lakeward of 7.79 Rumsey from being used in the calculation of lot coverage.

R-LU-1.b (BIO; PUB; REC; TCR)

Work with Tribal governments to explore opportunities to integrate traditional stewardship practices and Traditional Ecological Knowledge (TEK) into development reviews, land management, conservation, restoration, recreation planning, and facility planning, siting, and operations.

Goal R-LU-2

Development patterns that support a sustainable lifestyle.

Policies

R-LU-2.1 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Promote and practice the principles of smart growth.

R-LU-2.2 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage infill development.

R-LU-2.3 (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Encourage urban development that locates origins and destinations in close proximity to reduce vehicle trips and enhance visual and pedestrian access.

R-LU-2.4 (AIR; ENE; GHG; NOI; TRA)

Encourage potential transit destinations, including employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another and to a transit stop.

R-LU-2.5 (AIR; ENE; GHG; NOI; TRA)

Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use.

Actions

R-LU-2.a (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Develop incentives to promote infill development.

R-LU-2.b (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Amend the Zoning Ordinance to establish a smart growth overlay zone that encourages higher-density housing, transit-oriented development, and mixed-use development and provides guidelines for development and redevelopment in these zones.

R-LU-2.c (AIR; AGF; BIO; CUL; ENE; GHG; MIN; NOI; PUB; TCR; TRA; USS)

Work collaboratively with Tribal governments to develop educational programs highlighting traditional ecological practices, such as controlled burns and habitat stewardship, to inform sustainable development policies.

Goal R-LU-3

Cohesive and vibrant communities that preserve and celebrate their historic character and design heritage, and tribal cultural identity.

Policies

R-LU-3.1 (AES)

Recognize the unique character and assets of each community in the Planning Area and support efforts to strengthen and revitalize all communities.

R-LU-3.2 (AES)

Support efforts to enhance gateways and transitional zones between communities in the Planning Area to make each community more distinct and inviting for residents and visitors.

R-LU-3.3 (AIR; ENE; GHG; NOI; TRA)

Ensure future development within Community Growth Boundaries is planned at a walkable, neighborhood scale with a range of uses in close proximity and a safe pedestrian environment.

R-LU-3.4 (AES)

Promote the creation of community focal points and gathering places in Kelseyville Riviera and Soda Bay.

R-LU-3.5

Encourage and support the arts in the Rivieras Planning Area with music and art installations, public art, and programming throughout the community, prioritizing the communities of Kelseyville Riviera and Soda Bay.

R-LU-3.6

Encourage and support community and regional events (e.g., outdoor concerts, art shows, farmers' markets, races, and festivals) and recreational activities to bolster community pride and identification, including by engaging in marketing efforts.

R-LU-3.7 (AES; REC)

Encourage preservation of open areas within Community Growth Boundaries to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.

R-LU-3.8

Review commercial and industrial development to ensure compatibility with the Rivieras Area Commercial Design Guidelines, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.

R-LU-3.9 (AES; CUL)

Maintain the character of established neighborhoods by preserving buildings and areas with special and recognized historic, architectural, or aesthetic value. Ensure the design of new development and remodels of existing structures are compatible with the character of surrounding and adjacent buildings, public spaces, and cultural and historic resources and require new development to complement architecturally and historically significant buildings to protect the overall historic integrity of the area.

R-LU-3.10 (BIO; USS; WIL)

Encourage the preservation and maintenance of existing native trees and the incorporation of native, fire-resistant, and drought-tolerant plants, including culturally significant species traditionally used by local Tribes, in public spaces, street landscaping, and in new public and private developments.

R-LU-3.11

Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs.

R-LU-3.12 (AES; CUL; TCR)

Encourage and support efforts to promote a greater public awareness of the county's architectural, urban design, and Tribal cultural heritage.

R-LU-3.13 (TCR)

Recognize and incorporate tribal heritage in public art, interpretive signage, community events, and wayfinding throughout the Rivieras Planning Area.

Actions

R-LU-3.a (AES; CUL; TCR)

Coordinate with local non-profit and other non-governmental organizations to install or maintain public art and gateway, wayfinding, and interpretive signage along Soda Bay Road to support the area's sense of place; foster an understanding and appreciation for local history and culture, including tribal culture; promote inclusivity; and improve the visual quality of each community.

R-LU-3.b

Amend the Zoning Ordinance to eliminate redundancies in the design review process between the General Plan and Zoning Ordinance. This includes eliminating Article 53, Design Review Combining District, instead relying on Policy R-LU-3.8 to ensure compatibility with the Rivieras Area Commercial Design Guidelines, and revisions to Article 54, Design Review Permit, as needed.

R-LU-3.c

Work with the community to update the Rivieras Planning Area Commercial Design Guidelines to reflect current values and priorities and ensure lakefront development supports visual and physical access to Clear Lake.

R-LU-3.d (AES; CUL)

Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area.

R-LU-3.e

Amend the Zoning Ordinance to allow adaptive reuse of historic resources that preserves the integrity of the resource while allowing for its ongoing use.

R-LU-3.f

Prepare and publish an inventory of underutilized land and encourage adaptive reuse of these properties.

R-LU-3.g

Collaborate with Tribal governments to create a heritage trail, interpretive exhibits, or other programming that celebrates tribal history and presence.

Goal R-LU-4

Coordinated and effective planning over the life of this General Plan.

Policies

R-LU-4.1

Ensure that permitting procedures and regulations are consistent, timely, and cost-effective.

R-LU-4.2 (POP)

Coordinate growth and development with surrounding jurisdictions, the Local Agency Formation Commission (LAFCO), and other agencies, as appropriate, to maintain open space between communities and promote common goals.

R-LU-4.3

Require that the sizes and shapes of new parcels will not compromise future land divisions.

R-LU-4.4 (POP)

The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections in the unincorporated county for the year 2050:

- 3,800 new dwelling units
- 986,700 square feet of new commercial and office space
- 393,000 square feet of new industrial space

If new development approved within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that the environmental review that is conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.

R-LU-4.5 (TCR)

Conduct early and ongoing engagement with Tribal governments in planning and permitting processes to ensure development aligns with tribal cultural, environmental, and historical interests.

Actions

R-LU-4.a (USS)

Encourage potential developers to attend pre-development meetings and work closely with appropriate public agencies to consider whether the potential development projects will meet the County's goals and requirements and have adequate infrastructure.

R-LU-4.b (POP)

Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in Policy R-LU-4.4 without subsequent environmental review.

R-LU-4.c

Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts.

R-LU-4.d

Update the zoning map to implement the land use map established in this General Plan.

R-LU-4.e (TCR)

Consistent with State law, continue to conduct tribal cultural impact assessments in coordination with local Tribal governments in discretionary permitting and General Plan amendment processes.

Goal R-LU-5

A range of residential areas that accommodate the housing needs of all income groups with quality living environments.

Policies

R-LU-5.1 (POP)

Plan for and encourage a variety of housing types with a full range of affordability.

R-LU-5.2 (AES)

Develop housing in a manner that complements the small-town community identity and incorporates quality design, consistent with the rural character of the Planning Area.

R-LU-5.3 (POP)

Encourage development of 'workforce housing' that meets the needs of the local workforce and is affordable to individuals and families earning between 60 percent and 120 percent of the area median income.

R-LU-5.4 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage medium-density residential development that is compatible with the neighborhood character within Community Growth Boundaries, is close to services, and where adequate infrastructure is available or can be made available.

R-LU-5.5 (AIR; GHG; NOI; TRA)

Encourage high-density residential development (e.g., apartments and townhouses) within Community Growth Boundaries along collector roadways and transit routes and within walking distance of schools, libraries, parks, shopping, and entertainment areas.

R-LU-5.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Promote development of affordable housing near public transit and essential services whenever possible.

R-LU-5.7 (POP)

Encourage the development of housing for seniors and other Equity Priority Populations.

R-LU-5.8

Continue to allow density bonuses for residential development projects that include affordable or qualifying senior housing or incorporate energy-efficient techniques exceeding State standards into the project design, as specified in the Zoning Ordinance.

R-LU-5.9 (AIR; HAZ; NOI)

Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste.

R-LU-5.10 (POP)

Encourage innovative, nontraditional housing designs and layouts in response to evolving housing trends and needs.

Actions

R-LU-5.a

Continue to support construction of affordable housing, including by pursuing State and federal funding for affordable housing development.

R-LU-5.b

Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development.

R-LU-5.c

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow a density bonus for residential development projects that include affordable housing that is consistent with State law, which offers a density bonus of up to 50 percent.

R-LU-5.d

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow up to a 20 percent density bonus for mixed-use residential development projects within a Community Growth Boundary that include an employment-inducing industrial or business park development component.

R-LU-5.e

Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.

R-LU-5.f (POP)

Continue to promote the development of affordable, senior, and energy-efficient housing by informing developers of the benefits of density bonuses in preapplication conferences.

R-LU-5.g (POP)

Develop objective design standards for residential and mixed-use development to provide a streamlined approval process; ensure compatibility with existing community character; and ensure appropriate open space, buffers, and pedestrian improvements are provided.

R-LU-5.h

Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on a County website to inform developers of potential building opportunities.

Goal R-LU-6

Commercial and mixed-use areas that serve community needs and support a robust local economy.

Policies

R-LU-6.1 (AES; AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage centrally located businesses and services in places that conveniently serve residential areas and/or support revitalization or creation of town centers.

R-LU-6.2 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage mixed-use development with commercial and residential components in commercial areas when adequate infrastructure is available or can be made available.

R-LU-6.3 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage conversion of existing commercial areas to a mix of uses to reduce travel distances and create neighborhoods that offer a variety of housing options.

R-LU-6.4

Continue to allow parking reductions for residential uses in mixed-use areas where it can be demonstrated that shared residential and commercial parking will not result in an unacceptable impact on parking in the public right-of-way or off-street parking lots.

R-LU-6.5

Encourage and support the establishment of more restaurants, retail, and other commercial services.

R-LU-6.6 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of smaller neighborhood-supporting retail and services, including those offering local agricultural sales, to meet the everyday shopping and personal needs of the surrounding neighborhood.

R-LU-6.7 (AGF; AIR; BIO; CUL; ENE; GHG; NOI; TCR; TRA; USS)

Encourage development of larger regional commercial centers within Community Growth Boundaries (CGBs) that meet resident and visitor needs, such as supermarkets, restaurants, personal services, retail sales, professional offices, medical services, and other complementary uses, as well as venues for selling locally produced agricultural and related products.

R-LU-6.8

Discourage strip commercial development, allowing it only when alternative layouts are infeasible at the project site.

R-LU-6.9 (AIR; HAZ)

Locate commercial service businesses, such as warehouses, repair services, and building materials sales, away from housing, schools, and other sensitive receptors. Use the following criteria for siting commercial service areas:

- Provide good access to highways or major collectors;
- Buffer existing or planned residential areas, schools, and other sensitive uses;
- Develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, and other needs; and
- Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

R-LU-6.10 (ENE; REC)

Encourage members of the private sector to establish new commercial recreation opportunities and to rehabilitate and restore older resorts, including destination resorts, lakefront resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.

R-LU-6.11

Require proposals for budget retailers and discount chains to include a community meeting early in the proposal process to gather input from community members and incorporate refinements to the proposal in response to community concerns. Also require such projects to prepare an analysis of economic and blight-inducement impacts of the proposed development on retail businesses in the market area, employment, County revenues and services, and other relevant economic considerations. The County may waive the requirement for this analysis if the new establishment is found to offer a public benefit and is in alignment with the community's vision for its future development.

R-LU-6.12

Encourage opportunities for indigenous-owned businesses within mixed-use and commercial areas.

Actions

R-LU-6.a (AIR)

Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods.

R-LU-6.b

Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts.

R-LU-6.c

Devise and offer incentives for reconstruction and/or redevelopment of local historical resorts.

Goal R-LU-7

Industrial areas that are compatible with their surrounding environment while supporting the economy.

Policies

R-LU-7.1

Encourage a wide range of industrial development activities, prioritizing industries that create living-wage jobs that maximize the education, skills, and talents of county residents.

R-LU-7.2 (AES)

Encourage development of visually attractive, carefully planned industrial parks and planned developments in areas with suitable topography and adequate infrastructure.

R-LU-7.3 (GEO; USS; WIL)

Require new industrial or heavy commercial uses to be sited appropriately, on land with average slopes not exceeding 20 percent and outside of a hazard zone, preferably served by public sewer and water facilities and within a Community Growth Boundary.

R-LU-7.4

In areas outside of the geothermal setback, encourage industrial uses that use geothermal energy generated on-site when compatible with surrounding land uses.

R-LU-7.5

Require a planned development process for permit approvals of any industrial or heavy commercial uses of five acres or more in size.

R-LU-7.6 (AIR; HAZ; NOI)

Require new industrial and heavy commercial uses to be designed to avoid adverse impacts to adjacent uses, particularly residential neighborhoods, schools, and other sensitive uses, with respect to air quality, noise, odor, vibration, and other impacts.

R-LU-7.7 (AIR; ENE; GHG; HYD; NOI; TRA)

Allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the source of the resource under the following criteria:

- Require a use permit;
- Prohibit any commercial or industrial uses that are not related to the processing of the resource; and
- Require mitigation for impacts to surrounding land uses, the environment, and Lake County watersheds to protect air, surface water, and groundwater quality.

R-LU-7.8 (CUL; TCR)

Consider including a requirement for consultation with Tribal governments to include Tribal Cultural Resource analysis within the Cultural Resource Reports for discretionary projects.

Rivieras: Circulation

Goal R-C-1

Effective intergovernmental communication and cooperation on transportation issues.

Policies

R-C-1.1 (AIR; ENE; GHG; NOI; TRA)

Coordinate with the incorporated Cities of Clearlake and Lakeport on regional transportation planning to support the goals of the Regional Transportation Plan.

R-C-1.2 (TRA)

Maintain a cooperative relationship with Caltrans to provide maintenance and safety improvements on State highways.

Actions

R-C-1.a (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans and other transportation agencies to maintain the Regional Transportation Plan, identify funding priorities, and develop an expenditure plan for available transportation funds in accordance with federal, State, and regional transportation planning and programming procedures.

R-C-1.b

Work with local agencies to identify road improvement opportunities.

R-C-1.c

Maintain working relationships with transportation agencies in the region to ensure coordination of road improvements, data exchange on projected traffic impacts, and County participation in regional transportation planning activities.

R-C-1.d (AIR; ENE; GHG; NOI; TRA)

Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.

R-C-1.e (AIR; ENE; GHG; NOI; TRA)

Support efforts to ensure transportation provider services are online-accessible to enhance utilization of current transit providers for out-of-county transportation needs.

R-C-1.f (TCR)

Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.

R-C-1.g (BIO)

Pursue opportunities for native plant restoration and habitat protection along rights-of-way and medians.

Goal R-C-2

A unified, coordinated, and cost-efficient road and highway system that is safe, uncongested, and efficient.

Policies

R-C-2.1

Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development.

R-C-2.2 (TRA)

Maintain, and improve where feasible, the road system to reduce traffic accidents, improve circulation, and maintain or improve its physical condition, in conformance with the priorities and recommendations established in the Regional Transportation Plan.

R-C-2.3 (TRA)

When undertaking roadway improvements, prioritize maintenance and safety, considering both public reports and internal expertise and data.

R-C-2.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize roadway improvement or maintenance projects as follows:

- Priority One: Urgent Projects. Projects of an urgent nature that are clearly needed to protect the health and safety of the traveling public, such as imminent bridge or roadbed failure.
- Priority Two: Safety Projects. Projects that are intended to reduce the number and severity of collisions in a particular location.
- Priority Three: Reconstruction/Maintenance Projects. Projects that involve ongoing maintenance, rehabilitation, and reconstruction requirements to preserve the existing bridge and road network.
- Priority Four: Capacity Improvements. Projects that involve operational improvements to the existing road network that increase service efficiency and capacity.
- Priority Five: New Construction Projects. Projects that involve construction of a new bridge or road. New County construction projects will receive higher priority when they accommodate development in locations within reasonable proximity to employment and shopping centers and encourage energy conservation in the transportation sector.

R-C-2.5 (AIR; ENE; GHG; NOI; TRA)

Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better.

R-C-2.6

To maintain traffic flow and minimize potential collisions, only allow access from individual parcels to highways and arterials when access to lower road classifications is not feasible, as determined by the County.

R-C-2.7 (TRA)

Require roadway facilities constructed or used by new development to comply with the Lake County Road Standards (Table R-3).

R-C-2.8 (TRA)

Require new roads in residential areas to:

- Be designed to avoid cut-through traffic through the residential area.
- Be paved when serving more than four lots.
- Be improved with processed gravel at a minimum when serving four or fewer lots at densities less than one dwelling unit per five acres.
- Offer adequate right-of-way to contain road improvements for dedication.

R-C-2.9

Work with California Highway Patrol and Lake County Sheriff to limit truck traffic to designated truck routes, as shown in Figure R-6.

R-C-2.10

Support the formation of maintenance districts to fund road maintenance and improvements in a manner consistent with County standards and when there is demonstrated community support.

Actions

R-C-2.a

Implement and maintain the Capital Improvement Plan to ensure it continues to meet the needs of the Rivieras Area as they evolve.

R-C-2.b

Improve and construct roads to the Lake County Road Standards, as shown in Table R-3. Use the American Association of State Highway and Transportation Officials (AASHTO) standards, Caltrans standards, and County expertise to inform any revisions to the Lake County Road Standards.

R-C-2.c

Explore options to implement a traffic mitigation fee that would apply to new development and/or subdivisions for the maintenance of existing County roads.

R-C-2.d

Implement vehicle weight limit restrictions on roadways near sensitive uses, like schools and residential neighborhoods, to discourage cut-through truck traffic.

R-C-2.e

Pursue all available sources of funding and protect existing sources of funding for the development, improvement, and maintenance of the existing roadway system.

Goal R-C-3

A transportation network that accommodates new development while reducing per-capita VMT and GHG emissions and promotes environmental protections and stewardship.

Policies

R-C-3.1 (AIR; ENE; GHG; NOI; TRA)

Incorporate complete streets principles and practices into the planning, design, and construction of circulation network improvements to accommodate all network users, including people walking, biking, and riding transit.

R-C-3.2 (AIR; ENE; GHG; NOI; TRA)

Lead and encourage activities to design and construct streets to support connectivity and promote pedestrian comfort and safety by including appropriate amenities, such as sidewalks on both sides of the street, shade trees, public benches, and pedestrian-scale lighting, when feasible.

R-C-3.3 (AIR; ENE; GHG; NOI; TRA)

Encourage vehicle trip reduction through home occupations and telecommuting.

R-C-3.4 (AIR; ENE; GHG; NOI; TRA)

Encourage regional employers to provide employees with options and incentives to use alternative modes of transportation to work or to otherwise reduce VMT (e.g., transit subsidies, bicycle facilities, ridesharing, alternative work schedules, telecommuting, and preferential parking for carpools).

R-C-3.5 (AIR; ENE; GHG; NOI; TRA)

Require new land use development projects to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies.

R-C-3.6 (AIR; ENE; GHG; NOI; TRA)

Support transitioning on-road vehicles, including personal, business, government, and public transit fleets, to electric power from renewable sources or other zero-emission fuels.

R-C-3.7 (AIR; ENE; GHG)

Support efforts to build electric vehicle charging stations at employment and community destinations, as allowed by market conditions.

R-C-3.8 (AIR; HYD; NOI)

Encourage the use of road construction methods that reduce air, water, and noise pollution associated with road and highway development.

R-C-3.9 (AIR; HAZ; HYD)

Avoid locating roadways on naturally occurring asbestos whenever feasible alternative locations exist. If locating a roadway on asbestos is unavoidable, ensure adequate construction and surfacing with non-asbestos materials in compliance with local and State requirements.

R-C-3.10

Evaluate impacts to tribal cultural sites and consult with local Tribal governments when planning street, transit, and roadway projects that could impact tribal cultural sites.

Actions

R-C-3.a* (TRA)

Adopt and maintain a VMT environmental threshold and development project screening process based on the Lake Area Planning Council Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study.

R-C-3.b* (TRA)

Require new development with the potential to increase VMT, to prepare a VMT analysis and to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies, as needed, to be consistent with the County's adopted VMT threshold.

R-C-3.c (AIR; ENE; GHG; NOI; TRA)

Develop a program to encourage trip reduction measures among County employees using various strategies, such as transit and/or carpool/vanpool subsidies, bicycle facilities, alternative work schedules, ridesharing programs, telecommuting options, employee education, and preferential parking for carpools/vanpools.

R-C-3.d (AIR; ENE; GHG; NOI; TRA)

Encourage carpooling by providing information to community members about park-and-ride locations and available programs.

R-C-3.e (AIR; ENE; GHG; NOI; TRA)

Amend Article 46 of the Zoning Ordinance to create electric vehicle charging and parking requirements for new development (e.g., one electric vehicle space per every 15 non-electric vehicle spaces and one charging station for large development based on square footage).

R-C-3.f (HAZ; TRA; WIL)

Encourage and support annual maintenance to unpaved rural, ranch, and fire roads.

R-C-3.g (TCR)

Coordinate with local Tribal governments when siting public EV charging infrastructure, roads, or transit facilities.

Goal R-C-4

A transportation system that protects human life.

Policies

R-C-4.1 (TRA)

Implement a safe systems approach to designing the transportation network for all users; this approach acknowledges that people make mistakes and focuses on roadway design and operational changes to create safe streets.

R-C-4.2 (TRA)

Strive to eliminate fatal and serious injuries for all road users by 2050 through a holistic view of the roadway system that includes provisions that account for human error, recognize vulnerable road users, such as pedestrians and bicyclists, and promote redundant and proactive safety measures.

R-C-4.3 (TRA)

Require safety improvements, such as reflective signage and street lighting (where appropriate) to reduce the likelihood of collisions during any roadway infrastructure improvement process.

R-C-4.4 (TRA)

Consistent with the Regional Transportation Plan, implement traffic-calming and safety improvements along State highway segments that function as the Planning Area's "Main Street."

R-C-4.5 (TRA; WIL)

When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access.

R-C-4.6 (AIR; ENE; GHG; NOI; TRA)

Promote slow travel in neighborhoods through installation of infrastructure associated with reduction in crash risk, such as marked crosswalks, new lighting, and improved intersection controls.

R-C-4.7 (AIR; ENE; GHG; NOI; TRA)

Pursue funding for a Safe Routes to School program and implement improvements, such as traffic-calming measures and high-visibility sidewalks and crosswalks.

R-C-4.8 (HAZ; NOI)

Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and other sensitive uses.

R-C-4.9 (TCR)

Engage local Tribal governments in safety planning and emergency access identification.

Actions

R-C-4.a (AIR; ENE; GHG; NOI; TRA)

Identify safety corridors and areas that generate high concentrations of bicyclists and/or pedestrians. In these areas, use evidence-based strategies, including strategies identified in the United States Department of Transportation's Strategic Highway Safety Plan, to develop safety measures specific to those areas that are intended to eliminate traffic fatalities, with an emphasis on preventing fatalities of bicyclists, pedestrians, and users of other micromobility devices.

R-C-4.b (TCR)

Engage local Tribal governments when developing safety measures for high-risk corridors near tribal lands.

Goal R-C-5

A safe and efficient public transportation system that offers a convenient alternative to the private automobile, reduces roadway congestion, and meets the community's transit needs.

Policies

R-C-5.1 (AIR; GHG; NOI; TRA)

Support public transportation programs that promote access to shopping, employment, education, health care, and recreation.

R-C-5.2

Support the continuation and coordination of transportation programs provided by social service agencies, particularly those serving older adults, individuals with disabilities, and other Equity Priority Populations.

R-C-5.3 (AIR; ENE; GHG; NOI; TRA)

Support Lake Transit Authority on improvements to fixed-route bus and dial-a-ride services, including expanding the service area, providing more frequent buses at key times of the day, and improving transit amenities, such as bus shelters, benches, and wayfinding signage at bus stops.

R-C-5.4 (AIR; ENE; GHG; NOI; TRA)

Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan:

- Provide new and improve existing transportation services for older adults, individuals with access and functional needs, low-income individuals and/or other vulnerable populations;
- Provide intercommunity services between communities in the Planning Area and throughout the county; and
- Expand intercity transit carriers, particularly to Ukiah and the Bay Area.

R-C-5.5 (AIR; ENE; GHG; NOI; TRA)

Encourage transit access and compatibility during the review and approval process for industrial, commercial, and residential development.

R-C-5.6 (AIR; ENE; GHG; NOI; TRA)

Encourage bus stops at key destinations, population centers, and/or along arterials and collectors to facilitate public transit use.

R-C-5.7 (TCR)

Engage local Tribal governments in planning routes and transit services, particularly for elders and community centers.

Actions

R-C-5.a (AIR; ENE; GHG; NOI; TRA)

Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.

R-C-5.b (AIR; ENE; GHG; NOI; TRA)

Explore opportunities to improve Lake Transit Authority services to Planning Area residents during updates to the Lake County Transit Development Plan, including regional connections to major destinations like the Sacramento International Airport.

R-C-5.c (TCR)

Update the Transit Development Plan with input from local Tribal governments to include tribal community needs.

Goal R-C-6

A continuous and easily accessible active transportation system that facilitates safe, equitable, and connected walking, biking, and micromobility options.

Policies

R-C-6.1 (AIR; ENE; GHG; NOI; TRA)

Construct new and maintain and improve existing pedestrian and bicycle facilities, consistent with the countywide Active Transportation Plan, as funding is available.

R-C-6.2 (AIR; ENE; GHG; NOI; TRA)

Incorporate facilities for non-motorized users, such as sidewalks and bike routes, when constructing or improving roadway facilities and when reviewing new development proposals.

R-C-6.3 (AIR; ENE; GHG; NOI; TRA)

Require bicycle lanes, multiuse paths, and sidewalks in conjunction with road improvement projects, as feasible. Develop, as funds become available, Class II bicycle lanes and multiuse paths on new collector and arterial streets.

R-C-6.4 (AIR; ENE; GHG; NOI; TRA)

Require facilities for nonmotorized users, such as sidewalks and bike routes, for subdivisions with a density of one or more dwelling units per acre. Required facilities should be commensurate with the impacts of the project, consistent with local and regional plans, and provide for infrastructure that integrates circulation and recreational use and aligns with surrounding development.

R-C-6.5 (AIR; ENE; GHG; NOI; TRA)

Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.

R-C-6.6 (AIR; ENE; GHG; NOI; TRA)

Require public and private development projects to include bicycle access and safe bicycle parking facilities at office buildings, schools, shopping centers, and parks, where feasible.

R-C-6.7 (AIR; ENE; GHG; NOI; TRA)

Follow the adopted Caltrans design standards for the development, maintenance, and improvement of bicycle facilities.

R-C-6.8 (AIR; ENE; GHG; NOI; TRA)

Construct and maintain bicycle routes and multiuse trails in a manner that minimizes conflicts between bicyclists, pedestrians, and equestrian users with automobiles and private property rights.

R-C-6.9 (TCR)

Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.

R-C-6.10 (TCR)

Incorporate Traditional Ecological Knowledge in the design of active transportation improvements.

R-C-6.11 (TCR)

Ensure new pedestrian/bike paths avoid or mitigate impacts to Tribal Cultural Resources, when feasible.

Actions

R-C-6.a (AIR; ENE; GHG; NOI; TRA)

Engage in each update to the countywide Active Transportation Plan, prepared by the Lake Area Planning Council, to ensure the active transportation needs of the Rivieras Planning Area are met.

R-C-6.b (AIR; ENE; GHG; NOI; TRA)

Pursue funding to improve and maintain the existing bicycle system and to plan and construct new bicycle facilities that encourage commuting and recreation.

R-C-6.c (AIR; ENE; GHG; NOI; TRA)

Pursue funding to eliminate gaps in the existing sidewalk network and/or upgrade pedestrian facilities, with priority given to facilities near schools, connections between residential areas and commercial centers, and facilities in Equity Priority Areas.

Rivieras: Open Space, Conservation, and Recreation

Goal R-OS-1

Protection of the Rivieras Planning Area's diverse biological resources, sensitive significant habitats, and ecosystem health.

Policies

R-OS-1.1 (BIO)

Coordinate with applicable federal, State, regional, and local land management agencies on natural resources and habitat planning, preservation, and mitigation measure development.

R-OS-1.2 (BIO; HYD)

Support protection and restoration of wetland, riparian, and other significant natural areas in the Rivieras Planning Area for wildlife habitats, groundwater recharge, and passive recreation.

R-OS-1.3 (BIO)

Protect natural lands, including natural resource areas, wildlife habitat, and open space, from encroachment or destruction by incompatible development and invasive species.

R-OS-1.4 (BIO)

Require development patterns and practices that conserve habitat for protected species and sensitive biological resources, limiting encroachment into areas that support sensitive habitats and directing development into less-sensitive areas.

R-OS-1.5 (BIO)

Maintain ecologically sensitive resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible, low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically sensitive resource areas.

R-OS-1.6 (BIO)

Require the use of conservation easements, transfer of development rights, mitigation banking, or similar equity transfer documents to protect unique vegetation, habitat areas, habitat corridors, and sensitive biological resources in new projects.

R-OS-1.7* (BIO)

Require a qualified biologist to prepare a biological resource assessment as part of project approval for proposed development on sites that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters to identify potential impacts and

measures for protecting the resource and surrounding habitat. Require a qualified biologist conduct focused surveys, as identified and recommended in the biological resources assessment, during the appropriate season(s) for identification of the resource.

R-OS-1.8 (BIO)

When reviewing development proposals, consult with the most updated California Natural Diversity Database (CNDDB) and other available studies prepared by the California Department of Fish and Wildlife (CDFW) to avoid potential impacts on sensitive habitats or special-status species.

R-OS-1.9* (BIO)

Require a wetland delineation study prepared using the protocol defined by the US Army Corps of Engineers as part of project approval for proposed development on sites with the potential to contain wetland resources. Require that a report on the findings of this survey be submitted to the County as part of the application process and, where proposed development would impact a wetland resources, require mitigation measures prior to project approval.

R-OS-1.10* (BIO)

Require that construction or other ground-disturbing activities avoid nests of native birds when in active use by implementing protection measures to ensure compliance with the California Fish and Game Code and federal Migratory Bird Treaty Act. Compliance guidelines are detailed in the General Plan Environmental Impact Report.

R-OS-1.11* (BIO)

Require installation and maintenance of construction barrier fencing around sensitive resources on or adjacent to construction sites prior to construction activities and throughout the construction period.

R-OS-1.12 (BIO; HYD)

Maintain creeks in their natural state whenever possible and allow creeks and floodways to function as natural flood protection features during storms.

R-OS-1.13* (BIO; HYD; REC)

Require new development along significant watercourses, riparian vegetation, and wetlands to establish an ecological buffer zone between the waterway and development to protect the resource. Consider providing opportunities for multiuse trails and recreation in the buffer zone when appropriate.

R-OS-1.14* (BIO)

Require Creek Management Plans and Mineral Reclamation Plans to include measures to protect and maintain riparian resources and habitats.

R-OS-1.15 (BIO; HYD)

Encourage federal, State, and local agencies that manage public lands in the county to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat.

R-OS-1.16* (BIO)

Support the conservation and management of oak woodland communities and their habitats and, where a proposed development would impact an oak woodland community, require mitigation measures prior to project approval.

R-OS-1.17 (AES; AIR; BIO)

Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health, especially in Equity Priority Areas.

R-OS-1.18 (BIO; GEO; HYD; USS)

Require majority use of California native plant species in large, landscaped areas in new development projects, and require construction practices that avoid the spread of invasive plant species by minimizing surface disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; disinfecting/decontaminating equipment; and using native, noninvasive, drought-resistant species in erosion-control plantings.

R-OS-1.19* (BIO)

Protect wildlife migration corridors and, prior to approval of projects that might impact identified wildlife connectivity and wildlife linkage areas, require that a habitat connectivity/wildlife corridor evaluation be completed by a qualified biologist. The evaluation shall identify project design features that would reduce potential impacts to wildlife movement and incorporate wildlife corridors for new development plans where appropriate.

R-OS-1.20 (BIO)

Discourage use of fencing that poses a risk to wildlife.

R-OS-1.21 (BIO)

Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.

R-OS-1.22 (BIO)

Encourage Caltrans to consider the installation of wildlife over- or underpasses.

R-OS-1.23* (AES; BIO)

Require lighting in residential areas, along roadways, and adjacent to sensitive habitat areas to prevent artificial lighting from spilling and/or reflecting into adjacent properties, including natural or open space areas by incorporating design features, such as shielded lighting and landscaping.

R-OS-1.24 (BIO; TCR)

Integrate Traditional Ecological Knowledge (TEK) in biological resource management, habitat restoration, and open space stewardship.

Actions

R-OS-1.a (BIO)

Consult with the California Department of Fish and Wildlife to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns and develop a strategy for maintaining areas that will preserve the populations of plants and animals in the county.

R-OS-1.b (BIO)

Prepare and maintain a mapped inventory of ecologically sensitive resource areas, including unique natural areas, wetlands, floodplains, riparian resources, and the habitat of rare, threatened, endangered, and other uncommon and protected species.

R-OS-1.c* (BIO)

Adopt a Creek and Riparian Area Management Ordinance in consultation with a qualified biologist to support Clear Lake hitch and other sensitive riparian habitat and educate affected property owners on their responsibilities and options for proper maintenance on private properties.

R-OS-1.d (BIO; HYD)

Improve County roads, where needed, to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat.

R-OS-1.e (BIO; HYD)

Develop educational materials regarding the impacts of off-highway vehicle (OHV) travel in streambeds to sedimentation, water quality, and Clear Lake hitch and their habitat, prioritizing distribution to landowners with riparian areas on their property.

R-OS-1.f (BIO)

Develop and implement a countywide Wildlife Migration Corridor Preservation Plan.

R-OS-1.g (BIO; HYD)

Review “WW” Waterway, “FW” Floodway, “FF” Floodway- Fringe, and “W” Wetlands combining district information on a periodic basis. Update the boundaries of these combining districts as needed to reflect updates to mapped ecologically sensitive resource areas.

Goal R-OS-2

Archaeological, Tribal, cultural, and historical resources that are protected and preserved throughout the Planning Area for the long-term benefit of residents, tourists, and future generations.

Policies

R-OS-2.1* (CUL; TCR)

Review proposed development projects in conjunction with the California Historical Resources Information System, Northwest Information Center at Sonoma State University, to determine whether project areas contain known archaeological resources, both prehistoric and/or historic-era, and Tribal Cultural Resources (TCRs), or if they have the potential to hold such resources and if so, implement mitigation to protect the resource.

R-OS-2.2* (CUL; GEO)

Whenever possible, require new development to preserve significant historical, archaeological, or paleontological resources on-site through project design. If on-site preservation is not feasible, mitigate impacts through techniques such as relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records. Any documentation of historic resources shall be conducted in accordance with Historic American Building Survey (HABS) Level III standards, as defined by the US Secretary of the Interior.

R-OS-2.3* (CUL; TCR; GEO)

Upon discovery of significant archaeological, paleontological, historic, or Tribal Cultural Resources during site development, require all activity to be halted within 100 feet of the find(s) and notify a professional archaeologist, paleontologist, historian, and/or local tribe representative (if appropriate) to evaluate the find(s) and recommend mitigation procedures, if necessary. Findings and mitigation measures are subject to review and approval by the Lake County Community Development Director prior to resuming site development work.

R-OS-2.4* (CUL; TCR; GEO)

As a condition of approval for discretionary grading permits, require construction employees to be trained in recognizing potentially significant archaeological, paleontological, historic, or Tribal Cultural Resources that may be discovered during ground-disturbing activities. Require project proponents to submit verification that all site workers have received sensitivity training prior to commencement of ground-disturbing activities.

R-OS-2.5 * (CUL)

Require discretionary review for demolition permit applications on important historic sites to mitigate impacts.

R-OS-2.6 (CUL)

Protect cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Register of Historical Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

R-OS-2.7 (CUL)

Follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties.

R-OS-2.8 (CUL; TCR)

Prioritize preservation and adaptive reuse of buildings, sites, and areas with identified archaeological, cultural, or historic significance.

R-OS-2.9 (CUL; TCR)

Coordinate historic and cultural resources management with local Tribal governments, planning and regulatory agencies, and nearby jurisdictions.

R-OS-2.10 (CUL; TCR)

Support and distribute information to the community from local, State, and national education programs about cultural and archaeological resources.

R-OS-2.11 (CUL; TCR)

Conduct education and outreach to the community about the various federal, Tribal, State, local, and private funding sources and economic mechanisms available to support historic resource preservation.

Actions

R-OS-2.a (CUL; TCR)

Contract with a qualified cultural resource coordinator for the development of review procedures and ordinances for the protection of cultural heritage resources, including mechanisms for the protection of identified cultural sites from vandalism and instances when owners of designated historic properties assert economic hardship.

R-OS-2.b* (CUL; TCR)

Contract with an archaeologist(s) that meets the Secretary of the Interior's Professionally Qualified Standards to perform Cultural Resource Studies for environmental analysis on discretionary projects where a cultural resource report is deemed necessary, including outreach to Tribal governments for input on Tribal Cultural Resources.

R-OS-2.c (CUL; TCR)

Establish a process for considering the designation of structures older than 50 years as historic structures or landmarks eligible for special recognition and preservation protections.

R-OS-2.d (CUL; TCR)

Engage the Rivieras Area community to identify appropriate sites for the Historic Preservation Combining District and apply the District to identified sites.

R-OS-2.e (CUL; TCR)

Support continued operation of the Lake County Heritage Commission to review development projects that may impact historic resources.

R-OS-2.f (CUL; TCR)

Prepare a historical resources inventory for the Planning Area, using State and federal standards to evaluate their significance.

R-OS-2.g (CUL; TCR)

Apply to the State to become a Certified Local Government, making the County eligible for historic preservation programs.

Goal R-OS-3

Celebrated, amplified, and preserved tribal influences and Tribal Cultural Resources throughout the Rivieras Planning Area.

Policies

R-OS-3.1 (CUL; TCR)

Protect tribal heritage, honor the early stewards of this land, and treat Native American remains and Tribal Cultural Resources with sensitivity and respect.

R-OS-3.2

Support educational and other opportunities to increase knowledge and promote awareness of the history of Indigenous peoples in what is now the Rivieras Planning Area, and how the County's relationship with local Tribal governments has evolved.

R-OS-3.3 (CUL; TCR)

Respect and protect Tribal Cultural Resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California tribes, recognizing that protecting Tribal Cultural Resources supports both cultural preservation and environmental health outcomes.

R-OS-3.4 (CUL; TCR)

Conduct formal and early government-to-government consultation with culturally affiliated Tribes on all projects with potential cultural, environmental, or scenic impacts to identify and protect recorded and unrecorded Tribal Cultural Resources through the discretionary development review process.

R-OS-3.5 (CUL; TCR)

Require protection of cultural resource sites in subdivision projects by avoiding identification of sites on maps, relying instead on other techniques, including establishing building envelopes.

R-OS-3.6* (CUL; TCR)

Consult with culturally affiliated Tribal governments when developing mitigation measures to avoid or minimize impacts on Tribal Cultural Resources. Mitigation could include notification of culturally affiliated Tribal governments prior to and tribal monitoring during ground-disturbing activities.

R-OS-3.7* (CUL; TCR)

Upon discovery of a burial, human remains, or suspected human remains, require immediate halt to all work within 100 feet and notify the Sheriff's Department, the culturally affiliated Tribal governments, and a qualified archaeologist for proper internment and tribal rituals according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.

R-OS-3.8 (AES; BIO; CUL; TCR)

Work with appropriate Tribal governments to protect sacred sites from visual intrusion or development inconsistent with cultural values, particularly along scenic corridors and riparian areas.

Actions

R-OS-3.a (TCR)

Establish and maintain collaborative relationships with local Tribal government representatives to facilitate tribal consultation, preserve Tribal Cultural Resources, and coordinate land use planning in areas around tribal lands.

R-OS-3.b (TCR)

Work with local Tribal governments to establish programs and secure funding to implement actions aimed at preserving Tribal Cultural Resources.

R-OS-3.c (TCR)

Collaborate with Tribal governments to identify cultural sites, sacred landscapes, cultural viewsheds, and traditional use areas, and incorporate them into land use planning through a Tribal Resource Conservation Overlay or equivalent mechanism, that requires a consultation-based review for any future land use designation changes affecting these areas to protect Tribal Cultural Resources and uphold the tribes' ongoing stewardship of their ancestral lands. Where appropriate, explore partnerships for co-management, conservation, and interpretive uses that honor the ancestral and ongoing relationship between Tribal governments and these lands.

Goal R-OS-4

Conserved energy resources.

Policies

R-OS-4.1 (AIR; ENE; GHG)

Require the use of energy conservation features and encourage renewable and carbon-free energy generation and storage systems in new construction and renovation of existing structures.

R-OS-4.2 (AIR; ENE; GHG)

Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass.

R-OS-4.3 (AIR; ENE; GHG)

Promote and incentivize small-scale, on-site renewable energy and storage systems for existing residential units, nonresidential buildings, and in the agricultural sector.

R-OS-4.4 (AIR; ENE; GHG)

Participate in local and State programs that reduce the consumption of energy.

R-OS-4.5 (AIR; ENE; GHG)

Work with energy providers to promote and expand cost saving options for low-income households.

R-OS-4.6 (AIR; ENE; GHG)

Construct all new or remodeled County buildings and retrofit existing buildings to be energy efficient and rely on renewable and carbon-free energy resources where feasible.

R-OS-4.7 (AIR; ENE; GHG)

Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.

R-OS-4.8 (AIR; ENE; GHG)

Coordinate with energy providers to locate transmission systems in locations that minimize environmental and other impacts.

Actions

R-OS-4.a (AIR; ENE; GHG)

Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Areas and Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.

R-OS-4.b

Explore options to create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (heat pumps, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost to increase energy efficiency and replace hazardous appliances in their home or business. Work with volunteer groups to support installation and disposal of old appliances in Equity Priority Areas and for Equity Priority Populations.

R-OS-4.c (AIR; ENE; GHG)

Coordinate with local utility providers and educational institutions to develop informational brochures that promote energy conservation and the use of renewable and carbon-free energy sources. Make these brochures available to the public and distribute them with building permit application materials.

R-OS-4.d (AIR; ENE; GHG)

Work with local agencies and non-profits to retrofit and upgrade homes for energy efficiency and climate resiliency, particularly in Equity Priority Areas.

Goal R-OS-5

Continued economic viability of mineral extraction activities while minimizing impacts on the public and the environment.

Policies

R-OS-5.1 (HAZ)

Require that all mining operations prevent environmental contamination from storage and disposal of wastes and hazardous materials or general operating activity at the site.

R-OS-5.2

Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories.

R-OS-5.3 (MIN)

Ensure that all mining operations are performed in compliance with the policies and implementation measures included in the Lake County Aggregate Resources Management Plan (Appendix A to this General Plan).

R-OS-5.4 (MIN)

Require new development adjacent to existing mining operations to be designed to provide a buffer between the proposed use and the mining operation. Require new mining operations to provide a buffer between the mine and existing or likely adjacent uses to minimize incompatibility issues and mitigate environmental and aesthetic impacts. Required buffer distances will be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality.

R-OS-5.5 (AIR)

Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.

R-OS-5.6 (HAZ)

Require review and approval by the Environmental Health Department and Air Quality Management District for storage of hazardous materials associated with new mining operations.

Goal R-OS-6

A parks, recreation, and open space system that serves the recreational needs of Rivieras Planning Area residents and visitors.

Policies

R-OS-6.1 (PUB; REC)

Provide and promote a balanced recreation system offering a variety of quality social activities and recreational opportunities for all community members.

R-OS-6.2(PUB; REC)

Prioritize development of a new community park in the Rivieras Planning Area, consistent with the recommendations of the Parks, Recreation, and Trails Master Plan.

R-OS-6.3 (PUB; REC)

Coordinate the development of parks and recreation facilities with the rate of growth in the Rivieras Planning Area to ensure parks and recreation facilities are adequate to serve the local population.

R-OS-6.4 (PUB; REC)

Maintain a level of service standard of 5 acres per 1,000 residents for parks.

R-OS-6.5 (PUB; REC)

Support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational opportunities on County-owned lands, as outlined in the countywide Parks, Recreation, and Trails Master Plan, and on State- and federally-owned lands.

R-OS-6.6 (PUB; REC)

When constructing new County parks, use the following guidelines:

- Locate the park to promote an equitable distribution of facilities within the Planning Area and across the county.
- Locate the park centrally to serve as much of the population base as possible.
- Locate the park at the intersection of major and/or minor collectors to facilitate access.
- Locate the park along designated bicycle routes to facilitate access by bicyclists.
- Locate the park in close proximity to shopping areas, cultural facilities, such as libraries or museums, schools, and employment centers.
- Develop community parks to be appropriately sized.
- Provide night lighting when feasible to reduce vandalism and extend the use of the facility.
- Locate the park on sites that do not contain Naturally Occurring Asbestos, unless adequate clean cover material and other effective controls, as determined by the Lake County Air Quality Management District, are incorporated to minimize public exposure to asbestos dust.

R-OS-6.7 (PUB; REC)

Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for Equity Priority Populations and residents of Equity Priority Areas, including by facilitating multiple transportation modes. Design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.

R-OS-6.8 (PUB; REC)

Strengthen the role of County parks as community focal points by constructing meeting halls and recreational buildings on existing parks where feasible.

R-OS-6.9 (PUB; REC)

Prioritize and promote recreational activity programs and opportunities in Equity Priority Areas.

R-OS-6.10 (PUB; REC)

Support expanded access to indoor and outdoor recreation opportunities by working with other agencies to co-locate recreation spaces, parks, and trails with public facilities, such as schools and utility easements, prioritizing Equity Priority Areas.

R-OS-6.11 (PUB; REC)

Require large discretionary development projects to construct and maintain parks within the development, when appropriate.

R-OS-6.12 (PUB; REC; TCR)

Support partnerships with local Tribal governments for joint management and interpretation of parks, trails, and open space areas to reflect and honor the tribes' enduring connection to the land.

R-OS-6.13

Involve community members in the design and development of all park and recreation facilities, with special emphasis on engaging Equity Priority Populations and residents of Equity Priority Areas.

R-OS-6.14 (BIO)

When building parks and recreational facilities in areas with sensitive habitat, preserve habitat areas and design the space to avoid potential impacts on the habitat from park users.

R-OS-6.15 (HYD)

Promote passive recreation in flood-prone areas to absorb floodwater and protect developed areas.

Actions

R-OS-6.a (PUB; REC)

Implement and periodically update, as needed, the countywide Parks, Recreation, and Trails Master Plan.

R-OS-6.b (PUB; REC)

Develop a new community park in the Rivieras Planning Area on the land designated Resource Conservation along Soda Bay Road north of Tenino Way.

R-OS-6.c (PUB; REC)

Seek funding to implement the Parks, Recreation, and Trails Master Plan and to keep parks safe, attractive, and responsive to community needs, including funding for park acquisition, planning, capital improvements, lifecycle replacement of amenities, recreation programming, recreation centers, and maintenance operations.

R-OS-6.d (PUB; REC)

Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.

R-OS-6.e (PUB; REC)

Investigate the feasibility of developing a park expansion and improvement program that includes a combination of one or more of the following: impact fees for new homes, special assessment districts, and county service areas.

R-OS-6.f

Work to ensure parks and recreation spaces are kept clean and free of litter and hazardous materials.

R-OS-6.g

Enforce prohibitions of drug use and overnight and/or long-term camping in parks, recreation, and open space areas.

Goal R-OS-7

Public access to and opportunities for community enjoyment of Clear Lake.

Policies

R-OS-7.1

Provide trails, turnouts, and public open spaces wherever possible along the lakeshore.

R-OS-7.2

Manage County-owned land near Clear Lake in a manner that maximizes public enjoyment of the lake, including by:

- Retaining vacant County-owned lakefront properties and making improvements, as needed, to expand opportunities for public access to and use of Clear Lake, unless a land swap, as described below, would result in better public access;
- Considering land swaps with private lakefront property owners that would enable consolidation of County properties into more useable parcels;
- Acquiring surplus lakefront lands from other public agencies and retaining them for public lake access;
- Prioritizing expansion of lakefront lands for public access adjacent to existing lakefront recreational lands to foster an integrated lakefront recreation network; and
- Utilizing public streets that dead-end at the lake for public access to the lake.

R-OS-7.3

Continue to support efforts to improve and increase public access to Clear Lake, prioritizing sites in established communities and near existing resort development.

R-OS-7.4

Require new commercial development along the shoreline of Clear Lake to provide public lake access, including docks, as appropriate.

R-OS-7.5

Support water-related uses and facilities on vacant or redeveloped lakefront lands, provided the uses and/or facilities will not negatively impact the environment or preclude public access to the lake.

R-OS-7.6

Discourage conversion of privately owned lakefront lots that provide public access to the lake to uses that would preclude future public use.

R-OS-7.7

Prioritize maintenance and improvement of public lakefront lands in the County's budget to help maximize the recreation, aesthetic, and economic benefits derived from public view and use of the lakefront.

R-OS-7.8

Maintain a safe boating environment on the County's waterways.

R-OS-7.9

Maintain and expand County boat launch facilities to ensure adequate and convenient access to Clear Lake.

Actions

R-OS-7.a

Continue to maintain the Clear Lake public launch and marina facilities to ensure easy and safe access by the public.

R-OS-7.b

Install and maintain signage identifying areas open to public access along the lake.

R-OS-7.c

Explore innovative programs that would expand public lake access in residential areas along the lake.

R-OS-7.d

Explore the feasibility of developing additional boat launch facilities at streets that dead-end at the lake.

R-OS-7.e

Establish temporary docking areas for boats used in commuting across Clear Lake in locations where the County maintains dock facilities.

R-OS-7.f

Establish no-wake zones in ecologically sensitive resource areas and areas primarily used for nonmotorized recreation, such as swimming, kayaking, and bird watching.

Goal R-OS-8

An interconnected multi-use trail system that serves a variety of recreational needs in the Rivieras Planning Area.

Policies

R-OS-8.1

Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails.

R-OS-8.2

Provide safe access to existing and new parks for hikers, cyclists, and equestrians. Support development of improved and additional safe access for hikers, cyclists, and equestrians on State and federal lands.

R-OS-8.3

Continue to support equestrian activities in the Rivieras Planning Area, including through land use regulations that support horse ownership and stewardship.

R-OS-8.4

Increase public awareness and support for county trails through promotions, interpretive programs, exhibits, publication, maps, and the County's website.

R-OS-8.5

Provide water and shade structures at trail heads and county parks, where feasible, to support their use and decrease adverse health impacts from recreation during extreme heat days.

Actions

R-OS-8.a

Develop incentives to encourage dedication of trails.

R-OS-8.b

Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding.

Goal R-OS-9

Preserved and enhanced scenic resources and viewsheds in the Rivieras Planning Area.

Policies

R-OS-9.1* (AES)

In rural areas outside of Community Growth Boundaries, require structures built in the immediate foreground view of a scenic route to be sited a sufficient distance from the roadway edge to minimize intrusion on the natural features and backdrops as viewed from the roadway or adjacent residences. In rural and urbanized areas, require structures built in the immediate foreground of a scenic route to minimize obstruction of views of significant natural features. Require development on hillsides to blend in with the surroundings through exterior color choices and maximum height restrictions.

R-OS-9.2 (AES; BIO)

Develop and maintain roads and highways in a manner that protects natural and scenic resources.

R-OS-9.3 (AES; CUL; PUB; REC)

Develop access to scenic viewpoints along County roadways and multiuse trails. Provide interpretive information at these access points to inform visitors and residents of the natural and cultural history of the Rivieras Planning Area and region.

R-OS-9.4 (AES)

Encourage utility companies and service providers to choose the least conspicuous locations for distribution lines, towers, and fuel breaks to avoid impacts to viewsheds where possible.

R-OS-9.5 (AES; HYD)

Use native and drought tolerant landscaping to frame and direct attention to major views and away from unattractive developments to the extent practical. Permit selective cutting and pruning to enable establishment or improvement of roadway views.

Actions

R-OS-9.a* (AES)

Develop an ordinance that regulates development on or near ridgelines and hilltops to minimize impacts to scenic viewsheds.

R-OS-9.b (AES)

Amend the Scenic Combining District to include ridgelines, working in consultation with Tribal governments.

R-OS-9.c (AES)

Amend the Scenic Combining District regulations in the Zoning Ordinance to prohibit billboard signage on commercial properties.

R-OS-9.d (AES; CUL; TCR)

Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.

Goal R-OS-10

Preserved and enhanced visual quality within community areas.

Policies

R-OS-10.1 (AES)

Require new development to screen mechanical equipment and trash storage facilities from public view.

R-OS-10.2 (AES)

Require appropriate visual screening and roadway setbacks for industrial and service commercial uses, including through the use of native vegetation for screening.

R-OS-10.3* (AES)

Require the use of lighting that enhances visibility, convenience, and public safety without creating glare or light pollution.

R-OS-10.4* (AES)

Require the use of low-glare building materials for new buildings constructed within the Planning Area.

R-OS-10.5 (AES; WIL)

Require new commercial development to install street trees in accordance with an adopted streetscape plan and with fire-safe landscaping requirements.

R-OS-10.6 (AES; WIL)

Encourage undergrounding of utilities wherever possible; where it is not feasible, require utility lines to be sited in a manner that minimizes their visual intrusion.

Actions

R-OS-10.a* (AES)

Amend the Zoning Ordinance to regulate outdoor lighting in a way that minimizes light pollution that disrupts dark skies while providing for safety and reasonable use.

R-OS-10.b (AES)

Establish a coordinated roadway signage program for the Rivieras Planning Area that identifies routes and major destinations, provides traffic information, and provides directional information to major destinations while supporting the visual character of the region.

R-OS-10.c (AES)

Maintain Code Enforcement services to support the visual quality of the community.

R-OS-10.d (AES; WIL)

Work with PG&E to form an underground utilities district to bury existing aboveground utilities in community areas.

Rivieras: Environmental Justice

Goal R-EJ-1

Communities that promote high quality of life and good health outcomes for everyone, including Equity Priority Populations.

Policies

R-EJ-1.1

Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible.

R-EJ-1.2

Limit exposure to secondhand smoke, including from electronic smoking devices, tobacco smoke, and cannabis smoke, and enforce State and local laws and regulations pertaining to prohibitions of tobacco and cannabis use in specified locations and selling tobacco and cannabis to minors.

R-EJ-1.3

Lead and support activities to facilitate affordable access to health care, including addressing infrastructure and service barriers to broadband access for telehealth and multimodal access to clinics.

R-EJ-1.4 (PUB)

Encourage and support the expansion of medical and senior care facilities, such as medical clinics, urgent care, emergency care, behavioral health facilities, and pharmacies, prioritizing areas that lack access to healthcare. Strategies could include incentives or streamlining efforts.

R-EJ-1.5

Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.

R-EJ-1.6

Support efforts to attract medical professionals to the Rivieras Planning Area.

R-EJ-1.7

Collaborate with neighboring jurisdictions to assess and address issues related to capacity and access to emergency, acute, and preventative/primary healthcare services.

R-EJ-1.8

Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.

R-EJ-1.9 (TCR)

Work with local Tribal governments on mitigation strategies for asthma-related environmental hazards.

Actions

R-EJ-1.a

Establish a process for assisting community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as public art, fire-resilient vegetative buffers, and planting strips in Equity Priority Areas.

R-EJ-1.b

Consider adopting a tobacco and cannabis retail licensing fee that earmarks a portion of the fee for enforcement of tobacco- and smoking-related policies.

R-EJ-1.c

Consider adopting an ordinance prohibiting smoking (including vaping, electronic cigarettes, tobacco, and cannabis) in specific areas, such as:

- Inside and near doors and windows of multifamily housing units to limit residents' exposure to the harmful effects of second-hand smoke.

- At worksites, including in and near unenclosed spaces of employment, outdoor dining areas, and unenclosed waiting areas.
- On public property, including in public parks and trails, and at public events, such as farmers' markets and community fairs.

R-EJ-1.d

Consider adopting an ordinance aimed at reducing instances of youth using tobacco products that might include prohibiting the location of tobacco retailers near schools and other youth-serving facilities and/or establishing restrictions on the placement and promotion of tobacco products so they are not easily accessible to youth.

R-EJ-1.e

Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others.

R-EJ-1.f

Work with the newly formed Commission on Aging to prepare a new Chapter of the County's Code of Ordinances for "Community Services" to detail services available in the county, including support services for older adults.

R-EJ-1.g

Explore adoption of an elder income index and/or other mechanisms to provide cost relief for older adult residents in the county.

R-EJ-1.h

Work with North Coast Opportunities (NCO) to activate the AmeriCorps/Senior Corps Retired Senior Volunteer Program (RSVP) program to collect volunteer hours and use those as in-kind monetized matching funds, as allowed by the State and federal RSVP programs, to maximize funding for needed community services.

Goal R-EJ-2

Access to living spaces that are safe, clean, and healthy for all Rivieras Planning Area residents.

Policies

R-EJ-2.1

Ensure housing in the Rivieras Planning Area provides safe and sanitary environments for residents.

R-EJ-2.2 (POP)

Ensure that future improvements in Equity Priority Areas will not result in a net loss of subsidized affordable housing or significant preventable displacement of residents.

R-EJ-2.3

Ensure adequate living conditions for tenants through ongoing and effective code enforcement, with priority given to housing in Equity Priority Areas.

R-EJ-2.4

Work with and support agencies and organizations providing supportive services to individuals experiencing homelessness, including efforts to secure temporary and long-term housing for unhoused community members.

Actions

R-EJ-2.a

Pursue all available federal and State funds to assist with housing preservation and rehabilitation, with a focus on identifying funding to remediate health and safety issues for housing in Equity Priority Areas and housing units occupied by Equity Priority Populations.

R-EJ-2.b (POP)

Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing.

R-EJ-2.c (POP)

Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.

R-EJ-2.d

Create an assistance program for homeowners and landlords to bring older properties up to code and improve their livability, with priority given to homes in Equity Priority Areas and those housing Equity Priority Populations.

R-EJ-2.e

Develop a system or other mechanism to inventory rental housing in the county by address, both to track the stock of rental housing and to develop a mailing list to reach rental housing occupants. Additional details in the inventory may also include property owner contact information.

R-EJ-2.f

Conduct periodic outreach in Equity Priority Areas and to Equity Priority Populations to inform tenants of their rights and responsibilities. Written outreach efforts should be provided in English and Spanish.

R-EJ-2.g

Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.

Goal R-EJ-3

Convenient and affordable access to healthy food for all Rivieras Planning Area residents.

Policies

R-EJ-3.1

Encourage and support the establishment of new grocery retailers and the ongoing operation of the existing grocery retail store at its location to serve residents in the Planning Area.

R-EJ-3.2

Support efforts to establish and/or expand programs and other activities to improve food security and eliminate hunger, including food assistance programs, community gardens, and school lunch access.

R-EJ-3.3 (AIR; ENE; GHG; NOI; TRA)

Support transit route changes or expansions and active transportation network improvements that link Equity Priority Areas to healthy food sources, including grocery stores. In addition, encourage new healthy food retailers near existing transit connections.

R-EJ-3.4

Expand local food access and agriculture by supporting and encouraging certified farmers' markets, urban farming, community gardening, and other similar activities.

R-EJ-3.5

Encourage new development projects to incorporate community gardens into the project design, as appropriate.

Actions

R-EJ-3.a

Develop incentives to encourage the establishment of grocery stores and other venues selling healthy foods, preferably locally grown or produced, in areas with limited access to healthy food, prioritizing locations in or near Equity Priority Areas.

R-EJ-3.b

Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access, prioritizing markets in or near Equity Priority Areas.

R-EJ-3.c

Inventory and map food deserts in the Rivieras Planning Area to inform future policy and decision making to address food access barriers.

R-EJ-3.d

Streamline permitting processes for grocery stores and markets in Equity Priority Areas and food deserts.

Goal R-EJ-4

Effective decision making that seeks and incorporates the voices of Rivieras Planning Area residents, including from Equity Priority Populations and those living in Equity Priority Communities.

Policies

R-EJ-4.1

Empower all residents to participate in local decision making and ensure meaningful public engagement processes and events that make it possible for everyone—especially Equity Priority Populations and those living in Equity Priority Areas—to participate and influence outcomes.

R-EJ-4.2

Use multiple channels—including digital and print media, County websites, local radio, and cable TV—to share publicly important information and publicize opportunities for community engagement to ensure access for everyone, including those without home computers or internet.

R-EJ-4.3

Provide interpretation and translation services for community announcements, community meetings, services, and programs, to ensure accessibility for all community members, as appropriate.

R-EJ-4.4

Encourage sponsors of major development projects to have early and frequent communication, in the appropriate language(s), with affected residents and interested parties.

R-EJ-4.5

Strive for more diverse representation on boards, commissions, committees, and similar bodies to better reflect the demographics and varying viewpoints of Rivieras Planning Area residents, including representatives of Equity Priority Populations and/or other underrepresented groups, as appropriate.

R-EJ-4.6

Engage young people in long-range planning processes and other County-administered programs and processes through outreach and partnerships with libraries, schools, and local youth organizations when possible.

Actions

R-EJ-4.a

Hold periodic public meetings in each Equity Priority Area to hear from residents of these communities about issues impacting their quality-of-life outcomes and use that input to inform the County's annual budgeting process.

R-EJ-4.b

Support Municipal Advisory Councils (MACs) to develop best practice guidelines to support all County departments with conducting effective outreach in the Rivieras Planning Area, such as how to identify appropriate engagement activities and practices based on the project or issue type and stakeholders involved, a list of stakeholders and/or community leaders in the area, and language interpretation or translation services to offer.

R-EJ-4.c (AIR; ENE; GHG; NOI; TRA)

Explore options and seek funding to transition to accessible outreach materials for those with sensory disabilities (e.g., visually impaired and/or deaf or hard of hearing).

R-EJ-4.d

To inform existing and potential future Municipal Advisory Councils, adopt a policy detailing the process for forming a MAC and the roles, responsibilities, and authority of a MAC, which may take inspiration from the Mendocino County Policy #51, "Formation/Operation of Municipal Advisory Councils."

R-EJ-4.e

Periodically update Equity Priority Area maps, including the Tribal Lands boundaries as updated by the Bureau of Indian Affairs, to ensure that the appropriate communities are prioritized as part of the County's work to implement the Environmental Justice Element.

Rivieras: Public Facilities and Services

Goal R-PF-1

Resilient and well-maintained public facilities and services that meet the needs of all community members, are adequately funded, and enhance quality of life in the Rivieras Planning Area.

Policies

R-PF-1.1 (PUB; USS)

Ensure that all neighborhoods have access to safe, well-maintained public facilities, utilities, and services that meet community needs now and as the community grows.

R-PF-1.2 (PUB; REC; USS)

Prioritize County expenditures on infrastructure, public facilities, services, recreation and open space amenities, and environmental enhancements that benefit and respond to the needs of Equity Priority Populations and residents of Equity Priority Areas.

R-PF-1.3 (TCR)

Work with local special districts and local Tribal governments to coordinate public service improvements in the Rivieras Planning Area.

R-PF-1.4 (PUB)

Continue to assess existing and future needs for public facilities and services, such as internet access, meeting rooms, and libraries, and work to develop, retrofit, or expand facilities and services, as necessary, to meet those needs, prioritizing the needs of Equity Priority Populations and residents of Equity Priority Areas.

R-PF-1.5 (USS)

Work with utility service providers to ensure service and program offerings align with existing and planned development patterns to meet current and future community needs.

R-PF-1.6 (USS)

Coordinate with public utility providers to acquire adequate rights-of-way and co-location to facilitate expansion of services in a timely manner.

R-PF-1.7 (AES)

Require new subdivisions in the Community Growth Boundary to include dark sky compliant streetlights.

R-PF-1.8* (USS)

Require new development projects to provide their own infrastructure, tie into existing infrastructure, or be required to provide infrastructure that will tie into future infrastructure, as determined by the County and other affected agencies.

R-PF-1.9* (USS)

Prior to project approval, ensure that new development projects will not create significant adverse impacts on existing infrastructure by implementing County-approved mitigation measures to reduce the impact.

R-PF-1.10 (USS)

Ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.

R-PF-1.11 (PUB; USS)

Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure.

R-PF-1.12

Continue to support the Department of Animal Care and Control in its efforts to minimize pet overpopulation and abuse.

Actions

R-PF-1.a (USS)

Upon each update to the Housing Element, perform an analysis of infrastructure needs and deficiencies in disadvantaged unincorporated communities (DUCs), explore funding mechanisms that could make extension of needed services and facilities feasible, and update the associated information, policies, and actions of the General Plan as needed to reflect new conditions.

R-PF-1.b (USS)

In cooperation with other service providers as appropriate, develop long-range facility master plans for relevant public services.

R-PF-1.c

Consider the creation of additional assessment districts, county service areas, and/or special districts to fund and manage new and improved infrastructure, where needed.

R-PF-1.d

Update and maintain policies and procedures that govern the County's use of artificial intelligence (AI) to ensure the County's and community's data is protected, appropriate oversight of any AI-generated products or activities, and that the use of AI does not conflict with the best interest of the County or its constituents.

Goal R-PF-2

Public facilities that are designed to provide quality service while minimizing impacts on the environment.

Policies

R-PF-2.1 (PUB; USS)

Require public facilities installations and extensions to be sited and designed to minimize or avoid potential adverse impacts to the community and environment.

R-PF-2.2 (AGF)

When infrastructure, such as sewer, water, and transmission lines, must cross agricultural lands, locate the infrastructure in the public right-of-way or along lot lines whenever possible.

R-PF-2.3 (AES)

Coordinate with utility companies to minimize the visual and cultural impact of new or expanded facilities through appropriate facility sizing, design, and placement on the landscape. Generally encourage utility lines to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.

R-PF-2.4

Require mitigation for inter-county regional transportation facilities, high-voltage electrical transmission lines, and energy or water pipelines that do not serve the local population and provide little or no long-term benefit to the local affected area.

R-PF-2.5

Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.

R-PF-2.6 (AIR; ENE; GHG; NOI; TRA)

Encourage public and other facilities designed for direct public use, such as libraries, to be located along major thoroughfares and/or near the center of general community activities.

R-PF-2.7 (AIR; ENE; GHG; NOI; TRA)

Design new or redeveloped governmental and civic facilities to accommodate multiple community uses, such as recreation and community gathering spaces, and to be accessible to all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.

R-PF-2.8 (AIR; ENE; GHG; NOI; TRA)

Encourage the development of joint school facilities, recreational facilities, and educational and service programs between school districts and other public and non-profit agencies.

R-PF-2.9 (BIO; USS)

Encourage joint use of existing right-of-way corridors and utility easements.

R-PF-2.10

Ensure that County-managed spaces and facilities support a feeling of safety for users and require new development projects to provide adequate lighting, clearly marked crosswalks, and other safety-promoting features in public spaces, as appropriate.

Goal R-PF-3

Fire protection and law enforcement services that protect community members and property.

Policies

R-PF-3.1* (PUB; WIL)

Work with the Sheriff's Office, Kelseyville Fire Protection District, and Lake County Fire Protection District to support each agency's ability to maintain adequate staffing and incident response times in accordance with State and federal guidelines.

R-PF-3.2 (PUB; WIL)

Locate new fire and police stations to minimize response times to the Rivieras Planning Area, while prioritizing effective use of existing facilities.

R-PF-3.3 (PUB; WIL)

Support efforts to expand fire protection service to continue to meet the needs of the Rivieras Planning Area.

R-PF-3.4 (PUB; WIL)

Continue to promote cooperative fire protection agreements with CAL FIRE to provide adequate fire protection throughout the Rivieras Planning Area.

R-PF-3.5 (PUB; WIL)

Consult with the Kelseyville Fire Protection District and Lake County Fire Protection District when reviewing new development proposals to identify any facility, infrastructure, or equipment upgrades needed to support the development and ensure the development pays for any identified upgrades.

R-PF-3.6 (PUB; WIL)

Support development of local firewise communities and fire safe councils and work collaboratively to manage hazardous vegetation on private properties.

R-PF-3.7* (PUB; USS; WIL)

Require that new development demonstrates adequate water supply and service for effective fire protection and that all infrastructure meets the fire protection standards of Lake County or the responsible agency.

R-PF-3.8 (PUB; WIL)

Promote public safety programs and activities, including neighborhood watch programs, child identification kits, fire hazard prevention and awareness, and other public education efforts.

Goal R-PF-4

Affordable, reliable, and safe water and wastewater service that meets existing and future community needs.

Policies

R-PF-4.1

Discourage extension of water and sanitary sewer lines into areas outside of Community Growth Boundaries, except to serve public and semi-public uses that are not growth inducing, or when such extension is necessary to address a declared public health emergency.

R-PF-4.2

Coordinate with the Lake County Local Agency Formation Commission (LAFCO) in the preliminary stages of development proposal entitlement application reviews for projects that may require an expansion of current service district boundaries to determine whether LAFCO will have a role in the approval process.

R-PF-4.3* (USS)

Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound water delivery system with adequate capacity, including by securing a will-serve letter from the water purveyor within the service area prior to the issuance of construction permits, to ensure that the water purveyor has the capacity to supply water to the project. Have water purveyor delineate if interior fire sprinklers can be connected to the system.

R-PF-4.4 (USS)

Prioritize water conservation measures over the development of new water sources like dams and reservoirs.

R-PF-4.5 (BIO; CUL; TCR)

Discourage the formation of new water distribution systems unless long-term fiscal and technical feasibility can be demonstrated prior to approval.

R-PF-4.6 (USS)

Encourage efforts to consolidate small water distribution systems to improve service and financial stability, in alignment with the County's Drought Resilience Program.

R-PF-4.7

Partner with water service providers to ensure that low-income households maintain continuity of service and are offered financial relief if prices rise.

R-PF-4.8 (GEO; USS)

Promote the development of and connection to municipal wastewater systems where failing septic tanks, leach fields, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise.

R-PF-4.9 (GEO; HYD; USS)

Promote and support programs to educate homeowners on the care and maintenance of septic systems.

R-PF-4.10 (HYD; USS)

Prior to the approval of a building permit with a proposed addition/modification to an existing structure that would impose an additional burden on an existing system by increasing the waste flow, the buyer or project applicant shall demonstrate to the Lake County Environmental Health Department that the onsite wastewater treatment system is operating properly.

Actions

R-PF-4.a (USS)

Pursue all available State and federal funding sources to upgrade publicly managed community water systems.

R-PF-4.b (USS)

Work with water service providers to upgrade substandard water systems to ensure adequate fire flows and backup power sources.

R-PF-4.c* (GEO; USS)

Periodically review standards for septic tanks to ensure they continue to protect water quality and public health, consistent with current best practices.

R-PF-4.d (USS)

Explore rural wastewater systems that can serve as alternatives to conventional systems and develop standards and guidelines for their use in new development, as appropriate.

R-PF-4.e (USS)

Develop a program to periodically test waterways, groundwater, and/or select private wells, as applicable, for contamination in areas where on-site septic system densities are greater than one dwelling unit per acre

R-PF-4.f

Conduct water pollution investigations in areas suspected of having a significant number of failing on-site sewage disposal systems.

R-PF-4.g* (USS)

In water districts where there is insufficient water to serve new development, require new developments to offset demand so that there is no net increase in demand through measures such as the installation of low-flow water fixtures, water conservation efforts, or the retrofit of existing uses to offset increased demand. These measures shall be achieved in partnership with the applicable water district.

R-PF-4.h *

Require renovations requiring a building permit to install low-flow water fixtures to reduce the amount of water usage.

R-PF-4.i* (USS)

Require new development projects to obtain a will-serve letter from the wastewater agency within the project's service area prior to project approval to ensure that the agency has the capacity to accept wastewater from the project and provide water for interior sprinkler systems.

Goal R-PF-5

Stormwater facilities that protect people, property, and the environment.

Policies

R-PF-5.1 (HYD; USS)

Ensure stormwater collection and drainage facilities are properly designed and sited to protect people and property while conserving water resources, supporting groundwater recharge, protecting water quality, and minimizing impacts on natural and cultural resources.

R-PF-5.2 (HYD; USS)

Require curbs and gutters for new development within Community Growth Boundaries to direct storm drainage in a way that is consistent with the overall drainage system.

R-PF-5.3 (HYD; USS)

Require development projects to use green infrastructure and low-impact development designs to prevent off-site drainage impacts and support groundwater recharge.

R-PF-5.4 (USS)

Require on-site stormwater detention facilities and velocity reducers when necessary to maintain existing storm flows and velocities in natural drainage systems.

R-PF-5.5 (HYD; USS)

Encourage project designs that minimize drainage concentrations and impervious coverage, complement groundwater recharge, and where feasible, provide a natural watercourse appearance and maintain natural watershed functions.

R-PF-5.6 (HYD; USS)

Integrate green infrastructure, such as permeable paving surfaces, bioswales, and rain gardens, into County infrastructure projects, including road improvements and parks.

R-PF-5.7 (BIO; HYD; REC; USS)

Encourage designs for stormwater detention basins that provide temporary or permanent wildlife habitat and/or recreational opportunities, where appropriate.

R-PF-5.8

Reduce the flow of stormwater drainage into sewer cleanouts and other similar mechanisms that have the ability to inundate the local sewer collection system, including by enforcing penalties for violators purposely directing stormwater into sewer cleanouts and educating the community about how stormwater drainage can impact the local sewer collection system.

R-PF-5.9 (CUL; HYD; TCR)

Encourage green infrastructure, Tribal Ecological Knowledge practices, wildlife habitat integration, and protection of culturally sensitive areas.

Actions

R-PF-5.a (USS)

Identify damaged and/or deficient storm drainage facilities and acquire funding to restore or upgrade the facilities.

R-PF-5.b (USS)

Work with appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and improve groundwater recharge.

R-PF-5.c (USS)

Work with appropriate agencies to develop stormwater facility maintenance programs establishing timelines for regularly cleaning and maintaining storm drain systems.

Goal R-PF-6

Accessible, affordable, safe, and efficient disposal or recycling of solid waste.

Policies

R-PF-6.1 (USS)

Ensure efficient and affordable solid waste disposal options are available for all, including unhoused populations, low-income households, and other Equity Priority Populations.

R-PF-6.2* (USS)

Prior to project approval, require development proposals to demonstrate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste, and ensure that the development provides adequate solid waste storage, handling, and collection accommodations.

R-PF-6.3 (HAZ)

Encourage and support establishment of adequate sites for collection of household hazardous waste, unused pharmaceuticals, and universal waste (commonly produced hazardous wastes, such as batteries and electronics), along with provisions for residents who are physically unable to deliver materials to a collection site.

R-PF-6.4

Protect solid waste facility sites from the encroachment of sensitive and/or incompatible land uses and convert abandoned solid waste facilities to open space use.

R-PF-6.5 (USS)

Promote the maximum feasible solid waste reduction and diversion through recycling and composting. Strive to continually reduce commercial and industrial waste on an annual basis and pursue a financing mechanism for solid waste reduction programs to meet reduction and diversion goals.

R-PF-6.6

Use recycled materials and products when available and economically feasible.

R-PF-6.7

Enforce prohibitions and fines against illegal dumping, abandoned property and vehicles, and outdoor storage, and prioritize clean-up of illegal dumping on County-owned land in community centers and in Equity Priority Areas.

R-PF-6.8

Support cleanup efforts by private property owners to remove garbage and refuse from their properties, and obtain grant funding to assist in removing the refuse at no-cost waste disposal events.

Actions

R-PF-6.a

Seek funding to support low- or no-cost waste disposal programs for unhoused populations, low-income households, and other Equity Priority Populations.

R-PF-6.b (PUB; USS; WIL)

Promote community education about responsible waste disposal, including by distributing informational resources promoting alternatives to sending waste to landfills or burning green waste, such as recycling, composting, and chipping.

R-PF-6.c (PUB; WIL)

Continue to support community chipping and portable chipping programs.

R-PF-6.d (HYD)

Install signage regarding the prohibition of dumping at locations with recurring issues and increase education, monitoring, and rapid cleanup to discourage future illegal dumping.

R-PF-6.e

Partner with community organizations to host community clean-up days, as needed, prioritizing events in downtown areas and Equity Priority Areas.

R-PF-6.f (HYD)

Continue existing abatement programs that assist private property owners with removal of unsightly trailers, signage, and trash, prioritizing clean-up in Equity Priority Areas.

R-PF-6.g

Seek additional funding for the ongoing operation of the Abandoned Vehicle Abatement (AVA) program.

Goal R-PF-7

Internet, cellular, and landline communications services that are accessible and reliable throughout the Rivieras Planning Area.

Policies

R-PF-7.1 (USS)

Encourage and support efforts to expand and enhance internet and broadband service throughout the Rivieras Planning Area and encourage co-location of infrastructure and marketplace competition from multiple service providers, while minimizing visual and cultural impacts.

R-PF-7.2 (WIL)

Encourage and support efforts to improve cellular phone coverage and reliability, especially during extreme weather and hazard events.

R-PF-7.3 (AES)

Require new or updated cellular towers to be designed to minimize their visual impact.

Actions

R-PF-7.a

Work with the California State Association of Counties and others to lobby the State to require continued access to landline telephones.

R-PF-7.b

Identify and implement strategies to streamline the permitting process for cellular tower installations while ensuring quality design and mitigation of potential impacts.

Goal R-PF-8

High-quality schools and educational facilities that serve the needs of local students.

Policies

R-PF-8.1 (PUB)

Collaborate with the Kelseyville Unified School District and the Konocti Unified School District to plan for future growth.

R-PF-8.2 (AIR; ENE; GHG; NOI; PUB; TRA)

Work with the Kelseyville Unified School District and the Konocti Unified School District to ensure any new schools that are developed in the Planning Area incorporate bicycle and pedestrian access, are close to the residential areas that the school serves, and avoid hazards.

R-PF-8.3 (PUB)

Support efforts to retrofit and/or upgrade existing educational facilities to ensure safety and comfort of students and educators, including through expedited permitting reviews and fee waivers, where feasible.

R-PF-8.4

Encourage and support efforts to enhance and expand access to higher education, including by working with Woodland Community College Lake Center and Mendocino College Lake Center to increase access to transferable general education and major preparation courses in alignment with the University of California and California State University transfer pathways and articulation agreements.

R-PF-8.5 (PUB)

Encourage and support ongoing bookmobile services in the Rivieras Planning Area.

R-PF-8.6

Encourage and support efforts to incorporate tribal cultural education and awareness in school curriculums.

Action

R-PF-8.a (PUB)

Coordinate residential development proposal reviews with the Kelseyville Unified School District and the Konocti Unified School District to inform future enrollment estimates and ensure adequate capacity for the development project.

Rivieras: Economic Development

Goal R-ED-1

A strong, diverse, and resilient economy that supports local employment opportunities.

Policies

R-ED-1.1

Continue to develop a diversified economic base for the Rivieras Planning Area by promoting agriculture, recreation services, and commerce and by expanding efforts to encourage industrial and non-industrial corporate uses and geothermal resource development.

R-ED-1.2

Prioritize business retention, expansion, and attraction efforts that strengthen the local economy, generate local tax revenue, and/or offer jobs in alignment with local skills.

R-ED-1.3

Purchase products and services for County operations from locally owned businesses whenever possible.

R-ED-1.4

Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.

R-ED-1.5

Acknowledge local tribal communities as an economic stakeholder and encourage opportunities for tribal enterprises that align with cultural preservation, environmental stewardship, and community character.

R-ED-1.6

Support workforce-development partnerships benefiting tribal citizens and incorporating Traditional Ecological Knowledge, protecting Tribal Cultural Resources, and/or promoting sustainable land stewardship, where appropriate.

Actions

R-ED-1.a

Coordinate efforts with local business associations and stakeholders to attract clean industries to the area. Ensure new clean industries are located and designed to avoid Tribal Cultural Resources.

R-ED-1.b

Partner with private and non-profit agencies to provide business incubation and workforce training to help economic vitality and foster employment.

R-ED-1.c

Identify or develop programs to expand economic opportunities to Equity Priority Populations, including through outreach efforts and incentives for local small business owners and tribal citizens and enterprises.

R-ED-1.d

Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.

R-ED-1.e

Investigate the benefits of establishing a business license program.

R-ED-1.f

Expand County support for business growth and development, including by partnering with outside agencies and associations working in economic development.

R-ED-1.g

Identify and eliminate barriers to supporting home-based business as part of the local, circular economy.

R-ED-1.h

Develop strategies to encourage shopping at locally owned businesses whenever possible.

Goal R-ED-2

A strong and resilient tourism sector that contributes to the local economy while balancing community and visitor needs and priorities.

Policies

R-ED-2.1

Reestablish the Rivieras Planning Area as a premier vacation destination by growing local attractions, including resorts, hotels, entertainment venues, wineries, ecotourism, wilderness tourism, events, and other visitor activities.

R-ED-2.2 (AGF)

Encourage and support development of wineries, microbreweries, distilleries, farm stands, U-pick operations, and other agri-tourism related uses, provided those uses do not negatively impact ongoing agricultural operations and they avoid disturbance of known or potential Tribal Cultural Resources.

R-ED-2.3

Encourage restoration, rather than replacement, of unique and historic resorts and related facilities, when practical.

R-ED-2.4

Consider approval of proposals for mixed-use resorts requesting increased residential density outside of Community Growth Boundaries when such densities are needed to make the project economically feasible and the resort will provide important public benefits, including advancing the County's tourism objectives and providing recreational facilities to the public.

R-ED-2.5

Encourage and support efforts to improve water quality in Clear Lake to boost the tourism economy and improve quality of life for residents.

R-ED-2.6

Encourage tourism initiatives that interpret, respect, and help protect tribal cultural heritage.

R-ED-2.7

Support the development of tribal-led or tribal-partnered cultural education programs, guided tours, and visitor materials—where appropriate and approved by the tribes—ensuring protection of sensitive locations.

Actions

R-ED-2.a

Partner with other interested parties to leverage and expand promotional efforts to attract visitors, especially multiday visitors, to the county's diverse attractions, including agri-tourism, ecotourism, wilderness tourism and other outdoor recreation, and various lodging options. Require all promotional materials referencing tribal history or cultural sites to be reviewed by the affiliated tribes to ensure accuracy and to avoid disclosing sensitive locations.

R-ED-2.b

Update the Zoning Ordinance to allow farm-stay development, which would allow volunteers to stay at farms with compensation in exchange for their work on the farm as an apprenticeship, on appropriate agricultural sites.

R-ED-2.c

Partner with local groups and agencies to develop and distribute resources for tourists to identify and access the many opportunities to experience Lake County, such as self-guided tour maps, farm trail maps, and/or informational kiosk installations. Exclude sensitive Tribal Cultural Resources from public maps and develop tribal-approved interpretive content, where appropriate.

R-ED-2.d

Identify incentives and other opportunities to encourage and support development, redevelopment, and expansion of lodging spaces to serve a broad range of visitors, including luxury boutique hotels and resorts, retreat venues, conference centers, family-oriented motels, hot springs, and camping areas. Ensure that any new or expanded uses are compatible with the surrounding environment.

R-ED-2.e

Amend the Zoning Code to establish requirements for mixed-use resorts that request increased density outside of Community Growth Boundaries. Requirements should ensure the following:

1. The project will advance the County's tourism objectives.
2. The resort provides substantial resort and recreational facilities that will be available to the public.
3. The developer demonstrates that the additional residential units are necessary to support the infrastructure and public resort amenity costs for the overall project and the overall project is economically infeasible without the additional residential units.

4. The primary scope of the project is resort commercial.
5. The residential component is secondary and subordinate.
6. There are fewer residential units than resort units, unless the project is adjacent to a Community Growth Boundary and public water, wastewater, and school services are available to serve the development, in which case the ratio of residential units to resort units must not exceed 2:1.
7. Residential densities are less than one residential unit per gross acre.
8. Applications are submitted as Planned Developments to determine the appropriate number of residential units allowed.

R-ED-2.f

Explore options to dedicate a portion of the County's Transient Occupancy Tax revenue to efforts to conserve natural resources to maintain and enhance the county's natural beauty.

This page intentionally left blank.