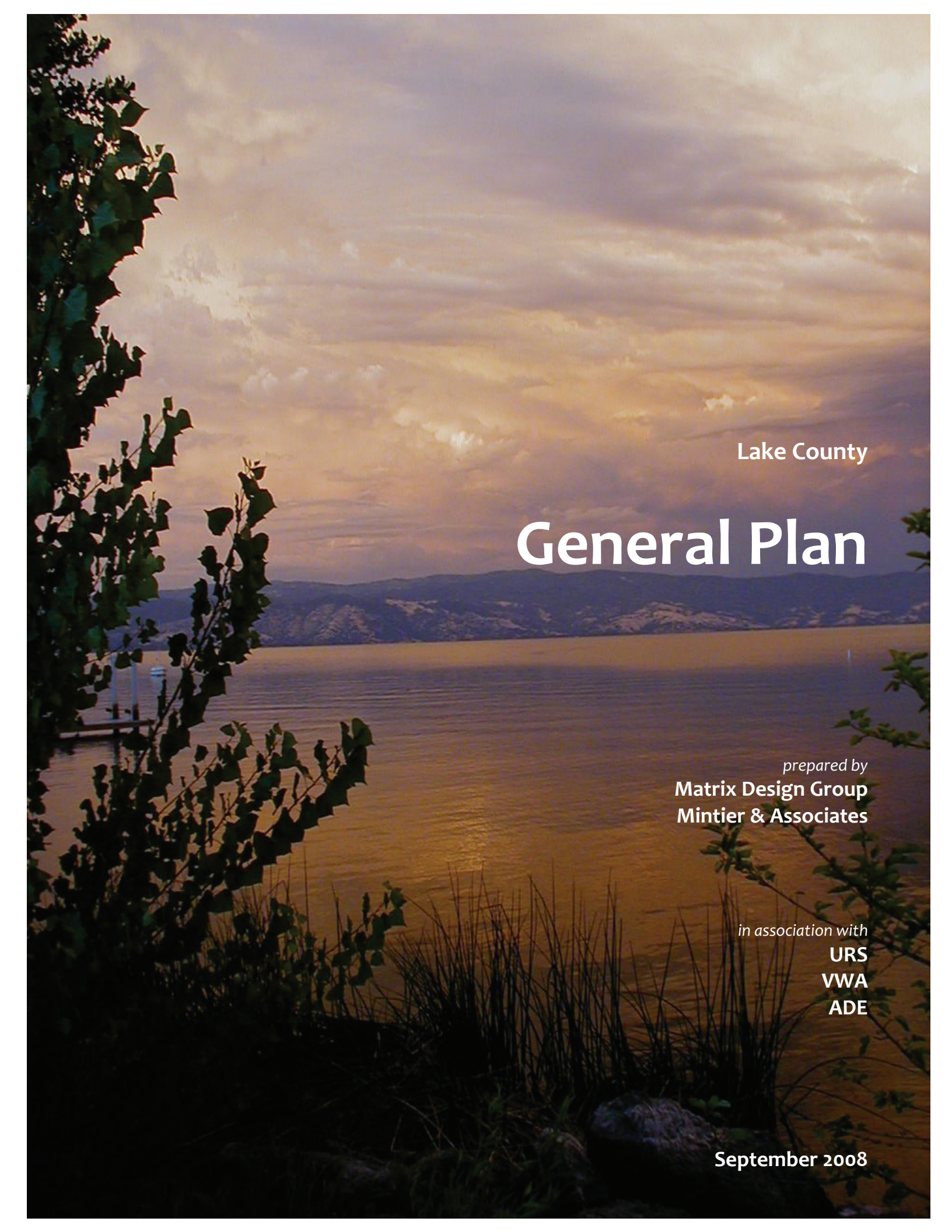


# Lake County General Plan



September 2008

*Please see the next page.*



Lake County

# General Plan

*prepared by*  
**Matrix Design Group**  
**Mintier & Associates**

*in association with*  
**URS**  
**VWA**  
**ADE**

**September 2008**

*Please see the next page*



## ACKNOWLEDGMENTS

**THE COUNTY OF LAKE WOULD LIKE TO THANK AND RECOGNIZE THE EFFORTS OF THOSE INVOLVED IN THE DEVELOPMENT OF THE LAKE COUNTY GENERAL PLAN.**

### CITIZENS OF LAKE COUNTY

The Citizens of the County that participated in each step in the development of the General Plan

#### BOARD OF SUPERVISORS

- Ed Robey
- Rob Brown
- Jeff Smith
- Anthony Farrington
- Denise Rushing
- Gary Lewis (former Board member)

#### PLANNING COMMISSION

- Gil Schoux
- Gary Briggs
- Cliff Swetnam
- Monica Rosenthal
- Clelia Bower
- Marvin Butler (former Commissioner)
- Frieda Camotta (former Commissioner)

---

**GENERAL PLAN  
STEERING COMMITTEE**

- John Carlisi
- Aleta Walker
- Greta Zeit
- Russell Petterson
- Chuck March
- Greg Giusti
- Marvin Butler
- Beverly Bergstrom
- Angela Siegel
- Chuck Doty
- Annette Hopkins
- Susan Burton
- Duane Hill
- Tom Montpair
- Jacque Spiker
- Susan Taylor Herrmann
- Eric Seely
- Rick Gunier
- Jeff Lucas
- Sandra West
- Ed Robey
- Pete Johnson
- Patricia Beristianos
- Robert Morse
- Richard Steward

---

**GEOHERMAL ADVISORY  
COMMITTEE**

- Bill Smith
- Bruce Carlsen
- Chuck Lamb
- Holly Harris
- Don Merrill
- George Cunningham
- Joan Clay
- Juliana Vidich
- Mary Jadiker
- Ronald Suess
- Mark Dellinger
- Ross Kauper
- Ali Kahn
- James Matzinger

---

**AGRICULTURAL ELEMENT  
ADVISORY COMMITTEE**

- James Austin
- Ken Barr
- Michael Barrett
- Ronald Bartolucci
- Steve DeVoto
- Bobby Dutcher
- Margaret Eutenier
- Bobby Gayaldo
- Greg Hanson
- Pamela Knispel
- Paul Lauenroth
- Philip Murphy
- Tim Strong
- Toni Scully
- Victoria Brandon (Alternate)
- John Ham (Alternate)
- Diane Henderson (Alternate)
- Tommy Gilliam (Alternate)
- Joanne Van Eck (Alternate)

---

**COUNTY DEPARTMENTS**

- County Administration Office
- Community Development
- Public Works
- Special Districts
- Public Services
- Sheriff's Department
- County Counsel
- Health Department

---

**KEY COUNTY STAFF**

- Richard Coel, Community Development Director
  - Emily Minton, Senior Planner
  - Danae Bowen, Office Assistant III
  - Tom Smythe, Water Resources Engineer
  - Debra Sommerfield, Deputy CAO of Economic Development
  - Jacqueline Armstrong, Public Services Analyst
  - Mark Dellinger, Special Districts Administrator
  - Robert Bridges, Deputy Senior County Counsel
-

**TECHNICAL SUPPORT**

- Lon Sharp, GIS Specialist

A SPECIAL THANK YOU TO  
THE FOLLOWING PEOPLE  
WHO OFFERED SO MANY  
COMMENTS AND  
SUGGESTIONS THROUGH THE  
DRAFT REVIEW PROCESS:

- Victoria Brandon
- Janet Cawn
- Holly Harris
- Chuck March

**GENERAL PLAN CONSULTANTS**

- General Plan
- General Plan Management
- Public Participation
- GIS

- Richard Rust, AICP – General Plan Lead Planner
- Celeste Werner, AICP – Senior Planner
- Molly Bosley, AICP – Senior Planner
- Mike Hrapla –Senior Engineer



- General Plan Components

- J. Laurence Mintier, FAICP , Managing Principal
- Derek DiManno, AICP, Senior Planner
- Ted Holzem – Associate Planner
- Theda Justiniani – Administrative



- General Plan Program Management
- EIR

- Joe Trapasso, Principal-in-Charge (PIC)
- Dennis Dudzik, PIC
- Nick Trifiro, Project Manager (PM)
- Karyl Hendrick, Senior Environmental Planner/PM

**Vernazza Wolfe Associates**

- Housing Element Programs

- Lucina Vernazza
- Marian F. Wolfe, Ph.D.



- Socioeconomic Assessment

- Doug Svensson

*Please see the next page.*

---



**TABLE OF CONTENTS**

- 1. Introduction..... 1-1**
  - 1.1 Lake County..... 1-1
  - 1.2 General Plans in California ..... 1-1
  - 1.3 Lake County General Plan..... 1-4
  - 1.4 Environmental Analysis.....1-7
  - 1.5 Using the General Plan.....1-7
  
- 2. Lake County Community Profiles ..... 2-1**
  - 2.1 Introduction .....2-1
  - 2.2 Descriptions of Community Areas..... 2-3
  - 2.3 Other Areas of Interest and/or Special Consideration ..... 2-11
  - 2.4 City Descriptions .....2-13
  - 2.5 Population Projections .....2-15
  
- 3. Land Use..... 3-1**
  - 3.1 Land Use Diagram and Standards .....3-4
  - 3.2 Land Use Designations .....3-8
  - 3.3 General Plan / Zoning and Entitlement Consistency ..... 3-14
  - 3.4 Growth and Development .....3-15

- 3.5 Urban / Rural Boundary .....3-17
- 3.6 Residential Development ..... 3-18
- 3.7 Commercial Development..... 3-42
- 3.8 Industrial Development.....3-44
- 3.9 Economic Development .....3-45
- 3.10 Design .....3-48
- 3.11 Administration / Implementation.....3-50
- 3.12 Implementation Measures .....3-51

**4. Housing ..... 4-1**

- 4.1 New Construction .....4-3
- 4.2 Maintaining Affordable Housing.....4-6
- 4.3 Neighborhood Preservation / Rehabilitation.....4-6
- 4.4 Special Needs ..... 4-7
- 4.5 Housing Discrimination.....4-9
- 4.6 Energy Conservation and Production .....4-9
- 4.7 Jobs / Housing Balance ..... 4-10
- 4.8 Implementation Programs ..... 4-10
- 4.9 Quantified Objectives ..... 4-18

**5. Public Facilities and Services ..... 5-1**

- 5.1 General .....5-3
- 5.2 Water Supply.....5-4
- 5.3 Wastewater.....5-5
- 5.4 Stormwater Drainage .....5-6
- 5.5 Solid Waste.....5-7
- 5.6 Public Utilities.....5-8
- 5.7 Communications Systems.....5-8
- 5.8 Fire Protection and Law Enforcement.....5-9
- 5.9 Community Facilities ..... 5-10
- 5.10 Implementation Measures ..... 5-11

**6. Transportation and Circulation ..... 6-1**

- 6.1 Roads and Highways.....6-2
- 6.2 Public Transportation .....6-7
- 6.3 Aviation..... 6-8
- 6.4 Bicycles and Trails ..... 6-9
- 6.5 Transmission Lines and Pipelines ..... 6-10
- 6.6 Boating .....6-11
- 6.7 Implementation Measures ..... 6-11

<b>7. Health and Safety .....</b>	<b>7-1</b>
7.1 General .....	7-4
7.2 Geologic and Seismic Hazards.....	7-4
7.3 Air Quality .....	7-9
7.4 Airport Hazards .....	7-11
7.5 Hazardous Materials .....	7-11
7.6 Flood Hazards.....	7-12
7.7 Urban and Wildland Fire Hazards.....	7-16
7.8 Emergency Response .....	7-19
7.9 Implementation Measures .....	7-21
<b>8. Noise .....</b>	<b>8-1</b>
8.1 Noise .....	8-2
8.2 Implementation Measures .....	8-5
<b>9. Open Space, Conservation, and Recreation .....</b>	<b>9-1</b>
9.1 Biological Resources .....	9-4
9.2 Scenic Resources.....	9-9
9.3 Agricultural Resources.....	9-11
9.4 Mineral Resources .....	9-11
9.5 Energy Resources.....	9-12
9.6 Recreation and Open Space Resources.....	9-13
9.7 Clear Lake .....	9-18
9.8 Cultural Resources .....	9-21
9.9 Implementation Measures .....	9-24
<b>10. Geothermal Resources.....</b>	<b>10-1</b>
10.1 Research and Development .....	10-3
10.2 Environmental Protection .....	10-4
10.3 Resource Utilization.....	10-9
10.4 Collaboration and Public Outreach .....	10-9
10.5 Implementation Measures .....	10-10
<b>11. Water Resources .....</b>	<b>11-1</b>
11.1 Groundwater Protection .....	11-9
11.2 Water Quality .....	11-11
11.3 Water Resource Sustainability .....	11-12
11.4 Watershed Management.....	11-13
11.5 Conservation and Reuse .....	11-14
11.6 Implementation Measures .....	11-15

**12. Agricultural Resources..... 12-1**

12.1 Agricultural Protection .....12-5  
 12.2 Agricultural Enhancement..... 12-9  
 12.3 Agricultural Tourism ..... 12-11  
 12.4 Agricultural Research and Education..... 12-12  
 12.5 Timber Resources ..... 12-12  
 12.6 Implementation Measures ..... 12-13

**Appendix A.....A-1**

Aggregate Resources Management Element..... A-1

**List of Figures**

Figure 1-1 Lake County .....1-2  
 Figure 2-1 Communities and Planning Areas..... 2-2  
 Figure 3-1 Land Use Diagram ..... 3-5  
 Figure 3-2 Clearlake Oaks Community Growth Boundary ..... 3-19  
 Figure 3-3 Clearlake Riviera Community Growth Boundary ..... 3-21  
 Figure 3-4 Coyote Valley Community Growth Boundary ..... 3-23  
 Figure 3-5. Kelseyville Community Growth Boundary ..... 3-25  
 Figure 3-6. Lower Lake Community Growth Boundary..... 3-27  
 Figure 3-7. Lucerne Community Growth Boundary ..... 3-29  
 Figure 3-8. Middletown Community Growth Boundary.....3-31  
 Figure 3-9. Nice Community Growth Boundary..... 3-33  
 Figure 3-10. North Lakeport Community Growth Boundary ..... 3-35  
 Figure 3-11. Soda Bay Community Growth Boundary..... 3-37  
 Figure 3-12. Upper Lake Community Growth Boundary.....3-39  
 Figure 6-1. Circulation Diagram.....6-3  
 Figure 7-1 Known Seismic Hazard Areas ..... 7-5  
 Figure 7-2. Flood Hazards Map .....7-13  
 Figure 7-3. Fire Severity Map.....7-17  
 Figure 9-1. Natural Areas.....9-5  
 Figure 9-2. Parks and Recreational Facilities ..... 9-15  
 Figure 10-1. Primary Geothermal Resource Area..... 10-5  
 Figure 11-1. Water Resources ..... 11-5

## List of Tables

Table 1-1.	Relationship Between Lake County General Plan Elements and the State-Mandated Elements.....	1-6
Table 2-1.	Population Projections.....	2-15
Table 3-1.	General Plan Land Use Density/Intensity Standards .....	3-8
Table 3-2.	Relationship Between General and Community Plan Land Use Designations.....	3-9
Table 3-3.	Land Use Implementation Measures .....	3-51
Table 3-4.	Area Plan Structure .....	3-56
Table 4-1.	Housing Implementation Programs .....	4-11
Table 4-2.	Summary of Quantified Objectives .....	4-18
Table 5-1.	Public Facilities and Services Implementation Measures.....	5-11
Table 6-1.	Lake County Road Standards.....	6-5
Table 6-2.	Transportation and Circulation Implementation Measures..	6-12
Table 7-1.	Scale of Acceptable Seismic Risks .....	7-8
Table 7-2.	Health and Safety Implementation Measures .....	7-21
Table 8-1.	Maximum Allowable Noise Exposure by Land Use .....	8-3
Table 8-2.	Noise Implementation Measures .....	8-6
Table 9-1.	Open Space, Conservation, and Recreation Implementation Measures.....	9-24
Table 10-1.	Geothermal Resources Implementation Measures.....	10-11
Table 11-1.	Water Resources Implementation Measures .....	11-16
Table 12-1.	Agricultural Resources Implementation Measures .....	12-13

*Please see the next page.*