



Introduction

This chapter outlines proposed patterns of land use and policies and standards for future development and redevelopment. This element is divided into the following sections:

- Land Use Diagram and Standards (Section 3.1),
- Land Use Designations (Section 3.2)
- General Plan / Zoning and Entitlement Consistency (Section 3.3),
- Growth and Development (Section 3.4),
- Urban/Rural Boundary (Section 3.5),
- Residential Development (Section 3.6),
- Commercial Development (Section 3.7),
- Industrial Development (Section 3.8),
- Economic Development (Section 3.9),
- Design (Section 3.10),

- Administration/Implementation (Section 3.11), and
- Implementation Measures (Section 3.12).

Key Terms

Adaptive Reuse. The conversion of obsolescent or historic buildings from their original or most recent use to a new use. For example, the conversion of former hospital or school buildings to residential use, or the conversion of an historic single-family home to office use.

Buffer. An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Clustered Development. Development in which a number of dwelling units are placed in closer proximity than usual, or are attached, with the purpose of retaining an open-space area.

Community Growth Boundary. An officially adopted and mapped line separating land to be developed at urban densities (1 or more DU/acre) from land to be protected for natural resources or developed at rural densities (1 DU/5 or more acres). Community Growth Boundaries (also referred to as urban limit lines and urban growth boundaries) are regulatory tools, often designated for long periods of time (20 or more years) to provide greater certainty for both development and conservation goals. These boundaries help preserve the feeling of “open space” between communities and help maintain community separation and identity. The majority of these boundaries in Lake County were established by adopted Area Plans between 1988 and 2007. Each of the Community Growth Boundaries contain enough vacant or underutilized land to accommodate a high, 3 percent average growth rate through the year 2030. However, not all land within these Boundaries is currently serviceable with water and wastewater services, and growth within the Boundaries is subject to the availability of capacity and funding for such services.

Floor Area Ratio (FAR). A floor area ratio is often used to describe the intensity of commercial, office, and industrial land usage. The FAR is a ratio created by dividing the total square footage of the building by the net square footage of the lot.

Formula Retail Business. Any type of sales activity or sales establishment that is operated directly by, under contract with, or other arrangements with, a manufacturer, distributor, or retailer of merchandise offered for sale therein, and required to adopt or maintain a standardized (“formula”) array of services and/or merchandise, trademark, logo, service mark, symbol, layout, décor, architecture, uniforms, signage, exterior design or similar standardized features in which there are already ten (10) or more such retail establishments regardless of location or ownership.

Mixed Use. Properties on which various uses such as office, commercial, institutional, and residential are combined in a single building or on a single site in an integrated development project with significant functional interrelationships and a coherent physical design. A “single site” may include contiguous properties.

Paper Lots/Subdivision. Preexisting nonconforming parcels created during the 1920s. The lots are typically small and irregularly shaped in multiple ownership with a lack of infrastructure. Most of Lake County’s paper lots are located in Nice, Lucerne and Clearlake Oaks.

Redevelop. To demolish or upgrade existing buildings through interior and/or exterior renovations, or to increase the overall floor area existing on a property, or both, irrespective of whether a change occurs in land use.

Setback. The required minimum horizontal distance between a structure and the front, side, and/or rear property line or another structure.

Smart Growth. Using comprehensive planning to guide, design, develop, revitalize and build communities for all that: have a unique sense of community and place; preserve and enhance valuable natural and cultural resources; equitably distribute the costs and benefits of development; expand the range of transportation, employment and housing choices in a fiscally responsible manner; value long-range, regional considerations of sustainability over short term incremental geographically isolated actions; and promote public health and healthy communities. Compact, transit accessible, pedestrian-oriented, mixed use development patterns and land reuse epitomize the application of the principles of smart growth.

Urban Development. Urban development is generally characterized by moderate and higher density residential development (i.e., three to nineteen dwelling units per acre), community oriented commercial development and the availability of public services required for that development, specifically central water and sewer, an extensive road network, public transit, and other such services (e.g., safety and emergency response). Development not providing such services may be “non-urban” or “rural.”

Zoning. Zoning is the principal tool for implementing the general plan; it translates general plan land use recommendations and standards directly into enforceable regulations. In its most elementary form, zoning is the division of a community into districts and the specification of allowable uses and development standards for each of the districts. Typically, the zoning ordinance consists of text and a map delineating districts for such basic land uses as residential, commercial, and industrial and establishing special regulations for parking, floodplains, and other specific concerns. For each of the basic land uses, the zoning ordinance text typically includes an explanation of the purpose of the zoning district; a list of principal permitted uses; a list of uses allowed by conditional use permit; and standards for minimum lot size, animal density, height, lot coverage, and setback.

3.1 Land Use Diagram and Standards

The most familiar part of any general plan is the map, or land use diagram, showing the types and locations of existing and future development that the plan envisions. In order to accurately interpret the development implications of the various designations shown on the diagram, the reader must understand the intent and standards for each designation. The following sub-sections first describe how the standards are expressed generally, and then outline the standards for each of the designations shown on Lake County's General Plan Land Use Diagram.

Land Use Diagram

The General Plan Land Use Diagram graphically depicts the major land use relationships of the General Plan. The policies contained in the General Plan, to the extent they can be graphically depicted (e.g., location of schools and parks, residential areas, commercial areas), are illustrated on the General Plan Land Use Diagram. The Land Use Diagram shows 14 land use designations that cover agricultural, open space, residential, commercial, office, industrial, and public uses.

The Land Use Diagram designates land uses for the entire Planning Area. State planning law requires that the general plan cover all territory within the boundaries of the adopting city or county as well as "any land outside its boundary which in the planning agency's judgment bears relation to its planning" (Government Code Section 65300). To carry out this directive, most counties formally delineate a "planning area" boundary in their general plans. For the purposes of the Lake County General Plan, the Planning Area has been defined as the entire unincorporated area of the county. With the countywide planning area, there are eight community plan areas including: Cobb Mountain, Kelseyville, Lakeport, Lower Lake, Middletown, Rivas, Shoreline Communities, and Upper Lake-Nice.

Figure 3-1 shows the Lake County General Plan Land Use Diagram. A full-scale copy of the diagram is available at the Lake County Community Development Department.



It is typical for the Land Use Diagram to be updated over time. Please check with the Lake County Community Development Department to ensure you have the current version.

Figure 3-1. Land Use Diagram

Figure 3-1, Back

Land Use Density / Intensity Standards

State planning law requires general plans to establish “standards of population density and building intensity” for the various land use designations in the plan (Government Code Section 65302(a)). To satisfy this requirement, the General Plan includes such standards for each land use designation appearing on the Land Use Diagram. These standards are stated differently for residential and non-residential development.

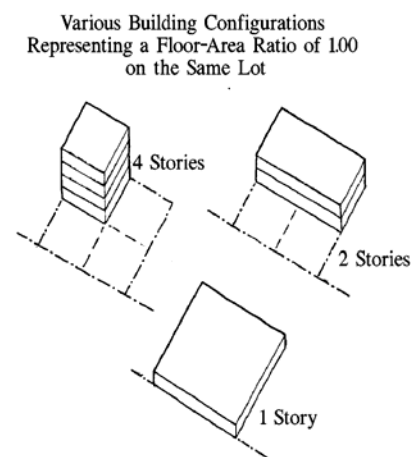
Residential Uses

Standards of development density for residential uses are stated as the allowable range of dwelling units (DU) per gross acre. The term “gross acre” includes all land (including streets and rights-of-way) designated for a particular residential use, while net acreage excludes streets and rights-of-way. Gross acreage is more commonly used in general plan designations while net acreage (lot area) is the standard typically used in zoning. In urban areas, net acreage is normally 20 to 25 percent less for a given area than gross acreage. In rural areas and open space areas, the difference between net and gross can be as low as five percent.

Non-Residential Uses

Standards of building intensity for non-residential uses, such as commercial and industrial development, are stated as maximum floor-area ratios (FARs). A floor-area ratio is the ratio of the gross building square footage on a lot to the net square footage of the lot (or parcel).

For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross building floor area to be built, regardless of the number of stories in the building (e.g., 5,000 square feet per floor on two floors or 10,000 square feet on one floor). On the same 10,000-square-foot lot, an FAR of 0.50 would allow 5,000 square feet of floor area, and an FAR of 0.25 would allow 2,500 square feet. The diagram to the right shows graphically how various building configurations representing an FAR of 1.00 could cover a lot.



3.2 Land Use Designations

The General Plan Land Use Diagram includes 14 residential, commercial, industrial, and other land use designations that define the types of land uses that will be allowed throughout the County. For each designation, a description of typical uses allowed in that designation is provided. This is not intended to be an exhaustive list, but rather an illustration of the land use types that are allowed. Table 3-1 provides a listing of each of the land use designations used in the General Plan along with the density/intensity standards for each designation.

Table 3-1. General Plan Land Use Density / Intensity Standards

Land Use Designation	Label	Minimum Lot Size	Residential Density – Dwelling Units Per Acre	Non-Residential Intensity – Floor Area Ratio (FAR)	Located Inside/Outside Community Growth Boundary**
Residential					
Agriculture	A	40 acres	1 DU/40 Acres		Outside
Rural Lands	RL	20 – 60 acres	1 DU/20-60 Acres	0.2 – 0.4 FAR	Outside
Rural Residential	RR	5 – 10 acres	1 DU/5-10 Acres	0.2 – 0.4 FAR	Inside/Outside
Suburban Residential Reserve	SR	40,000 s.f.	1 DU/1-3 Acres	0.2 FAR	Inside
Low Density Residential	LDR	6,000 s.f.	1-5 DU/Acre	0.3 – 0.4 FAR	Inside
Medium Density Residential	MDR	8,000 s.f.	6-9 DU/Acre	0.5 – 1.0 FAR	Inside
High Density Residential	HDR	10,000 s.f.	10-19 DU/Acre	0.5 – 2.0 FAR	Inside
Commercial					
Local Commercial	CL	8,000 s.f.	--	0.2 – 0.5 FAR	Inside/Outside +
Community Commercial	CC	10,000 s.f.	10-19 DU/Acre	0.5 – 2.0 FAR	Inside/Outside +
Service Commercial	CS	20,000 s.f.	--	0.2 – 1.2 FAR	Inside/Outside
Resort Commercial	CR	10,000 s.f.	--	0.1 – 1.0 FAR	Inside/Outside
Industrial					
Industrial	I	20,000 s.f., 1 acre*	--	0.1 – 1.5 FAR	Inside/Outside
Resource					
Resource Conservation	RC	None Specified	1 DU/20 - 40 Acres	0.1 – 0.2 FAR	Inside/Outside
Public/Institutional					
Public Facilities	PF	None Specified	--	0.5 – 2.0 FAR	Inside/Outside

* 20,000 sq. ft. (in areas with public water and sewer), 1 acre minimum (in areas lacking public water and/or sewer)

** See Policy LU-2.6 for definition of Community Growth Boundaries

+ Local Commercial and Community Commercial designations may be authorized outside of Community Growth Boundaries when proposed in order to allow expansion of existing commercial uses, pursuant to the descriptions of these designations.

Table 3-2 show the land use designation compared to the 1981 countywide land use designations and existing area plan land use designations. As the area plans are updated, their land use designations will eventually conform to the current countywide designations.

Table 3-2. Relationship Between General and Community Plan Land Use Designations

Generalized Land Use Category	1981 General Plan Land Use Designations	Current General Plan Land Use Designations	Existing Area Plan Land Use Designations
Urban	Urban Residential		
	Medium Density Residential	Medium Density Residential	Medium Density Residential
	High Density Residential	High Density Residential	High Density Residential
	Suburban Residential	Low Density Residential	Suburban Residential
	Suburban Residential Reserve	Suburban Residential Reserve	Suburban Residential Reserve
Rural Residential & Agriculture	Rural Residential	Rural Residential	Rural Residential
	Rural Lands	Rural Lands	Rural Lands
	Agriculture Intensive Agriculture	Agriculture	Agriculture
Commercial	Local Commercial	Local Commercial	Local Commercial
	Resort Commercial	Resort Commercial	Resort Commercial
	Community Commercial	Community Commercial	Community Commercial
	Service Commercial	Service Commercial	Service Commercial
Other	Special Use		Urban
Industrial	Industrial	Industrial	Industrial
	Industrial/Heavy Commercial		Heavy Commercial Industrial/Heavy Commercial
	Mixed Light/Heavy Commercial		Mixed Light/Heavy Commercial
	Resource Industrial		n/a
Resource Protection, Greenbelt, Open Space, and Recreation	Conservation and Open Space	Resource Conservation	Resource Conservation
	Resource Conservation		
Public	Public Lands and Facilities	Public Facilities	Public Facilities
	Public Lands		Public Lands
	Public Facilities		

Residential Land Use Designations

Agriculture

This land use category includes areas with prime farmland, vineyard soils and grazing lands, along with areas characterized by steep slopes and limited services. One purpose of this land use category is to protect the County's valuable agricultural resources and to prevent development that would preclude its future use in agriculture. These lands are actively or potentially engaged in crop production, including horticulture, tree crops, row and field crops, and related activities. Wineries and the processing of local agricultural products such as pears and walnuts are encouraged within this designation. These lands also provide important groundwater recharge functions. As watershed lands, these lands function to collect precipitation and provide for important filtering of water to improve water quality. They are generally supportive to the management of the natural infrastructure of the watersheds.

Density/Intensity: 1 DU/40 Acres

Rural Lands

The purpose of this land use category is to allow rural development in areas that are primarily in their natural state, although some agricultural production, especially vineyards, can occur on these lands. The category is appropriate for areas that are remote, or characterized by steep topography, fire hazards, and limited access. Typical uses permitted by right include, but are not limited to, animal raising, crop production, single family residences, game preserves and fisheries. Other typical uses permitted conditionally include, but are not limited to, recreational facilities, manufacturing and processing operations, mining, and airfields. These lands also provide important groundwater recharge functions. As watershed lands, these lands function to collect precipitation and provide for important filtering of water to improve water quality. They are generally supportive to the management of the natural infrastructure of the watersheds, and are located outside of Community Growth Boundaries.

Density/Intensity 1 DU/ 20-60 acres

The base density of 20 acres shall be decreased when the average slope of the property increases, as follows:

- 30 acre minimum density if average slope is between 20% and 29%.
- 40 acre minimum density if average slope is between 29% and 35%.
- 60 acre minimum density if average slope exceeds 35%.

The minimum density in the Rural Lands designation may be increased for parcels with average slopes between 20 and 29% when it can be demonstrated that factors related to wildland fire/fuel loading and landslide hazards are not present.

Rural Residential

This land use category is designed to provide single-family residential development in a semi-rural setting. Large lot residential development with small-scale agricultural activities is appropriate. These areas are intended to act as a buffer area between the urban residential development and the agricultural areas of the County. Building intensity should be greater where public services such as major roads, community water systems, or public sewerage are available. However, most of the lands designated for this land use category would have wells and septic systems. These lands provide important ground water recharge functions. As watershed lands these lands function to collect precipitation and provide for important filtering of water to improve water quality. They are generally supportive to the management of the natural infrastructure of the watersheds.

Typical uses permitted by right include single family residences; crop production; raising of poultry, rabbits, and other small animals for domestic use; raising of bovine animals, horses, sheep, and goats for domestic use; and sale of crops produced on the premises. Typical uses permitted conditionally include agricultural-related services and recreational facilities. This

designation is primarily located outside of Community Growth Boundaries, but some areas will be appropriate inside these boundaries as well.

Density/Intensity: 1- DU/5 Acres if average cross slope is less than 30%
1- DU/10 Acres if average cross slope is 30% or greater

Suburban Residential Reserve

This land use category serves as a transitional designation between rural residential and urban residential uses, but due to soil and slope characteristics, lots generally larger than one acre minimum are necessary.

Where found in mountain areas, this designation would temporarily serve to limit densities until the establishment of appropriate infrastructure to support higher densities. This designation is located inside of Community Growth Boundaries. However, exceptions have been made for existing subdivisions located outside of Community Growth Boundaries, and additional land division may be appropriate on parcels already designated Suburban Residential Reserve when found to be consistent with the existing development pattern already established in the vicinity. Expansion of this land use designation outside of Community Growth Boundaries may be considered in order to implement Policy LU-6.12 or Policy LU-6.13 for appropriate mixed use resort or business/industrial park developments. This designation has the potential to result in conflict when located on the fringe of Community Growth Boundaries, adjacent to agricultural uses, unless cluster policies are employed and agricultural buffers are provided.

Density/Intensity: 1 DU/Acre
1 DU/2 Acres if the area is identified as primary recharge areas for a community's water system, acreage minimums should not be below 2 acres.
1 DU/3 Acres if the area has 30% or higher average cross slopes, acreage minimums in excess of 3 gross acres will be required.

Low Density Residential

This land use category is designed to establish areas suitable for single family residences at relatively low densities. Typical uses permitted by right include single family homes – both attached and detached. This designation is appropriate where the traditional neighborhood character of single-family units prevail and where the level of services including roads, shopping, and recreation does not justify higher densities. This designation is only located within Community Growth Boundaries.

Density/Intensity: 1 – 5 DU/Acre

Medium Density Residential

This land use category is designed to provide areas for residential developments such as duplexes, triplexes, and mobile home parks. This designation is appropriate only where the level of development is compatible with the overall character of the surrounding neighborhood and where adequate public facilities, such as potable water and waste systems, roadways, and other public services are available. This designation is only located inside of Community Growth Boundaries.

Density/Intensity: 6 - 9 DU/Acre

High Density Residential

This land use category is designed to provide for areas of multi-family residential uses that include a wide range of living accommodations, including duplexes, townhouses, and apartments. This designation is appropriate in community areas where a full range of urban services are available (including public water and sewer, adequate circulation facilities, and adequate public services) and where the level of development is compatible with the surrounding neighborhood. This designation is only located within Community Growth Boundaries.

Density/Intensity: 10 - 19 DU/Acre

Commercial Land Use Designations***Local Commercial***

The purpose of this land use category is to establish areas for small, localized retail, recreational, and service businesses which provide goods and merchandise to the immediate surrounding residents. Convenience facilities may include eating and drinking establishments; food and beverage retail sales; limited personal, medical, professional, and repair services; and retail sales. Such facilities may range from a single use to a cluster of uses. This designation is located primarily within Community Growth Boundaries, and may be allowed outside of the boundaries for purposes of expanding existing commercial developments that are already located outside of said boundaries.

Density/Intensity: 0.2 – 0.5 FAR

Community Commercial

The purpose of this land use category is to provide a full range commercial retail and service commercial establishments serving multiple neighborhoods or the entire community. These districts should include or enable a variety of convenience and shopping opportunities. Typical uses that would be permitted include gasoline service stations, hardware stores, eating and drinking establishments, food and beverage sales, public buildings, general merchandise stores, professional offices, and finance offices. Multi-family residential uses are permitted as secondary uses on upper floors of multi-story buildings. This designation is located primarily within Community

Growth Boundaries, and may be allowed outside of the boundaries for purposes of expanding existing commercial developments that are already located outside of said boundaries.

Density/Intensity: 0.2 – 1.2 FAR (Mixed Use Commercial development allowed maximum FAR of 2.0 and 10 - 19 DU/Acre for residential component)

Service Commercial

The purpose of this land use category is to provide areas suitable for heavier commercial uses within developed areas. Typical uses that would be permitted with appropriate buffer distances include automotive-related or heavy equipment sales and services, building maintenance services, construction sales and services, and warehousing. This designation is located both inside and outside of Community Growth Boundaries.

Density/Intensity: 0.5 – 1.2 FAR

Resort Commercial

This land use category provides for a mix of commercial uses oriented toward tourists and other visitors to the county, including agriculturally-based tourism. Typical uses that would be permitted include: recreation activities (e.g., golf courses); dining; entertainment services; destination-resorts; various types of lodging facilities such as, but not limited to hotels, motels, retreats, fractional ownership lodging units and time-share units; wineries; spas; and on-site residential uses if secondary and subordinate to commercial resort uses. This designation is located both inside and outside of Community Growth Boundaries.

Density/Intensity: 0.1 – 1.0 FAR

Industrial Land Use Designation

Industrial

This land use category provides for a range of manufacturing, the processing of natural resources, research facilities and high-tech campuses, and “heavy” commercial activities. The intent is to encourage sound industrial/heavy commercial development by designating appropriate areas for such uses including geothermal service yards, large construction/contractor yards, warehouses, asphalt batch plants, mills, lumber yards, boat building, welding and fabrication shops. This designation is located both inside and outside of Community Growth Boundaries.

Density/Intensity: 0.1 – 1.5 FAR

Resource Land Use Designation

Resource Conservation

The purpose of this land use category is to assure the maintenance or sustained generation of natural resources within the County. The highest priority for these lands is to provide for the management of the County's natural infrastructure. This management should include, but is not limited to, functioning as watershed lands which collect precipitation and provide for the important filtering of water to improve water quality. In addition, these lands provide important ground water recharge capability which is critical to the maintenance of the natural ecosystem and to providing a sustainable ground water supply for the County. This category would include public and private areas of: significant plant or animal habitats; forest lands in Timberland Preserve Zones; agricultural lands within the Williamson Act; grazing; watersheds including waterways and wetlands; outdoor parks and recreation; retreats; mineral deposits and mining areas which require special attention because of hazardous or special conditions; publicly-owned land (e.g., U.S. Forest Service, BLM land, State, and County); and open space activities. Uses allowed in this designation are those related to resource utilization and resource conservation activities. Resource utilization operations and facilities will require a conditional use permit. This designation is located both inside and outside of Community Growth Boundaries.

Density/Intensity: One dwelling unit per legal lot of record

Public/Institutional Land Use Designation

Public Facilities

This land use category establishes areas for services and facilities which are necessary to maintain the welfare of the community and the natural environment. Typical uses include parks, public marinas, schools, civic centers, hospitals, liquid and solid waste disposal and recycling sites, cemeteries, and public utility facilities including water and wastewater treatment facilities. This designation does not preclude future facilities from being located outside noted locations. This designation is located both inside and outside of Community Growth Boundaries.

Density/Intensity: None Specified

3.3 General Plan / Zoning and Entitlement Consistency

Zoning, along with other discretionary entitlements, are the principal tools for implementing the general plan. These tools translate general plan land use recommendations and standards directly into enforceable regulations. The land use recommendations and standards also reflect the incorporation of important goals and policies from throughout the General Plan which

represent the County’s intentions to provide for the sustainable management, conservation, and utilization of its natural resources.

In its most elementary form zoning provides for the division of a geographic area into districts, while defining the specifications of allowable uses and development standards for each district. Typically, the zoning ordinance consists of text and a map delineating districts for such basic land uses as residential, commercial, and industrial and establishing special regulations for parking, floodplains, ecologically sensitive areas and other specific concerns. For each of the basic land uses, the zoning ordinance text typically includes an explanation of the purpose of the zoning district; a list of principal permitted uses; a list of uses allowed by conditional use permit; and standards for minimum lot size, density, height, lot coverage, and setback.

The General Plan provides guidance for the consistent and reasonable application of additional policies of the County which relate specifically to the sustainable management, utilization and conservation of the natural infrastructure of the Planning Area. Those policies are considered in the application of zoning districts and the issuance of discretionary entitlements to assure land development is implemented with appropriate regard for resource conservation and sustainability objectives.

State law requires that zoning ordinances be consistent with the general plan. A zoning ordinance is consistent with an adopted general plan only if the various land uses authorized by the zoning ordinance “are compatible with the objectives, policies, and general land uses and programs specified in such a plan” (Government Code Section 65860[a]). State law also provides that in the event that a zoning ordinance becomes inconsistent with a general plan by reason of amendment to such a plan, the zoning ordinance must be amended within a reasonable time so that it is consistent with the general plan as amended (Government Code Section 65860 [a]).

3.4 Growth and Development

Goal LU-1	To encourage the overall economic and social growth of the County while maintaining its quality of life standards.
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Policy LU-1.1 Smart Growth

The County shall promote the principles of smart growth, including:

- creating walkable neighborhoods;
- creating a strong sense of community identity;
- mixing land uses;
- directing growth toward existing communities;
- taking advantage of compact building design;
- discouraging sprawl;

- encouraging infill;
- preserving unique historical, cultural and natural resources;
- preserving open space; and,
- creating a range of housing opportunities and choices.

Policy LU-1.2 Innovative Development

The County shall promote flexibility and innovation through the use of planned unit developments, development agreements, specific plans, mixed use projects, and other innovative development and planning techniques.

Policy LU-1.3 Prevent Incompatible Uses

The County shall prevent the intrusion of new incompatible land uses into existing community areas.

Policy LU-1.4 Communities

The County shall recognize each community as an important asset to the County and seek to strengthen and revitalize all communities.

Policy LU-1.5 Mixed Use Development

The County shall actively support the development of mixed use projects as a means to reduce travel distances and create neighborhood environments that offer a range of residential options.

Policy LU-1.6 Paper Lot Consolidation

Paper subdivision lots that are in tax default should be considered for use as open space, trail access or watershed protection and held by an appropriate entity for that purpose. If determined not to be feasible, then alternatively the County shall encourage consolidation of paper lots into developable lots, especially those lots with an irregular shape, inadequate size for practical uses, and lack of infrastructure.

Policy LU-1.7 Minimize Shoreline Development

The County should contain urban development along the Clear Lake shoreline to infill sites or severely dilapidated properties in need of rehabilitation. Otherwise, with the exception of commercial resort development that is harmonious with the surrounding environment, the County should limit new urbanization along the shoreline to preserve and enhance the natural environment.

Policy LU-1.8 Permitting Procedures and Regulations

The County shall continue to ensure that its permitting procedures and regulations are consistent and efficient.

Policy LU-1.9 Coordination with Surrounding Jurisdictions

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

3.5 Urban / Rural Boundary

Goal LU-2

To clearly differentiate between areas within Lake County appropriate for higher intensity urban services and land uses (i.e., high density residential, high density commercial and industrial) from areas where rural or resource use should be emphasized.

Policy LU-2.1 Available Infrastructure

The County shall encourage residential growth to locate in existing urban areas where infrastructure is available and capacity is sufficient. The County shall ensure that development does not occur unless adequate infrastructure capacity is available for that area.

Policy LU-2.2 Encourage Infill Development

The County shall encourage infill development within community growth boundaries where public services such as water and sewer systems, schools, and roads already exist and capacity is sufficient.

Policy LU-2.3 Maintain Urban Edge

The County shall maintain distinct urban edges for all unincorporated communities, while creating a gradual transition between urban uses and open space.

Policy LU-2.4 Agricultural/Residential Buffer

The County shall require adequate setbacks between agricultural and non-agricultural uses. Setbacks shall vary depending on type of operation and chemicals used for spraying. Buffers shall consider several factors including building orientation, planting of trees for screening, and unique site conditions (e.g., topography). Buffers shall be provided by the new proposed development.

Policy LU-2.5 Rural Lands Densities

The County shall require acreage minimums of 40 acres if average slopes are 30 percent or greater, and acreage minimums of 60 acres if average slopes exceed 40 percent, especially in areas identified as being special study zones in the Safety Element, or within a high wildland fire severity area.

Policy LU-2.6 Community Growth Boundaries

The County shall limit urban development to the areas within designated Community Growth Boundaries (as defined on Figures 3-2 through 3-13). These Community Growth Boundaries are located in the following communities: Clearlake Oaks, Clearlake Riviera, Coyote Valley, Kelseyville, Lower Lake, Lucerne, Middletown, Nice, North Lakeport, Soda Bay, South Lakeport, and Upper Lake.

Policy LU-2.7 Expansion of Community Growth Boundaries

If significant constraints to development occur or can be demonstrated within an existing Community Growth Boundary, the Boundary may be considered for expansion provided the following criteria are met:

- 85 percent of the developable land within the Boundary is substantially developed, or it can be demonstrated that remaining vacant or underutilized land is unsuitable or unavailable for development despite reasonable efforts to obtain said land. However, this provision shall not apply to new area plans and area plan updates.
- New area(s) proposed to be included within the Boundary is served by public water and sewer or can be annexed into an applicable District boundary, and is supported by the sewer and/or water district because of capacity and funding to provide service.

Expansion of a Community Growth Boundary shall require approval of a general plan amendment application.

3.6 Residential Development

Goal LU-3	To provide adequate land in a range of residential densities to accommodate the housing needs of all income groups expected to reside in the County, and ensure a high quality of development.
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Policy LU-3.1 Residential Developments

The County shall encourage major new residential development to locate in close proximity to existing infrastructure and opportunities for employment, services, and recreation.

Policy LU-3.2 Rural Development

The County shall consider rural development intensity in rural areas located outside of Community Growth Boundaries according to its ability to support water and waste disposal needs, access, slope characteristics, protection of sensitive natural resources and the site’s susceptibility to natural hazards.

Policy LU-3.3 Clustering of Rural Development

The County shall encourage proposed rural development to be clustered onto portions of the site that are best suited to accommodate the development, and shall require access either directly onto a public road or via a privately maintained road designed to meet County road standards.

Figure 3-2. Clearlake Oaks Community Growth Boundary

Figure 3-2, BACK

Figure 3-3. Clearlake Riviera Community Growth Boundary

Figure 3-3, BACK

Figure 3-4. Coyote Valley Community Growth Boundary

Figure 3-4, BACK

Figure 3-5. Kelseyville Community Growth Boundary

Figure 3-5, BACK

Figure 3-6. Lower Lake Community Growth Boundary

Figure 3-6, BACK

Figure 3-7. Lucerne Community Growth Boundary

Figure 3-7, BACK

Figure 3-8. Middletown Community Growth Boundary

Figure 3-8, BACK

Figure 3-9. Nice Community Growth Boundary

Figure 3-9, BACK

Figure 3-10. North Lakeport Community Growth Boundary

Figure 3-10, BACK

Figure 3-11. Soda Bay Community Growth Boundary

Figure 3-11, BACK

Figure 3-12. Upper Lake Community Growth Boundary

Figure 3-12, BACK

Policy LU-3.4 Residential Agriculture Uses

The County shall limit lands designated for agricultural use to only allow single-family residences and quarters for farm laborers as secondary uses, agricultural tourism related uses, and agricultural support services.

Policy LU-3.5 High Density Residential Locations

The County shall encourage high density residential development (greater than 15 dwelling units per gross acre), in which apartments and townhouses are appropriate, to locate along collector roadways and transit routes, and in close proximity to public facilities (e.g., schools), shopping, recreation, and entertainment.

Policy LU-3.6 Higher Building Intensities

The County shall encourage higher building intensities (at the high end of the density range) adjacent to parks and other open spaces, along transit routes, and near activity centers such as recreational facilities, libraries, shopping centers, and entertainment areas.

Policy LU-3.7 Development of Preexisting, Substandard Lots of Record

The County shall permit existing legal lots of record with a lot size less than the minimum area indicated by the designation on the Land Use Plan to be developed provided that the lots meet all building, safety, road access, fire and health requirements.

Policy LU-3.8 Rural Residential

The Rural Residential land use designation shall be subject to the following requirements:

- Areas which qualify for densities greater than 1 unit per 10 acres must meet the following characteristics:
- average slopes must be below a 30% grade; and,
- areas not identified as a moderate-to-high landslide hazard area (special study zones).
- Access to new development should be via an existing publicly maintained road or via a new road improved consistent with adopted county standards.

Policy LU-3.9 Suburban Residential Reserve

The Suburban Residential Reserve land use designation shall be subject to the following requirements:

- Areas with 30 percent or greater slopes should have acreage minimums in excess of three gross acres, and if identified as a moderate-to-high landslide risk area, a five gross acre minimum.
- When reviewing land divisions, it must be shown that the sizes and shapes of parcels/lots will not compromise future land divisions.

Policy LU-3.10 Allowable Uses on Resource Conservation District Land

The County shall allow uses (not related to forest production) on lands designated Resource Conservation in forestry production areas, provided that the use or uses:

- are consistent with the Aggregate Resources Management Plan for mining operations;
- are consistent with the Geothermal Resources Element for geothermal activities;
- are consistent with preservation of unique natural landmarks;
- are compatible with sustainable forest practices and uses;
- are managed so that they do not interfere with forest practices;
- are managed so as to minimize impact on designated Lake County viewsheds;
- minimize forest site productivity losses; and,
- will meet standards relating to the availability of fire protection, water supply, water quality, groundwater recharge and extraction, watershed management or restoration programs, and waste disposal.

Policy LU-3.11 Density Bonus for Affordable Housing or Energy Efficient Design

Residential development proposals within Community Growth Boundaries may receive a density bonus up to 20 percent if affordable housing consistent with the Housing Element goals is provided, or if energy efficient, green technology is incorporated into project design. Density bonus requests shall be considered through the entitlement process.

3.7 Commercial Development

Goal LU-4	To maintain economic vitality and promote the development of commercial uses that are compatible with surrounding land uses and meet the present and future needs of Lake County residents, the regional community, and visitors.
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Policy LU-4.1 Neighborhood Commercial Uses

The County shall encourage the development of small neighborhood convenience facilities (that do not exceed 15,000 total square feet of floor space) to meet the everyday shopping and personal needs of immediately surrounding residents and visitors. Venues for marketing of local, value-added agricultural products should be encouraged.

Policy LU-4.2 Travel-Related Commercial Uses

The County shall locate commercial designations for travel-related commercial services, such as gasoline service stations, food and beverage sales, eating and drinking establishments, and lodging, along major collectors (within ¼-mile from intersections), State Highways (within ¼-mile from interchanges) and in resort areas as identified in the Land Use Plan.

Policy LU-4.3 Visitor-Oriented Retail Recruitment

The County shall continue to recruit visitor-oriented retail businesses into its pedestrian-friendly shopping districts, such as, Middletown, Lucerne, Kelseyville, Lower Lake, and Upper Lake.

Policy LU-4.4 Commercial Centers

The County shall encourage development of commercial centers within Community Growth Boundaries that can serve the needs of the community and visitors. Venues for marketing of local, value-added agricultural products should be encouraged.

Policy LU-4.5 Commercial Center Guidelines

The County shall use the following guidelines for the proper development and location of commercial centers:

- The market area should serve the community and surrounding areas.
- Typical uses include eating and drinking establishments, food and beverage sales, general personal services, entertainment services, and retail sales. Other uses such as supermarkets, administrative and professional offices, medical services, and financial, insurance, and real estate services may be included.
- Where the surrounding area is an agricultural area, the center should include goods and services that serve agricultural needs, and venues for marketing of local, value-added agricultural products should be encouraged.
- The center should be located where it can be easily accessed from at least one major local road.
- Development should provide for adequate, appropriately placed parking to accommodate patrons to the market area.

Policy LU-4.6 Big Box Development

The County shall enact changes to the zoning ordinance to limit the size of formula retail businesses to no more than 40,000 square feet to be consistent with the character of the area. Exceptions may be considered through the Planned Development Commercial process.

Policy LU-4.7 Commercial Service Locations

The County shall locate commercial service businesses such as warehouses, repair services, business support and contractor's construction support services, furniture sales, and building materials sales where they are away from schools and sensitive receptors, and will not adversely affect

surrounding properties, typically in areas serving occasional needs rather than day-to-day needs. Criteria to be used in siting commercial service areas are:

- provide good access to highways or major collectors;
- buffer existing or planned residential areas;
- develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, etc; and,
- encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

Policy LU-4.8 *Travel Oriented Visitor Commercial Uses*

The County shall require free-standing, travel oriented visitor commercial uses (e.g., entertainment, commercial recreation, lodging, fuel) to be located in areas where traffic patterns are oriented to major arterials and highways. Exceptions may be granted for resort or retreat related developments that are sited based on unique natural features.

3.8 Industrial Development

Goal LU-5	To designate adequate land for, and promote development of, industrial uses to meet the present and future needs of Lake County residents for jobs and to maintain economic vitality.
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Policy LU-5.1 *Industrial Developments*

The County shall encourage a wide range of industrial development activities in appropriate locations to promote economic development, employment opportunities, and provide a sound tax base.

Policy LU-5.2 *Geothermal Resources*

The County shall encourage industrial applications, which could directly use geothermal resources as a heat source instead of fossil fuels, if properly planned and compatible with surrounding land uses.



See also the policies in the Geothermal Resources Element (Section 10)

Policy LU-5.3 *Industrial Park Developments*

The County shall encourage the development of visually attractive, carefully planned industrial parks and planned developments in areas with suitable topography and adequate infrastructure.

Policy LU-5.4 *Compatibility with Surrounding Land Use*

The County shall ensure that appropriate industrial/heavy commercial sites will not result in significant harmful impacts to adjacent land uses. In addition, sites should be designed to prevent the intrusion of incompatible

uses into industrial areas. Infilling of existing industrial areas is highly desirable where feasible.

Policy LU-5.5 Access

The County shall locate industrial development where there is access from collector or arterial roads, and where industrial/heavy commercial traffic is not routed through residential or other areas with uses not compatible with such traffic.

Policy LU-5.6 Land Suitability

The County shall require that land be physically suited to industrial/heavy commercial activities, with average slopes not exceeding 20 percent. Preferably, new industrial/heavy commercial sites will be served by public sewer and water facilities, and located within or near designated community areas. All industrial/heavy commercial uses of five acres or more shall be permitted under a planned development process.

Policy LU-5.7 Industrial Use Buffer

The County shall restrict new industrial uses within 500 feet of schools, hospitals, the high water line of Clear Lake or populated residential areas (more than 10 dwelling units within a quarter mile diameter area).

Policy LU-5.8 Industrial Uses Allowed on Resource Land

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

- Any such site shall be developed under the use permit process.
- The use permit shall not permit any commercial or industrial uses that are not related to the processing of the resource.
- The entitlements shall incorporate feasible mitigation for identified significant impacts to surrounding land uses, the environment and Clear Lake watersheds so as protect air quality as well as surface and groundwater quality.

3.9 Economic Development

Goal LU-6	To maintain a healthy and diverse local economy that meets the present and future employment, shopping, recreational, and service needs of Lake County residents.
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Policy LU-6.1 Diverse Economic Base

The County shall actively promote the development of a diversified economic base by continuing to promote agriculture, recreation services, and commerce, and by expanding its efforts to encourage industrial and non-industrial corporate development, and the development of geothermal resources.

- Policy LU-6.2 Information Kiosks**
The County shall promote the placement of informational kiosks at key locations around the County to promote tourism and recreation activities.
- Policy LU-6.3 Resort Uses**
The County shall consider private and non-profit, quasi-public, and private developments, which have similar use characteristics, in resort areas.
- Policy LU-6.4 High Quality Development**
The County shall encourage high quality development projects that will entice visitors, businesses, and permanent residents to the area.
- Policy LU-6.5 Pursue Upscale Development**
The County shall pursue businesses such as upscale resorts and lodging, wineries and tasting rooms, visitor-oriented retail businesses, and other businesses that would attract high income and multi-day visitors to the County.
- Policy LU-6.6 Permit Process Evaluation**
The County shall continue to evaluate its permitting procedures to ensure certainty, consistency, timeliness, and cost-sensitivity in the permitting process.
- Policy LU-6.7 Community Pride and Identification**
The County shall encourage community and regional events (e.g., outdoor concerts, art shows, farmer’s markets, and festivals) and recreational activities to bolster community pride and identification.]
- Policy LU-6.8 Promote Key Industries**
The County shall promote agri-tourism, eco-tourism, and outdoor recreation in Lake County to outside markets.
- Policy LU-6.9 Image Enhancement**
The County shall strive to communicate Lake County’s amenities and attributes to those outside the county in order to meet or exceed the potential for tourism and enhance visitors’ experience in the county.
- Policy LU-6.10 Old Resort Revitalization**
The County shall encourage the revitalization of old resorts in order to attract more visitors. Restoration, instead of replacement of unique and historic resorts and facilities shall be encouraged when practical.
- Policy LU-6.11 Clear Lake Northshore**
The County shall focus its development/redevelopment efforts along the Northshore of Clear Lake to make it more attractive as a visitor destination.
- Policy LU-6.12 Permitting for Mixed Use Resorts**
The County shall encourage development of resorts while ensuring land suitability and compatibility with surrounding land uses. Mixed Use Resort

proposals requesting increased residential density may be considered outside of Community Growth Boundaries provided that:

1. The primary scope of the project is resort commercial.
2. The resort provides substantial resort and recreational facilities that will be available to the public, and the project will specifically enhance the tourism objectives of the County.
3. The developer is able to adequately demonstrate that the additional residential units are necessary to support the infrastructure and public resort amenity costs for the overall project and the overall project is economically infeasible without the additional residential units.
4. The residential component is secondary and subordinate.
5. Applications are submitted as Planned Developments. For Mixed Use Resorts to include residential units, the development must be processed as a Planned Development. This process will be used to determine the appropriate number of residential units allowed.

6.12.1 Except as provided in 6.12.2 below, the residential component of a Mixed Use Resort shall not allow more residential units than resort units during the course of construction and at build out.

6.12.2 If a Mixed Use Resort is adjacent to a Community Growth Boundary and public infrastructure (sewer, water, fire, schools) are available, the number of residential units needed to support resort amenities may exceed the number of resort units, if it is determined that the project will specifically enhance the tourism objectives of the County. However, the number of residential units compared to resort units shall not exceed a 2:1 ratio and in no case shall the residential density exceed one residential unit per gross acre of the total acreage of the Mixed Use Resort project area. (**Resolution No. 2011-13, 1/25/2011**)

Policy LU-6.13 Density Bonus Incentive for Business/Industrial Parks

Mixed use residential development proposals located outside of Community Growth Boundaries proposing to include an employment inducing industrial or business park development component shall be considered for a residential density bonus of up to one (1) dwelling unit for each acre of land designated and developed as a business and/or industrial park, provided the application is processed through the planned development process.

Policy LU-6.14 Clustering

The County shall encourage clustering and smart growth concepts that promote fewer vehicle access points and enhance visual and pedestrian access, such as:

- Residential clustering where dwelling units are grouped on a portion of the available land, reserving a significant amount of the site as protected open space.
- Industrial and commercial clustering where uses are put into a focal area to enhance opportunities for transit and proximity to residential and other uses.

3.10 Design

Goal LU-7	To preserve Lake County communities’ character and scale, including their design heritage and historic character.
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Policy LU-7.1 *Adaptive Reuse*
 The County shall encourage and promote the adaptive reuse of all historic structures in order to preserve the historic resources that are a part of Lake County’s heritage.

Policy LU-7.2 *Historic Buildings and Areas*
 The County shall preserve buildings and areas with special and recognized historic, architectural, or aesthetic value. New development should respect architecturally and historically significant buildings and areas.

Policy LU-7.3 *Historic Preservation*
 The County shall work with local preservation groups and community property owners to improve building facades and exteriors consistent with the historic and visual character of each area.



See also the policies in the Open Space and Conservation Element on Cultural Resources (Goal OSC-8).

Policy LU-7.4 *Contextual and Compatible Design*
 The County shall ensure that new development respects Lake County’s heritage by requiring that development respond to its context, be compatible with the traditions and character of each community, and develop in an orderly fashion which is compatible with the scale of surrounding structures.

Policy LU-7.5 *Distinctive Neighborhoods*
 The County shall encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are responsive in their location and context.

Policy LU-7.6 *Gateways / Entrypoints*
 The County shall identify key entry points on the edges of the communities and support programs and projects that enhance gateways and transitional zones between communities to make each community more distinct and inviting for residents and visitors.

Policy LU-7.7 Blight Removal Target Areas

The County shall eliminate or mitigate urban blight or factors that lead to urban blight around Clear Lake, especially along the four redevelopment project areas (Upper Lake, Glenhaven/Clearlake Oaks, Lucerne, and Nice).

Policy LU-7.8 Building Abatement

The County shall continue its abatement program of assisting private property owners who are looking to remove unsightly trailers, signage, and trash. The County shall also focus on abatement of dilapidated buildings and structures.

Policy LU-7.9 Integrate Natural Features

The County shall emphasize each community's natural features as the visual framework for new development and redevelopment.

Policy LU-7.10 Visual Access

The County shall maintain visual access to views of Clear Lake, hillsides, creeks, and other distinctive natural areas by regulating building orientation, height, and bulk.

Policy LU-7.11 Pedestrian and Bicycle-Friendly Streets

The County shall encourage new streets to be designed and constructed to not only accommodate traffic, but also serve as comfortable pedestrian environments. These should include, but not be limited to:

- Street tree planting adjacent to curb and between the street and sidewalk to provide a buffer between the pedestrian and the automobile, where appropriate;
- Minimum curb cuts along streets;
- Sidewalks on both sides of streets, bicycle lanes where feasible; and,
- Traffic calming devices such as roundabouts, bulbouts at intersections, traffic tables, etc.

Policy LU-7.12 Crime Deterrence through Design

The County shall design open space areas, bicycle and pedestrian systems, and housing projects so that there is as much informal surveillance by people as possible to deter crime.

Policy LU-7.13 Community Image Enhancement

The County shall enhance the community image by identifying significant built and natural landmarks and recreational features.

Policy LU-7.14 Streetscape Continuity

The County shall ensure that streetscape elements (e.g., street signs, trees, and furniture) maintain a visual continuity, and follow a common image for each community in the county.

Policy LU-7.15 Screening

The County shall require screening of storage, trash receptacles, loading docks, and other building or site features required to reduce visual impacts from public areas. Screening shall consist of solid fencing, landscaping, or a combination of both.

Policy LU-7.16 Parking Location

The County shall encourage automobile-oriented uses to locate parking in areas less visible from the street (e.g., reverse frontage commercial centers).

Policy LU-7.17 Cultural and Historic Resources Protection

The County shall provide code enforcement that protects the cultural and historic value of existing places and buildings. This should include demolition by neglect, lack of maintenance, overgrown landscaping, and inappropriate storage of items that may create a public safety or hazard issue.

Policy LU-7.18 Public Awareness

The County shall promote a greater public awareness of the architectural, urban design, and cultural heritage of the county.

Policy LU-7.19 Billboards

The County shall address, as part of a Zoning Ordinance update, commercial design guidelines on billboards, along with amortization provisions, as necessary to protect and preserve the beauty, character, economic and aesthetic value of the County.

3.11 Administration / Implementation

Goal LU-8	To provide for the ongoing administration and implementation of the General Plan.
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Policy LU-8.1 Area Plans

The County shall continue to update and maintain all eight Area Plans. The County shall require all area plans to contain the same basic form and content.

Policy LU-8.2 General Plan Amendments

The County shall not amend the General Plan more than four times per year except as allowed by State law. Each amendment, however, may include multiple changes. Any amendment requires Planning Commission and Board of Supervisors public hearings.

Policy LU-8.3 Major General Plan Review

The County should conduct a major review of the General Plan, including the General Plan Goals and Policies Report and Background Report, every five years or as deemed necessary to reflect changing conditions and needs in the County.

Policy LU-8.4 Zoning and General Plan Consistency

The County shall amend the zoning ordinance and other land use regulations to make them consistent with the adopted or amended General Plan.

Policy LU-8.5 General Plan Update Funding

The County shall identify a mechanism, or combination of mechanisms, to fund the next comprehensive General Plan Update. In order to reduce duplicative efforts and costs, the County shall attempt to integrate and coordinate multiple planning processes, including but not limited to: General Plan, Integrated Resources Planning, Regional Planning as part of the State Water Plan, Transportation Planning, Watershed Planning, Forest Planning, and other appropriate Federal, State, and local planning efforts.

3.12 Implementation Measures

Table 3-3, Land Use Implementation Measures, identifies the implementation measures the County should take to implement the goals and policies of this element. The table lists each specific implementation measure, a reference to which General Plan policy it is implementing, who is responsible to implement the program, and the timeframe for implementation.

Table 3-3. Land Use Implementation Measures

Implementation Measure	Policy	Who is Responsible	Timeframe				
			2008-2012	2013-2017	2018-2022	2023-2028	On-going
1.0 The County shall amend the Zoning Ordinance and establish a “smart growth” overlay zone that encourages higher density housing, transit-oriented development, and mixed-use development. The new zone shall establish “smart growth” guidelines for the development and redevelopment of land use in these zones.	LU-1.1	Community Development Department, Planning Commission, Board of Supervisors	■				
2.0 The County will focus heavily on the existing redevelopment areas in implementing “smart growth” practices.	LU-1.1	Community Development Department, Planning Commission, Board of Supervisors					■
3.0 The County shall create a mixed use district in the Zoning Ordinance. The County shall review projects for potential incompatibility of land use and consider proximity to sensitive receptors.	LU-1.1 LU-1.3 LU-1.5	Community Development Department, Planning Commission, Board of Supervisors	■				
4.0 Policy LU-1.6 The County shall identify sites within the urbanized communities appropriate for mixed use development and zone those sites as such.	LU-1.5	Community Development Department	■				

Implementation Measure	Policy	Who is Responsible	Timeframe					
			2008-2012	2013-2017	2018-2022	2023-2028	On-going	
5.0	The County shall work with property owners to consolidate paper lots and subdivisions during project applications. The Redevelopment Agency should be encouraged to take an active role in this conversion, especially in Nice and Lucerne to avoid development of parcels that are characterized by steep slopes subject to soil and geologic hazards.	LU-1.6	Community Development Department, Redevelopment Agency			■		
6.0	The County shall look into a voluntary consolidation program for pre-Map Act subdivisions.	LU-1.6	Community Development Department	■				
7.0	The County shall work closely with the Cities of Lakeport and Clearlake to redevelop severely dilapidated sites along shoreline property.	LU-1.7 LU-2.3	Community Development Department					■
8.0	The County shall focus their redevelopment efforts and funding sources (e.g., low interest loans) to help local hotels and motels improve their facilities.	LU-1.7	Redevelopment Agency			■		
9.0	The County shall establish and maintain urban/community growth boundaries to prevent urban sprawl and encroachment of urban land uses into agricultural areas.	LU-2.3	Community Development Department, Planning Commission, Board of Supervisors	■				
10.0	The County shall amend the Zoning Ordinance to establish adequate setbacks between residential structures and agricultural lands. Setbacks shall vary depending on type of operation and chemicals used for spraying. Several factors shall be considered in determining the size of the buffer including building orientation, planting of trees, and unique site conditions (e.g., topography). The onus of the buffer shall be placed upon the new development proposal.	LU-2.4	Community Development Department, Planning Commission, Board of Supervisors		■			
11.0	The County shall limit residential subdivisions proposing densities higher than 1 dwelling unit per five acres to Community Growth Boundaries. Requests to expand Community Growth Boundaries shall only be considered when it can be demonstrated that at least 85% of the developable land within the boundary is substantially developed, and underutilized parcels are impractical for further development.	LU-2.6 LU-2.7	Community Development Department, Planning Commission, Board of Supervisors					■

	Implementation Measure	Policy	Who is Responsible	Timeframe				
				2008-2012	2013-2017	2018-2022	2023-2028	On-going
12.0	Large residential developments should be reviewed through the Planned Development process to provide adequate open space, buffers and logical pedestrian improvements. Higher density developments should be located within walking distance of parks, schools and retail areas.	LU-3.1 LU-3.5 LU-3.6						
13.0	The County shall continue to develop a variety of marketing materials that will encourage desirable types of development and investment in the county.	LU-4.3	County Administrative Officer					■
14.0	The County shall continue to implement an aggressive “repositioning” program including a multi-year image enhancement program that includes new marketing focus, logo, new printed and on-line marketing materials, increased public relations effort and a stronger advertising program. The repositioning program will be designed to attract new businesses and jobs, higher-income visitors, and multi-day visitors who will spend locally, and will support newly recruited businesses.	LU-6.1	County Administrative Officer					■
15.0	The County shall place informational kiosks at primary intersections around Lake County to promote tourism and recreation activities.	LU-6.2	County Administrative Officer					■
16.0	The County shall consider developing standards for landscaped parking layouts, streetscaping, transit, unified signage, lighting, street furniture, buffering, delivery/unloading areas, and other features that will improve the appearance and function of commercial and office areas.	LU-6.6	Community Development Department, Planning Commission, Board of Supervisors	■				
17.0	The County shall continue to actively market and promote community and regional events.	LU-6.8	County Administrative Office		■			
18.0	The County shall create and implement a public-private wayfinding signage program that will provide directional assistance to lake access points, resort areas, attractions (wineries, Calpine Visitors Center, shopping districts, entertainment, dining venues), and amenities (public restrooms, parking areas).	LU-6.10	County Administrative Officer					■
19.0	The County shall develop a long-term plan and incentives to revitalize old resorts.	LU-6.11	Community Development Department, Planning Commission, Board of Supervisors					■

Implementation Measure	Policy	Who is Responsible	Timeframe					
			2008-2012	2013-2017	2018-2022	2023-2028	On-going	
20.0	The County shall continue to implement the Northshore Redevelopment Plan to eliminate blight in the Northshore area and improve the town centers, community buildings, lake frontage property, and social, cultural, and recreation opportunities in the area.	LU-6.12 LU-7.7 LU-7.8	Board of Directors of the Redevelopment Agency					■
21.0	The County shall amend its Zoning Ordinance to allow adaptive reuse of all county historic resources in order to preserve the historic resources that are a part of Lake County's heritage.	LU-7.1 LU-7.2	Community Development Department, Planning Commission, Board of Supervisors		■			
22.0	The County shall work with local preservation groups and community property owners to improve building facades and exteriors consistent with the historic and visual character of each area.	LU-7.5	Community Development Department, Redevelopment Agency		■			
23.0	The County shall update and enhance county gateway/entrance signs, including adding additional signs (e.g., Middletown).	LU-7.6	County Administrative Officer	■				
24.0	The County should investigate the adoption of a rental unit licensing fee for rental units and boarding houses for purposes of generating funds to support neighborhood improvement programs in the areas where rental units and boarding homes are located.	LU-7.7	Community Development Department		■			
25.0	The County shall amend the property maintenance ordinance to address abandoned buildings.	LU-7.8	Community Development Department, Planning Commission, Board of Supervisors	■				
26.0	The County shall create design guidelines to protect the Clear Lake viewshed, including both the lake and the surrounding hillsides.	LU-7.10 LU-7.11 LU-7.12	Community Development Department, Planning Commission, Board of Supervisors					
27.0	The County shall revise its abatement program to include buildings and Structures. The County shall develop a funding mechanism to assist private property owners who are looking to remove unsightly trailers, condemned buildings, inoperable/abandoned vehicles, signage/billboards, and trash.	LU-7.13 LU-7.17	Community Development Department, Board of Supervisors	■				

	Implementation Measure	Policy	Who is Responsible	Timeframe				
				2008-2012	2013-2017	2018-2022	2023-2028	On-going
28.0	The Redevelopment Agency shall issue an RFP to qualified architects/landscape architects for the development of a promenade on the shoreline in Lucerne.	LU-7.14	Redevelopment Agency, Board of Supervisors	■				
29.0	The County shall require all Area Plans to substantially conform in form and content to the outline on Table 3-4.	LU-8.1	Community Development Department, Planning Commission, Board of Supervisors					■
30.0	The County shall conduct a major review of the General Plan, including the General Plan Policy Document and Background Report, every five years or revise it as deemed necessary.	LU-8.3	Community Development Department, Planning Commission, Board of Supervisors			■	■	
31.0	The County shall amend the zoning ordinance and other land use regulations to make them consistent with the adopted or amended General Plan.	LU-8.4	Community Development Department, Planning Commission, Board of Supervisors	■				
32.0	The County shall consider adopting an ordinance to create a general plan update/maintenance fee collected through the entitlement permit process.	LU-8.5	Community Development Department, Planning Commission, Board of Supervisors	■				

Table 3-4. Area Plan Structure

<p>I.</p> <p>II.</p> <p>III.</p>	<p>EXECUTIVE SUMMARY</p> <p>INTRODUCTION</p> <p style="padding-left: 20px;">The Planning Process</p> <p style="padding-left: 40px;">The Function of an Area Plan</p> <p style="padding-left: 40px;">Purpose</p> <p style="padding-left: 40px;">Focus</p> <p style="padding-left: 40px;">Organization</p> <p style="padding-left: 20px;">Methodology</p> <p style="padding-left: 40px;">Plan Preparation</p> <p style="padding-left: 40px;">Citizen Participation</p> <p style="padding-left: 40px;">Process</p> <p style="padding-left: 20px;">Relationship to Other Plans.</p> <p style="padding-left: 20px;">Orientation to the Planning Area</p> <p style="padding-left: 40px;">Climate and Geology</p> <p style="padding-left: 40px;">Climate</p> <p style="padding-left: 40px;">Regional Geology</p> <p style="padding-left: 40px;">Planning Area Geology</p> <p style="padding-left: 20px;">History and Development</p> <p style="padding-left: 40px;">Prehistoric</p> <p style="padding-left: 40px;">Historic</p> <p style="padding-left: 60px;">History of Planning Area</p> <p style="padding-left: 40px;">Present</p> <p style="padding-left: 40px;">Future</p> <p style="padding-left: 60px;">Population Characteristics</p> <p style="padding-left: 60px;">Population Projections</p> <p>NATURAL RESOURCES</p> <p style="padding-left: 20px;">Land</p> <p style="padding-left: 40px;">Planning Area Geology</p> <p style="padding-left: 40px;">Soils</p> <p style="padding-left: 20px;">Water</p> <p style="padding-left: 40px;">Surface Water</p> <p style="padding-left: 40px;">Ground Water</p> <p style="padding-left: 20px;">Life</p> <p style="padding-left: 40px;">Vegetation</p> <p style="padding-left: 40px;">Wildlife</p> <p style="padding-left: 60px;">Rare, threatened and Endangered Plants and Animals</p> <p style="padding-left: 20px;">Resources</p> <p style="padding-left: 40px;">Development</p> <p style="padding-left: 60px;">Agriculture</p> <p style="padding-left: 60px;">Mineral</p> <p style="padding-left: 40px;">Conservation</p> <p style="padding-left: 60px;">Cultural</p> <p style="padding-left: 60px;">Scenic Corridors</p> <p style="padding-left: 60px;">Critical Resources</p>
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IV. PUBLIC SAFETY

Land

Water

Flood Hazards/Floodplain

Life

Wildfire

Seismic Safety

Human

Air Quality

Noise

V. COMMUNITY DEVELOPMENT

Economy

Housing

Networks

Streets and Highways

Functional Classification

State Highway System

County Road System.

Transit

Bicycle

Pedestrian

Utilities

Water

Waste Water

Storm Drainage

Solid Waste

Communications and Energy Systems

Telephone

Power

Undergrounding

Services

Parks & Recreational Facilities

Education Services

Schools

Public Safety

Fire

Law Enforcement

Cemeteries

Land Use and Zoning Plans

Summary By Land Use

Commercial

Residential

Agriculture

VI. SPECIAL STUDY AREAS

APPENDIX

Design Guidelines