

## **RESOLUTION NO. 2531 (2015)**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKEPORT ACCEPTING THE RECOMMENDATIONS OF THE LAKEPORT PLANNING COMMISSION, APPROVING THE 2014 ADDENDUM TO THE CITY OF LAKEPORT GENERAL PLAN EIR, AND ADOPTION OF AMENDMENTS TO THE LAKEPORT GENERAL PLAN AND PRE-ZONING**

**WHEREAS**, section 65300 of the Government Code of the State of California authorizes cities to prepare long-range comprehensive guides known as General Plans; and

**WHEREAS** section 65361 of the Government Code of the State of California limits the amendment of the Lakeport General Plan to not more than four times annually; and

**WHEREAS** this Resolution is designated as the 1<sup>st</sup> Quarter 2015 amendment of the Lakeport General Plan; and

**WHEREAS** in 2009 the City of Lakeport adopted the Lakeport General Plan consisting of a General Plan text and maps; and

**WHEREAS** on January 21, 2014 the Lakeport City Council adopted Resolution No. 2492 (2014) initiating a focused review/update/amendment of the Lakeport General Plan and related actions. The Resolution contains findings and provides direction to City staff, the Planning Commission, interested parties, and the public concerning the focus General Plan update and CEQA environmental review; and

**WHEREAS**, pursuant to the City Council Resolution the Lakeport Planning Commission engaged in review, consideration, and analysis of background information, staff recommendations, public input and other information regarding the focused review/update/amendment of the Lakeport General Plan. The Planning Commission conducted a series of public meetings and workshops on the focus General Plan update and related actions as part of their regular agendas in February, March, April, and May 2014; and

**WHEREAS**, in October through December 2014 the Addendum to the City of Lakeport General Plan EIR (dated October 24, 2014 prepared by De Novo Planning Group) was made available for review to Lakeport City staff, City Council, Planning Commission, County of Lake administration, Lake LAFCO, and local Native American tribes; and

**WHEREAS**, the City of Lakeport Planning Commission conducted a public hearing and considered the Addendum to the City of Lakeport General Plan EIR on Wednesday, January 14, 2015 at which time the Commission unanimously recommended adoption and approval of the

Addendum to the General Plan EIR and approval of the recommended General Plan amendments; and

**WHEREAS**, the Lakeport City Council conducted a public hearing on February 17, 2015 to consider the recommendation made by the Lakeport Planning Commission for approval of the Addendum to the City of Lakeport General Plan EIR and amendments to the Lakeport General Plan; and

**WHEREAS** the Planning Commission and City Council provided public notice and encouraged public input and comments on the proposed Addendum to the EIR and the General Plan amendments; and

**WHEREAS**, the proposed Lakeport General Plan Amendments as recommended by the Planning Commission are defined as the modified project, which is described in Section 2.0 of the EIR Addendum., The General Plan Amendments would reduce the Lakeport Sphere of Influence, modify General Plan policies and actions to address conservation, infrastructure, utilities, and growth, and modify the Lakeport General Plan land use map in the southern portion of the Lakeport General Plan area and Sphere of Influence; and

**NOW THEREFORE BE IT RESOLVED**, The Lakeport City Council hereby approves and adopts the Addendum to the City of Lakeport General Plan EIR dated October 24, 2014 (prepared by De Novo Planning Group on behalf of the City of Lakeport), and approves the Lakeport General Plan amendments as recommended by the Lakeport Planning Commission attached hereto as Attachment A.

Be it further resolved that the findings in support of the approval of the amendments to the Lakeport General Plan are as follows:

1. On January 24, 2014 the Lakeport City Council adopted Resolution No. 2492 and directed the Lakeport Planning Commission and City staff to initiate and complete a review, update, and amendment process of the Lakeport General Plan and associated actions. The Lakeport Planning Commission served as the 2014 General Plan update Advisory Commission and worked with City staff in the focused review of the existing General Plan to consider recommendations for alternative and updated General Plan approaches and provisions.
2. The Planning Commission conducted several public meetings in February, March, April and May of 2014 to consider public input, staff recommendations, public agency comments, and to make recommendations regarding amendments of the General Plan and recommendations to the City Council.
3. The Lakeport Community Development Department staff coordinated Planning Commission and City Council meetings, provided public information and other

administrative actions in order to comply with State of California Planning and environmental laws and to facilitate participation in the General Plan update process.

4. As more fully described in the Addendum to the City of Lakeport General Plan EIR dated October 24, 2014:
  - a. No substantial changes are proposed in the General Plan amendments approved herein which will require major revisions of the General Plan EIR;
  - b. No substantial change with respect to the circumstances under which the General Plan amendments approved herein is being undertaken which will require major revisions to the General Plan EIR; and
  - c. No new information, which was not known and could not have been known at the time the City certified the General Plan EIR, has become available that has not been evaluated in the General Plan EIR.
5. The City of Lakeport Community Development Department files regarding the 2014 focused General Plan update – modified project contain detailed facts, information, data, staff reports, background information, the Planning Commission meeting minutes, public notices, public input and comments.
6. The Lakeport General Plan is a thorough and adequate treatment of land-use, economic, environmental, and development issues for a specific period. The General Plan contains land-use, urban boundary, transportation, community design, economic development, conservation, open space, Parks and Recreation, noise, safety, and housing elements.
7. The proposed General Plan amendments are in the public's interest.
8. The proposed General Plan amendments are internally consistent and consistent with the entire General Plan and any implementation programs that may be affected.
9. The potential impacts of the proposed General Plan amendments have been assessed, including but limited to through the Addendum to the City of Lakeport General Plan EIR dated October 24, 2014 (prepared by De Novo Planning Group on behalf of the City of Lakeport) and are not detrimental to the public health, safety, convenience and general welfare.
10. The proposed General Plan amendments have been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.
11. The General Plan including the proposed amendments involve objectives, policies, and implementing programs designed to enhance the public health, safety, and general welfare. The proposed amendments remove the CLMSD wastewater disposal land area from the Lakeport Sphere of Influence, remove prime agricultural land under Williamson

act contract from the Lakeport Sphere of Influence, achieve consistency between the County of Lake Lakeport Area Plan and Zoning Designations and the City of Lakeport General Plan, revise the General Plan Introduction Section, the Land Use Element, the Urban Growth Boundary Element, and the Conservation Element of the General Plan in order to clarify intent provide updated data, enhance readability, and implement new programs and policies in the conservation element to address and strengthen the City's approach to creek and stream biology and riparian and wetland areas.

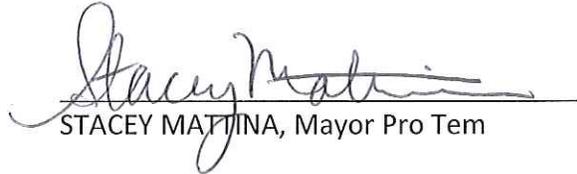
This resolution was passed by the City Council at their meeting on the 17th day of February, 2015, by the following vote:

AYES: Council Members Parlet, Spillman, Turner and Mayor Pro Tem Mattina

NOES: None

ABSTAINING: None

ABSENT: Mayor Scheel

  
STACEY MATTINA, Mayor Pro Tem

ATTEST:

  
KELLY BUENDIA, Deputy City Clerk

# I. INTRODUCTION

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The Lakeport General Plan is the official document used by decision makers and citizens to guide and interpret the City's long range plans for development of land and conservation of resources. All California cities and counties are required by State law to have a general plan that addresses seven specific topics, called elements, which include: Land Use; Transportation; Housing; Open Space; Conservation; Safety and Noise. General Plans may also include optional elements dealing, for example, with design and community identity. The Lakeport General Plan includes the seven mandatory Elements as well as three optional Elements including an Urban Boundary Element, Community Design Element and Economic Development Element.

The General Plan must contain a land use map that describes the location and boundaries of each land use designation, such as Industrial, Single Family Residential, or Park, and the specific restrictions that apply to each designation. In addition, the Plan contains policies and supporting information adequate to make informed decisions concerning the future of the community. The Plan identifies methods for improving public facilities and services to meet the anticipated growth, and establishes a framework for the implementation of the City's zoning, subdivision and other land use regulations.

The General Plan represents an agreement among the residents of Lakeport on basic community values, ideals, and aspirations to govern a shared environment. The Plan has a long-term horizon, addressing a 20-year time frame. At the same time, it brings a deliberate, overall direction to the day-to-day decisions of the City Council, Planning Commission, and city staff.

## ***Public Participation***

In 2004, the City decided to update its General Plan to provide the public decision-makers and private developers with clearer and more effective policy guidance. A General Plan Advisory Committee was established by the City and met a total of seven times in public sessions to review and fine-tune each element of the Draft General Plan.

In 2014 the Lakeport City Council adopted Resolution No. 2492 (2014) directing that a focused update of the Lakeport General Plan be completed.

The result of this effort is a General Plan built upon the ideas of Lakeport residents—a guide in text and maps to the opportunities and conditions for new development based on a balance among the social, environmental and economic needs of the community.

## ***The Planning Area***

The General Plan applies to both public and privately owned land within the City's boundaries and its Sphere of Influence (SOI). The SOI is unincorporated land representing the ultimate future boundaries of the City. This area is currently under County jurisdiction, and regulated by Lake County's General Plan and Zoning Ordinance. State law encourages and permits the City to plan for areas outside of its boundaries, if those areas have a direct relationship to the City's

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planning needs. Although the County is not bound by Lakeport's General Plan, the City will work with the County to assure that County land use decisions within the Lakeport SOI are compatible with this General Plan.

## ***How to Use this General Plan***

The General Plan will be used by the City Council and the Planning Commission to guide land use and planning-related decisions. The City's staff will use the Plan on a day-to-day basis to administer and regulate land use and development activity. The public can use this Plan to understand Lakeport's approach to land use planning and the community's standards with regard to urban design, conserving natural resources, future development and neighborhood conservation. The development community can use the Plan to analyze potential development patterns for proposed projects.

The General Plan is divided into chapters corresponding to the following plan elements: Land Use; Urban Boundary; Transportation; Community Design; Economic Development; Conservation; Open Space, Parks and Recreation; Noise; and Safety. The Housing Element was previously adopted in July, 2004 and certified by the State of California Department of Housing and Community Development (HCD). Each chapter starts with a discussion of purpose, existing and future conditions and the goals of the City as they related to the chapter. These are followed by a brief overview and analysis of the major factors related to the issues and goals. At the end of each chapter are policies and implementation programs that will guide the City's actions during the life of the Plan. Goals, policies, implementation programs and standards are defined below:

- **Goal:** a general expression of community values. It indicates, in a general manner, an ideal future or condition to which planning efforts are directed.
- **Policy:** a specific statement that guides decision making and how a goal will be implemented and may include standards, objectives, maps or a combination of these components. It indicates a clear commitment by the City Council.
- **Implementation Program:** a specific action, procedure or technique to carry out policies of the General Plan.
- **Standards:** policy statements which include a specific quantitative measure of performance.

The text of the Plan should be considered in relation to the Land Use Map. The boundaries of land use designations shown on this map are based on existing land use patterns and natural and man-made features. They are not precise legal boundaries. The Zoning Map provides the precise legal boundaries of the Zoning Districts that are consistent with the underlying General Plan Land Use designations.

The Organization and different topics covered by the General Plan are indicated in the Table of Contents. Many of the technical terms used in the Plan are defined in the Glossary (see Appendix A). Separate technical documents (bound separately) include the Background Report and the Environmental Impact Report.

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## ***Intent of the Plan***

The General Plan takes a long range and comprehensive perspective to the year 2025. It also addresses immediate land-use related problems.

New and significant policies contained in the 2009 General Plan included the following:

- A proposed modification to the SOI that includes the proposed Specific Plan Area south of the current SOI, elimination of the area immediately north of the city, and minor modifications to the southwestern portion of the sphere to remove agricultural areas.
- Combining the low and medium density residential designations to allow for greater flexibility in considering re-zoning requests.
- General guidelines for how the proposed Specific Plan Area should be developed.
- An Economic Development Element.
- Significant revisions to the Community Design Element.
- New policies on human services and human care facilities such as child care centers and elderly care facilities.
- A change to the Land Use designation from major retail to office for several parcels located north of Eleventh Street adjacent to Hwy 29.
- Policies related to the use of Best Management Practices.
- An annexation to the south side of the city to the west of State Highway 29 that encompasses approximately 121 acres.

The 2014 focused General Plan update amended the Land Use Map, the Land Use, the Urban Boundary, and the Conservation Elements of the General Plan.

## ***Administering the General Plan***

Once adopted, the General Plan does not remain static. State law permits up to four General Plan Amendments per year (Government Code Section 65358). Most amendments propose a change in land use designation of a particular property. As time goes on, the City may determine that it is also necessary to revise portions of the text to reflect changing circumstances or philosophy.

State law provides direction on how Lakeport can maintain the plan as a contemporary policy guide: It requires the City's Community Development Department to report annually to the City Council on the "status of the plan and its implementation" (Government Code Section 65400[b]). In addition, the City should comprehensively review the Plan every five years to determine whether or not it is still in step with community values and conditions.

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State law requires that any decision to amend the General Plan be based on factual information and analysis, termed “findings of fact.” These findings are the rationale for making a decision either to approve or deny a project. The following minimum findings should be made for each General Plan Amendment:

1. The proposed General Plan Amendment is deemed to be in the public interest.
2. The proposed General Plan Amendment is consistent and compatible with the rest of the General Plan and any implementation programs that may be affected.
3. The potential impacts of the proposed General Plan Amendment have been assessed and have been determined not to be detrimental to the public health, safety, or welfare.
4. The proposed General Plan Amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act (CEQA).

City initiated amendments, as well as amendments requested by other public agencies, are subject to the same basic processes and requirements described above to ensure compatibility and consistency with the General Plan. This includes appropriate environmental review, public notice, and public hearings leading to an official action by a resolution of the City Council.

## **II. LAND USE ELEMENT**

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### ***Purpose***

The Land Use Element functions as a guide for the ultimate pattern of development for the City at build-out. The Land Use Element has perhaps the broadest scope of the seven mandatory elements of the General Plan. It provides an overview of the land use characteristics, objectives, policies, and implementation programs for achieving the City's land use goals over the next 20 years. The General Plan Land Use Map, which is also a part of this Element, graphically represents the City's land use goals and objectives.

### ***Existing Land Use***

Existing land use information is essential to an understanding of current development patterns and acreages devoted to particular land uses. Existing land use information and a vacant and underutilized land use inventory for the Lakeport Planning Area was developed by the Lakeport Community Development Department. The information was then entered into a geographic information system at the parcel level, then used for statistical analysis and mapping.

### ***General Plan Land Use Classification System***

To translate objectives and policies of the Land Use Element into diagram or map form, a set of designations or classifications must be adopted to serve as a guide for general land use distribution. Determining the land use designation for any area is generally based on multiple criteria, which may include:

- Existing patterns of development when compatible with objectives, policies, and programs of the General Plan;
- Accessibility/Circulation;
- Availability of public services and facilities and potential for their expansion or extension;
- Geo-physical characteristics of the area such as slope, wetland or flood prone designation, soils, geography, vegetative cover, and biological significance;
- Existing parcel size;
- Desire to protect or buffer certain uses from other, incompatible uses.

The Land Use Element establishes 11 land use designations with which development must be consistent. For each designation, the uses allowed and the standards of density and intensity are specified. Other policies relating to these land use designations are found in the policy section of the Land Use Element and throughout the General Plan.

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The boundaries of land use designations shown in [Figure 1](#) are based on existing land use patterns and natural and man-made features, and are not precise legal boundaries. To accurately interpret the General Plan Land Use Map, refer to the Zoning Map which provides the precise legal boundaries for the Zoning Districts consistent with the underlying General Plan Land Use designations.

The General Plan establishes designations for land both in the City and outside the City limits within the Lakeport Sphere of Influence, otherwise known as the Lakeport Growth Boundary. The Sphere of Influence is the ultimate physical boundary of the City. Land outside of the City Limits but within the Lakeport Sphere of Influence is subject to land use designations assigned by Lake County. The General Plan Land Use Map will support the City's pre-zone designations for land within the Sphere of Influence which may be annexed in the future.

## ***General Plan Land Use Designations***

### **RESIDENTIAL (R)**

Designates areas suitable for single family dwellings up to 7.3 units per acre and multifamily developments comprising up to four units within a single structure at a maximum density of 19.3 dwelling units per acre. Consistent zoning districts include, but are not limited to, R-1 and R-2.

### **HIGH DENSITY RESIDENTIAL (HDR)**

Designates areas suitable for multifamily residential development at a density of 19.4 to 29.0 dwelling units per acre. Senior multifamily<sup>1</sup> uses are permitted at a density not exceeding 45 dwelling units per acre. The high density residential designation allows convalescent and other hospital uses. Limited office uses would be permitted with a Conditional Use Permit pursuant to criteria contained in the Zoning Ordinance. Consistent zoning districts include, but are not limited to, R-3 and R-5.

### **LIGHT RETAIL (LR)**

This designation is intended to provide for small neighborhood oriented retail establishments, either on individual sites or in small shopping centers. Typical light retail uses include, but are not limited to: food markets; self-service laundries; variety shops; and the broad class of retail business known as convenience goods outlets. These sites typically provide required on-site parking on well-designed sites with good access. Maximum Floor Area Ratio (FAR) of 0.35. Consistent zoning districts include, but are not limited to, C-1.

### **MAJOR RETAIL (MR)**

This designation is the principal retail designation for the Lakeport area; the place for regional and local serving retail establishments, specialty shops; banks; professional offices, motels; business and personal services. Other uses permitted in this designation include commercial

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<sup>1</sup> Senior Multifamily uses are residential developments where at least the majority the residents are 55 years of age or older.

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trade services, construction sales and services, warehousing and mini storage. This designation is typically assigned to larger parcels that can provide sufficient land for a shopping center; located on a major arterial street and established commercial areas with off-street parking and/or clusters of street- front stores. Maximum FAR of 0.45. Consistent zoning districts include, but are not limited to, C-1, C-2 and C-3.

### **RESORT RESIDENTIAL (RR)**

Designates areas suitable for a mixture of resort uses, primarily along the shores of Clear Lake at a density of up to 87 units per acre for hotels, motels, and resorts and 43.5 units per acre for campground or overnight recreational vehicle uses, recreational vehicle, or tent equivalent to 1 unit. Residential uses are permitted at the High Density Residential density of 19.4 to 29 units per acre. Limited retail uses consistent and compatible with lakefront recreational uses are permitted in this designation. Commercial uses related to the lake-oriented, recreational characteristics of this designation are permitted at a maximum FAR of 0.35. Consistent zoning districts include, but are not limited to, R-5.

### **OFFICE SPACE (O)**

This designation is intended to provide space for offices, encompassing general office uses, business, medical and professional offices, office buildings and office parks with ancillary commercial and retail services. Multifamily residential land uses are permitted at densities consistent with the High Density Residential designation provided that such housing has sufficient on-site parking, site improvements and landscaping to be attractive and compatible with surrounding land uses. Conversion of existing structures to office uses is encouraged when the character of the building and of the surrounding areas is maintained. Maximum FAR of 0.6. Consistent zoning districts include, but are not limited to, Professional Office (“PO”).

### **CENTRAL BUSINESS DISTRICT (CBD)**

This designation has been established for the oldest commercial areas in the community comprising many historic structures and businesses. This designation permits office, commercial and retail uses, as well as mixed use developments. Residential uses are permitted at a density of up to 19 units per acre if combined with (and subservient to) commercial land uses, such as office and retail. Maximum FAR of 1.0. Consistent zoning districts include, but are not limited to, Central Business (“CB”).

### **INDUSTRIAL (I)**

This designation is used for industrial activities and uses, provided such uses do not generate excessive adverse environmental impacts. Other uses permitted in this designation include offices, warehousing and agricultural products sales and services. Consistent zoning districts include, but are not limited to, I and C-3.

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## **PARKLAND/OPEN SPACE (P/OS)**

This designation applies to areas of land devoted to the preservation of natural resources, agriculture, outdoor recreation, existing and proposed parkland (both developed and undeveloped) and related uses such as golf courses. This designation is intended to assist and enhance public health and safety. Refer to the Conservation, Open Space and Parks Elements for detailed policies regarding parkland and open space areas. Consistent zoning districts include, but are not limited to, Open Space (“OS”).

## **PUBLIC AND CIVIC USES (PUB)**

This designation includes public buildings and facilities, utility facilities and related easements, public libraries, city offices, fire and police stations and school sites. Maximum FAR of 0.35. Consistent zoning districts include, but are not limited to, Public and Civic Uses (“PCU”).

## **URBAN RESERVE (UR)**

This designation includes land at the periphery of the Lakeport Sphere of Influence that have a low priority for annexation, but may be necessary for the expansion of urban development in the long term. These areas should be managed by the County in such a way as to be given development standards (such as requiring the clustering of residential uses) and incentives so that the land uses in the near future do not preclude their eventual conversion to urban densities and future development.

## ***Summary of Maximum Densities Permitted in each Land Use Designation***

The maximum building intensity and population density [for residential districts] that would be permitted by each Land Use Designation are summarized in [Table 1](#). It should be emphasized that these figures provide the maximum potential building and population that could occur without taking into account the constraints imposed by the natural environment, vehicular access, the provision of necessary services, and the standards contained in the Community Design Element. The City may restrict the maximum density figures indicated below to take into account these factors.

Floor Area Ratio (FAR) has been used to define the maximum permitted building intensity for non-residential land uses. FAR is the ratio of the square footage of the building to the site (see [Table 1](#)). Refer to the Glossary for a more detailed definition of this term.

**Table 1  
Building Intensity and Population Density by Land Use Designation**

Land Use Designation	Approximate Population Density	Building Intensity
Residential	17 to 45 persons per acre	7.3 (R-1) to 19.3 (R-2) units/acre maximum
High Density Residential	67 persons per acre	29 units/acre
Resort Residential	200 persons per acre	87 units/acre hotels 43.5 units/acre RV & campgrounds
Very Low Density Residential	5 persons per acre	2 units/acre
Light Retail		Maximum FAR 0.35
Major Retail		Maximum FAR 0.45
Industrial		Maximum FAR 0.35
Office		Maximum FAR 0.6
Central Business District		Maximum FAR 1.0
Parkland /Open Space	N/A	Maximum FAR 0.1
Public and Civic Uses		Maximum FAR 0.35

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## OBJECTIVES, POLICIES & PROGRAMS

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### ***Residential Designations***

Below are the land use policies related to residential areas. For detailed information on housing types and program policies, refer to the Housing Element, and for design policies, refer to the Community Design Element.

**OBJECTIVE LU 1: TO PRESERVE AND ENHANCE EXISTING RESIDENTIAL NEIGHBORHOODS AND PROMOTE THE DEVELOPMENT OF NEW RESIDENTIAL DEVELOPMENT THAT COMPLIMENTS THE EXISTING CHARACTER AND RURAL NATURE OF LAKEPORT.**

**Policy LU 1.1: Housing Density.** Provide for the addition of all types of housing at a broad range of densities and prices.

**Program LU 1.1-a:** Review the Zoning Ordinance in relation to General Plan designations and recommend rezoning where appropriate.

**Policy LU 1.2: Neighborhood Orientation.** Encourage new residential areas to have a “neighborhood” orientation.

**Program LU 1.2-a:** Encourage new neighborhood development to link with other neighborhoods and the downtown central business district with pedestrian and bicycle trails

Responsibility: Community Development and Public Works Departments.

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**Policy LU 1.3: Scale and Character.** Preserve the scale and character of existing neighborhoods in Lakeport.

**Policy LU 1.4: Safety.** Facilitate safe, quiet residential neighborhoods free of natural and manmade hazards.

**Policy LU 1.5: Mixed Use.** Encourage a mix of land uses where appropriate to promote a vibrant community and to reduce traffic, while addressing the need to minimize land use conflicts.

**Policy LU 1.6: Coordination of Infrastructure.** Coordinate land development with the provision of services and infrastructure.

**Program LU 1.6-a:** The City shall encourage residential density consistent with R-2 Zoning throughout areas of western Lakeport that currently lack developed and cohesive infrastructure. Development at R-2 densities should include infrastructure improvements concurrent with all new residential development.

Responsibility: Community Development and Public Works Departments.

**Policy LU 1.7: Prezone.** When prezoning or rezoning property to the R-1 or R-2 zoning designations, the City shall take into account the following:

- The current inventory of parcels zoned R-1 and R-2 and weigh that against the need for more low density or higher density residential units
- Surrounding uses and their compatibility with R-1 or R-2 zoning
- Availability of infrastructure

### ***Retail, Office and Central Business District***

The policies below are concerned with establishing balanced commercial development citywide. The location of commercial development is indicated in Figure 1.

**OBJECTIVE LU 2: TO ENSURE THE ADEQUATE PROVISION OF COMMERCIAL LAND TO MEET EXISTING AND ANTICIPATED COMMUNITY NEEDS WHILE RESPECTING THE CHARACTER AND SMALL TOWN CHARM OF LAKEPORT.**

**Policy LU 2.1: Economic Benefits.** Facilitate commercial, retail and office development which benefits the local economy, provides employment for residents of the City and provides goods and services needed by the entire community.

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**Program LU 2.1-a:** Zone sufficient land for commercial, retail and office uses to accommodate Lakeport’s share of the regional market and projected increases in employment.

**Program LU 2.1-b:** Continue to develop and make information available to potential property owners, developers and realtors identifying the City’s commercial/retail needs, and sites suitable for retail use as well as for office and hotel developments.

Responsibility: Community Development Department.

**Policy LU 2.2: Shopping Convenience.** Maintain convenience shopping in proximity to residential areas.

**Program LU 2.2-a:** Promote development of neighborhood-oriented mixed-use centers that provide convenience shopping.

**Program LU 2.2-b:** Maintain adequate land zoned for convenience retail uses near residential areas.

Responsibility: Community Development Department.

**Policy LU 2.3: 11<sup>th</sup> Street and Lakeport Boulevard Corridors.** Prepare and adopt an Improvement Plan for the 11th Street and Lakeport Boulevard corridors taking into account: the location of residential, office, retail and commercial uses; traffic movement and parking; relationship to the surrounding residential neighborhoods; and urban design amenities such as sidewalk width; public open spaces; landscaping; and signage.

**Policy LU 2.4: Pedestrian Orientation.** Emphasize compact form and pedestrian orientation in new community and neighborhood shopping areas.

**Policy LU 2.5: Efficient Site Design.** Encourage efficient site design that minimizes the number of driveways, provides adequate parking and integrates site design with adjacent developments.

**Policy LU 2.6: Neighborhood Identity.** Contribute to neighborhood identity by providing for local shopping centers that many residents can reach by foot or bicycle.

**Policy LU 2.7: Local-Serving Offices.** Encourage offices serving the needs of local residents to locate in and near Downtown.

**Policy LU 2.8: Bed and Breakfast Inns.** Revise the Zoning Ordinance to allow Bed and Breakfast Inns as a permitted use, rather than a conditionally permitted use, in the Central Business District.

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## **Service Commercial Zoning**

To date there have been relatively few industrial and manufacturing jobs in Lakeport in comparison with other cities in California. Service commercial uses are now preferred in areas that were once designated industrial. Improvements to regional transportation facilities and increasing reliance on telecommunications in business, will give the local economy an opportunity to become more diversified.

Land designated for service commercial uses are located in two areas with good highway and street access in the southern portion of the City, adjacent to South Main Street. One is located within City limits between Industrial Drive and Peckham Court, the other in the Sphere of Influence on South Main Street and is identified in [Figure 2](#) as South Area # 2. These areas require additional City services and road access. A Specific Plan should be prepared for this area because of constraints such as insufficient road ROW, lack of utilities and infrastructure and services.

It is intended that the industrial uses be restricted to those which are non-polluting and have few adverse impacts on the environment.

**OBJECTIVE LU 3: TO PROVIDE FOR SUFFICIENT COMMERCIAL TO SUPPORT THE LOCAL EMPLOYMENT BASE, GENERATE REVENUE FOR THE CITY, AND COMPLIMENT THE EXISTING LAND USES IN LAKEPORT.**

**Policy LU 3.1: Preserve Major Retail.** Preserve the Major Retail land use designation. General Plan amendments to re-designate Major Retail land to other uses shall be discouraged.

**Program LU 3.1-a:** Require a fiscal and economic impact analysis for General Plan amendments to change land use designations for commercial areas. General Plan amendments to change designations to other uses shall be permitted only if clearly demonstrated that this change will not adversely affect the diversity of the City’s economy and employment base.

Responsibility: Community Development Department.

**Policy LU 3.2: Encourage Access.** Encourage the establishment of improvement districts, increased involvement of the Redevelopment Agency, and other means of providing additional City services and roads to designated areas.

**Policy LU 3.3: Environmental Compatibility.** Limit uses to those which are compatible with the rural environment and which do not endanger the quality of the environment and scenic beauty on which Lakeport’s tourism depends.

**Policy LU 3.4: Ancillary Uses.** Permit limited ancillary commercial, retail and service uses in areas to serve the needs of the businesses and employees located in these employment centers and to reduce vehicle trips.

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**Policy LU 3.5: Designate Truck Routes.** Designate appropriate truck routes and “heavy commercial streets” in order to accommodate truck traffic and avoid unanticipated conflicts.

**Policy LU 3.6: Minimize Community Impacts.** Design development to minimize potential community impacts adversely affecting residential and commercial areas in relation to local and regional air quality and odor, adequacy of municipal services, local traffic conditions, visual quality, and noise levels.

**Policy LU 3.7: Buffers.** Buffer industrial and heavy commercial land uses from adjacent residential, commercial, and recreational areas.

**Policy LU 3.8: Design Standards.** The City should consider adopting design standards for major retail areas.

**Policy LU 3.9: Planned Development.** A Planned Development Combining District (PD) shall be required for the area generally bound by Kimberly Lane, South Main Street, Campbell Lane and Hwy 29. This is to ensure a creative and efficient approach to the use of land, to provide for greater flexibility in the design of development projects and to address the need for roadway, water, sewer and storm drainage infrastructure.

### ***Infill Development***

The development of vacant or underdeveloped land within the City is referred to as infill. Lakeport has a high proportion of vacant and undeveloped land: twenty five percent of the land within City limits remains vacant and another 12% is underdeveloped<sup>2</sup>. Most of this land is located near or adjacent to City boundaries in the west, northwest and northern areas of Lakeport.

One of the goals of the General Plan is to encourage the development of vacant and underdeveloped properties through infill development, with additional single and multifamily residential housing on the west side of Lakeport.

Many vacant and underdeveloped parcels do not have the full range of urban services. Obstacles that have prevented development of vacant and underdeveloped areas include the relatively high cost of providing urban services, the lack of adequate roads, rough terrain, and relatively high construction costs. Lakeport can encourage the development of vacant and underused parcels by using innovative subdivision standards, obtaining grant funds to provide public services and utilities, establishing of special assessment districts, reimbursement agreements, and amending the General Plan and the Zoning Ordinance and to increase the permitted density for specific areas. *[Note: The Transportation Element contains implementation programs facilitating improvements to the road system serving vacant and undeveloped land.]*

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<sup>2</sup> Underdeveloped land is defined as having uses much below the maximum permitted by the General Plan. For example a ten acre parcel with one dwelling located in an area designated as High Density Residential would be considered underdeveloped.

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**OBJECTIVE LU 4: TO ENCOURAGE AND FACILITATE INFILL DEVELOPMENT WHICH COMPLIMENTS THE CHARACTER OF LAKEPORT.**

**Policy LU 4.1: Facilitate Infill Development.** Establish special assessment districts, reimbursement agreements, or other similar methods to facilitate development of vacant and underdeveloped properties. Utilize grant funds and/or low interest loan funds wherever feasible to reduce the costs of providing infrastructure and urban services.

**Policy LU 4.2: Flexible Standards.** Revise and update the Zoning and Subdivision Ordinances within 3 years of approval of this General Plan Update to establish innovative and flexible subdivision standards that encourage infill development.

**Policy LU 4.3: Density Increases.** Consider amendments to the General Plan and the Zoning Ordinance to increase residential density of vacant and underdeveloped land within City limits where such an increase in density is found to be necessary for development to take place. Approval of density increases shall consider the impacts on City services, the existing development pattern, traffic, schools, other public services and the standards contained in the Community Design Element.

***Infrastructure and Public Services***

The adequacy of the City’s infrastructure and the provision of basic City services are among the most critical issues facing the community. The availability and condition of the infrastructure system has a direct impact on the quality of life, the economic stability, and future growth of the City. It is an objective of the Lakeport General Plan to ensure that adequate potable water supplies, sewer treatment, storm drainage facilities, and other basic services are available for both the current and future population anticipated by this Plan.

**POTABLE WATER**

**OBJECTIVE LU 5: TO DEVELOP A LONG-TERM SOLUTION TO ISSUES REGARDING THE SUPPLY, STORAGE, AND DISTRIBUTION OF POTABLE WATER TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF LAKEPORT RESIDENTS AND IMPROVE THE ECONOMIC STABILITY OF THE COMMUNITY;**

*(Policies and programs related to maintaining and improving water quality are contained in the Safety Element.)*

**Policy LU 5.1: Water System Master Plan.** Maintain and update a Water System Master Plan every five years and identify capital improvements required to meet anticipated demand.

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**Program LU 5.1-a:** Develop and adopt a comprehensive capital improvement plan as part of the annual budget process. Prioritize improvements required to maintain and expand the water system.

**Program LU 5.1-b:** Finance and construct potable water infrastructure improvements required to meet future demand identified in the Water System Master Plan.

Responsibility: Community Development and Public Works Departments.

**Policy LU 5.2: Water Expansion Fees.** Evaluate and adjust periodically, as appropriate, water expansion fees to reflect the actual cost of providing water service and capacity.

**Policy LU 5.3: Revenue Sources.** Actively pursue all available sources of revenue to secure debt service in order to maintain and expand the water system, including redevelopment funds.

**Policy LU 5.4: Water Conservation.** Devise and implement appropriate water conservation ordinances.

**Program LU 5.4-a:** Utilize the latest wastewater reclamation and recycling technology.

Responsibility: Community Development and Public Works Departments.

**Policy LU 5.5: New Development Water Connections.** Require new development and projects involving extensive renovations within City limits to connect to the City potable water system.

## SEWER SERVICE

**OBJECTIVE LU 6: TO ENSURE ADEQUATE WASTEWATER TREATMENT CAPACITY TO MEET THE NEEDS OF THE COMMUNITY, AND MAINTAIN HIGH STANDARDS OF OPERATION TO PROTECT THE PUBLIC HEALTH AND ENVIRONMENTAL QUALITY OF THE COMMUNITY.**

**Policy LU 6.1: Wastewater System Master Plan Update.** Prepare and update a Wastewater System Master Plan.

**Program LU 6.1-a:** Finance and construct the improvements identified in the Wastewater System Master Plan.

Responsibility: Community Development and Public Works Departments.

**Policy LU 6.2: Sewer System Expansion.** Expand the sewer system capacity to meet projected growth, correct deficiencies and comply with State waste discharge standards.

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**Policy LU 6.3: Sewer Expansion Fees.** Evaluate and adjust periodically, as needed, sewer expansion fees and monthly service charges to reflect the actual cost of providing sewer service and capacity.

**Policy LU 6.4: Sewer System Funding Sources.** Continue to explore all sources of financing and revenues, including redevelopment tax increment revenues that are available for the improvement of the sewer system.

## **STORM DRAINAGE SYSTEM**

Lakeport is traversed by several streams and drainage areas which flow into Clear Lake. The development that has occurred during the past ten years has accentuated existing drainage problems and has increased the potential for flooding. Continued construction of new buildings increases the area of impermeable surface and thus the amount of stormwater that flows through the City's storm drain system.

This section of the General Plan presents policies and implementation programs to ensure that improvements to the City's storm drainage system are provided commensurate with new development. The Safety Element contains more detailed discussion of flood hazards and the policies and programs designed to reduce the risk of flooding; overall priorities for improvements to the City's storm drain system; and area-specific improvements required by the City.

### ***Description and Performance of Stormwater Best Management Practices***

A stormwater Best Management Practice (BMP) is a technique, measure or structural control that is used for a given set of conditions to manage the quantity and improve the quality of stormwater runoff in the most cost-effective manner. BMPs can be either engineered and constructed systems ("structural BMPs") that improve the quality and/or control the quantity of runoff such as detention ponds and constructed wetlands, or institutional, education or pollution prevention practices designed to limit the generation of stormwater runoff or reduce the amounts of pollutants contained in the runoff ("non-structural BMPs"). No single BMP can address all stormwater problems. Each type has certain limitations based on drainage area served, available land space, cost, pollutant removal efficiency, as well as a variety of site-specific factors such as soil types, slopes, depth of groundwater table, etc. Careful consideration of these factors is necessary in order to select the appropriate BMP or group of BMPs for a particular location.

### ***Goals of Stormwater Best Management Practices***

Stormwater BMPs can be designed to meet a variety of goals, depending on the needs of the practitioner. In existing urbanized areas, BMPs can be implemented to address a range of water quantity and water quality considerations. For new urban development, BMPs should be designed and implemented so that the post-development peak discharge rate, volume and pollutant loadings to receiving waters are the same as pre-development values. In order to meet these goals, BMPs can be implemented to address three main factors: flow control, pollutant removal and pollutant source reductions.

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In areas undergoing new development or redevelopment, the most effective method of controlling impacts from stormwater discharges is to limit the amount of rainfall that is converted to runoff. By utilizing site design techniques that incorporate on-site storage and infiltration and reduce the amounts of directly connected impervious surfaces, the amount of runoff generated from a site can be significantly reduced. This can reduce the necessity for traditional structural BMPs to manage runoff from newly developed areas. There are a number of practices that can be used to promote on-site storage and infiltration and to limit the amount of impervious surfaces that are generated. However, the use of on-site infiltration can be limited in certain areas due to factors such as slope, depth to the water table, and geologic conditions.

- *Site design features* such as providing rain barrels, dry wells or infiltration trenches to capture rooftop and driveway runoff, maintaining open space, preserving stream buffers and riparian corridors, using porous pavement systems for parking lots and driveways, and using grassed filter strips and vegetated swales in place of traditional curb-and-gutter type drainage systems can greatly reduce the amount of stormwater generated from a site and the associated impacts.
- *Street construction features* such as placing sidewalks on only one side of the street, limiting street widths, reducing frontage requirements and reducing the radius of cul-de-sacs also have the potential to significantly reduce the amount of impervious surfaces and therefore the amount of rainfall that is converted to runoff.
- *Construction practices* such as minimizing disturbance of soils and avoiding compaction of lawns and greenways with construction equipment can help to maintain the infiltrative capacity of soils.

**OBJECTIVE LU 7: TO DEVELOP AND MAINTAIN A STORM DRAINAGE SYSTEM WHICH ENSURES THE SAFETY AND WELFARE OF RESIDENTS, VISITORS AND PROPERTY IN LAKEPORT.**

**Policy LU 7.1: Storm Drain Capacity.** Ensure that capacity of the storm drain system is increased as a result of new development.

**Program LU 7.1-a:** Revise the Subdivision and Zoning Ordinances to require all new development to adequately mitigate the impact of added impervious surfaces by a combination of on-site detention basins and/or improvements to the downstream storm drainage system to accommodate all of the anticipated increased runoff.

**Program LU 7.1-b:** Identify improvements to storm drain system to implement the Storm Drainage Master Plan for the Capital Improvement Program on an annual basis.

Responsibility: Community Development and Public Works Departments.

**Policy LU 7.2: Master Plan Update.** Update the Storm Drainage Master Plan.

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**Program LU 7.2-a:** Fund and implement improvements identified and recommended in the Storm Drainage Master Plan.

Responsibility: Community Development and Public Works Departments.

**Policy LU 7.3: Funding Sources.** Consider the following means of obtaining financing to improve the City's storm drain system: the establishment of storm drain improvement/assessment districts on a basin-wide basis; low-interest loan funds; redevelopment tax increment funds; and increasing the storm drain impact fees.

**Program LU 7.3-a:** Carry out a reassessment of impacts fees and identify other available funding sources with the update of the Storm Drainage Master Plan.

Responsibility: Community Development and Public Works Departments.

**Policy LU 7.4: Best Management Practices.** Implement the most recent and most appropriate stormwater Best Management Practices (BMPs) on new development and redevelopment.

**OBJECTIVE LU 8: TO ENSURE THAT AN ADEQUATE AND DIVERSE SUPPLY OF QUALITY HUMAN CARE FACILITIES AND SERVICES IS AVAILABLE IN LAKEPORT.**

**Policy LU 8.1: Human Services Locations.** Encourage the siting of child care, disabled, mentally disabled and elderly facilities compatible with needs, land use and character, and encourage such facilities to be located near employment centers, public transportation facilities, homes, schools, community centers, and recreation facilities.

**Policy LU 8.2: Child Care Centers.** Facilitate development of child care centers and homes in all areas and encourage inclusion of child care centers in non-residential developments.

**Program LU 8.2-a:** Review the Zoning Ordinance to simplify the procedures for land use permits for child care centers.

Responsibility: Community Development Department.

**Policy LU 8.3: Community Services.** Encourage the retention of existing and development of new commercial uses that primarily are oriented to the residents of adjacent neighborhoods and promote the inclusion of community services (e.g., childcare and community meeting rooms).

### III. URBAN BOUNDARY ELEMENT

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#### *Purpose*

The purpose of the Urban Boundary Element is to acknowledge and project the long term growth potential of Lakeport, illustrate the ultimate City Limits, define the parameters for extending City services and infrastructure to accommodate new development and respond to the need for the City services, and convey City policies regarding annexations. The Urban Boundary Element will provide guidance related to future annexation of land within the City's Sphere of Influence. The Urban Boundary Element is not a state-mandated element; however, it is an important element because it limits leap-frog development and provides for an orderly transition from rural to urban land uses. The Element recognizes the community's dedication to orderly and managed growth of the City's boundaries and the desire to maintain the rural character of many of the areas and neighborhoods within the Lakeport Sphere of Influence.

A critical aspect to expansion of the City of Lakeport is the provision of infrastructure and services concurrent with new development and annexation. City services and infrastructure will be extended at the time of annexation to the City. Annexations to the City must be located within the SOI and adjacent to existing City boundaries in order to be approved by the Local Agency Formation Commission (LAFCO). By State law, the City must be notified of any proposed land use changes within its SOI and be provided an opportunity to comment on the changes.

The Lake County LAFCO reviews changes to SOIs, annexations to cities and special districts in Lake County, the adequacy of public services to proposed annexations, and the effect of these actions on prime agricultural land. LAFCO has adopted local goals, objectives and policies to guide its decision-making. Lake County LAFCO's purpose with regards to SOIs is as follows:

1. To ensure orderly urban growth in the areas adjacent to a city, community or district, and in particular those areas which might reasonably become a part of such entities at some time in the future.
2. To promote cooperative planning efforts between the various cities, County and districts, to ensure proper effectuation of their respective general plans.
3. To coordinate property development standards and encourage timely urbanization with provisions for adequate and essential services such as sewer, water, fire and police protection.
4. To assist other governmental districts and agencies in planning the logical and economical extension of all governmental facilities and services, thus avoiding unnecessary duplications.
5. To assist property owners to plan comprehensively for the ultimate use and development of their land.

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Applications for annexation to expand the City limits, for example, are presented to LAFCO, which then approves, approves with conditions, or denies the application.

The annexation of land, the provision of City services and infrastructure, the sharing of tax revenues, the conversion of agricultural lands to urban uses and the availability of urban services by growing communities are important issues to the City, County and LAFCO. Potential revenue losses to counties resulting from annexations have created problems in the relationship between cities and counties in California, and Lakeport and Lake County is no exception. In order to accomplish a smooth annexation process and transition, Lake County and the City of Lakeport should enter into an agreement that outlines procedures and understandings for future annexation areas. Lakeport future growth will, at some time, require annexation to the City. There are areas, particularly in the South Main Street and Soda Bay area where urban growth has been approved without the requirement for the provision of the full range of typical urban services, such as a City water system. This has created some public health and safety issues. Long range planning in the Lakeport SOI should be rational, based on widely accepted practices of accommodating urban growth, reflect a vision shared by both parties, contain a shared revenue stream that can be relied on for the duration of the agreement, and be in the public's best interest. An agreement will permit both parties to focus their limited resources on other matters; its absence will necessitate that the City and County coordinate their planning programs using a state of the art approach.

The City has defined and adopted an urban growth boundary known as the Lakeport Sphere of Influence (SOI) as a part of this General Plan. The SOI is the area the City believes represents the long term future City limits. The City has for many years anticipated and planned for growth within its SOI and consistent with State Law and will continue to do so.

Lake LAFCO also has a separate and distinct mandate under State Law to adopt a Sphere of Influence for the City of Lakeport and for other local jurisdictions and districts. In determining the Sphere of Influence of each agency, LAFCO must consider and prepare a written statement of its determinations with respect to the following four factors as stated in Section 56425 (e) of the Cortese-Knox-Hertzberg Act:

- a) The present and planned land use in the area, including agricultural and open-space lands.
- b) The present and probable need for public facilities and services in the area.
- c) The present capacity of public facilities and adequacy of public services provided by the agency.
- d) Any social or economic communities of interest in the area that the Commission determines is relevant to the agency.

In order to prepare and update Spheres of Influence, LAFCO is required to conduct a review of the municipal services provided in the county, region, sub region, or other appropriate designated area. A full discussion of the policies and requirements related to annexation of land from the Sphere of Influence in to the City limits can be found in the Local Agency Formation

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Commission of Lake County *Policies, Standards, and Procedures*, Amended July 16, 2003. Key issues related to city annexations include:

- a) **Annexations of Streets.** Annexations shall reflect logical allocation of streets and rights of way. Specifically:
  - i) LAFCO may require inclusion of additional territory within an annexation in order to assure that the city reasonably assumes the burden of providing adequate roads to the property to be annexed. LAFCO will require cities to annex streets where adjacent lands that are in the City will generate additional traffic or where the annexation will isolate sections of county road, but will not require annexation of roads that will create isolated sections of city maintained road.
  - ii) LAFCO will favorably consider annexations with boundary lines located so that all streets and right-of-ways will be placed within the same jurisdiction as the properties which either abut thereon or use the streets and right-of-way for access. Except in extraordinary circumstances, cities shall annex an entire roadway portion when 50% or more of the frontage on both sides of the street will be within the city after completion of the annexation.
- b) **Urban Boundaries.** LAFCO will normally adjust annexation boundaries to include adjacent urbanized areas in order to maximize the amount of developed urban land inside the city, and to minimize piece-meal annexation. As used herein, “urbanized areas” are areas that are developed for industrial, commercial or residential use with a density of at least one residential unit per 1.5 acres and which receive either public water or sewer service.
- c) **Pre-zoning Required.** The Cortese-Knox-Hertzberg Act requires the City to prezone territory to be annexed, and prohibits subsequent changes to the general plan and or pre-zoning designations for a period of two years after completion of the annexation, unless the city council makes a finding at a public hearing consistent with the provisions of GC 56375 (e). The City’s Pre-Zoning must take into account the likely intended development of the specific property. In instances where LAFCO amends a proposal to include additional territory, the Commission’s approval of the annexation will be conditional upon completion of pre-zoning of the new territory.

## **ANNEXATION APPLICATION PROCEDURES**

While Cortese-Knox-Hertzberg Act permits initiation of applications to LAFCO either by resolution of the City or by direct landowner/voter petition, LAFCO prefers that the resolution procedure be utilized wherever feasible. Use of the resolution of application procedure is preferable because: 1) it involves the City early in the process to assure that the City is supportive of the proposal, and 2) better integrates CEQA processing by the City as lead agency. Each applicant shall be advised of this policy at the earliest possible time.

## ESTIMATED DEMAND FOR LAND 2005 - 2025

The number of residential, commercial and industrial acres estimated to be needed in the City of Lakeport through 2025 is based on a number of factors, i.e., the public need for urban services and infrastructure, population projections the analysis of vacant and under-utilized lands currently within the City limits (Tables 3 and 4). By 2025, the population of Lakeport is estimated to be approximately 6,859. Based on this estimate and other factors, a minimum of 156 acres of residential land, 22 acres of commercial land, and 45 acres of industrial land is going to be needed to accommodate development demand and growth. Most of the projected land needed can be found in existing vacant infill areas within the City. Additional land in excess of the estimates provided above may annexed by the City due to many logical and rational reasons, including the public need and demand for City services and infrastructure in urbanizing areas adjacent to the City limits, the mitigation of environmental factors, and probable lower City costs/higher service levels.

**Table 2**  
**Population and Household Projections, 2000 to 2025\* – City of Lakeport**

	2000*	2005*	2010*	2015*	2020*	2025*
Total Population*	4,820	5,150	5,521	5,935	6,380	6,859
Households*	1,967	2,148	2,339	2,515	2,703	2,906
Average Household Size	2.36	2.36	2.36	2.36	2.36	2.36
* DOF Lake County growth rates used for the City of Lakeport through 2025.						
** Assumes 2000 Lakeport avg. household size of 2.36 remains constant.						

Source: 2000 U.S. Census, Department of Finance.

**Table 3**  
**Vacant Commercial Land Inventory – City of Lakeport**

Vacant Commercial Acres	60.08
Total Vacant Parcels	24
Two Largest Vacant Parcels	19.75 and 15.62
Two Smallest Vacant Parcels	0.13 and 0.14

Source: City of Lakeport Planning Department

**Table 4**  
**Vacant Residential Land Inventory – City of Lakeport**

Residential Designation	Acres
Low Density	64.16
Medium Density	3.41
High Density	16.59
Total	84.16

Source: City of Lakeport Planning Department

The anticipated future demand for land uses is presented below in [Table 5](#).

**Table 5  
Community Development Needs, 2005-2025\* – City of Lakeport**

Year	Population	Minimum Needed Residential (Acres)	Minimum Needed Commercial (Acres)	Minimum Needed Industrial (Acres)
2005	5,150	-	11	-
2010	5,521	34	13	10
2015	5,935	72	16	21
2020	6,380	112	19	33
2025	6,859	156	22	45

\*Growth needs based on model GMO allocation formula.

Source: Quad Knopf, Inc.

The increased demands for land were projected in a manner that would provide for a sustainable balance between jobs and housing. Increased demand for residential land comes from the anticipated population growth in Lakeport over the next 20 years. The projected demand for additional commercial and industrial lands will provide the employment and tax revenue base needed to support the anticipated increase in population through the life of this General Plan.

The Urban Growth Boundary for the City of Lakeport is the same boundary as the Lakeport Sphere of Influence ([Figure 3](#)).

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## OBJECTIVES, POLICIES & PROGRAMS

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### OBJECTIVE UB 1: TO PROVIDE FOR AN ORDERLY AND EFFICIENT TRANSITION FROM RURAL TO URBAN LAND USES.

**Policy UB 1.1: Identify Edges.** Identify and use natural and man-made edges, such as Clear Lake, local roadways, and hillsides, for urban development limits and growth phasing.

**Policy UB 1.2: Designate Sufficient Land.** Designate an adequate amount of commercial, industrial, and residential land within the Sphere of Influence to meet anticipated land demands throughout the life of the General Plan.

### OBJECTIVE UB 2: TO MINIMIZE URBAN SPRAWL AND LEAP-FROG DEVELOPMENT.

**Policy UB 2.1: Infill Development.** The City should encourage infill development, but recognize that infill development can only provide some of the land needed for residential development in the future.

**Policy UB 2.2: Annexation Priority:** The City should pursue annexations based on the following priority system:

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1. Commercial and industrial land along South Main Street and Soda Bay Road.
  2. Land designated as Specific Plan Area
  3. Land within the southern, southwestern and western Sphere of Influence.

**Policy UB 2.3: Urban Management Agreement.** Work with Lake County to ensure that development outside the City limits is supportive of and complimentary to the future growth plans of the City of Lakeport. The two jurisdictions should work towards developing an urban management area agreement.

**OBJECTIVE UB 3: TO IMPLEMENT GROWTH POLICIES WHICH WILL GUIDE THE TIMING, TYPE, AND LOCATION OF GROWTH, PRESERVE RESOURCE LANDS, PROTECT NATURAL FEATURES AND OPEN SPACE, AND ENCOURAGE TECHNIQUES WHICH ENCOURAGE ENERGY CONSERVATION.**

**Policy UB 3.1: Transitional Buffers.** Utilize low density and rural residential land uses as a buffer and transition between long-term agricultural and open space uses and higher density urban development.

**Policy UB 3.2: Open Space Gateways.** Encourage the use of parks and open space to enhance gateways to the City.

**Policy UB 3.3: Commercial and Industrial Annexations.** The City shall pursue the annexation of land within the Sphere of Influence that is currently used for commercial and industrial purposes.

**Policy UB 3.4: Residential Development and Annexations.** Residential development should be discouraged within the Lakeport Sphere of Influence prior to annexation.

**OBJECTIVE UB 4: TO DESIGNATE GROWTH AREAS THAT CAN BE SERVED BY LOGICAL INFRASTRUCTURE EXTENSIONS.**

**Policy UB 4.1: Urban Services Extensions.** The full range of City utilities and services including water, sewer, and storm drainage systems will not be extended outside of the City Limits for the purposes of development in rural areas.

**Policy UB 4.2: Urban Services and Annexations.** Prior to annexation of any land into the Lakeport City limits, there must be findings made that demonstrate that the full range of City utilities and services including water, sewer, and storm drainage systems are in available or in place and can sufficiently serve the area to be annexed.

**Program UB 4.2-a: Annexations in the Southern SOI.** Pursue annexation of commercial and industrial lands within the proposed southern SOI.

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**Program UB 4.2-b:** Pursue application to LAFCO to amend the Sphere of Influence as shown in Figure 3.

**Program UB 4.2-c:** Prior to the submittal of an application to LAFCO to amend the City's Sphere of Influence to include the Specific Plan Area, the City shall prepare a Specific Plan in accordance with the state Planning and Zonings Law, Chapter 3, Local Planning, Article 8 (Specific Plans). Specific issues that must be addressed include, but are not limited to, maintaining adequate sewer treatment capacity to meet the future needs of Lakeport; hillside development regulations; the presence of environmentally-sensitive habitat including oak woodlands; Lampson Airport flight path corridor; storm water drainage and water quality; and transportation/circulation impacts.

## **VII. CONSERVATION ELEMENT**

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### ***Purpose***

The Conservation Element provides direction regarding the conservation, development, and utilization of natural resources. Its requirements overlap those of the open space, land use, safety and transportation elements. The conservation element is distinguished by being primarily oriented toward natural resources. Population growth and development continually require the use of both renewable and nonrenewable resources. One role of the conservation element is to establish policies that reconcile conflicting demand on those resources.

There are nine mandatory issues which must be addressed by the Conservation Element: water and its hydraulic force; forests; soils; rivers and other waters; harbors; fisheries; wildlife; minerals and other natural resources.

### ***Biological Resources***

Lakeport is uniquely situated in an area that is rich in biological resources. There is an abundance of fish in Clear Lake, many species of plant and animals in nearby wetlands and hundreds of acres of oak savannah woodlands. Protecting these valuable resources is essential for maintaining a healthy environment, sustaining the region's tourist industry, and the quality of life of the community. The policies and implementation programs in this element are intended to protect biological resources from development and careless management practices.

The Lakeport region is composed of a variety of plant communities that support a diversity of wildlife species. Each plant community is dependent on special ecological factors within that particular plant community. Micro-habitats occur within each plant community and are generally the result of a unique physical and/or biological factor. Most of the rare, threatened and endangered plants in Lake County occur in micro-habitats such as vernal pools and/or serpentine soils. The habitat types in the vicinity of the City of Lakeport are presented and described below.

### **SHORELINE**

The remaining undeveloped portions of the Clear Lake shoreline are composed of marsh and riparian habitat that supports a diverse and abundant variety of fish and wildlife. Wildlife that is common to shoreline areas includes a variety of ducks, herons, grebes, egrets, ospreys and fur-bearing mammals. Large populations of catfish, crappie, largemouth bass, carp and hitch are found in Clear Lake along the shores. A majority of the wetland habitat located along the Clear Lake shoreline has been lost to urban and agricultural development.

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## **RIPARIAN AREA**

Riparian areas occur along the banks or edges of rivers or creeks, and typically include tree species such as willows, maple, cottonwood, and alder, with an understory of shrubs and vines. Riparian areas provide cover and nesting habitat for a variety of birds. Riparian areas generally act as a movement corridor where many wildlife species migrate or disperse into other habitats to forage for food or to carry out a distinct part of its life cycle.

Much of the sediments being deposited in Clear Lake are filtered out by vegetation, marshes and creek-bank structures. Changing the course of streams and altering vegetation along their banks can result in changes to the natural hydrologic processes.

## **OAK WOODLANDS**

Oak woodlands occur in inland valleys and foothills usually with a hard pan or rocky soil between 4 and 20 feet deep. Some of the dominant plants in an oak woodland include blue oak, coast live oak, interior live oak, and foothill pine, with manzanita, coffeeberry, redberry, currant, gooseberry, and toyon to a lesser extent. Annual goldfields, poppies, lupines, and other forbs are commonly found in the spring in this plant community.

Oak woodlands support many large mammals including blacktail deer, mountain lion, black bear, coyote, bobcat and grey fox. Small mammals include the grey squirrel, California ground squirrel, and a variety of mice. Birds include turkey vultures, eagles, hawks, owls, quail, mourning dove, mockingbird, scrub jay, western meadow lark, finches, and sparrows.

## **CHAPARRAL**

Chaparral communities occur in the inland foothills on dry slopes and ridges with shallow soils and are often found on serpentine soils. Common plants found in chaparral communities include ceanothus, manzanita, hollyleaf cherry, chamise, scrub oak, birchleaf mountain-mahogany, and red shank. Chaparral communities provide habitat for various kinds of snakes and lizards, as well as many birds and mammals along the chaparral/oak woodland ecotone.

## **AGRICULTURAL LAND**

Agricultural land that is actively tilled and intensively managed for long durations is generally low in plant and animal diversity due to the marginal habitat qualities that they provide. Small mammals that can commonly be found in agricultural land include pocket gophers, deer mouse, and California ground squirrel, among others. Small mammals are the main food source for raptors such as red-tailed hawk, red-shouldered hawk, American kestrel, and barn owl, and for large mammals such as coyote, raccoon, striped skunk, and opossum. Common birds found in agricultural land include western scrub jay, American crow, house finch, killdeer, and European starling among others.

The disturbed field margins of agricultural lands are located along the perimeter of fields. Plant diversity in this habitat type is higher compared to agricultural land, as this area is generally not

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regularly managed. Plants that can commonly be found in disturbed field margins include mustards, filarees, clovers, wild oats, bromes, foxtail barley, Italian ryegrass, and fiddle-neck among others. Wildlife in disturbed field margins is generally similar to that of active agricultural areas.

## **URBAN**

Urban areas consist of structures, roads, and parking areas. The plant diversity in this type of habitat is generally low and is composed of primarily of ornamental landscaping plants as well as plants commonly found along disturbed field margins. Wildlife in the area is very limited as food sources are scarce. Wildlife that is commonly found in these areas is similar to those found in agricultural and disturbed areas although they are less abundant and are generally passing through rather than occupying the area.

## ***Water Resources***

The City of Lakeport currently obtains its water from two primary sources: Groundwater sources and water from Clear Lake treated at the City's water treatment plant. The groundwater supply consists of four wells located in Scotts Valley. Two of the wells are on Scotts Creek adjacent to the City's old pumping plant and two wells are located on the Green Ranch. Seasonal fluctuation in the underground water table means that the wells are only viable for portions of the year. When water supply from the wells in Scotts Valley is limited, the City relies on treated surface water from Clear Lake.

The City constructed the Interim Water Supply Project in 1981 and 1982 to draw and treat water from Clear Lake for use in the community. This project included a raw water intake structure in Clear Lake, a 14-inch diameter raw water intake line, a raw water pump station, a 10-inch diameter pipeline which conveys water from the raw water pump station to a package water treatment plant. The treatment plant, located on Konocti Avenue, consists of a raw water holding basin, chemical feed systems, flocculation, tube sedimentation, gravity filtration, activated carbon contactors and disinfection. In 1999 the treatment facility was expanded, and can now treat up to 1,200 gallons per minute. The City has diversified water resources which ensure that the water supply is stable and reliable.

In order to ensure an adequate supply of clean potable water to accommodate existing and future needs, the City of Lakeport must strive to protect the quality of the groundwater as well as the quality of Clear Lake.

Riparian areas adjacent to streams and creeks are typically considered sensitive plant and animal habitat corridors. Manning Creek in the South Lakeport area is an example of an important tributary creek to Clear Lake that should be preserved and protected from urban development. The preservation of riparian areas and creeks will support enhancement of the regions over all surface and subsurface water quality.

The continued protection and improvement of Clear Lake and its tributary streams will depend on the application of more stringent regulations to reduce erosion, siltation, and the inflow of

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sewage and other pollutants. In addition, it is necessary to maintain adequate fresh water inflow from its watershed. At present, Yolo County Flood Control and Water Conservation District controls water rights for Cache Creek and for Clear Lake above a specified water level.

The continued access to adequate water supplies depends on a combination of conservation, access to riparian and groundwater supplies and the purchase or exchange of surface water from Yolo County Flood Control and Water Conservation District. To be effective, such measures need to be implemented in a coordinated fashion among local, state and federal agencies.

## ***Agriculture***

Agriculture has played a key role in Lakeport's history and economic development. The cultivation of grapes, fruit crops, nuts and livestock continues to represent an important part of the region's economy and way of life. Not only are agricultural uses important economically, but they provide open space areas, preserve view corridors, and maintain the rural atmosphere valued by Lakeport residents.

It is important that future urban development not decrease any further the amount of prime agricultural land, since it is a valuable and irreplaceable resource. Prime agricultural land is characterized by good to excellent soil conditions, available water and sufficient acreage to support a viable farming operation. The Lake County Agricultural Commissioner has determined that there are no prime agricultural lands within City limits. There is, however, prime agricultural land in the South Lakeport area. These prime agricultural lands which are also under Williamson Act property tax deferral agreement with the County have been removed from the Lakeport Sphere of Influence.

Policies and programs in this element relating to agriculture seek to preserve remaining prime agricultural land in the Planning Area. These areas have previously been designated Urban Reserve or Open Space, and are not priority areas for annexation. Additionally, there are several policies and implementation programs in this element to protect those wishing to continue farming by reducing the conflict between agricultural and urban land uses.

## ***Mineral Resources***

There are no mineral extraction or other mining operation at present within the Lakeport City limits and Sphere of Influence. Sand, gravel and borax deposits are extracted in the Scotts Valley and Big Valley Areas. These mining operations have a significant impact on ground water capacity, siltation of streams and highway traffic.

The current Lakeport General Plan prohibits any mining or mineral extraction activities within the City and calls for the City to work with the County of Lake to discourage such land uses within the City's Sphere of Influence.

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## ***Air Quality***

The climate of the Lakeport Planning Area, according to the Sunset Western Garden Book, is identified as Zone 7, which is referred to as California's Digger Pine Belt. It is indicated that hot summers and mild, but pronounced winters give this area sharply defined seasons without severe winter cold or innervating humidity. The average maximum temperatures range from a low of approximately 54 degrees Fahrenheit in December to a high of about 92 degrees Fahrenheit in July. Rainfall is concentrated predominantly during the five months from November to March.

Lake County is unique in California since it is the only county in the state which is considered an attainment area or is unclassified for all of the federal and all of the state criteria air pollutants. Air quality is a key consideration in maintaining the environmental aesthetic qualities of Lakeport which contribute to the charm, economy, and quality of life of the city. The maintenance of good air quality requires a balance of regulating major and minor point sources of air pollution, with good land use planning and transportation management to minimize emissions from motor vehicles, stationary sources and impacts on the public, residents, business and industry.

The Lake County Air Quality Management District (LCAQMD) is responsible for regulating both point and area sources of air emissions including qualifying industrial and commercial businesses, all open burning operations including agricultural, prescribed and residential burning and grading activities on serpentine surfaces. The LCAQMD enforces its Rules and Regulations, which implement federal and state air quality requirements, through a permit system that functions independently of the County planning process. Because the County is an attainment area (or is unclassified) for all criteria pollutants, both federal and state, it is not required to prepare an Air Quality Management Plan. Instead, the District's focus is on the prevention of significant deterioration in air quality, and this goal is pursued mainly through the District's permitting process and the regulation of point sources of air emissions. The AQMD reviews all planning and environmental documents submitted for review and comment and actively participates in the planning process where District permits are determined necessary and/or where projects are otherwise subject to District regulation or are a significant potential source of air emissions.

Although the County is an attainment area, on several instances since 1990 pollutant concentrations have equaled (but not exceeded) the state standards for ozone and for particulate matter (PM10). Vehicles, unpaved roads, solid fuel combustion from agricultural, forest and range management, and residential burning are major contributors of PM-10 emissions. The Geysers Geothermal Power Plants and steam production wells are also sources of air pollutants within the Lake County Air Basin.

There are also a number of areas in Lake County that contain serpentine rock and soils. These areas have been mapped and identified to contain regulated amounts of asbestos. The Lakeport Planning Area has serpentine lands that have been or are likely to be developed. Unless adequately mitigated, the disturbance of serpentine will release asbestos to the air and water.

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## **GLOBAL WARMING**

In California, observational trends from the last half century show warmer winter and spring temperatures, decreased spring snow levels in lower- and mid-elevation mountains, up to one month earlier snowpack melting, and flowers blooming one- to two-weeks earlier than under historical conditions (Cayan et al. 2006b). Research suggests that human activities, such as the burning of fossil fuels and clearing of forests, contribute additional carbon dioxide (CO<sub>2</sub>) and other heat trapping gas emissions into the atmosphere. Future global climate change could have widespread consequences that would affect many of California's important resources, including its water supply.

### ***Assembly Bill 1493***

In 2002, then-Governor Gray Davis signed Assembly Bill (AB) 1493. AB 1493 required that the California Air Resources Board (ARB) develop and adopt, by January 1, 2005, regulations that achieve “the maximum feasible reduction of greenhouse gases emitted by passenger vehicles and light-duty truck and other vehicles determined by the ARB to be vehicles whose primary use is noncommercial personal transportation in the state.”

### ***Executive Order S-3-05***

Executive Order S-3-05, which was signed by Governor Schwarzenegger in 2005, proclaims that California is vulnerable to the impacts of climate change. It declares that increased temperatures could reduce the Sierra's snowpack, further exacerbate California's air quality problems, and potentially cause a rise in sea levels. To combat those concerns, the Executive Order established total greenhouse gas emission targets. Specifically, emissions are to be reduced to the 2000 level by 2010, the 1990 level by 2020, and to 80% below the 1990 level by 2050.

The Executive Order directed the Secretary of the California Environmental Protection Agency (CalEPA) to coordinate a multi-agency effort to reduce greenhouse gas emissions to the target levels. The Secretary will also submit biannual reports to the governor and state legislature describing: (1) progress made toward reaching the emission targets; (2) impacts of global warming on California's resources; and (3) mitigation and adaptation plans to combat these impacts. To comply with the Executive Order, the Secretary of the CalEPA created a Climate Act Team (CAT) made up of members from various state agencies and commission. CAT released its first report in March 2006. The report proposed to achieve the targets by building on voluntary actions of California businesses, local government and community actions, as well as through state incentive and regulatory programs.

### ***Assembly Bill 32, the California Climate Solutions Act of 2006***

In September 2006, Governor Arnold Schwarzenegger signed AB 32, the California Climate Solutions Act of 2006. AB 32 requires that statewide GHG emissions be reduced to 1990 levels by the year 2020. This reduction will be accomplished through an enforceable statewide cap on GHG emissions that will be phased in starting in 2012. To effectively implement the cap, AB 32 directs ARB to develop and implement regulations to reduce statewide GHG emissions from

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stationary sources. AB 32 specifies that regulations adopted in response to AB 1493 should be used to address GHG emissions from vehicles. AB 32 also includes language stating that if the AB 1493 regulations cannot be implemented, then ARB should develop new regulations to control vehicle GHG emissions under the authorization of AB 32.

AB 32 requires that ARB adopt a quantified cap on GHG emissions representing 1990 emissions levels and disclose how it arrives at the cap; institute a schedule to meet the emissions cap; and develop tracking, reporting, and enforcement mechanisms to ensure that the state achieves reductions in GHG emissions necessary to meet the cap. AB 32 also includes guidance to institute emissions reductions in an economically efficient manner and conditions to ensure that businesses and consumers are not unfairly affected by the reductions.

### **Senate Bill 1368**

SB 1368 is the companion bill of AB 32 and was signed by Governor Schwarzenegger in September 2006. SB 1368 required the California Public Utilities Commission (PUC) to establish a greenhouse gas emission performance standard for baseload generation from investor owned utilities by February 1, 2007. The California Energy Commission (CEC) must establish a similar standard for local publicly owned utilities by June 30, 2007. These standards cannot exceed the greenhouse gas emission rate from a baseload combined-cycle natural gas fired plant. The legislation further requires that all electricity provided to California, including imported electricity, must be generated from plants that meet the standards set by the PUC and CEC.

### **Senate Bill 97**

SB 97 (Chapter 185, Statutes 2007) was signed by Governor Schwarzenegger on August 24, 2007. The legislation provides partial guidance on how greenhouse gases should be addressed in certain CEQA documents. SB 97 requires the ~~Governors~~Governor's Office of Planning and Research (OPR) to prepare CEQA guidelines for the mitigation of GHG emissions, including but not limited to, effects associated with transportation or energy consumption. OPR must prepare these guidelines and transmit them to the Resources Agency by July 1, 2009. The Resources Agency must then certify and adopt the guidelines by January 1, 2010. OPR and the Resources Agency are required to periodically review the guidelines to incorporate new information or criteria adopted by ARB pursuant to the Global Warming Solutions Act, scheduled for 2012.

Various gases in the Earth's atmosphere, classified as atmospheric greenhouse gases (GHGs), play a critical role in determining the Earth's surface temperature. Solar radiation enters Earth's atmosphere from space, and a portion of the radiation is absorbed by the Earth's surface. The Earth emits this radiation back toward space, but the properties of the radiation change from high-frequency solar radiation to lower-frequency infrared radiation. Greenhouse gases, which are transparent to solar radiation, are effective in absorbing infrared radiation. As a result, this radiation that otherwise would have escaped back into space is now retained, resulting in a warming of the atmosphere. This phenomenon is known as the greenhouse effect.

Among the prominent GHGs contributing to the greenhouse effect are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), ozone (O<sub>3</sub>), water vapor, nitrous oxide (N<sub>2</sub>O), and chlorofluorocarbons (CFCs).

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Human-caused emissions of these GHGs in excess of natural ambient concentrations are responsible for enhancing the greenhouse effect (Ahrens 2003). Emissions of GHGs contributing to global climate change are attributable in large part to human activities associated with the industrial/manufacturing, utility, transportation, residential, and agricultural sectors (California Energy Commission 2006a). In California, the transportation sector is the largest emitter of GHGs, followed by electricity generation (California Energy Commission 2006a). A byproduct of fossil fuel combustion is CO<sub>2</sub>. Methane, a highly potent GHG, results from offgassing associated with agricultural practices and landfills. Processes that absorb and accumulate CO<sub>2</sub>, often called CO<sub>2</sub> “sinks,” include uptake by vegetation and dissolution into the ocean.

As the name implies, global climate change is a global problem. GHGs are global pollutants, unlike criteria air pollutants and toxic air contaminants, which are pollutants of regional and local concern, respectively. California is the 12th to 16th largest emitter of CO<sub>2</sub> in the world and produced 492 million gross metric tons of carbon dioxide equivalents in 2004 (California Energy Commission 2006a). Carbon dioxide equivalents are a measurement used to account for the fact that different GHGs have different potential to retain infrared radiation in the atmosphere and contribute to the greenhouse effect. This potential, known as the global warming potential of a GHG, is also dependent on the lifetime, or persistence, of the gas molecule in the atmosphere. For example, CH<sub>4</sub> is a much more potent GHG than CO<sub>2</sub>. As described in the General Reporting Protocol of the California Climate Action Registry (2006), one ton of CH<sub>4</sub> has the same contribution to the greenhouse effect as approximately 21 tons of CO<sub>2</sub>. Expressing GHG emissions in carbon dioxide equivalents takes the contribution of all GHG emissions to the greenhouse effect and converts them to a single unit equivalent to the effect that would occur if only CO<sub>2</sub> were being emitted. Consumption of fossil fuels in the transportation sector was the single largest source of California’s GHG emissions in 2004, accounting for 40.7% of total GHG emissions in the state (California Energy Commission 2006a). This category was followed by the electric power sector (including both in-state and out-of-state sources) (22.2%) and the industrial sector (20.5%) (California Energy Commission 2006a).

### ***Feedback Mechanisms and Uncertainty***

Many complex mechanisms interact within Earth’s energy budget to establish the global average temperature. For example, a change in ocean temperature would be expected to lead to changes in the circulation of ocean currents, which, in turn would further alter ocean temperatures. There is uncertainty about how some factors could affect global climate change because they have the potential to both enhance and neutralize future climate warming.

### ***Direct and Indirect Effects of Aerosols***

Aerosols, including particulate matter, reflect sunlight back to space. As particulate matter attainment designations are met, and fewer emissions of particulate matter occur, the cooling effect of anthropogenic aerosols would be reduced, and the greenhouse effect would be further enhanced. Similarly, aerosols act as cloud condensation nuclei, aiding in cloud formation and increasing cloud lifetime. Clouds can efficiently reflect solar radiation back to space (see discussion of the cloud effect below). As particulate matter emissions are reduced, the indirect positive effect of aerosols on clouds would be reduced, potentially further amplifying the greenhouse effect.

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### **The Cloud Effect**

As global temperature rises, the ability of the air to hold moisture increases, facilitating cloud formation. If an increase in cloud cover occurs at low or middle altitudes, resulting in clouds with greater liquid water content such as stratus or cumulus clouds, more radiation would be reflected back to space, resulting in a negative feedback mechanism, wherein the side effect of more cloud cover resulting from global warming acts to balance further warming. If clouds form at higher altitudes in the form of cirrus clouds, however, these clouds actually allow more solar radiation to pass through than they reflect, and ultimately they act as a GHG themselves. This results in a positive feedback mechanism in which the side effect of global warming acts to enhance the warming process. This feedback mechanism, known as the “cloud effect” contributes to uncertainties associated with projecting future global climate conditions.

### **Other Feedback Mechanisms**

As global temperature continues to rise, CH<sub>4</sub> gas currently trapped in permafrost, would be released into the atmosphere when areas of permafrost thaw. Thawing of permafrost attributable to global warming would be expected to accelerate and enhance global warming trends. Additionally, as the surface area of polar and sea ice continues to diminish, the Earth’s albedo, or reflectivity, is also anticipated to decrease. More incoming solar radiation will likely be absorbed by the Earth rather than being reflected back to space, further enhancing the greenhouse effect. The scientific community is still studying these and other positive and negative feedback mechanisms to better understand their potential effects on global climate change.

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## **OBJECTIVES, POLICIES, & PROGRAMS**

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### **Biological Resources**

**OBJECTIVE C 1: CONSERVE AND ENHANCE LAKEPORT’S UNIQUE NATURAL BEAUTY AND IRREPLACEABLE NATURAL RESOURCES.**

**Policy C 1.1: Biological Preservation.** Preserve and ensure protection of biological resources such as plant and animal species, special habitat areas, and environmentally sensitive wildlife and plant life, including those species designated as rare, threatened, and/or endangered by the State and/or Federal Government.

**Program C 1.1-a:** Enforce the City’s Zoning Ordinance which contains specific development standards for shoreline development, and requires the submittal of a shoreline development plan for review and approval.

**Program C 1.1-b:** Require a revegetation plan prepared by a professional botanist, or similar professional, for projects which result in vegetation removal.

**Program C 1.1-c:** Revise the Zoning Ordinance to require revegetation plans to include native species; the fencing of sensitive areas and construction activities; a 3:1 replacement for any tree removed; and undergrowth revegetation. Heritage

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trees (trees that are at least 36 inches in diameter or any tree having significant historical or cultural importance to the community) shall be replaced at a 5:1 ratio.

**Program C 1.1-d:** Require subdivisions in rural areas greater than 10 acres with a slope topography of less than five percent to carry out a biological survey for vernal pools, riparian areas, serpentine outcroppings, and sensitive plant species (by a qualified biologist). Require mitigating measures to be prepared and implemented prior to project construction.

**Program C 1.1-e:** Revise the Zoning and Subdivision Ordinances to permit density transfers; encourage PD (Planned Development) Zoning for developments over two acres in size; and other requirements as appropriate to protect sensitive resource areas (indicated in Figure 16 and other areas subsequently identified through the environmental review process).

**Policy C 1.2: Vegetation Protection.** Minimize removal of all vegetation in new developments to preserve wildlife habitat, scenic beauty and to prevent soil erosion. In particular, the removal of heritage trees, street trees, and mature trees should be minimized.

**Program C 1.2-a:** Enforce the City's Zoning Ordinance (Chapter 17.21) which contains specific measures to protect heritage and street trees.

**Program C 1.2-b:** Enforce the Zoning Ordinance (Chapter 17.21), which requires a detailed site inventory of mature trees for all developments located on properties where there are existing native trees on the site.

**Program C 1.2-c:** Encourage the planting of native trees, shrubs, and grass lands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation, and ensure that a maximum and variety of well adapted plants are maintained.

**Program C 1.2-d:** Limit the encroachment of development within areas that contain a moderate to high potential for sensitive habitat, and direct development into less significant areas.

**Program C 1.2-e:** Require buffer areas between development projects and significant watercourses, riparian vegetation, and wetlands.

**Program C 1.2-f:** Prior to approving a project, require a biological study to be prepared by a qualified biologist for proposed development within areas containing a moderate to high potential for sensitive habitat, sensitive wildlife species, and or sensitive plant species. Require the biological study to include an inventory of CNPS species, an inventory of USFWS, DFG, and NMFS species of concern, an inventory of special status species listed in the CNDDDB and appropriate field studies.

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**Program C 1.2-g:** Apply appropriate mitigation measure for future projects that are based on standards and protocols adopted by the applicable statute or Agency with jurisdiction over any affected sensitive habitat or special status species.

**Policy C 1.3: Native and Drought Resistant Trees.** Encourage the planting of native and drought resistant trees in new developments and in City-owned parks, trails and recreational facilities.

**Policy C 1.4: Hillside Protection.** Development in areas with a 25% slope or greater shall be subject to the following criteria:

- Limit grading and retain the natural terrain to the extent possible.
- A minimum area of twenty-five percent of the lot area should remain in its natural state
- No development should be allowed within 100 vertical feet of the ridgeline unless there are no site development alternatives
- Development located in hillside areas shall avoid removal of oak trees that are six inches in diameter. In the event that removal of oak trees is necessary, three trees shall be planted for every significant tree removed. (See Policy C 1.1-c for additional requirements regarding Heritage trees.)
- Oak trees shall be further protected during construction through the use of orange fencing placed a minimum of 8 feet from the drip line of the trees.

### ***Mineral Resources***

**OBJECTIVE C 2: TO PROTECT THE CITY FROM THE POTENTIAL IMPACTS OF MINING OPERATIONS.**

**Policy C 2.1: Mining Prohibition.** Prohibit mining, quarrying and mineral extraction activities within City limits.

**Program C 2.1-a:** Revise the Zoning Ordinance to prohibit mining, quarrying and mineral extraction facilities within City limits.

**Program C 2.1-b:** Work with the County of Lake to discourage mining, quarrying and mineral extraction facilities within the Lakeport Sphere of Influence.

**Program C 2.1-c:** Request the County send referrals within the Lakeport Sphere of Influence for all proposed mining, quarrying or mineral extraction activities. Carefully review and respond to all EIR's for such activities to ensure that at a minimum, impacts regarding: noise; air quality; visual characteristics on surrounding properties; water quality and capacity; transportation facilities; and mitigations to restore the landscape to its pre-extraction condition.

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## ***Air Quality***

### **OBJECTIVE C 3: TO MAINTAIN GOOD AIR QUALITY IN LAKEPORT AND CONTINUE TO HAVE ATTAINMENT STATUS.**

**Policy C 3.1: High Air Quality Standard.** Maintain a high air quality standard in Lakeport to protect the public health.

**Program C 3.1-a:** Require review of all development proposals by the Lake County Air Quality Management District to establish mitigations needed to ensure compliance with air quality standards.

**Program C 3.1-b:** Include air quality as a factor in the City's environmental review procedures.

**Program C 3.1-c:** Include the Fire District in the review of proposed land uses which would handle, store or transport any potential air pollutant sources such as, but not limited to: lead; mercury; vinyl chloride; benzene; asbestos; beryllium; and all fuels.

**Program C 3.1-d:** Continue to require a dust emissions control plan for construction that includes regular watering during earthmoving operations or excavations, covering stockpiles or exposed earth and soil, spraying water or palliatives, pave or otherwise seal disturbances as soon as possible, and other measures to limit dust and reduce evaporative hydrocarbon emissions.

**Policy C 3.2: Sensitive Receptors.** Ensure that the air quality impacts of projects located in proximity to sensitive receptors, which can be identified in Figure 16 by land use, are adequately mitigated. Discourage land uses producing adverse air quality impacts from locating near sensitive receptors.<sup>1</sup>

**Program C 3.2-a:** Require air pollution point sources such as manufacturing or handling of air pollutants to locate at a sufficient distance from residential areas and sensitive receptors to significantly reduce air quality impacts of such land uses.

**Program C 3.2-b:** Include buffer zones within site plans for projects in residential areas and within sensitive receptor site plans to separate those uses from freeways, highways, arterials, point sources and hazardous materials locations.

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<sup>1</sup> Sensitive receptors are generally defined as people that are at the highest risk of respiratory problems from air emissions. People in this category generally include the elderly or young children, but can include people of any age. Sensitive receptors are oftentimes associated with schools, hospitals, convalescent homes, etc. Residential uses are also considered a use that is or may be occupied by a sensitive receptor.

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**Policy C 3.3: Naturally Occurring Asbestos.** The City shall protect public health from naturally occurring asbestos by requiring mitigation measures to control dust and emissions during construction, grading, quarrying or surface mining operations.

**Program C 3.3-a:** Adopt a Naturally Occurring Asbestos Ordinance. The City should adopt an ordinance that regulates construction activities in areas that may contain serpentine soils.

### ***Solid Waste***

**OBJECTIVE C 4: TO MAXIMIZE RECYCLING EFFORTS AND REDUCE WASTE STREAM TO THE LANDFILL.**

**Policy C 4.1: Reuse of Resources.** Facilitate management of solid waste to maximize the reclamation and reuse of resources contained in waste materials in a manner which does not adversely impact the environment.

**Program C 4.1-a:** Continue the collection of waste paper produced by the City for recycling.

**Program C 4.1-b:** Purchase goods containing recycled materials for City use whenever possible.

**Program C 4.1-c:** Continue to implement a curbside recycling program for newspaper, glass and organic materials.

**Program C 4.1-d:** Revise the Zoning Ordinance to require all commercial/retail, office and multifamily developments to provide on-site drop-off areas for recycling. Coordinate with the City's refuse disposal contractor or other recycling services to ensure regular pick-up.

**Policy C 4.2: Recycling Transfer Stations.** Facilitate the establishment of a recycling transfer station to collect, store, and ship recyclable materials.

**Program C 4.2-a:** Revise the Zoning Ordinance to permit the establishment of a recycling transfer station in the Service Commercial Zoning District with a Conditional Use Permit.

**Policy C 4.3: Solid Waste Hauling.** Discourage the hauling of solid waste on collector and local streets through residential areas with the exception of garbage trucks serving local neighborhoods.

### ***Energy Conservation***

**OBJECTIVE C 5: TO REDUCE DEMAND FOR ELECTRICITY AND INCREASE ENERGY EFFICIENCY.**

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**Policy C 5.1: Energy Efficiency.** Reduce energy waste and peak electricity demand through energy efficiency and conservation in homes and businesses.

**Program C 5.1-a:** Integrate energy efficiency, conservation, and other green building requirements into the development review process.

**Program C 5.1-b:** Offer incentives to encourage energy efficiency and green building practices such as:

- permit streamlining;
- fee waivers; and
- density bonuses for “green developments.”

**Program C 5.1-c:** Provide information, marketing, training, and education to support green building practices.

**Policy C 5.2: City Use of Green Technologies.** Integrate energy efficiency, conservation, and green building practices into all City functions.

**Program C 5.2-a:** Support minimum green building certification requirements for architects, contractors, and other building professionals. Provide information about training programs and list certified contractors in City information sources.

**Program C 5.2-b:** Monitor and support State and federal legislation that promotes energy efficiency and renewable energy sources.

**Program C 5.2-c:** Work with local commercial, industrial, and agricultural operations to identify opportunities for energy efficiency in the storage, transport, refrigeration, and other processing of commodities.

**OBJECTIVE C 6: TO INCREASE RENEWABLE RESOURCE USE**

**Policy C 6.1: Renewable Energy Resources.** Preserve opportunities for development of renewable energy resources.

**Policy C 6.2: Renewable Technologies Incentives.** Facilitate renewable technologies through streamlined planning and development rules, codes and processing, and other incentives.

**Program C 6.2-a:** Require the protection of passive or active solar design elements and systems from wintertime shading by neighboring structures and trees.

**Program C 6.2-b:** Where feasible, develop and employ renewable energy and clean generation technologies (such as solar) to power City facilities using tax-free low interest loans and other available financing options.

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**Program C 6.2-c:** Evaluate and implement, as feasible, local government financing options such as low-interest loans, pooled project financing and joint ventures with other agencies with financing authority such as water and fire districts.

### ***Agricultural Resources***

#### **OBJECTIVE C 7: TO PROTECT AND ENHANCE AGRICULTURAL RESOURCES.**

**Policy C 7.1: Annexation of Agricultural Lands.** Remove all prime agricultural land under Williamson Act contract from the Lakeport Sphere of Influence and discourage the annexation of prime agricultural lands for urban uses.

Prime agricultural land is generally defined as Class I and II based on the methodology of the Soil Conservation Service classification system (see Section 56064 of the California Government Code for a full definition).

**Policy C 7.2: Wastewater for Irrigation.** Explore the alternative use of wastewater for irrigation purposes beyond the existing spray irrigation activities. This can be accomplished by pursuing the Sphere of Influence amendment and annexation of the Specific Plan Area which includes the City's sewer treatment facility. In the event that treatment facility is converted to a tertiary treatment facility, there may be additional opportunities for wastewater irrigation for certain types of food crops in addition to potentially using the water to irrigate parks, playgrounds, and other similar uses subject to RWQCB permit. A small portion of the CLMSD property is designated as "prime agricultural land" and "farmland of local importance." The City will attempt to maintain the "prime agricultural land" by leasing it for agricultural purposes.

**Policy C 7.3: Coordination with Lake County.** Continue the coordination of land use planning between the County of Lake and Lakeport to preserve existing agricultural lands.

### ***Water Quality***

#### **OBJECTIVE C 8: TO PROTECT AND ENHANCE WATER QUALITY IN WATERCOURSES, CLEAR LAKE AND IN GROUNDWATER.**

**Policy C 8.1: Stream and Creek Protection.** Preserve and protect streams and creeks in their natural state to the maximum extent feasible. [Streams, creeks and other riparian corridors are considered to be in a natural state when they support their own environment of vegetation, wildlife and have not been concretized or channelized.

**Program C 8.1-a:** Develop, in cooperation with the County and the State Department of Fish and Game, guidelines for the construction and maintenance of watercourses which assure that the native vegetation is not unnecessarily removed

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and that maintenance minimizes disruption of wildlife breeding activities. Incorporate these guidelines, where appropriate, into the Zoning Ordinance and Public Works Department maintenance procedures.

**Program C 8.1-b:** Revegetate watercourses with native plant species that are compatible with the watercourse maintenance program and which do not adversely impact flow.

**Program C 8.1-c:** Require that buildings and other forms of development be set back from riparian resources and habitats.

**Program C 8.1-d:** Creek management plans shall include measures to protect and maintain riparian resources and habitats.

**Program C 8.1-e:** Support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, and wildlife habitats.

**Policy C 8.2 Clear Lake.** Prohibit any filling of Clear Lake below 7.79 as indicated by the Rumsey Gauge.

**Program C 8.2-a:** Enforce the Zoning and Subdivision Ordinances to prohibit filling of Clear Lake below 7.79 as indicated on the Rumsey Gauge.

**Program C 8.2-b:** Review all development proposals submitted to the County within the Lakeport Planning Area and oppose any filling of Clear Lake.

**Policy C 8.3: Soil Erosion.** Soil erosion shall be controlled to prevent flooding and destruction of natural waterways, to maintain water quality and to reduce public costs of flood control and watercourse maintenance.

**Program C 8.3-a:** Grading Permits shall be issued for all new construction, where applicable. An approved erosion control plan and revegetation plan shall be included in the grading plan, wherever determined appropriate by the City, to include measures to mitigate erosion during and after construction.

**Program C 8.3-b:** Consider the adoption of a Hillside Protection Ordinance in the Zoning Ordinance that includes specific performance criteria for the protection of hillside areas.

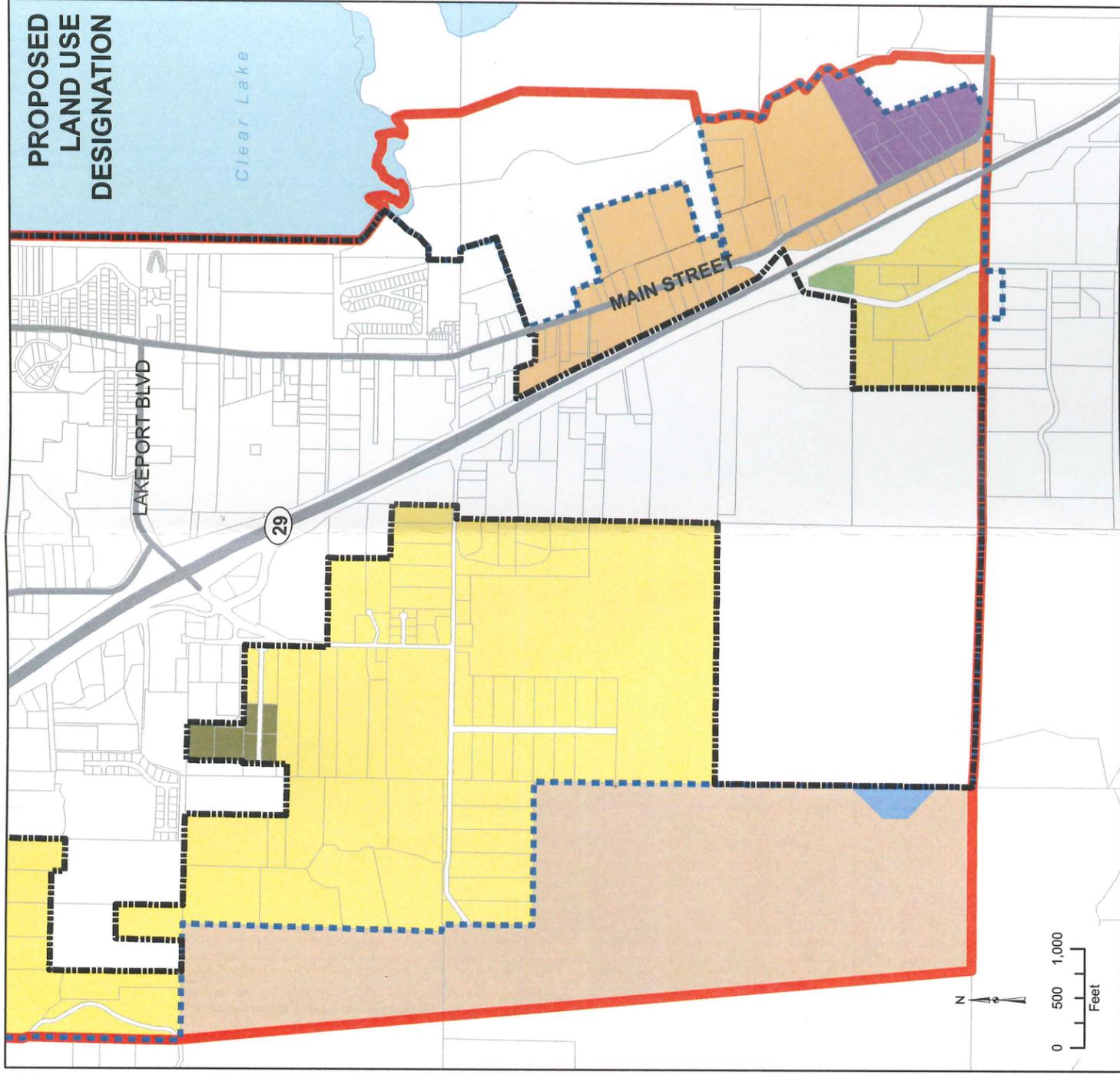
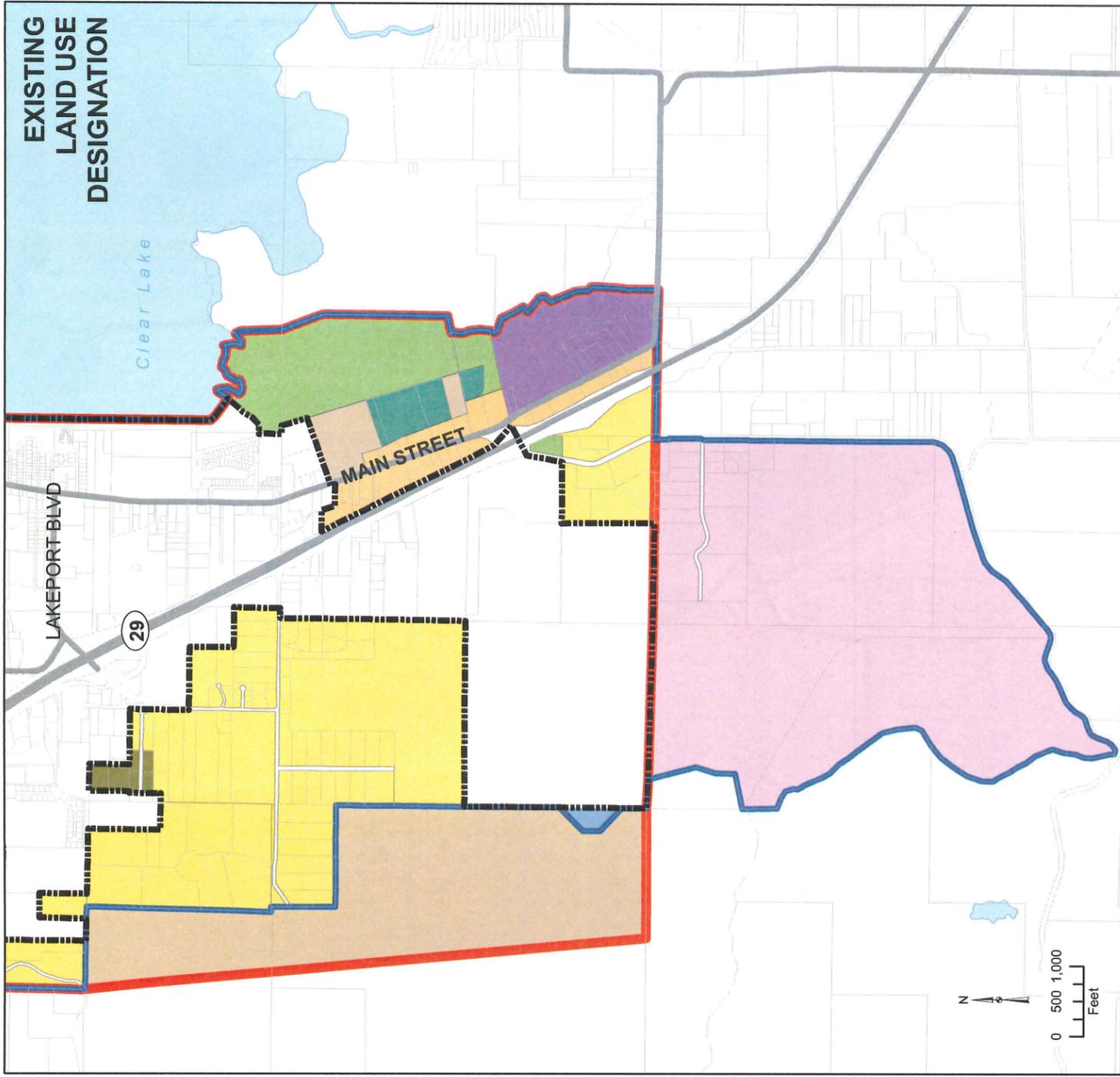
**Policy C 8.4: Water Quality.** Continue to cooperate with the County, Lake County Watershed Protection District (LCWPD) and other agencies to develop and implement measures to improve the quantity and quality of water resources.

**Program C 8.4-a:** Formally request that the County send all notices to the City regarding proposed gravel extraction operations in Clear Lake watersheds.

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**Program C 8.4-b:** Participate in County review of proposals submitted to extract gravel from Scotts Creek. Oppose any gravel extraction operations which would reduce the capacity of this aquifer.

**Program C 8.4-c:** Participate in a regional groundwater monitoring program to establish a region-wide water conservation program.

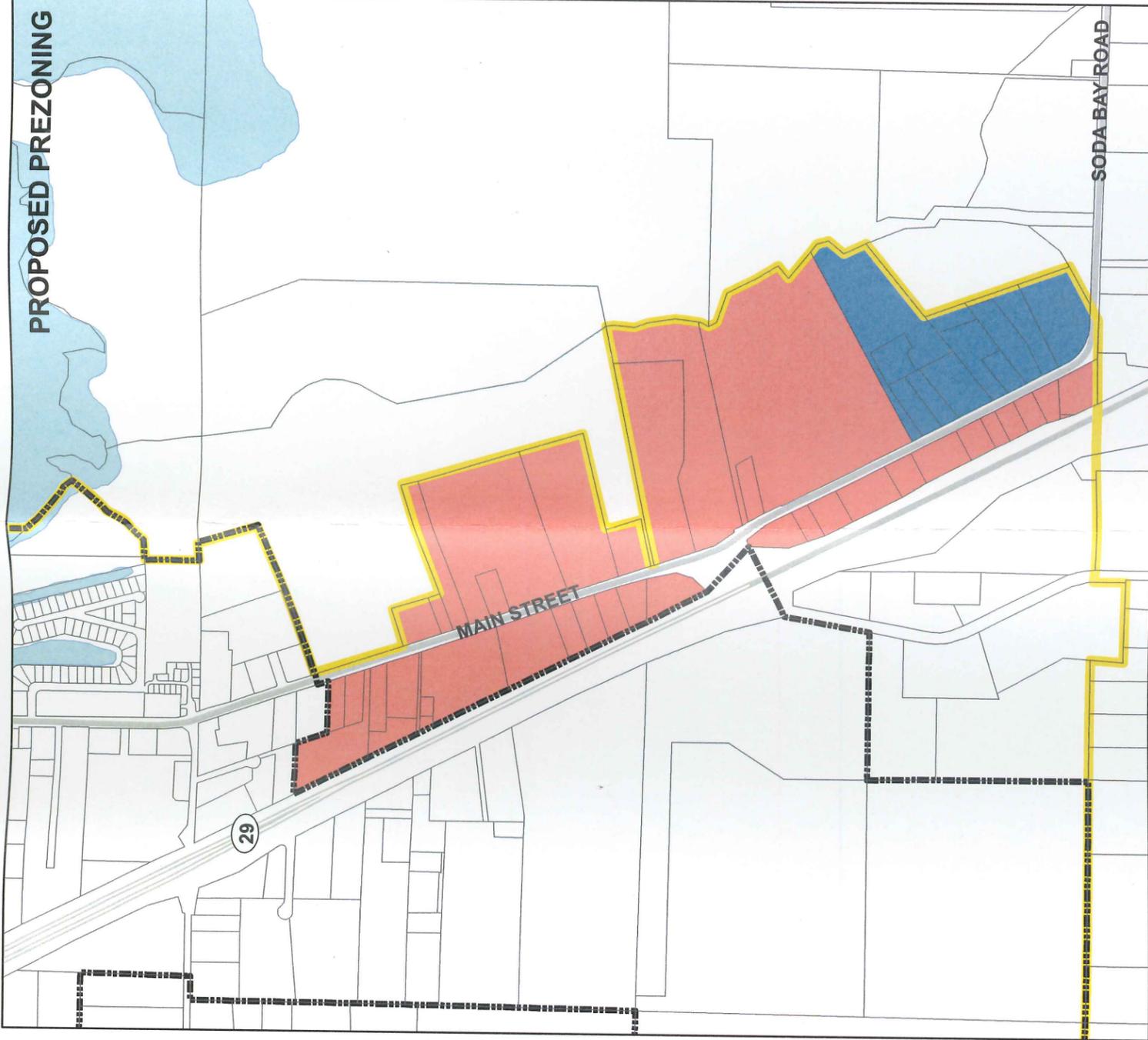
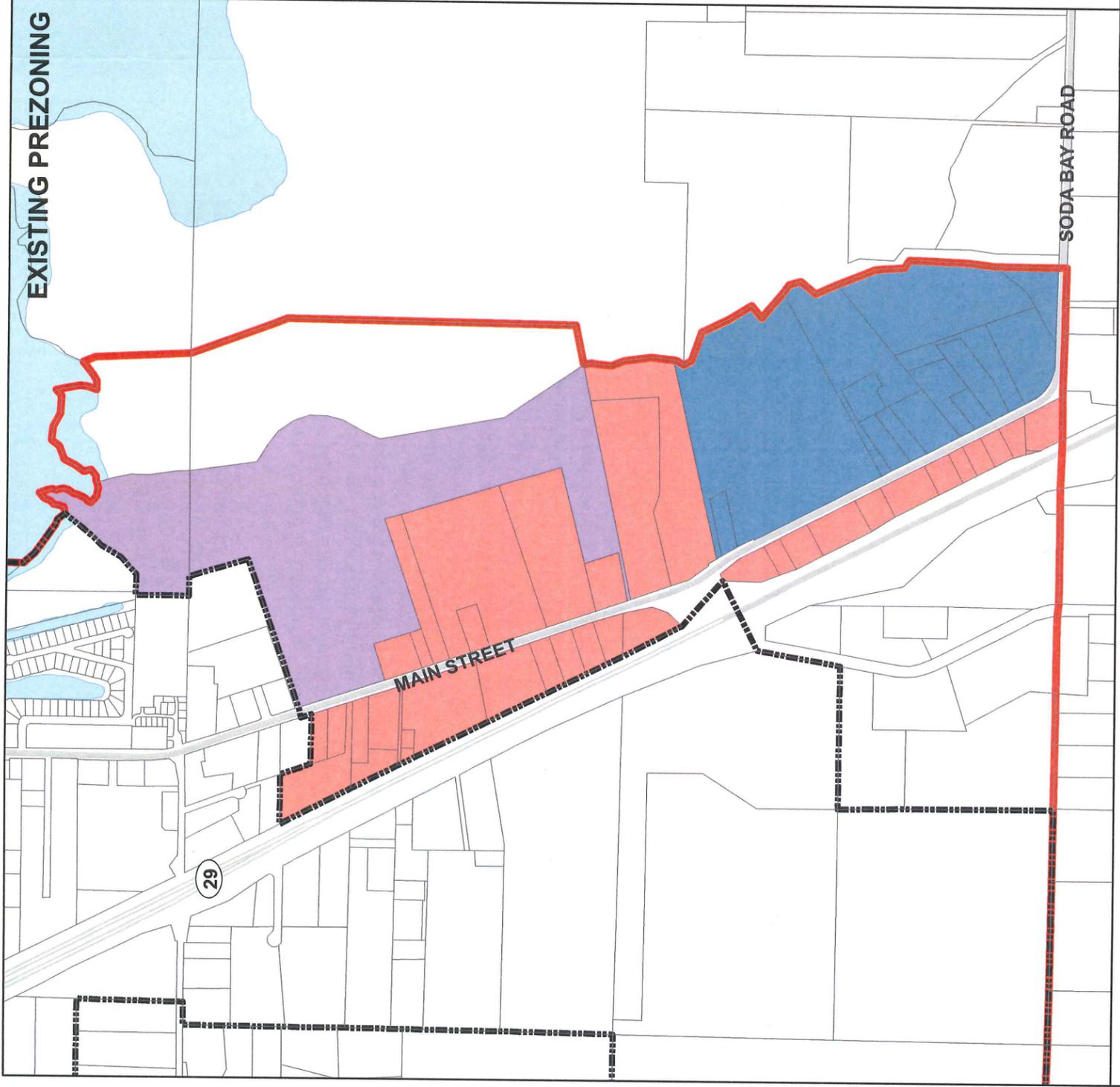


- Land Use Designation**
- High Density Residential
  - Residential
  - Industrial
  - Resort Residential
  - Major Retail
  - Specific Plan Area
  - Open Space Parkland
  - Urban Reserve
  - Public & Civic Use

- Planning Boundaries**
- Lakeport City Limits
  - Sphere of Influence
  - Modified Sphere of Influence
  - Proposed Modified General Plan Sphere of Influence

Sources: City of Lakeport GIS; Map date: September 17, 2014  
 (Document Name: Lakeport\_PropGPLURev\_140917\_Fig1-2)

Figure 1-2: Proposed General Plan Land Use Map Revisions



Lakeport City Limits



Lakeport City Limits



Existing General Plan Sphere of Influence



Proposed Modified General Plan Sphere of Influence

Zoning Designations



C2: Major Retail



I: Industrial



UR: Urban Reserve



Figure 1-3: Proposed Prezoning Revisions