



2.1 Introduction

Lake County is made up of a group of communities each with its own unique characteristics. Some have their roots in agriculture, some in resorts and lakefront living, some are rural mountain communities, and others are more urbanized communities near existing cities or moving towards a complete city of their own. This broad range in community types is an important factor that contributes to determining the overall direction of the General Plan and the fabric of the County that the General Plan is focused on maintaining.

The County is divided into eight Planning Areas, as illustrated in Figure 2-1. Area Plans are used as planning tools in Lake County to provide more detailed and specific land use guidance for various areas. The plans have been developed with considerable input from community members, and reflect the goals of those communities. Area Plans are updated on a more regular basis than the general plan, and result in refinements to the County Land Use and Zoning Maps.

The following pages provide an overview of the 11 major communities and two cities that make up Lake County (see Figure 2-1). For each community and city, a brief overview is provided. Demographic information is based on the 2007 estimates prepared, which were based on the 2000 U.S. Census and growth rate data maintained by the California Department of Finance.

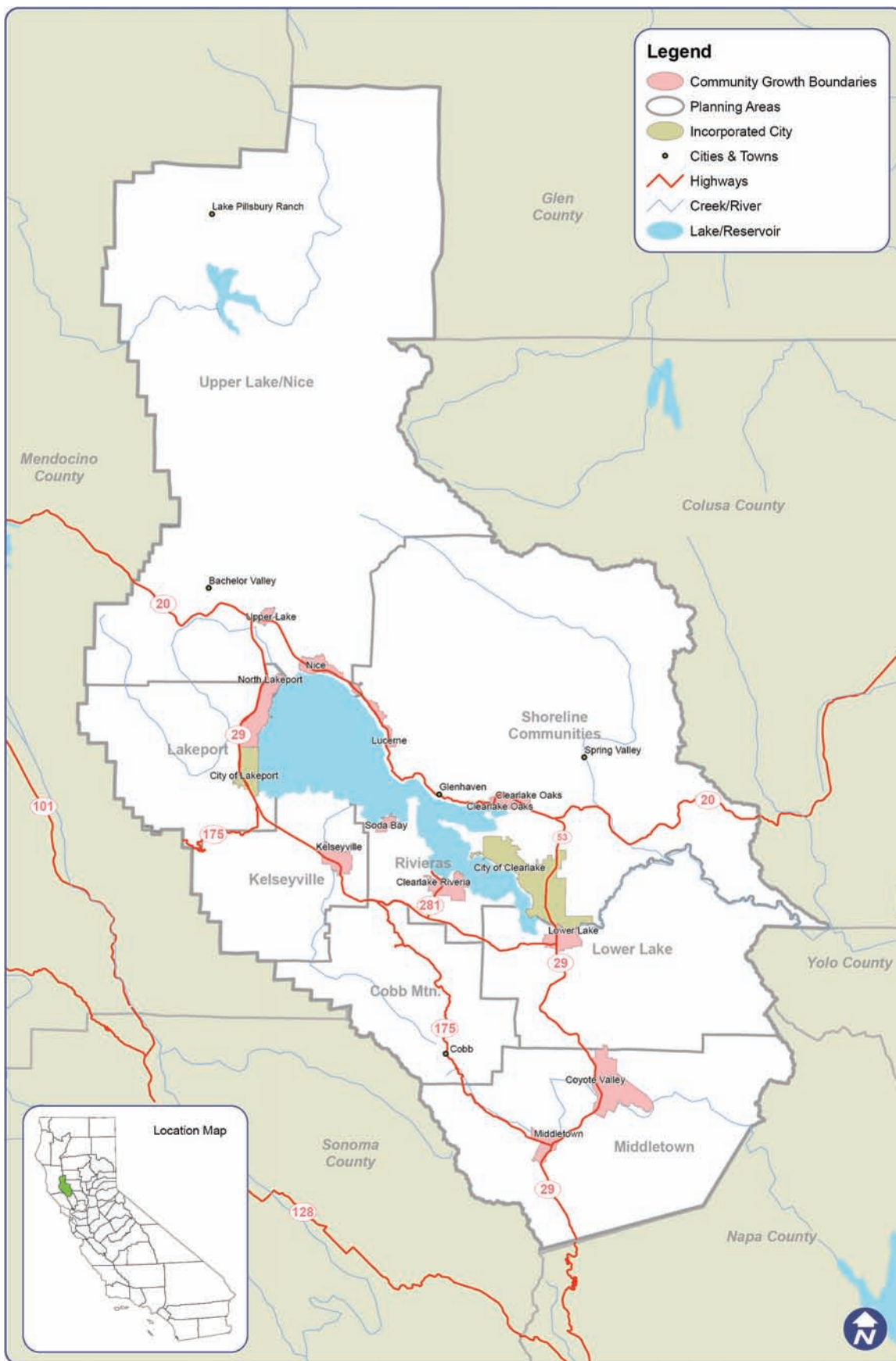


Figure 2-1 Communities and Planning Areas

A listing of major public facilities and points of interest in and near each community is also provided. Additional information on water costs and water quality and supply constraints (if applicable) can be referenced in the *Lake County Water Inventory and Analysis, 2006*.

Several areas are listed in Section 2.3 as “Other Areas of Interest and/or Special Consideration”. While they do not warrant designation as Community Areas for the purposes of establishing Community Growth Boundaries, they are unique areas that deserve special attention and consideration by decision makers. Due to the small size of some of these areas, demographic data is only provided when available.

2.2 Descriptions of Community Areas

Clearlake Oaks

Clearlake Oaks, which began as a lakefront subdivision in the 1920s, is located on the east shore of Clear Lake, adjacent to Highway 20. The community contains a variety of single family housing, lodging, restaurants, and retail shops. The community also has two County parks (Clearlake Oaks Beach County Park & Nylander Park), and two campgrounds at nearby Stubbs Island.

2007 Population: 2,759 (estimate)

Public Facilities and Services:	Clearlake Oaks Beach County Park (offers picnicking, swimming and a boat launch facility). Nylander Park (under construction in Fall of 2007; will offer visitor’s center and small park). Educational services are provided by Konocti Unified School District, which operates nine public schools including four elementary schools, one middle school, and three alternative schools. One elementary school is located within the community. The Clearlake Oaks County Oaks Water District provides municipal water and sewer services within the community. Water sources include a combination of groundwater and surface water supplies from Clear Lake and its tributaries. Clearlake Oaks is within the Shoreline Water Inventory Unit.
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Points of Interest: Clearlake Oaks Beach County Park, Sulphur Bank Mine (an inactive mercury mine that is a U.S. Environmental Protection Agency superfund clean-up site), adjacent vineyards and wineries.

Clear Lake Riviera

The Clear Lake Riviera community area is located east of Kelseyville on Highway 281 north of its intersection with Highway 29. Originally developed in the 1960s, Clear Lake Riviera is now the fastest growing subdivision in the Rivas planning area. The area is primarily residential, but its commercial area is developing to provide services, including groceries, restaurants and real estate offices. The area provides only limited public lake access through a small restaurant and RV park on Konocti Bay. Clearlake Riviera is located within the Thurston Lake Water Inventory Unit.

2007 Population: 3,854 (estimate)

Public Facilities and Services: Clear Lake Riviera is served by the Kelseyville Unified School District, which operates an elementary school in the community. Additional schools are nearby in the town of Kelseyville, approximately 15 miles from Clear Lake Riviera. Water is provided within the Clear Lake Riviera subdivision by the Mount Konocti Mutual Water Company. Outside of the subdivision, water is obtained either directly from the lake or from individual wells. Wastewater service is provided by individual septic systems.

Points of Interest: The Konocti Hills Golf Course loops through the eastern side of the subdivision. Konocti Harbor Resort and Spa is also nearby.

Coyote Valley

Coyote Valley is located just northeast of Middletown on Highway 29. Most of the population in Coyote Valley resides in the Hidden Valley Lake area, a master-planned community started in 1968. This area is located adjacent to a man-made lake (Hidden Valley Lake) that offers boating, fishing, and swimming activities. The Hidden Valley Lake Golf Course is also within the community. The Coyote Valley community is dominated by single family housing, but does contain some commercial and light industrial uses.

2007 Population: 7,005 (estimate)

Public Facilities and Services:

Coyote Valley is served by the Middletown Unified School District, which has three elementary schools, one middle school, one high school, two community day schools, and one continuation school. Water supply is derived from four community wells developed and maintained by the Hidden Valley Lake Community Services District, which also provides wastewater service to Hidden Valley Lake Subdivision. Parcels outside the subdivision utilize septic and wells, although larger developments in the area may be annexed into the CSD. Surface water and groundwater are the primary sources of supply for both urban and agricultural water users. Coyote Valley is within the Upper Putah Water Inventory Unit.

Points of Interest:

Stone House museum (California Registered Landmark), Hidden Valley Lake, Hidden Valley Lake Golf Course

Kelseyville

Kelseyville, located at the western base of Mt. Konocti between Highway 29 and Clear Lake, is a key agricultural center in Lake County. Once known as the “Pear Capital of the World,” the area is also known for walnuts and wine grapes. The community contains numerous retail shops and is in close proximity to Clear Lake State Park, which includes a visitor’s center, camping, boating, hiking, and swimming facilities.

2007 Population:

3,363 (estimate)

Public Facilities and Services:

With administrative offices in Kelseyville, the Kelseyville Unified School District provides educational services within the community. The district operates three elementary schools, one middle school, and two high schools. There are two elementary schools, one middle school, and one high school located within Kelseyville. Water is provided by the Kelseyville County Waterworks District No. 3 through its two wells. Groundwater provides the primary water source for both municipal and agricultural water users. Kelseyville is within the Big Valley Water Inventory Unit. Wastewater service is also provided by the Kelseyville County Water Works District, with its treatment facility located just north of the community.

Points of Interest: Historic Downtown, Clear Lake State Park nearby

Lower Lake

Lower Lake is located at the intersection of Highways 29 and 53 near the south shore of Clear Lake. This community contains some of the County’s prime historic structures along its Main Street and other areas within the community. It is also located in close proximity to the Anderson Marsh State Historic Park, which has historic structures and over 1,000 acres of natural open. This park serves as a wildlife sanctuary and contains a wealth of cultural resources.

2007 Population: 2,016 (estimate)

Public Facilities and Services: The community is served by the Konocti Unified School District. The district operates four elementary schools, one middle school, one high school, and three alternative schools. One elementary school and two high schools are located within Lower Lake. Water is provided by the Lower Lake County Waterworks District No.1. Groundwater is the primary source of supply for both residential and agricultural water users. Wastewater service is provided by the Lake County Sanitation District (LCSD), which connects to a regional wastewater treatment plant in Clearlake.

Points of Interest: Main Street, Lower Lake Historical Schoolhouse Museum, Anderson Marsh State Historic Park

Lucerne

Lucerne, named after the city in Switzerland with a similar geographic setting, is actually a planned community dating back to the 1920s. Due to the depression and financial difficulties the planned aspects were set aside and the community developed in a relatively haphazard fashion. The County, and its Redevelopment Agency, has taken on the challenge of revitalizing the community by bringing it back in line with its original planned concepts which call for a lakefront promenade, town center on the Strand (13th Avenue) and town park along the creek between 8th & 9th Avenues. Part of the effort includes incorporating a Swiss or Alpine architectural theme as indicated by its name. Its beautiful geographic setting between the lake and hills, and easy access along Highway 20 make it an ideal location for tourism. Capitalizing on existing parks along the lake, the County and Redevelopment Agency are focusing effort on the establishment of the Promenade to stimulate the visitor economy.

2007 Population: 3,297 (estimate)

Public Facilities and Services:

Lucerne is served by the Lucerne Elementary School District (one elementary school), and the Upper Lake School Districts for middle and high school. The Upper Lake Union Elementary District operates one elementary school, one middle school, and one day school. The Upper Lake Union High School District operates one high school and one continuation school. Water is provided by the California Water Service Company. Water is supplied via a combination of groundwater and surface water supplies from Clear Lake and its tributaries. Lucerne is within the Shoreline Water Inventory Unit. Wastewater service is provided by the Lake County Sanitation District which operates a treatment facility north of Lakeport.

Points of Interest:

Alpine County Park, Lucerne Harbor boat launch, promenade

Middletown

Middletown received its name for being located midway between Lower Lake and Calistoga. Middletown developed during the late 1800s as a destination for Bay Area visitors, primarily due to the presence of mineral springs in the area and mining activities (mercury). In the early 1900s, a fire destroyed most of the original town. The town is developed with numerous small shops fronting along Highway 29. For the most part, the community is surrounded by livestock ranches and vineyards. The Geysers Geothermal Fields are located to the west.

2007 Population: 1,326 (estimate)

Public Facilities and Services:

The community is served by the Middletown Unified School District, which has three elementary schools, one middle school, one high school, two community day schools, and one continuation school. The community is also served by a charter school. Water is provided by the Callayomi County Water District, which operates two main domestic water supply wells and one standby well. Groundwater serves as the primary source of water from the community. Middletown is located in Upper Putah Water Inventory Unit. Wastewater service is provided by the Lake County

Sanitation District (LACOSAN), which operates a small treatment facility west of Middletown along Highway 175.

Points of Interest: Downtown, nearby mineral springs, Central Park, 100-acre trailside park, Geysers Geothermal Fields and Visitors Center

Nice

Nice, located on the north shore of Clear Lake, was originally named Clear Lake Villas after its first subdivision was built in 1922. The community was later named Nice, after the city located on the French Riviera. Today, in addition to its residential development, Nice has retail shops, RV parks, and campgrounds. The community also has three parks, the H.V. Keeling Park, Hinman Park, and the Nice Community Beach.

2007 Population: 2,882 (estimate)

Public Facilities and Services: H.V. Keeling Park, Hinman Park, and Nice Community Beach. Nice is served by the Upper Lake Elementary School District (one community day school, one elementary school, and one middle school) and the Upper Lake Union High School District (one high school and one continuation school). The majority of the community’s water service is provided by the Nice Mutual Water Company. Municipal water sources include a combination of groundwater and surface water supplies. Nice is located within the Shoreline Water Inventory Unit. Wastewater service is provided by the Lake County Sanitation District, which operates a treatment facility north of Lakeport.

Points of Interest: H.V. Keeling Park, Hinman Park, and the Nice Community Beach

North Lakeport

This area is located north of the City of Lakeport, bordered by Highway 29 to the west, Clear Lake to the east and the Nice – Lucerne Cutoff to the north. Development consists primarily of residential subdivisions, several mobile home parks and scattered commercial development.

Sutter Lakeside Hospital, along with a number of medical offices and a pharmacy is located in this community area. Several lakefront Bed and Breakfast inns have been developed in the area, and there are a few hotels along Lakeshore Boulevard. Other services include a convenience store with fuel sales, and a marina.

Ample vacant and underutilized land exists within the North Lakeport Community Area for additional residential and commercial development.

2007 Population: 3,232 (estimate)

Public Facilities and Services: North Lakeport is served by the Lakeport Unified School District. A County Service Area administered by Lake County Special Districts provides water in the area. Clear Lake is the source of water for this system. Wastewater service is provided by the Lake County Sanitation District’s Northwest Treatment facility.

Points of Interest: Clear Lake with its fishing, swimming and boating opportunities. Nearby City of Lakeport with historic downtown and Library Park.

Soda Bay

The community of Soda Bay is located on the south side of Clear Lake, between Kelseyville and Clearlake Riviera on Soda Bay Road. In the late 1800s, Soda Bay’s mineral springs were so popular that large resorts were constructed to provide lodging for the hundreds of thousands of visitors that were drawn for their touted healing qualities. Subdivisions were recorded in Soda Bay in the 1920s, as electricity became more widely available and roads throughout the County were improved. The community is currently mostly made up of single family homes. There are also RV parks and campgrounds and limited commercial development along Soda Bay Road provides restaurants and a general store.

2007 Population: 884 (estimate)

Public Facilities and Services:

Soda Bay is served by the Kelseyville Unified School District, which has three elementary, one middle and two high schools in the nearby town. A County Service Area administers the water system in the area. Municipal water sources are provided by surface water supplies. Wastewater service is provided by individual septic systems.

Points of Interest:

Soda Bay offers small resorts, campgrounds and RV parks and is minutes from Clear Lake State Park. All these facilities are on Clear Lake, which offers abundant recreational opportunities, including fishing, swimming and boating.

Upper Lake

Upper Lake, named for its location along the upper arm of Clear Lake, was established in the 1860s. In 1924, most of its downtown was destroyed by a fire. A small downtown area was rebuilt after that fire. Today, this downtown area is being revitalized and targeted at community commercial and tourism-oriented commercial uses. It contains a number of historic buildings.

In the 1930s, most of the Clear Lake arm near Upper Lake was drained for agricultural land, protected by levees. These levees have degraded over time, and efforts are underway to restore much of this area back to wetlands through the Middle Creek Restoration Project.

Upper Lake is the main access point into the Mendocino National Forest, which starts approximately 3.5 miles north of the community. In addition, the community contains Upper Lake Park, which is approximately five acres in size.

2007 Population: 1,136 (estimate)

Public Facilities and Services:

Upper Lake Park (ball fields and picnic areas). Educational services are provided by the Upper Lake Union Elementary School District and the Upper Lake Union High School District. The Upper Lake Union Elementary School District operates one elementary school, one middle school, and one day school. The Upper Lake Union High School District operates one high school and one continuation school. Water service is provided by the Upper Lake County

Water District through the operation of two groundwater wells. Upper Lake is within the Middle Creek Water Inventory Unit. Wastewater service is provided by Lacosan’s Northwest Regional Wastewater System, which operates a treatment facility north of Lakeport.

Points of Interest: Downtown, historic buildings, Mendocino National Forest, Upper Lake Park

2.3 Other Areas of Interest and/or Special Consideration

Blue Lakes

The Blue Lakes community is named after the two lakes located within a narrow valley adjacent to Highway 20. The area contains several resorts, a residential subdivision located between the two lakes, and a mobile home park. Limited commercial development is located along Highway 29.

Upper Blue Lake is stocked with trout and is the site of an annual fishing event. Motorized boats are allowed however, speed is limited to avoid wake. The lakefront resorts are improved with beaches and docks for swimming.

Water service is provided to the area by the Villa Blue Water District. Further development in the Blue Lakes area is constrained by lack of sewer service and mountainous terrain. The existing resorts are designated Resort Commercial, and efforts to maintain and enhance these resorts should be encouraged.

Boggs Lake/Cobb/Loch Lomond Mountain Area

Cobb is located in a small valley at the foot of Cobb Mountain, northwest of Middletown along Highway 175 and Bottle Rock Road. The Cobb Mountain area is a predominantly rural area dominated by pine forests, include Boggs State Forest. Mountain resorts and hot springs exist throughout the area, and there are two golf courses. Geothermal steam fields exist in the Cobb Mountain Planning Area.

This area is comprised of scattered resort developments and several older residential subdivisions. Existing development and land divisions are characterized by very small water systems and on-site sewage disposal systems. Land outside of the existing residential subdivisions is generally highly constrained, and therefore not conducive to subdivision to smaller residential lots. Revitalization of existing resorts is encouraged in this area.

According to the 2000 census, Cobb had a population of 1,628 people. Commercial services include a grocery store, gas station, post office, and

several restaurants. The area is served by both the Kelseyville and Middletown Unified School Districts.

Glenhaven

Glenhaven is located west of Clearlake Oaks on Highway 20 adjacent to Clear Lake. This area was subdivided and developed during and after the 1920s. Prior to the establishment of the Glenhaven Post Office in 1950, the area had been known as Gum Tree Point due to the gum trees (eucalyptus) that were planted in the area by pioneers. The area is primarily residential, with an economic base consisting of summer resorts. Glenhaven is served by the Lucerne School District, which operates an elementary school in Lucerne. No public sewer exists in Glenhaven.

Guenoc Ranch

The Guenoc Ranch consists of over 16,000 acres within southeastern Lake County, accessed off of Butts Canyon Road. The site is improved with a large winery, vineyards, several reservoirs and a bed and breakfast inn. The site is comprised of prime agricultural land within some valleys, areas of moderate to high slope, and areas of gentle terrain that may be conducive to further development. Guenoc Ranch has a considerable amount of water rights that can support expanded development.

Due to the large size of this ranch, under one ownership, future development should occur via the Planned Development process to allow for clustering of residential density and flexibility for innovative resort related uses in areas where terrain is appropriate. Special consideration may be given for increased density (beyond the presently mapped density) pursuant to Policy LU-6.12 if the agricultural uses, particularly the vineyards, can be preserved and if a substantial amount of resort and/or retreat development is included as part of future development proposals. Future proposals at this site will be reviewed under the provisions of CEQA, and will be reviewed based on their merits. Development proposals should be consistent with the smart growth polices outlined in Section 3.6, and the economic development policies of Section 3.9 of the Land Use Element of this General Plan.

Lake Pillsbury Area

The Lake Pillsbury area is a remote recreational area that contains a subdivision, Lake Pillsbury Ranch, at the north end of the lake along with a gravel airstrip. Scott's dam, which forms Lake Pillsbury, was completed in 1918 in part to curb flooding downstream in the Eel River, but also to provide hydroelectric. The small town of Hullville was abandoned and flooded-out as the 50,000 acre-foot lake filled. The lake contains several varieties of fish, including trout and bass, and attracts fisherman and off-road vehicle enthusiasts who can stay at the three campgrounds operated by P.G. & E. Off-road vehicles are allowed on designated roads and trails within the Mendocino National Forest, which surrounds the Lake Pillsbury area. The area is accessed by dirt roads, and limited services are provided by a small store and a resort. This area is within the Eel River watershed.

Spring Valley Lake

Spring Valley Lake is located in a mountain valley (Long Valley) several miles east of the community of Clearlake Oaks. The large residential subdivision that makes up Spring Valley Lake is located near three creeks and a small lake aptly named Spring Valley Lake. A convenience store provides limited services to the residents. A County Service Area, administered by Lake County Special Districts provides water service. Water is provided using a combination of surface and groundwater. Spring Valley Lake is located within Cache Creek Water Inventory Unit. Road access to Spring Valley is limited to one route, New Long Valley Road. Due to the high fire danger in the area, limited access and lack of public sewer, additional land division for small-lot development is not feasible.

2.4 City Descriptions

Lake County contains two incorporated cities, Clearlake and Lakeport.

City of Clearlake

The City of Clearlake, which was incorporated in 1980, is the largest city in Lake County. The City is located along the southeast shore of Clear Lake just north of Cache Creek. Given its proximity to Clear Lake, the City offers abundant recreational opportunities, such as boating and other watersport activities. The City has a total of three lakefront parks, Redbud Park, Austin Park, and Highlands Park, which provide ample recreational opportunities. In addition, a portion of Anderson Marsh State Historical Park, which provides visitors with bird watching, hiking, and picnicking opportunities, is located within the City limits.

2007 Population: 15,096 (estimate)

Public Facilities and Services: Clearlake is served by the Konocti Unified School District, which has three elementary schools, and one middle school and two high schools located in Lower Lake. Yuba Community College is also located in Clearlake. Wastewater service is provided by LACOSAN. Water service is provided by three separate entities. These water systems utilize a combination of groundwater and surface water supplies from Clear Lake and its tributaries. Clear Lake is within the Shoreline Water Inventory Unit.

Points of Interest: Redbud Park with boat launch facilities; Borax Lake, which contains some of the oldest archaeological resources in the country; nearby Anderson Marsh State Historic

City of Lakeport

The City of Lakeport, which is the county seat for Lake County, is located on the west shore of Clear Lake. The City, which was incorporated in 1888, still contains many of the historic buildings from the turn of the century. The City’s Library Park, which is located at the Clear Lake shoreline, is the site of many annual events (e.g., fishing tournament and boat races). The City also is home to the Lake County Fairgrounds, which hosts the annual Lake County Fair and County Rodeo.

2007 Population: 5, 537 (estimate)

Public Facilities and Services: The Lakeport Unified School District has two elementary schools, one middle school, and one high school. The City is located two miles from the Lampson Field Airport. Wastewater service is provided by the City of Lakeport Municipal Sewer District. A combination of groundwater and surface water is used in Lakeport, which is within the Big Valley Water Inventory Unit.

Points of Interest: Lake County Museum, Library Park, Lake County Courthouse, Lake County Fairgrounds and Speedway.

2.5 Population Projections

Table 2-1 provides a projection of population for the County overall as well as the future population for each unincorporated community and the two cities.

Table 2-1. Population Projections

Lake County

Population Projections

Preferred Alternative

	2000	2007	2010	2015	2020	2025	2030
Communities / Cities		7	10	15	20	25	30
Other Unincorp.		2.0%	2.0%	2.0%	2.0%	2.0%	2.0%
		0.75%	0.75%	0.75%	0.75%	0.75%	0.75%
Projections							
	2000	2007	2010	2015	2020	2025	2030
Lake County (Total)	58,309	68,332	71,901	78,311	85,346	93,071	101,557
Lake County (Other unincorp.)	15,102	15,913	16,274	16,893	17,536	18,204	18,897
Cities							
Clearlake	13,142	15,096	16,020	17,687	19,528	21,561	23,805
Lakeport	4,820	5,537	5,876	6,487	7,162	7,908	8,731
Subtotal	17,962	20,633	21,896	24,174	26,691	29,469	32,536
Communities							
Clearlake Oaks	2,402	2,759	2,928	3,233	3,569	3,941	4,351
Clearlake Rivas	3,355	3,854	4,090	4,515	4,985	5,504	6,077
Coyote Valley*	3,777	7,005	7,434	8,207	9,062	10,005	11,046
Kelseyville	2,928	3,363	3,569	3,941	4,351	4,804	5,304
Lower Lake	1,755	2,016	2,139	2,362	2,608	2,879	3,179
Lucerne	2,870	3,297	3,499	3,863	4,265	4,709	5,199
Middletown*	1,020	1,326	1,407	1,554	1,715	1,894	2,091
Nice	2,509	2,882	3,058	3,377	3,728	4,116	4,545
North Lakeport*	2,870	3,264	3,464	3,824	4,222	4,662	5,147
Upper Lake	989	1,136	1,206	1,331	1,470	1,623	1,791
Soda Bay	770	884	939	1,036	1,144	1,263	1,395
Subtotal	25,245	31,787	33,732	37,243	41,119	45,399	50,124

* Base year is 2000 Census data except for Coyote Valley, Middletown, and North Lakeport communities. These communities based on Planning Department update for 2007.

Please see the next page.