

# CITY OF CLEARLAKE



## 2040 General Plan Update

CITY OF CLEARLAKE, CALIFORNIA

**GENERAL PLAN WAS ADOPTED BY CITY COUNCIL ON FEBRUARY 28, 2017  
RESOLUTION 2017-10**



# Acknowledgements

## **City of Clearlake, CA**

### **City Council**

Nick Bennett

Phil Harris

Joyce Overton

Russel Perdock

Bruno Sabatier

### **Planning Commission**

Nathalie V. Antus

Russ Cremer

Cheryl Hutchinson

Dirk Slooten

Carl Webb

### **Clearlake City Staff**

Greg Folsom, City Manager

Joan Phillipe, Previous City Manager

Chris Becnel, Finance Director

Julie Burrows, Assistant Planner

Lt. Tim Celli, Police Department

William Clemans, City Engineer

Doug Herren, Public Works Director

Russell Hildebrand, City Attorney

Gary Price, Contract Planner

### **Lake County/City Area Planning Council**

Lisa Davey-Bates, Executive Director

Jesse Robertson, Senior Planner

## **Project Manager**

Gary Price, Principal

Price Consulting Services

## **Technical Consultants**

David Zehnder, Managing Principal

Economic and Planning Systems

Kamesh Verdula, Project Manager

Omni-Means Transportation Engineering

Jim Brennan, President

J.C. Brennan & Associates

Ray Kapahi, Principal

Air Permitting Specialists

## **Other Contributors**

Shelly Mascari, St. Helena Hospital

Dr. John Parker, Wolf Creek Archaeology

Nick Wallingford, Fire Captain, CalFire

## **California Polytechnic State University, San Luis Obispo, CA**

College of Architecture and

Environmental Design

City and Regional Planning

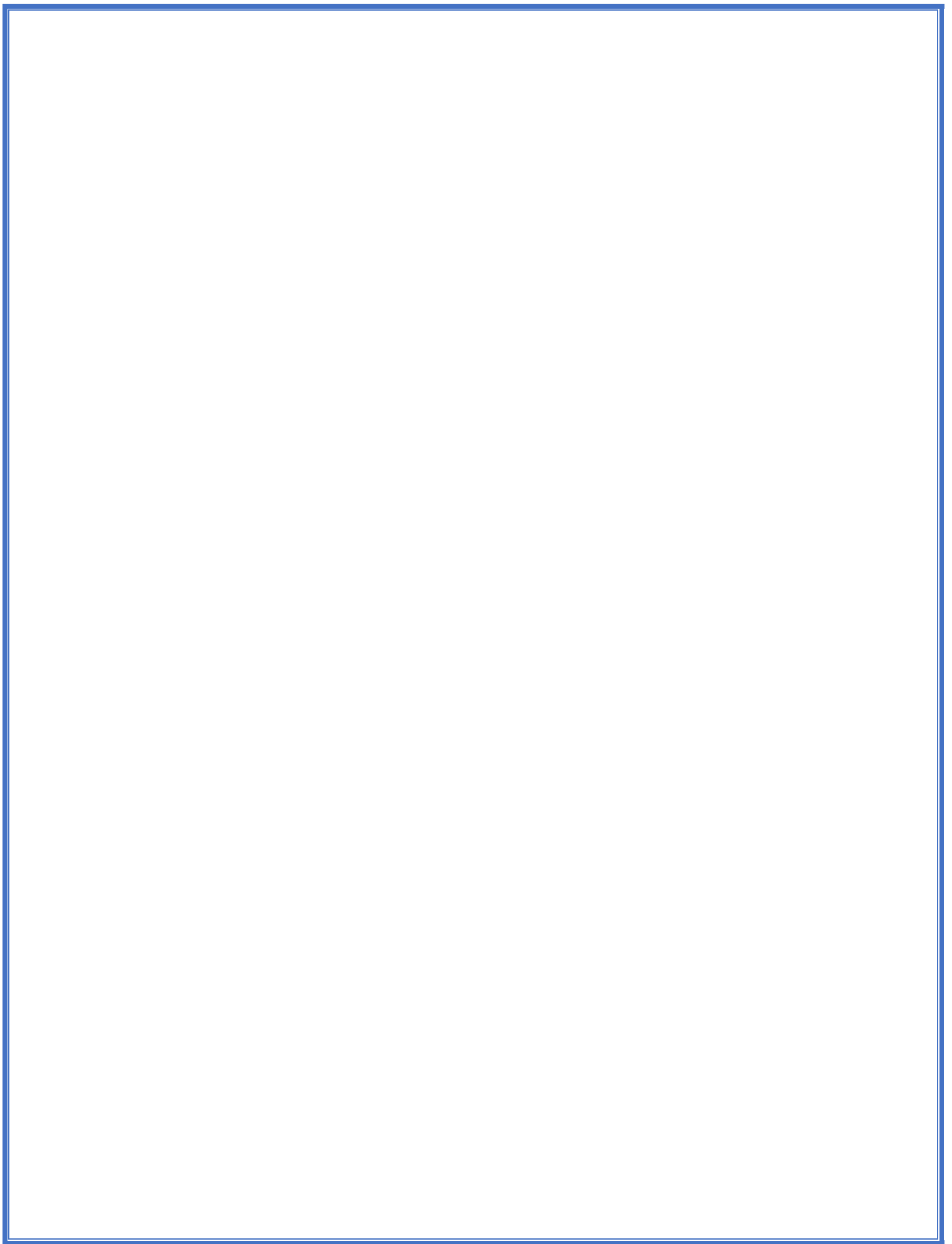
Department

Dr. Cornelius Nuworsoo, AICP

Faculty Advisor

## **CalPoly Graduate Studio Planning Team**





# Table of Contents

<b>1. INTRODUCTION .....</b>	<b>1</b>
A. The City and Planning Area Setting.....	1
Opportunities and Challenges .....	1
Sustainable Growth.....	2
Connectivity and Universal Access .....	2
Diverse Economy.....	4
Downtown.....	4
Housing .....	4
Nonresidential Development.....	4
Regional Role <i>and</i> Coordination .....	4
Environmental Quality .....	4
Demographics .....	4
B. Purpose, Intent and Legal Authority.....	5
Applicable Statutes and Long Range Planning.....	5
C. Regional Context Planning Area and Sphere of Influence .....	6
Regional Coordination .....	8
D. General Plan Overview .....	9
Objectives of the General Plan Update .....	9
Value of the Plan Development Process.....	9
Benefits of the Plan.....	9
Envisioning the Future .....	10
Elements of the General Plan .....	10
Land Use.....	10
Circulation .....	11
Housing .....	11
Conservation .....	11
Open Space .....	11
Noise .....	11

Safety .....	12
Economic Development.....	12
Public Facilities.....	12
Community Design.....	12
Health.....	12
Contents of Each Element.....	12
E. Goals, Objectives, Policies and Programs.....	12
Goal .....	13
Objective .....	13
Policy .....	13
Program.....	13
F. Other Terms .....	13
Shall, Should and Encouraged/Discouraged .....	13
G. Environmental Justice .....	14
H. Implementation .....	14
<b>2. BACKGROUND AND ANALYSIS .....</b>	<b>15</b>
A. Introduction .....	15
B. Background Report .....	16
C. References/Methodology .....	16
D. Glossary of Terms.....	17
E. Planning and Public Participation .....	17
F. Growth Projections for 2040 .....	17
Population Projections.....	18
Economic Projections.....	18
Growth Accommodations .....	19
G. Preferred Growth Scenario for 2040 .....	19
H. Environmental Review .....	22
<b>3. LAND USE .....</b>	<b>23</b>
A. Introduction .....	23
Land Use Element Purpose .....	24

Compliance with State Law.....	24
Background Information .....	24
Goals/Policies.....	24
B. Context.....	25
C. Enhancing Community Character .....	26
D. Defining Land Uses.....	29
E. Character Based Land Use and Zoning System.....	31
Residential (3,902 acres).....	32
Mixed-Use (260 acres) .....	32
Commercial (333 acres) .....	32
Industrial (249 acres) .....	32
Specific Plan (1,018 acres) .....	32
Open Space (232 acres) .....	32
F. Goals, Objectives, Policies and Programs .....	34
<b>4. CIRCULATION .....</b>	<b>49</b>
A. Introduction .....	49
Circulation Element Purpose .....	50
Compliance with State Law.....	50
Internal Consistency.....	50
Background Information .....	51
Goals/Policies.....	51
B. Context.....	51
Multi-Modal Strategy.....	51
Circulation Mapping.....	51
Roadways .....	52
C. Roadway Improvements .....	53
Levels of Service Standard .....	53
D. Truck Routes .....	55
E. Bicycle and Pedestrian Circulation.....	58
Bicycle Travel .....	58

Bikeway Designations .....	58
Pedestrian Orientation .....	62
F. Transit Bus Service .....	64
G. Complete Streets .....	66
H. Street Patterns .....	66
I. Goals, Objectives, Policies and Programs .....	66
<b>5. CONSERVATION .....</b>	<b>79</b>
A. Introduction .....	79
Conservation Element.....	79
Compliance with State Law.....	79
Purpose of the Element .....	79
Background Information .....	80
B. Context.....	80
Geology and Minerals .....	80
Soils .....	80
Water .....	80
Air Quality .....	81
Biological Resources .....	81
Cultural Resources .....	81
C. Goals, Objectives, Policies and Programs .....	81
<b>6. OPEN SPACE .....</b>	<b>97</b>
A. Introduction .....	97
Compliance with State Law.....	99
Purpose of the Element .....	99
Background Information .....	99
B. Context.....	99
C. Goals, Objectives, Policies and Programs .....	104
<b>7. NOISE AND VIBRATION.....</b>	<b>111</b>
A. Introduction .....	111
Noise Element .....	111



Compliance with State Law.....	112
Noise Element Purpose.....	112
Background Information.....	113
Goals and Policies .....	114
B. Context.....	114
C. Goals, Objectives, Policies and Programs .....	114
<b>8. HOUSING.....</b>	<b>123</b>
A. Introduction .....	123
Housing Element .....	123
Compliance with State Law.....	123
Purpose of Element.....	124
Background Information .....	124
Goals and Policies .....	124
B. Context.....	125
C. Goals, Objectives, Policies and Programs .....	125
<b>9. SAFETY .....</b>	<b>135</b>
A. Introduction .....	135
Safety Element.....	135
Compliance with State Law.....	135
Purpose of Element.....	135
Background Information .....	136
Goals and Policies .....	136
B. Context.....	136
C. Goals, Objectives, Policies and Programs .....	136
<b>10. ECONOMIC DEVELOPMENT .....</b>	<b>147</b>
A. Introduction .....	147
Economic Development Element .....	147
Compliance with State Law.....	147
Purpose of Element.....	147
Background Information .....	148

B. Context.....	148
Potential Economic Development from Future Development .....	148
Employment Growth.....	148
Economic Realities from the 2040 General Plan Preferred Growth Scenario	
Land Use Map .....	149
Viticulture and Winemaking .....	149
Outdoor Recreation and Activities .....	149
Arts and Entertainment .....	150
Regional Shopping .....	152
C. Goals, Objectives, Policies and Programs .....	152
<b>11. PUBLIC FACILITIES.....</b>	<b>159</b>
A. Introduction .....	159
Public Facilities Element .....	159
Compliance with State Law.....	159
Purpose of Element.....	159
Background Information .....	160
B. Context.....	160
Child Services .....	160
Employment Development.....	160
Solid Waste Capacity.....	160
Fire and Police Services.....	161
Storm Water Facilities.....	161
Water System.....	161
Waste Water System .....	161
C. Goals, Objectives, Policies and Programs .....	161
<b>12. COMMUNITY DESIGN .....</b>	<b>169</b>
A. Introduction .....	169
Community Design Element .....	169
Compliance with State Law.....	169
Purpose of the Element .....	169
Background Information .....	170

B. Context.....	170
C. Goals, Objectives, Policies and Programs .....	170
<b>13. HEALTH .....</b>	<b>179</b>
A. Introduction .....	179
Health Element .....	179
Compliance with State Law.....	179
Purpose of the Element .....	180
Background Information .....	180
B. Context.....	181
Impairment to Water Quality .....	181
Inefficient Waste Management System .....	181
Proximity to Roadways .....	181
Limited Health Care Facilities .....	181
C. Goals, Objectives, Policies and Programs .....	182
<b>14. GLOSSARY OF TERMS .....</b>	<b>187</b>

*Please note that 11" x 17" foldout copies of significant maps/illustrations are included at the end of this document.*

**This page is intentionally left blank.**



**CHAPTER 1**  
**CLEARLAKE**  
**2040 GENERAL**  
**PLAN**

**Contents:**

- A. City and Planning Area Setting**
- B. Purpose, Intent and Legal Authority**
- C. Regional Context Planning Area and Sphere of Influence**
- D. General Plan Overview**
- E. Goals, Objectives, Policy and Programs**

## **1. INTRODUCTION**

### **A. The City and Planning Area Setting**

The City of Clearlake is located in Northern California, approximately 80 miles north of San Francisco. It is situated in the center of Lake County, between Lower Lake to the south and Clearlake Oaks to the north (see Figure 1.1). The City encompasses 10.8 square miles and is situated on the southern shore of Clear Lake, the largest natural freshwater lake located entirely within California.

State Route 53 provides primary access to the community from SR20 from the north, and SR29 from the south. Originally inhabited by Pomo Native Americans, it was settled in the early 20<sup>th</sup> century and became known as a resort destination, along with other lakeside communities. The community was incorporated in 1980. Clearlake is the largest city and largest population center in Lake County, with a population of approximately 15,000 people.

### **Opportunities and Challenges**

Neighborhoods and business areas create sufficient activity that Clearlake serves as a sub-regional commercial hub for its home community, as well as for residents living in the outlying parts of Lake County. As the City expands, there is optimism that Clearlake will be able to sustain a wider variety of regional shopping resources, more convenient local services and new industries.

The City has experienced steady growth due to a high quality of life relative to its medium-priced housing and opportunities for a working population. It has the land and connections

needed to expand its base. Clearlake's downtown and regional shopping center, as well as other local shopping and activities, present many opportunities for growth and redevelopment.

The challenge Clearlake faces is that it must bring certain parts of the City up to the standards of its more attractive areas in order to take advantage of its opportunities. In doing so, the City will be in a better position to compete for the type of development, redevelopment and reinvestment that it desires.

## **Sustainable Growth**

The residents of Clearlake value stability and sustainability. They want growth to be slow and incremental, connected to and in character with the community's historical development patterns. In other words, the community wants to keep its "small town" character.

## **Connectivity and Universal Access**

Closely related to the vision of steady, incremental, sustainable growth is the desire of the community to improve its multi-modal connectivity. The near-downtown grid pattern should be continued and reinforced (which will also facilitate transit). Sidewalks should be designed for universal access and installed along all streets. The community also seeks to improve and interconnect its park and trail system.

Figure 1.1. Location Map



## **Diverse Economy**

The creation of good jobs for the next generation is a critical need. The City envisions further development of its retail and industrial economy to reduce its prevailing dependence on the agricultural and service sectors particularly for future employment opportunities.

## **Downtown**

The City envisions the rejuvenation of its downtown on Lakeshore Drive. The vision is to promote infill development and redevelopment in the downtown area and eventually expand its boundaries to create a stronger connection to the surrounding residential areas.

## **Housing**

Much of Clearlake consists of relatively young families and older retirees. Clearlake needs housing products to accommodate family living at a wide range of income levels. The City envisions increasing the range of housing options that are available to its residents, including the development of more mixed-income housing that is convenient to the downtown area. A significant percentage of homes in the area (about 25% countywide) are “second” and/or vacation homes, contributing to seasonal (summer) increases in residents and visitors.

## **Nonresidential Development**

The City envisions increasing nonresidential development in a manner that better calibrates jobs and housing, results in an influx of daily commuters and provides additional tax revenues to support City services.

## **Regional Role and Coordination**

The City envisions strengthening its ties to Lakeport, Ukiah and other nearby communities, with better public transportation and intergovernmental coordination.

## **Environmental Quality**

Residents of Clearlake value the quality of the City’s environment and want to preserve and protect it. Farmland, stream protection and water conservation are important to the community. Many also view the community’s commitment to environmental quality as an economic development tool. Green building, alternative transportation, biofuels and the like were opportunities presented as desirable industries for the community.

## **Demographics**

According to the California Department of Finance, in 2015, the City’s estimated population was 14,997. Based on the 2010 Census, the City skews toward older residents, with an above-



average median age of 39.9 years, with nearly 44% over the age of 45. The median household income was reported to be \$28,604 (less than half of the California average), with nearly a third of households below the poverty line.

## **B. Purpose, Intent and Legal Authority**

### **Applicable Statutes and Long Range Planning**

California law requires both cities and counties to adopt a General Plan to guide future development (Government Code Sections 65300 et seq.). The General Plan outlines goals and policies to guide long-range planning within a city or county, and it is to “act as a ‘constitution’ for development, the foundation upon which all land use decisions are to be based” (California Governor’s Office of Planning and Research [OPR], 2003). According to the OPR guidelines, the General Plan “expresses community development goals and embodies public policy relative to the distribution of future land use, both public and private” (OPR, 2003).

Clearlake’s first and current General Plan was completed in 1983 after the City originally incorporated. This new document is an enhancement of the nearly 30-year old document intended to replace the current General Plan.

Also, under Section 65358(b) of the Government Code, the City may not amend any of the mandatory elements of the General Plan more than four times in any calendar year. Subject to this limitation, the City Council may amend the plan at any time of which each amendment may include more than one change. This requirement, however, is not applicable to amendments requested and necessary to address affordable housing and/or any amendment to comply with a court decision in a case involving the legal adequacy of the General Plan.

Pursuant to Section 65580, the housing element must be completed not less often than at five-year intervals. The current Housing Element Draft was completed in 2015 and its findings have been integrated into the other elements of this General Plan update. The complete updated Housing Element Document can be found in the General Plan Background Report. The Background Report is intended to be updated as necessary when new information is presented. This will include ongoing updates to the Housing Element.

In conformance with Section 66001, financing plans (known as nexus studies) that provide justification for mitigation fees adopted to implement the General Plan must be reviewed after five years and annually thereafter.

Prior to the consideration and adoption of this plan, the following process steps have been followed:

- Refer the General Plan to those with jurisdiction in the area of influence, including the county and any abutting cities; unified school district; local agency formation

commission; area wide planning agency; public water system; the California Native American tribes.

- Conducted consultation with California Native American tribes, as applicable.
- Held at least one noticed public hearing with the Planning Commission before approving a recommendation on the adoption or amendment of a general plan.
- Provided a written recommendation by the Planning Commission on the adoption or amendment, which was sent to the City Council.
- Held at least one noticed public hearing before the City Council.
- Adopted the general plan by resolution by an affirmative vote of not less than a majority of the total membership of the City Council.
- Sent electronic copies of the adopted general plan to all public entities specified in Public Resources Section 65352.
- Made copies of the plan available to the general public.

The adopted General Plan has been made available to the public at all times including public copies provided at City Hall and the Redbud public library and on the City's website <http://www.clearlake.ca.us>. The complete plan, including consolidated and independent elements, have been made available, together with all applicable plans, maps, supporting text and tables, and any and all amendments since the last update. All components of the plan have and continue to be made available for reproduction.

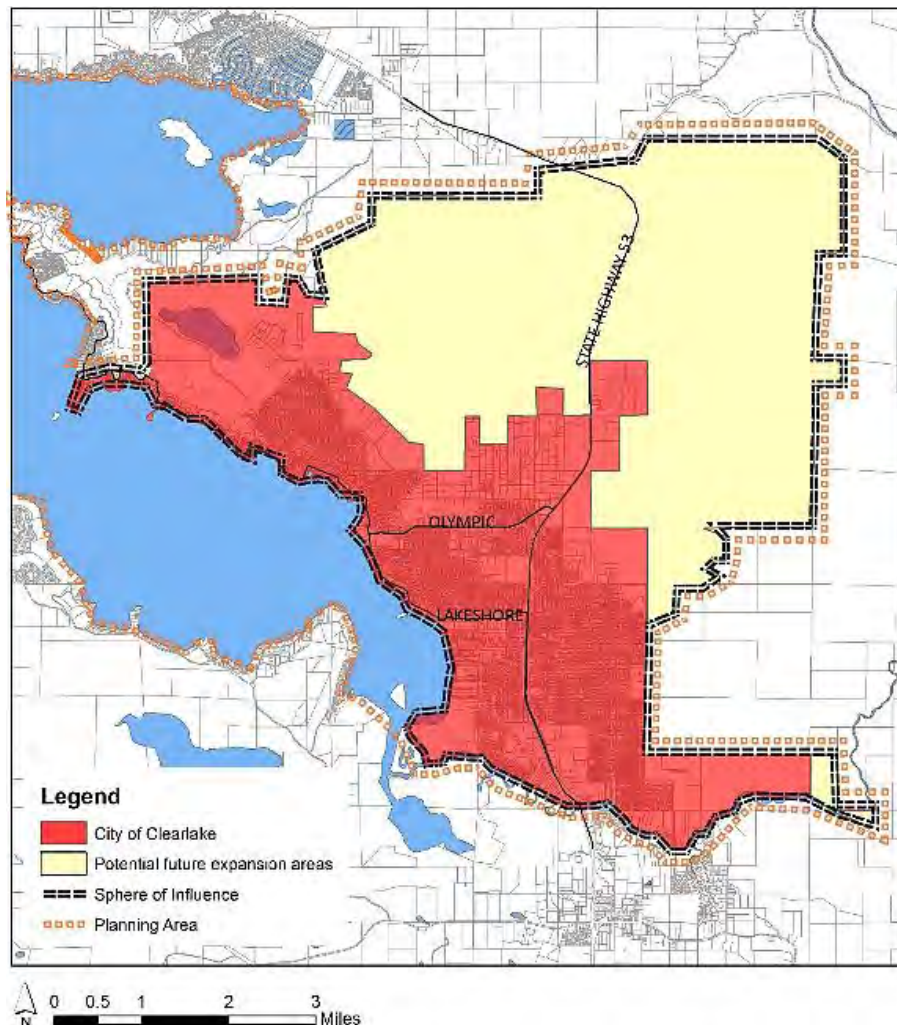
Pursuant to Section 65402, the acquisition or disposal of real property, vacation or abandonment of streets, and construction of public buildings or structures may not occur until and unless it has been reported on by the planning agency as to its conformity with the plan. Furthermore, a capital improvement plan may not be carried out if it is not consistent with the General Plan. Lastly, all private development projects must be reviewed for their consistency and conformity with the adopted General Plan. If a project is inconsistent in any manner it must be denied or the plan amended.

## **C. Regional Context Planning Area and Sphere of Influence**

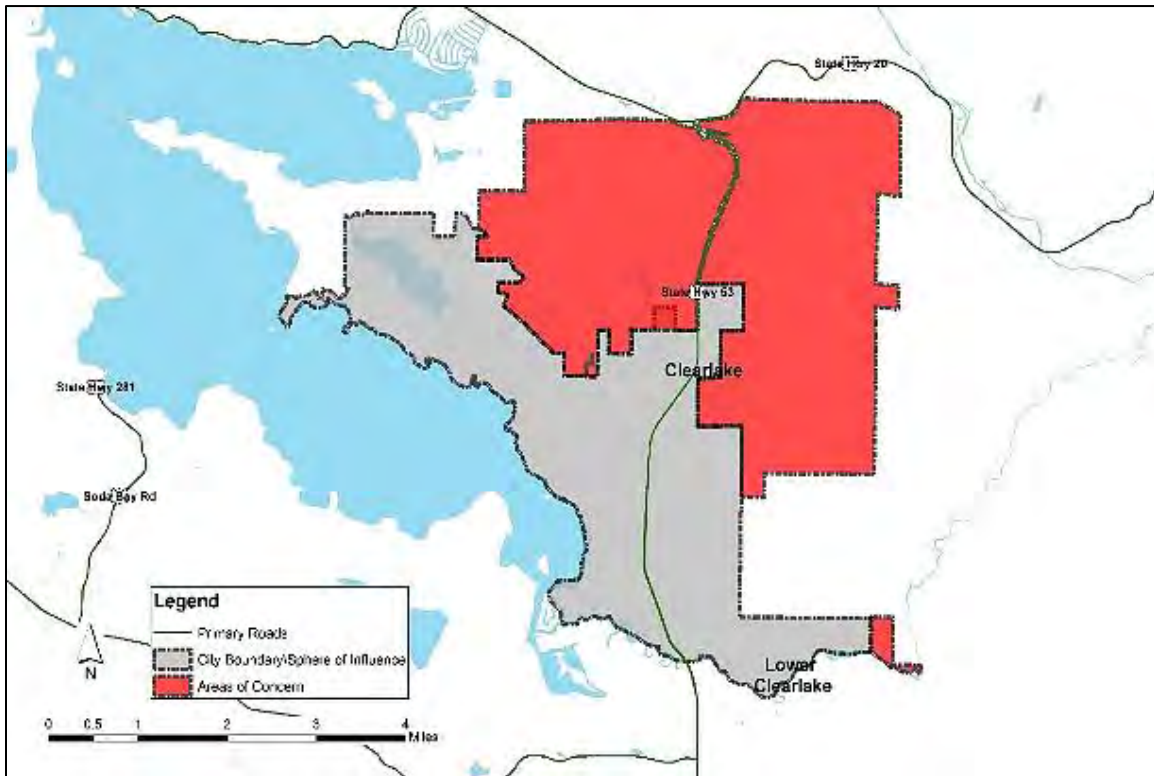
The boundary of a city's planning area encompasses incorporated and unincorporated territory bearing a relation to a city's borders. The planning area may extend beyond the Sphere of Influence (OPR, 2003). In Clearlake's case, the lake plays a significant role in planning for the City; therefore, it is included in the planning area as illustrated in Figure 1.2.

A city's Sphere of Influence (SOI) is determined by the Local Agency Formation Commission (LAFCO), and includes both incorporated and unincorporated territory for which the City can adequately provide services and potentially annex in the near future. (OPR, 2003). In 1987, Lake LAFCO adopted an SOI for Clearlake to include approximately 7,310 acres of unincorporated land (Lake LAFCO, 1987). In 1989, this area was amended to include properties owned by the Clearlake Hotel and Resort Co. located within the Clearlake Oaks Fire Protection District.

**Figure 1.2. Planning Area and Current Sphere of Influence, Clearlake**



**Figure 1.3. Planning Area and 2040 Sphere of Influence, Clearlake**



Clearlake's SOI, shown in Figure 1.2, follows logical divisions between communities and centers of growth extending eastward (Lake LAFCO, 1987). Land uses within the unincorporated area of the current SOI are predominately undeveloped, vacant and open space lands (Lake LAFCO, 1987). Based on the most recent LAFCO Municipal Service Review, however, the City's SOI should be contracted to be the same as the City's current jurisdictional boundaries. In this case the proposed SOI under the 2040 General Plan is shown in Figure 1.3. The previous SOI expansion area is now referenced as an "Area of Concern", whereby the City is involved in any planning proposed in this area subject to Lake County review.

## **Regional Coordination**

The City of Clearlake is part of Lake County and a member of the Lake County/City Area Planning Council (APC). The APC is the Regional Transportation Planning Agency (RTPA) for the Lake County region. Primarily, the RTPA ensures that appropriate local transportation planning is administered in accordance with the Transportation Development Act (TDA), the State Transportation Improvement Program (STIP), and the Service Authority for Freeway Emergencies (SAFE) program. The City of Clearlake works with Lake County and the APC to develop policies and plans to address land use, economic development, infrastructure systems and natural resource quality to meet the needs of current and future residents of the City.

## **D. General Plan Overview**

### **Objectives of the General Plan Update**

The objective of the plan is, therefore, to provide guidance for decisions relating to the future use of land, community character and design, housing and neighborhoods, economic development, circulation and mobility, open space and recreation, resource conservation and management, and public facilities and services. The horizon of this plan is the Year 2040. Over this period, Clearlake will be facing many challenges in achieving its development goals. It is the intent of this plan that the policies and associated goals, objectives and recommended implementation strategies serve as a framework for community decision-making. To ensure growth that is both wise and sustainable, decisions must be based on a formulation of sound policy and founded by a comprehensive and integrated approach to analyzing community issues and identifying realistic solutions, as set forth in this plan.

### **Value of the Plan Development Process**

Undertaking this planning process was highly valuable for both leaders and citizens of the community alike since it provided an opportunity to think beyond the normal day-to-day issues. This process allowed the community to think grand in scale by examining its historical, current and projected growth and development within the City and its Sphere of Influence. The nature of the planning process also required the community to consider the interrelationships among a variety of long-range planning issues. For instance, there was evaluation of how the City's future land use and growth patterns will affect the requirements to widen streets and improve major intersections.

Further, to encourage broad, long-term and integrated thinking, the planning process provided a means for members of the public to identify the community they want now, and more importantly, in five, ten and twenty years, and beyond. It was an important step in this process to allow citizens opportunities to identify their vision and to encourage their participation in planning for the future. The ability to successfully implement this plan is directly correlated to the amount of citizen participation and the sense of ownership derived from the plan development process:

### **Benefits of the Plan**

The General Plan provides long-term policy direction. In so doing, the plan offers community leaders and residents the following benefits:

- Establishes policy direction for future development and redevelopment, providing decision-making guidance to members of the Planning Commission, City Council, City staff, as well as the community at-large.

- Identifies recommendations contributing to future work programs for the City.
- Sets out basic principles for maintaining and enhancing the character of existing and future neighborhoods, leading to the formation of new land use regulations.
- Identifies improvement needs and priorities for use by City management to guide budgeting and capital programming decisions.
- States the municipality's intentions regarding the physical development and infrastructure investment, ultimately creating an improved level of certainty for landowners and developers.
- Communicates to citizens the type, pattern and density of future development, thereby flagging the impact of development on private property.
- Coordinates transportation and infrastructure improvements with development, creating an integrated development framework.
- Lays out the future economic and physical development of the community, which is useful to other local, State and Federal agencies engaged in the provision of programs, services and facilities.

## **Envisioning the Future**

A clear vision of what the community aspires to achieve is the first step in charting a path to address the complex decisions facing it in the short- and long-term. A vision describes the community's preferred future, offering direction for the goals, objectives and policies that provide a framework for future planning, development and programmatic decisions.

## **Elements of the General Plan**

Government Code Section 65302 mandates seven elements to be addressed in a city's general plan: land use, circulation, housing, conservation, open space, noise and safety. The City of Clearlake's General Plan document includes these required elements and four additional optional elements: economic development, public facilities, community design and health. These elements are briefly summarized below:

### **Land Use**

The Land Use Element designates the type, intensity and distribution of public and private land uses. Housing, commercial, industrial and open space are some of the land uses considered under this element. A land use map illustrates planned location and density of these uses in the City.



## **Circulation**

The Circulation Element is interconnected with the Land Use Element to address future transportation needs of proposed land uses and users. Major thoroughfares, transportation routes, hubs and other infrastructural utilities and facilities, existing and proposed, are identified and planned under this element.

## **Housing**

The Housing Element is a comprehensive assessment of current and projected housing needs. It includes policies and programs for providing adequate housing for all economic segments of the community. The housing element must be updated periodically by state mandate. The 2014-19 Housing Element was adopted by the City in March 2015, and is incorporated into this 2040 General Plan by reference.

## **Conservation**

The Conservation Element addresses the conservation, development and use of natural resources. The condition and future of air, water, soils, minerals and biological resources are assessed under this element.

## **Open Space**

The Open Space Element provides plans and guidelines for the long-term preservation of open-space lands. The intent of this element is to ensure public health and safety through the conservation of natural resources, management of resource production (including agricultural lands), and maintenance of outdoor recreational facilities.

## **Noise and Vibration**

The Noise Element sets goals to minimize community exposure to excessive noise and vibration by identifying existing and future noise and vibration quantities and sources through data gathering or modeling.

## **Housing Element**

The Housing Element provides an assessment of current and projected housing needs. It includes policies and programs for providing adequate housing for all economic segments of the community. The housing element must be updated periodically by state mandate. The 2014-19 Housing Element was adopted by the City in March 2015. Additional minor changes have been made to the Housing Element in this General Plan document to assure consistency with all other elements.

## **Safety**

The Safety Element includes strategies to prepare the community for risks associated with fire, flood, seismicity, geologic activity, hazardous materials and crime.

## **Economic Development**

The Economic Development Element guides the economic character of the community while providing for a stable annual budget. A stable economy is achieved through the development of policies and strategies related to retaining existing businesses, attracting new businesses and industries, creating jobs and expanding the City's tax base.

## **Public Facilities**

The Public Facilities Element addresses existing capacity and future demand of water, power, waste management, telecommunications, health, educational and emergency protection facilities in the City.

## **Community Design**

The Community Design Element guides public and private development to create a city that is functional and aesthetically appealing. The element brings several elements together to enhance the natural and built environment.

## **Health**

The Health Element provides policies to address community health issues and needs and promote healthy living solutions.

## **Contents of Each Element**

Beginning in September 2012, the City conducted a comprehensive assessment of existing conditions within the City of Clearlake and compiled a formal background report. The information was collected from community members, field research, planning documents and other sources, including the U.S. Census and relevant state and federal laws. Based on this diverse set of informational resources, a series of goals, objectives, policies and programs was identified for each element.

## **E. Goals, Objectives, Policies and Programs**

Following the OPR General Plan Guidelines, the format for the goals, objectives, policies and programs is as follows:



## **Goal**

A goal is a general direction-setter. It is an ideal future end related to the public health, safety, or general welfare. A goal is a general expression of community values and, therefore, may be abstract in nature. Consequently, a goal is generally not quantifiable or time-dependent.

## **Objective**

An objective is a specified end, condition, or state that is an intermediate step toward attaining a goal. It should be achievable and, when possible, measurable and time-specific. An objective may pertain to one particular aspect of a goal or it may be one of several successive steps toward goal achievement.

## **Policy**

A policy is a specific statement that guides decision-making. It indicates a commitment of the local legislative body to a particular course of action. A policy is based on and helps implement a General Plan's objectives.

## **Program**

A program implements a general plan policy. Jurisdictions draft programs to be specific in order to carry out policies, meet objectives and work towards goals.

## **F. Other Terms**

### **Shall, Should and Encouraged/Discouraged**

Throughout the document terms should, shall, encourage and discourage are used extensively and should be defined as follows:

#### **Shall**

As used herein, are mandatory and must be included in the project's design.

#### **Should**

As used herein, signifies a directive and to be applied as stated. However, an alternative measure may be considered if it meets or exceeds the intent of the guideline.

## **Encourage/Discouraged**

As used herein, are desirable but not mandatory. It is expected that the next logical step will be to invest in an implementation effort to set the vision and recommendations of this plan into motion.

## **G. Environmental Justice**

As referenced in Chapter 2 of this document and Chapter 14 of the General Plan Background Report, this General Plan was developed through a fair and equitable public participation program that engaged all of the community regardless of race, color, national origin or income (environmental justice). All goals, objectives, policies, programs and implementation of the General Plan consider this environmental justice approach. Chapter 3 of the General Plan also includes a number of environmental justice policies and programs to assure that decisions made in implementing the General Plan respect the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income.

## **H. Implementation**

It is expected that the next logical step will be to invest in an implementation effort to set the vision and recommendations of this plan into motion. Such implementation process will include revision of existing ordinances and crafting new standards and regulations, consistent with the vision expressed by this adopted public document. Subsequent to this step, the above plan elements and their corresponding implementation will follow.



## **CHAPTER 2**

### **CLEARLAKE 2040 GENERAL PLAN**

#### **Contents:**

- A. Introduction**
- B. Background Report**
- C. References/ Methodology**
- D. Glossary of Terms**
- E. Public Participation**
- F. Growth Projections 2040**
- G. Preferred Growth Scenario**
- H. Character based land use zoning**
- I. Environmental Review**

## **2. BACKGROUND AND ANALYSIS**

### **A. Introduction**

The General Plan is a reference document intended to assist decision-making by identifying opportunities and constraints for growth and development, which has trickle-down impacts on the overall community system. Ranging from transportation infrastructure and public utility systems to parks and recreation facilities, the information feeds into a spectrum of short- and long-term planning goals that are associated with recommendations and action items of this Plan. This Plan will influence how the City operates on a day-to-day basis, but the broader intention of the plan is to serve as a resource for advanced planning. It will help guide community development in an environmentally and fiscally sustainable manner with respect to Clearlake's identity and regional context.

This chapter of the General Plan Update provides a background into the information developed and methodology used to develop the General Plan and the public outreach program assembled to create the vision, policies and programs established in the General Plan. It also provides an overview of how data was analyzed and presents discussions on how to understand the General Plan. A summary of this public outreach program is summarized in Section F of this Chapter. A series of land use alternatives was developed through this public participation program. After reviewing background data, an economic and circulation capacity analysis was conducted by the professional consultant team, and a preferred growth scenario was developed, which essentially became the basis for the General Plan.

## **B. Background Report**

The General Plan Background Report, a companion document to this General Plan, serves as the foundational informational basis to the General Plan. It incorporates an overall community profile of the demographic, socioeconomic, ecological and physical conditions, both past and present, that characterize the City of Clearlake. The Background Report encompasses fourteen chapters covering:

- Introduction (Chapter 1)
- The Planning and Public Participation Process (Chapter 2)
- Demographic Trends (Chapter 3)
- Land Use (Chapter 4)
- Circulation (Chapter 5)
- Housing (Chapter 6)
- Conservation (Chapter 7)
- Open Space (Chapter 8)
- Noise (Chapter 9)
- Safety (Chapter 10)
- Economic Development (Chapter 11)
- Public Facilities (Chapter 12)
- Community Design (Chapter 13)
- Public Health (Chapter 14)

## **C. References/Methodology**

Supporting references to this Plan are based on readily available, public information through the City of Clearlake and its consultant studies/plans, Lake County, U.S. Census Bureau, California Department of Finance, Natural Resource Conservation Service and many other local, state and federal agencies. A complete list of references to the General Plan is provided in Chapter 15 of the General Plan Background Report. In addition to data used from these references, information taken from the series of public workshops was analyzed for community preferences and then checked for practical applicability to develop a preferred vision for the future (refer to Section E of this chapter regarding public participation). The Consultant Team, supported by Economic Planning Systems, Inc., then reviewed demographic and economic information, and confirmed practical application of the land use distributions for realistic build out capacity for a sustainable jobs-to-housing ratio. For the purposes of developing the circulation plan, the land use distributions developed in the General Plan Land Use Map were converted to traffic generation rates by various traffic area zones, developed by Omni Means, Transportation Consultants. Traffic modeling was then conducted, in accordance with the

California Department of Transportation criteria to develop planned roadway standards and evaluated for proper traffic capacity at build out (to 2040). The Circulation Map was then developed from this level of analysis. Finally, goals, objectives, policies and programs were developed from community preferences developed during the public outreach workshops, checked for practical economic applications, and then supported by background data.

## **D. Glossary of Terms**

Technical terms used throughout this and the General Plan Background Report documents are defined in Chapter 14, Glossary of Terms.

## **E. Planning and Public Participation**

The CalPoly General Plan Update Team conducted a series of public workshops for about eighteen months, beginning in 2013, to help develop the community's vision for future community development to the year 2040. This was followed up with two public workshops with the Planning Commission conducted by Price Consulting Services on December 1, 2015 and January 5, 2016, to solidify the land use and circulation plans that became the backbone of the General Plan Update. A more complete discussion of this program is also presented in Chapter 2 of the General Plan Background Report.

The Public Participation Program has served as a foundation for developing this Plan; a plan to assist decision-making by identifying opportunities and constraints for growth and development, which has trickle-down impacts on the overall community system. Ranging from transportation infrastructure and public utility systems to parks and recreation facilities, the information feeds into a spectrum of short- and long-term planning goals that are associated with recommendations and action items of this Plan.

This Plan, as an overall big picture perspective, should help shape how the City operates on a day-to-day basis and serve as a resource for advanced planning. It should guide community development in an environmentally and fiscally sustainable manner.

## **F. Growth Projections for 2040**

Much of the General Plan Policy Document's foundation is based on projections for population growth and job targets as described in this section. The projections in this section were used to develop three Alternative Growth Scenarios: Business as Usual, Infill, Redevelopment and Clustered Growth Development. From these three alternative scenarios was developed the proposed Preferred Growth Scenario. The Preferred Scenario uses attributes from all three alternatives. The Preferred Scenario is the basis of this General Plan.

## Population Projections

The 1983 General Plan indicated that the City had over 7,500 vacant residentially zoned lots. Projected growth in this current plan was more aggressive than reality with projections of over 13,000 people by 1990 (about a 21 percent increase over a ten-year span). In actuality, population grew by about 1,300 people at a rate of about 11 percent for that ten-year period. The City's biggest growth period was between 2000 and 2010 with a growth of 16 percent during this ten-year period. However, due to the overall economic decline in recent years, the City has actually lost population over the five-year period between 2010 and 2015. However, more recent economic improvements will tend to result in increased population growth over the next five years and beyond. In the long term, population is expected to increase over the 2040 General Plan horizon by about 1.4 percent annually. Based on current birth, death and immigration rates, the population in Clearlake will exceed an estimated 21,000 residents by 2040 as illustrated in Table 2.1.

Table 2.1. Population Projections	
Year	Population
2010	15,250
2015	14,997
2020	16,077
2025	17,234
2030	18,475
2035	19,804
2040	21,230

Source: U.S. Census, California Department of Finance, Population Estimates Economic Planning Systems and Price Consulting Services

## Economic Projections

Based on the 2015 General Plan Land Use Analysis, conducted by Economic Planning Systems (EPS) and Price Consulting Services, there is a potential future development within the City of over 682,000 more square feet of commercial development. This would approximately double the amount of commercial building in Clearlake. Clearlake experienced a 23 percent increase in job growth between 2002 and 2010. However, this job growth trend is expected to be slightly reduced over the next twenty-five years. Based on the General Plan Preferred Growth Scenario, EPS projected job growth to be reduced over the long term from 2.85% annually to about 1.1% annually. Realized job growth between 2010 and 2014 is projected to increase from 2,675 jobs to 3,724 jobs by 2040, an increase of 1,049 jobs. This growth rate does consider both development of existing vacant land and redevelopment of existing underutilized properties.

## **Growth Accommodations**

EPS conducted an analysis of the land use mix developed from the 2040 Land Use Map. Based on projected growth rates to the 2040 General Plan Buildout Time Horizon, it is estimated that an additional 2,314 housing units will be developed, 682,944 square feet of commercial building area will be developed, and 1,049 more jobs will be created. EPS concluded that the 2040 Land Use Map provides sufficient land use and acreage to accommodate this growth and that the land use mix identified in the Land Use Map adequately provides for additional economic development opportunities beyond 2040 (for more details see Chapter 11 of the General Plan Background Report).

## **G. Preferred Growth Scenario for 2040**

The Preferred Growth Scenario for 2040 reflects a combination of all of the proposed growth alternatives identified in Chapter 2 of the General Plan Background Report regarding the planning and public participation process. This scenario emphasizes design concepts from the Infill and Redevelopment Alternative and the Clustered Growth Development Alternative. It focuses specific development characteristics into nine key growth areas (as referenced in Figure 2.1):

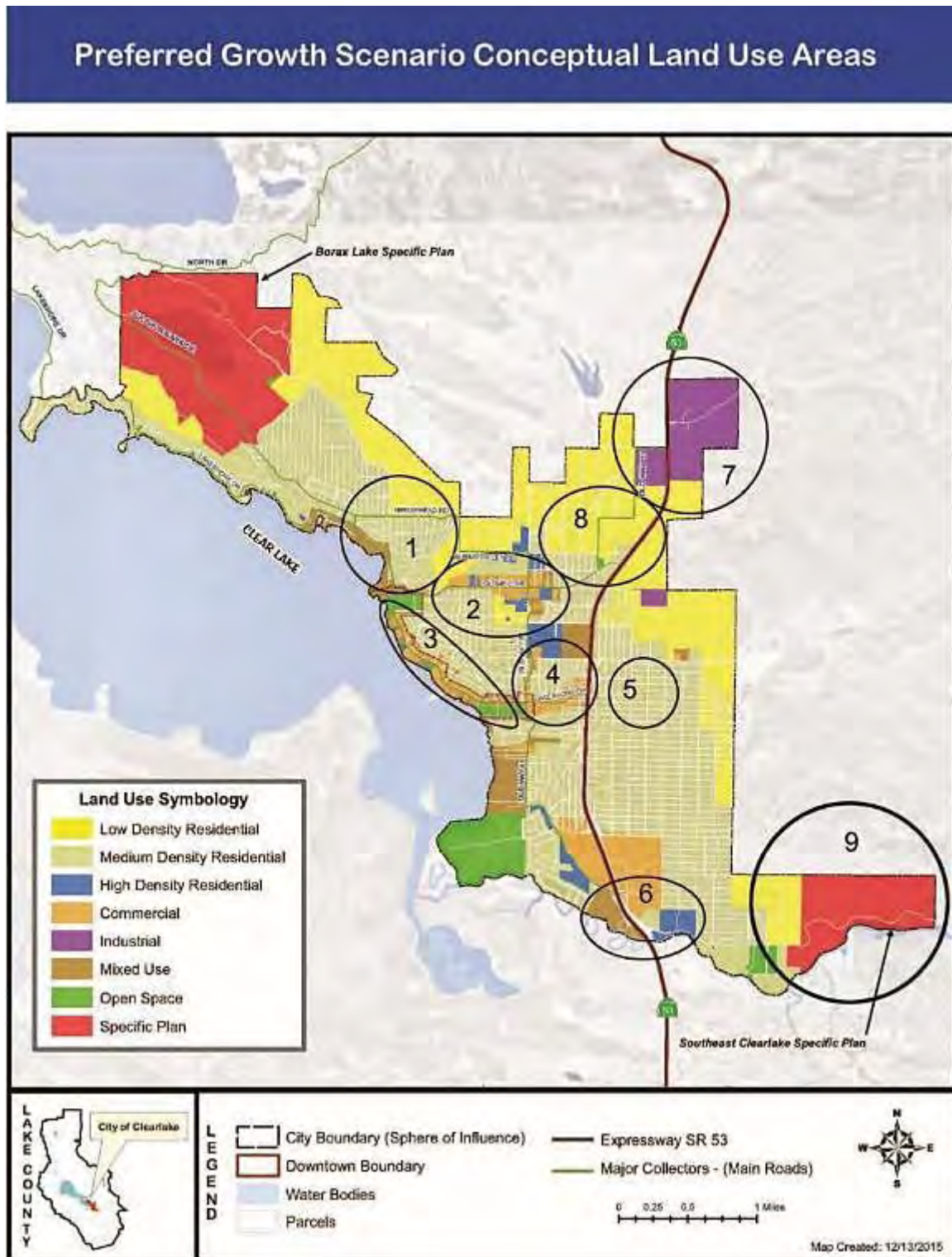
- Austin Park
- Olympic Drive Corridor (from Austin Park to State Route 53)
- Lakeshore Drive Corridor (from Old Highway 53 to Austin Park)
- Gateway at State Route 53 intersection with Lakeshore Drive
- The Avenues
- Regional Shopping Center (Wal-Mart/Airport Area)
- Ogulin Canyon Industrial Center (northeastern corner of the City)
- Agricultural Areas
- Southeast Clearlake Specific Plan

The Preferred Scenario directly influences future land use allocation with specific proposed circulation improvements and recommendations for distribution of future employment needs in each area of focused growth. Each key growth area is designed to meet future community needs and is proposed to act as one piece of a comprehensive plan, which, when combined, can work to achieve the community's desired long-term vision.

Details of the Preferred Scenario, including how each Key Growth Area is envisioned to develop is presented in Chapter 3, Land Use Element.



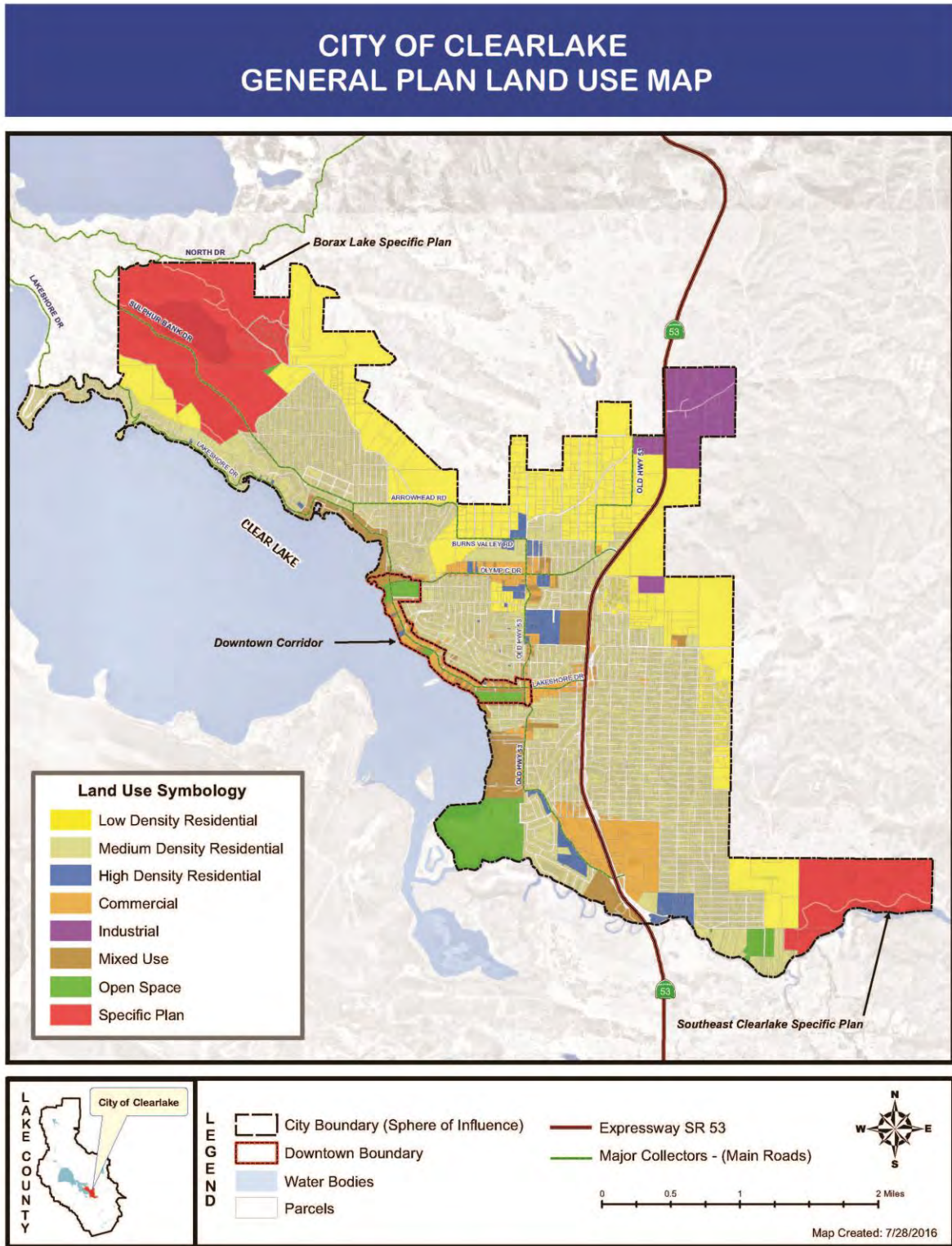
Figure 2.1. Preferred Growth Scenario Conceptual Land Use Map



*(see end of document for larger foldout)*



Figure 2.2. Preferred Growth Scenario Complete Land Use Map



## H. Environmental Review

An Environmental Impact Report (EIR) was prepared for this General Plan Update project pursuant to the California Environmental Quality Act (CEQA). The EIR assesses the environmental effects associated with implementation of the proposed Preferred Growth Scenario and related supporting documents in the General Plan. It also addresses related anticipated future discretionary actions and approvals, such as the amendment to the Sphere of Influence. The six main objectives of this document as established by CEQA are:

- To disclose to decision-makers and the public the significant environmental effects of proposed activities.
- To identify ways to avoid or reduce environmental damage.
- To prevent environmental damage by requiring implementation of feasible alternatives or mitigation measures.
- To disclose to the public reasons for agency approval of projects with significant environmental effects.
- To foster interagency coordination in the review of projects.
- To enhance public participation in the planning process.

Under CEQA, a significant impact on the environment is defined as a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by the project, including land, air, water, minerals, flora, fauna, ambient noise and objects of historic and aesthetic significance. Implementation of the General Plan Update, in combination with long-term, region-wide growth and development, has the potential to generate environmental impacts in a number of areas. The Plan has been developed to be self-mitigating, and, as a result, there are very few significant impacts that would occur solely on the basis of implementation of the proposed Plan.



## **CHAPTER 3**

### **CLEARLAKE 2040 GENERAL PLAN**

#### **Contents:**

- A. Introduction**
- B. Context**
- C. Enhancing  
Community  
Character**
- D. Defining Land  
Uses**
- E. Character  
Based Land  
Use and Zoning  
System**
- F. Goals,  
Objectives,  
Policies and  
Programs**

## **3. LAND USE**

### **A. Introduction**

Clearlake is expected to grow to a population of around 22,000 persons by the year 2040. This represents an increase of about 6,000 persons (from 2015) reflecting an overall growth of 40 percent of the City's current population. With this amount and rate of growth, the community may expect the challenges of added infrastructure requirements (new streets, sidewalks and utility and drainage lines), provisions for increased services and the corresponding facilities and personnel (police, fire, EMS, code enforcement, etc.), and heightened demands for civic spaces and quality of life amenities (parks, trails, community and recreation centers, cultural and entertainment venues). All these will be expected while also protecting and improving the value and integrity of existing neighborhoods and aiming to preserve the community's identity and small town atmosphere.

The forthcoming growth also provides a great opportunity for the City and its residents to cast a vision through this General Plan, and then put in place the policies, practices, and regulatory instruments to facilitate its successful implementation. In this context, this chapter assumes essential importance. The policies and strategies outlined here, together with the revision of the zoning ordinance (and subsequent, warranted revisions to the land development regulations), will guide the type, pattern, and character of future development. The decisions that are made through this plan will have long-lasting and significant effects on the quality and sustainability of the community and its development.

## **Land Use Element Purpose**

The Land Use Element serves as the long-range planning guide for development in the City by indicating the location and extent of development to be allowed.

More than any other element, the Land Use Element will have a major impact on the form and character of Clearlake over the next twenty-five years. Through the implementation of the Land Use Element, the City seeks to accomplish the following:

- Establish and maintain an orderly pattern of development in the City;
- Establish a land use classification system that embraces and implements land use policies;
- Identify acceptable land uses and their general location; and
- Establish standards for residential density and non-residential building intensity for existing and future development.

## **Compliance with State Law**

California Government Code Section 65302 (a) requires “land use” among the mandatory general plan elements. The law requires a land use element that designates the general distribution, location, and extent of the uses of land for housing, business, industry, open space (including agriculture, natural resources, recreation, and enjoyment of scenic beauty), education, public buildings and grounds, solid and liquid waste disposal facilities, and other public and private uses.

## **Background Information**

Complete background information on land use as it pertains to the General Plan is referenced in Chapter 4 of the General Plan Background Report. Given the above, the Land Use Element establishes the necessary policy guidance that will enable the City to plan effectively for future growth and development, while keeping in mind the existing land use context. Continuous and sound planning is essential to ensure that Clearlake is not only prepared for serving the anticipated infrastructure needs, but also prepared to preserve and enhance its community character.

## **Goals/Policies**

The policies and guidance of this chapter, together with the Future Land Use and Growth Plan, will aid the decisions of the Planning Commission and City Council. To ensure the outcomes envisioned and expressed by this General Plan, it is important to follow the guiding principles and policies set forth in this and the remaining elements of the plan. Significant land use

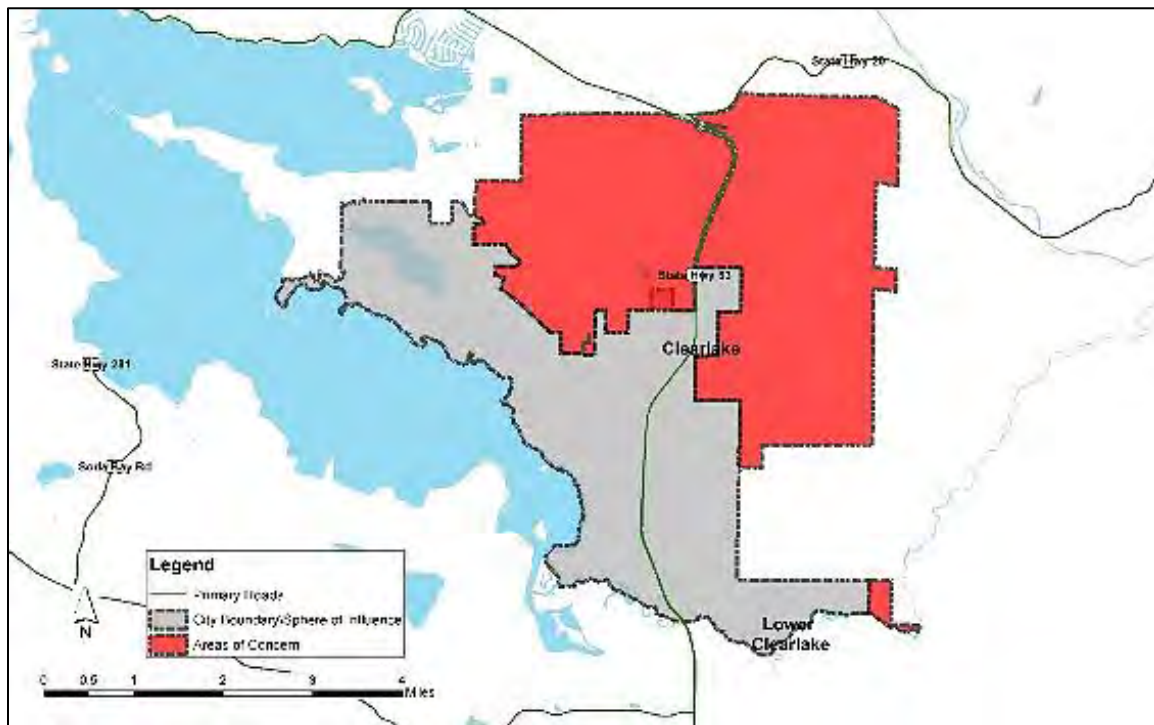


decisions may include those that affect the City's corporate boundaries (also the City's Sphere of Influence), such as a determination of consistency of zone change requests with the land use plan (and corresponding zoning map), requests for service or infrastructure extensions outside of the City limits or in an area not contemplated for development by this plan (such as the Area of Concern), review of tentative maps, or amendments to the implementing regulations, among many others (refer to Figure 3.1).

## B. Context

It is important to first understand the community context before establishing a plan for the future. This section recognizes Clearlake's place and role in the larger region, together with the assets and constraints of its natural and built environments. These are described in further detail below.

**Figure 3.1. Planning Area and 2040 Sphere of Influence, Clearlake**



Clearlake was developed as an unincorporated residential community of Lake County until incorporated in November, 1980. It was essentially developed to provide affordable housing to support the resort economy of the Lake in the 1960s and 1970s. The community can be characterized as a resort service community along the west side of Highway 53, where there is a mix of commercial and residential. The east side of Highway 53, prior to the development of the Clearlake Shopping Center, is characterized as more rural consisting of primarily small

residential homes, including a large number of mobile homes and manufactured houses, sporadically built along primarily dirt roads. Almost half of the City's circulation system is composed of unimproved streets. Also, over half the City is encumbered with vacant land. These two factors contribute to the City's rural character. It is evident that during the Clearlake community's initial planning, that the County felt that strict zoning and building requirements were not needed or appropriate. As a result, the backbone of a public services system, such as paved streets, public water and sewer systems, is absent in many areas of the City. Since its incorporation, the City continues to struggle with making needed infrastructure improvements and expanding public services to create its own identity.

Prior to the 1970s, new residents were drawn to Clearlake because of its tranquility and its slow pace of life. The natural setting, between the lake to the west and the lava and oak and pine covered hills to the east, creates a natural setting that is extremely attractive. Because of the varied topography, many sites in Clearlake command mountain or lake views. Although much of the City has been subdivided (allowing for lots as narrow as 25 feet), the actual built density is about four units per acre, with most of the lots remaining undeveloped. This low density has helped preserve vegetation and vistas and contributes to the City's rural flavor.

## **C. Enhancing Community Character**

Through community dialogue, residents voiced the importance of preserving the character and integrity of existing neighborhoods, while also providing for quality, livable neighborhood environments. In particular, the uniqueness of the original town neighborhoods warrants standards that permit new investment and reinvestment in ways that embrace its genuine, traditional character. In other words, building additions or infill construction must be cohesive in their scale and design so as not to disrupt the neighborhood fabric. At the same time, the vitality of the established areas must be stabilized and strengthened to sustain their economic and cultural values. In the same way, structural alterations and use conversions must occur in a sensitive, compatible manner, or not occur at all. This may be handled through the development of applicable standards and then effective administration and enforcement.

There are notable differences in the character of the traditional and more contemporary neighborhoods. Both provide nice, livable environments that offer choice in neighborhood settings and home styles, sizes, prices, and amenities. With the impending growth that has the potential to greatly affect, if not transform, the future community character, the City has a window of opportunity to determine the type and quality of new development. This may be achieved through the general plan policies and more specifically, by new or revised standards of the zoning code and related development standards and guidelines. Without a proactive stance the quality of development will be left to market decisions that may not mirror the City's expectations.

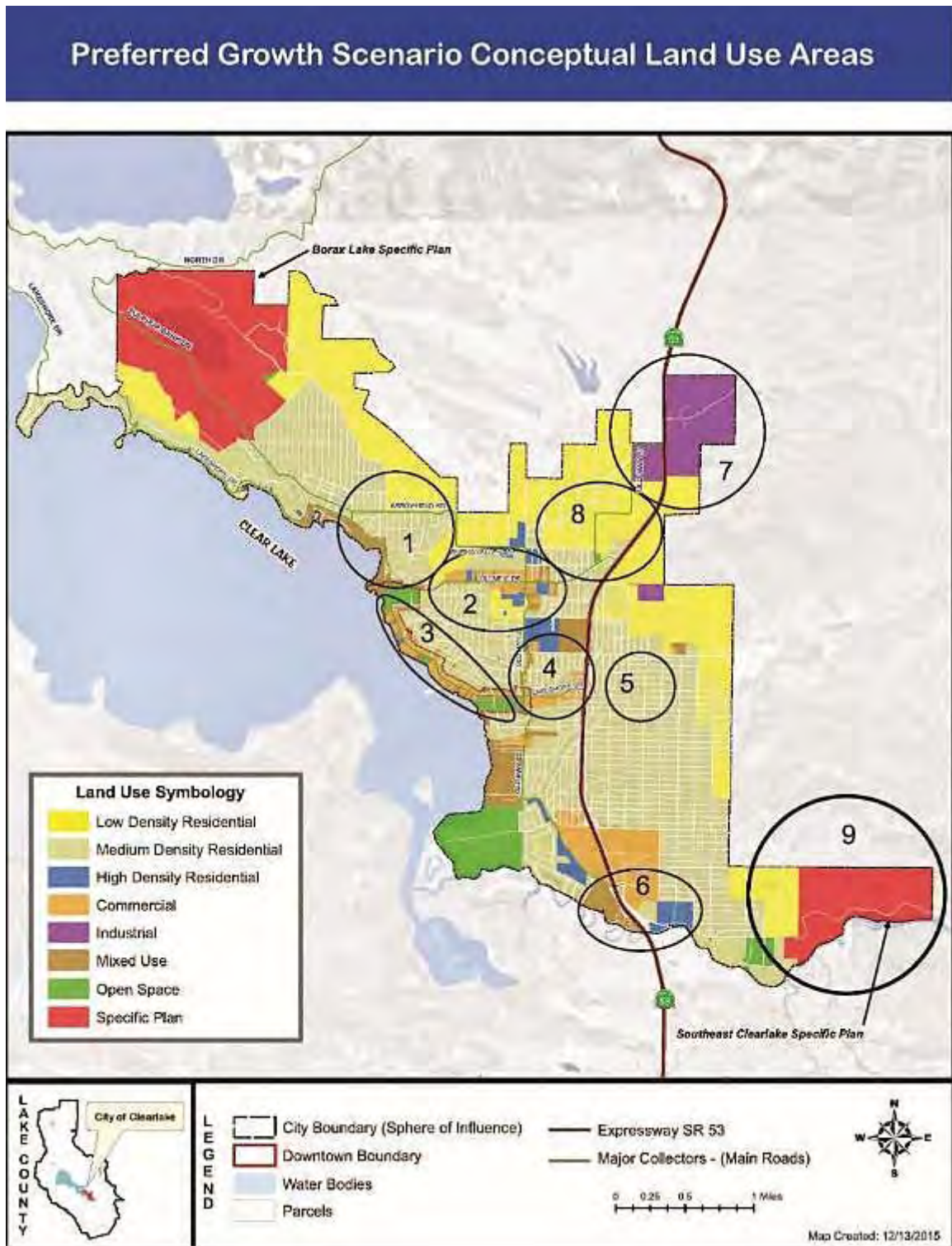
As articulated during the public participation program, there is an emphasis to focus growth into nine key growth areas, which became the Preferred Growth Scenario described as follows (refer to Figure 3.2):

- Austin Park
- Olympic Drive Corridor (from Austin Park to State Route 53)
- Lakeshore Drive Corridor (from Old Highway 53 to Austin Park)
- Gateway at State Route 53 intersect with Lakeshore Drive
- The Avenues
- Regional Shopping Center (Wal-Mart/Airport Area)
- Ogulin Canyon Industrial Center (northeastern corner of the City)
- Agricultural Area
- Southeast Clearlake Specific Plan

The Zoning Code and Design Standards, prepared subsequent to the General Plan Update, will be developed around specific directions identified for each of these key growth areas more fully described in Chapter 15 of the General Plan Background Report.

The Zoning Code and Design Standards for each of these key growth areas, prepared subsequent to the General Plan Update, will be developed around specific directions more fully described in Chapter 4 of the General Plan Background Report identified.

Figure 3.2. Key Growth Areas, Clearlake





Among the considerations in the design of new neighborhoods and infill of existing neighborhoods is the following:

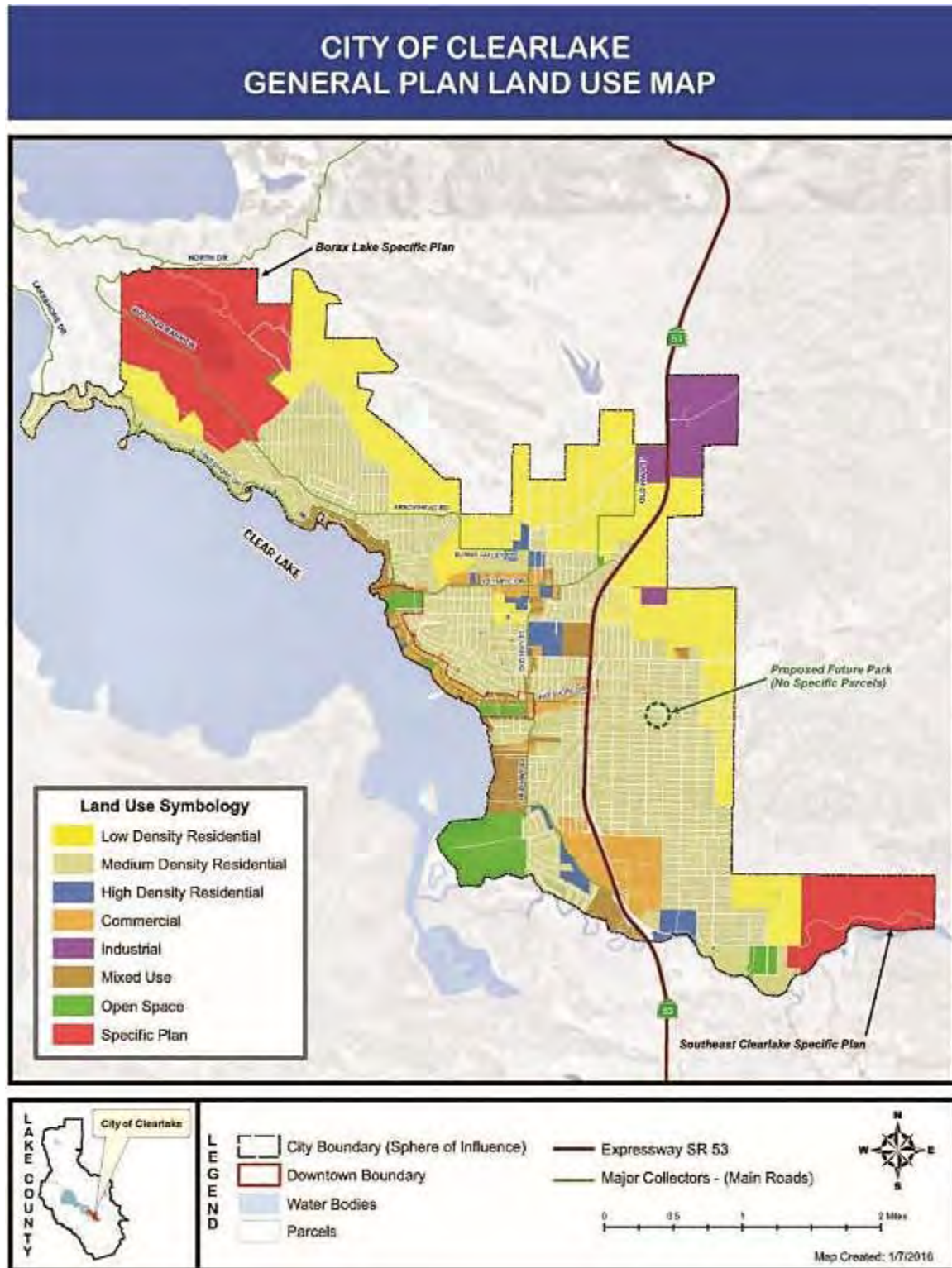
- Their location relative to existing development. This relates to the continuity of the street and pedestrian system as a means for achieving a walkable community, as well as the character transition and the means of compatibility within and between developments.
- The style and form of development, meaning the patterns and arrangement of streets and lots, the amount and treatment of open space, the mixture of uses and housing types, and the sizes and variations in lots and home sites.
- The layout of individual lots (widths and depths) and block frontages with respect to the placement and patterns of driveways, the location(s) of garages (front/side loaded, attached/detached, and street/alley access), handling of on- and off-street parking, and the setbacks and spacing between homes.
- The design of individual homes concerning their heights, rooflines, façade treatments, and mixture of material types.
- The aesthetic treatments relating to the street and pedestrian environments, common and private landscaping, design and materials, fences and screening walls, and the integration of amenities (parks, civic and open spaces, wetlands, trails and greenways, lakes, etc.).
- Maintaining views and access to the lake and surrounding open space.

While each of these contribute to the character and appearance of neighborhoods, the standards for realizing them must be cognizant of market conditions and, therefore, be both suitable and reasonable for Clearlake. It is the purpose of this plan to emphasize the community's consensus for realizing quality development, with the appropriate standards to be determined during the plan implementation phase.

## **D. Defining Land Uses**

The Future Land Use and Growth Plan is an important planning tool for the City to manage the type, pattern, and scale of future development. The plan is to be used to guide decisions relating to zone change requests. The plan will also be used to determine the requisite transportation improvements and capacity requirements for the water and wastewater systems and other public facility and service provisions.

Figure 3.3. City of Clearlake 2040 General Plan Land Use Map



(see end of document for larger foldout)

The land use designations reflected on the plan directly correspond with the districts of the future new zoning code. In this way, the intended character of development that is expressed by this plan will be directly implemented by the zoning ordinance. This assures quality, sustainable development that is compatible with the existing adjacent uses. The Preferred Land Use Scenario is represented in the General Plan Land Use Map (refer to Figure 3.3).

## **E. Character Based Land Use and Zoning System**

The current 1983 General Plan and Zoning Code is primarily use-based, meaning that, together with the zoning ordinance, they rely heavily on the use of land. Use-based land use and zoning systems are constructed on the premise that uses can be arranged into a hierarchy, with the “highest and best” use being single-family residential and the “lowest and worst” use being heavy industry. These systems tend to separate residential uses by lot size, to “protect” large-lot neighborhoods from neighborhoods with small lots. This system is relatively easy to administer but can be inflexible. For example, minimum lot size requirements create incentive to “pave over” undeveloped parcels in order to maximize development. Under this approach use lists tend to get highly specific / complicated over time in order to carve out exceptions to accommodate proposed developments. Use-based approaches are useful for controlling uses that have essentially unavoidable impacts on abutting properties, such as heavy industry, waste disposal, scrap yards, and intensive agriculture (e.g., concentrated animal feed operations).

On the other hand, a primarily character-based land use system, as proposed under this 2040 General Plan focuses on the relative relationship among the land areas that are used for buildings, landscaping, and vehicular use. Rather than emphasizing the separation of uses into different land use designations or zoning districts, a character-based system relies upon a mix of open space and intensity controls to ensure that development within each district has a predictable character. From a zoning perspective, the list of uses in character-based systems is simplified compared to use-based systems.

Under the character-based land use system, development yield is driven by density or intensity controls, open space, landscaping, design, and resource protection requirements. In the case of Clearlake, the resource protection requirements, for example, may be used for the purpose of storm drainage. Still relatively easy to administer because it provides the most flexibility with respect to site design and development types and enhances opportunities for resource protection (e.g. storm detention), due to as-of-right clustering and open space requirements. A character-based land use system works well in “greenfields” and in built environments, where flexibility is desired (e.g., to preserve natural resources and/or allow for variations in lot sizes and housing types as-of-right) and acceptable levels of compatibility can be achieved primarily through building scale and landscaping.

Under this approach, specific general plan land use designations become less important, relying on the Zoning Code and Design Review criteria that establish development performance standards based on the character of the use to address potential land use conflicts. For the

Preferred Scenario, as referenced in the General Plan Land Use Map, the following land use designations are provided:

### **Residential (3,902 acres)**

Low Density (0-4 units per acre): 1,618 acres.

Medium Density (0-15 units per acre): 2,149 acres. The Zoning Code will establish some maximum density standards in this category depending on specific neighborhood characteristics and environmental constraints for various properties in this land use designation.

High Density Residential (10-25 units per acre): 134 acres. The Zoning Map provides for a minimum density of 16 units per acre on no more than 70 acres in accordance with State Law.

### **Mixed-Use (260 acres)**

Allows a combination of residential and commercial uses.

### **Commercial (333 acres)**

Allows primarily commercial and office uses.

### **Industrial (249 acres)**

Allows primarily industrial and heavy commercial uses.

### **Specific Plan (1,018 acres)**

Provides for a specified allocation of land uses in an integrated community plan.

### **Open Space (232 acres)**

Provides for parks and recreation facilities, agriculture and open space.

In accordance with California Government Code Section 65960, the Zoning Code shall be consistent with the General Plan. For the Land Use Element, this means that the base zoning Districts, referenced in the Zoning Map, need to be consistent with the General Plan Land Use Map. For example, a commercial zoning district needs to be located within areas designated in the General Plan Land Use Map as being in a Commercial Land Use Designation. The Government Code also indicates that the Zoning Map must be revised for consistency with the General Plan following adoption of a new general plan.

The Zoning Code is expected to be updated in 2016-17, following adoption of the 2040 General Plan. This amendment will involve a complete replacement of all base zoning districts that currently exist so a new table will be created in the new Zoning Code that will define what zoning districts will be considered consistent with the various General Plan Land Use designations as referenced in the 2040 General Plan Land Use Map. In the meantime, however, Table 3.1 provides a land use/zoning consistency matrix for the current Zoning Code:

<b>Table 3.1. Land Use Zoning Matrix for Current Code</b>							
<b>General Plan Land Use Designation</b>							
<b>Zoning District</b>	<b>Industrial</b>	<b>Commercial</b>	<b>Mixed Use</b>	<b>High Density Residential</b>	<b>Medium Density Residential</b>	<b>Low Density Residential</b>	<b>Open Space</b>
A-Agriculture							<b>X</b>
OS (Open Space), Park and Recreation							<b>X</b>
RP, Resource Protection				<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
RR, Rural Residential						<b>X</b>	
BV, Burns Valley					<b>X</b>	<b>X</b>	
R-1, Low Density Residential					<b>X</b>	<b>X</b>	
R-3, High Density Residential				<b>X</b>			
MUR, Mixed-Use Residential			<b>X</b>				
VA, Visitor Accommodation		<b>X</b>					
PA, Professional and Administrative Office		<b>X</b>					
C-1, Neighborhood Commercial		<b>X</b>					
C-2, Community Commercial		<b>X</b>					
C-3, Visitor Commercial		<b>X</b>					
C-4, Heavy Service Commercial-Light Industrial	<b>X</b>	<b>X</b>					
I-Industrial	<b>X</b>						
<i>SP, Specific Plan Zoning District must be consistent with Specific Plan General Plan Land Use Designation.</i>							

## **F. Goals, Objectives, Policies and Programs**

### **Goal LU 1**

Grow a sustainable community.

### **Objective LU1.1**

Maintain an appropriate mix of Land Uses.

#### **Policy LU 1.1.1**

The City should grow contiguously to manage the efficiency of public services and municipal infrastructure provision, to maintain a compact and well defined community form, and to oblige its fiscal responsibility.

#### **Policy LU 1.1.2**

Infrastructure and public services should be brought to a sufficient quality standard within the developed area, requisite with needs.

#### **Policy LU 1.1.3**

Future development and redevelopment should be planned and implemented with appreciation for the physical environment and natural features of the community and with recognition of potential physical constraints to ensure appropriate siting of various types of development.

#### **Policy LU 1.1.4**

Walkability and good connectivity should be promoted through continuity of the street and pedestrian system, together with a compact community form.

#### **Policy LU 1.1.5**

Future development and redevelopment should be planned and implemented with appreciation for the physical environment.

#### **Policy LU 1.1.6**

During its annual budget process, the City Council will strike a balance in extending infrastructure to: 1) facilitate redevelopment of blighted structures or properties; 2) facilitate infill development of vacant parcels; and 3) improve services to developed sites.

#### Policy LU 1.1.7

An assortment of housing types should be provided to meet community and regional housing needs and to fulfill objectives of choice and affordability.

#### Policy LU 1.1.8

Appropriate locations for low- and high-density residential development shall be provided based on accessibility, site suitability, utility availability, and environmental factors.

#### Policy LU 1.1.9

Uses that commonly have moderate- to large-scale assemblies of people such as churches, funeral homes, membership organizations, and other institutions, should be appropriately located on adequately sized parcels with sufficient space to accommodate off-street parking and accessory needs. Such uses should be located so as to minimize any adverse or undue significant burden on adjacent or adjoining land uses, as well as that portion of the street network.

#### Policy LU 1.1.10

Schools, parks, golf courses, and community facilities should be located close to or within residential neighborhoods for accessibility and to provide a focal point for effective and cohesive neighborhood design.

#### Policy LU 1.1.11

Future development and redevelopment should be planned and implemented with appreciation for the physical environment and natural features of the community and with recognition of potential physical constraints to ensure appropriate siting of various types of development.

### **Objective LU1.2**

Protect environmental resources.

#### Policy LU 1.2.1

Sensitive resources, including floodplains, wetlands, riparian buffer areas along stream channels, and valued view sheds will be protected and preserved.

#### Policy LU 1.2.3

The City encourages environmentally sensitive urban development along the Clear Lake shoreline to focus infill sites or to rehabilitate undervalued properties in need of improvement.



#### Program LU 1.2.3.1

The City shall update the City's zoning code to incorporate special standards for shoreline development that is sensitive to the lake's eco system.

### **Goal LU 2**

Accommodation of future residential growth with a rural character.

### **Objective LU 2.1**

Preserve and enhance existing neighborhoods

#### Policy LU 2.1.1

The City shall promote infill of existing neighborhoods that is compatible with existing density characteristics.

#### Program LU 2.1.1.1

The City shall update the City's zoning code to allow for flexibility so that infill development is able to retain existing building patterns, such as residential blocks with historically decreased setbacks from the street.

#### Policy LU 2.2.1

The City shall encourage strategic residential growth in key areas.

#### Program LU 2.2.1.1

The City shall update the City's Zoning Regulations to allow heightened residential densities in the Austin civic center, along the land side of Lakeshore Drive, along Olympic Drive, and surrounding the Avenues' activity hub on 40th Avenue.

#### Program LU 2.1.1.2

The City shall update the subdivision regulations to include multi-modal designs to improve access within the neighborhood and to connect neighborhoods. These standards shall include provisions for cul-de-sac designs, required stubbing of streets to adjacent planned development areas, paseos, block lengths and neighborhood connectivity (refer to Circulation Element Program CI 3.5.2.2).

#### Program LU 2.1.1.2

The City shall encourage residential infill development, that may include reduced site development standards, such as reduced building setbacks or increased building heights for multiple lot single-family construction.

### **Goal LU 3**

Compatible land uses.

### **Objective LU 3.1**

Concentrate growth in focus areas.

#### Policy LU 3.1.1

Focus strategic residential growth in key areas.

#### Program LU 3.1.1.1

The City shall update the City's zoning code to allow higher residential densities in the Austin civic center, along the land side of Lakeshore Drive, Olympic Drive, and surrounding the Avenues' activity hub on 40th Avenue.

#### Policy 3.1.2

Development should be designed to be compatible with its surroundings.

#### Program 3.1.2.1

The City shall update the zoning code to be consistent with the proposed General Plan.

#### Program 3.1.2.1

Update the City's zoning code to add provisions for bufferyards. Different from the conventional means of screening adjacent uses, vary bufferyards according to the context of adjacent uses. The standards are based on a relative opacity, which may be met through combinations of buffer width, plant type and density, and structural elements (fences and earthen berms).

#### Program 3.1.2.3

Medium to high-density housing shall be developed at a density and scale that is compatible with the surrounding neighborhood and available utilities and roadway capacity.

### Policy 3.1.3

Residential development shall be oriented away from noise oriented Highway SR 53 and other primary streets. When located on heavily travelled roadways, adequate transitioning standards shall be employed to minimize high volumes of through traffic.

#### Program 3.1.3.1

Update the City's zoning code to discourage residential development in close proximity to noise oriented Highway SR 53.

## **Objective LU 3.2**

Site sensitive land uses, such as residential to minimize exposure to air pollution and noise impacts.

### Policy 3.2.1

The City shall consider land use compatibility between residential and non-residential uses to adequately mitigate health risk impacts.

## **Goal LU 4**

Concentrated development with heightened activity centers.

## **Objective LU 4.1**

Establish a downtown in Clearlake.

### Policy LU 4.1.1

Attract visitors and residents to the City center.

#### Program LU 4.1.1.1

Update the City's zoning regulations to allow for the concentration of desired commercial uses, such as resort commercial development, on Lakeshore Drive.

#### Program LU 4.1.1.2

Prioritize funding to improve the Lakeshore Drive streetscape.

#### Program LU 4.1.1.3

Direct tourist-serving and hospitality uses to Lakeshore Drive.

## **Objective LU 4.2**

Enhance the Austin Park area.

### **Policy LU 4.2.1**

Activate the Austin Park area by allowing for the concentration of civic uses, commercial uses, and housing.

#### **Program LU 4.2.1.1**

Update the City's zoning code to allow for more dense development to create a walkable community, particularly in the Austin Park and downtown areas.

#### **Program LU 4.2.1.3**

Prepare a Development Master Plan for Austin Park.

## **Objective LU 4.3**

Create attractive gateways into Clearlake.

### **Policy LU 4.3.1**

Establish the State Route 53 and Lakeshore Drive as a character-defining area.

#### **Program LU 4.3.1.1**

Update the City's zoning regulations to allow for a commercial hub with visitor-serving uses on Lakeshore Drive near State Route 53.

#### **Program LU 4.3.1.2**

Manage the appearance of the City's gateways and corridors through proactive planning, design guidelines stepped-up code enforcement, and public investment.

#### **Program LU 4.3.1.3**

Develop a gateway and landscape plan along Highway SR 53 beginning with more attractive entry monuments and landscaping treatments at Olympic Drive, Lakeshore Drive, Dam Road and the north and south City entrances interchange. The City shall coordinate with Caltrans to secure use of the right-of-way for these improvements, with an agreement as to maintenance and liability.

## **Objective 4.4**

Establish commercial uses that serve isolated neighborhoods.

### **Policy 4.4.1**

Allow appropriate neighborhood scale commercial uses that better serve residents' daily needs.

#### **Program 4.4.1.1**

Smaller-scale commercial development shall be accommodated at selected locations within or at the edge of residential neighborhoods to address retail and personal service needs of nearby residents in a convenient and accessible manner, subject to restrictions and performance standards to ensure a compatible character.

#### **Program 4.4.1.2**

Smaller-scale commercial development, generally not exceeding 15,000 square feet in gross floor area, such as within the Avenues, shall be accommodated at selected locations within or at the edge of residential neighborhoods to address retail and personal service needs of nearby residents in a convenient and accessible manner, subject to restrictions and performance standards to ensure a compatible character.

## **Goal LU 5**

Compatible land uses.

### **Objective LU 5.1**

Maintain and improve visual and physical access to the lake.

#### **Policy 5.1.1**

Development should maintain an appropriate scale and Floor Area Ratio (FAR) on the lake side of Lakeshore Drive to promote connection to the lake.

##### **Policy 5.1.1.1**

Update the City's development standards to reduce building heights on the west side of Lakeshore Drive and allow for increased building heights along the east side of Lakeshore Drive.

### **Objective LU 5.2**

Locate commercial development to complement neighboring land uses.

#### Policy LU 5.2.1

Promote expansion of light industrial activity.

##### Program LU 5.2.1.1

Update the zoning map to expand more opportunities for light industrial uses within the Ogulin Canyon Industrial Area.

#### Policy LU 5.2.2

Provide opportunity for regional shopping.

##### Program LU 5.2.2.1

Update the zoning code and map to allow for large commercial uses in the Airport cluster.

### **Goal LU 6**

Easy access to daily needs and services

#### **Objective LU 6.1**

A vibrant and compatible mix of uses.

##### Policy LU 6.1.1

Residential-serving commercial uses should be in close proximity to residential areas.

##### Program LU 6.1.1.1

Update the zoning code and map to allow for retail/service near the center of the Avenues.

##### Program LU 6.1.1.2

Update the City's zoning regulations to allow for more residential-serving commercial uses along Olympic Drive.

##### Program LU 6.1.1.3

New neighborhood development standards will be created to ensure livable and sustainable living environments. Such standards will prevent monotony and promote innovation and quality.

#### Program LU 6.1.1.4

Existing neighborhoods will be stabilized through proactive code enforcement and strengthened through neighborhood planning and empowerment.

#### Program LU 6.1.1.5

Adopt and integrate into the zoning ordinance and/or design standards anti-monotony standards requiring sufficient variability in the design of individual homes within a specified distance to one another. The standards would provide for variations in roof lines, façade treatments, and building materials.

#### Policy LU 6.1.2

The City will continue to facilitate developments that offer a variety of living options and environments provided they contribute positively to the intended community character.

### **Objective 6.2**

Expand recreational opportunities and community spaces throughout the City.

#### Policy LU 6.2.1

Housing should be arranged to accommodate community parks and open space including provisions for pedestrian and bicycle connectivity.

#### Program LU 6.2.1.1

Update the City's zoning code to require the provision of public open space in high density residential developments.

#### Program LU 6.2.2.2

Locate funding opportunities for the creation of a park in the Avenues.

### **Objective 6.3**

Create a lively downtown with opportunities for entertainment, shopping, and recreation.

#### Policy LU 6.3.1

Identify downtown as a locally, culturally valued district. Adopt design standards that would enhance the existing development pattern that will encourage appropriate building updates and new construction.



#### Program LU 6.3.1.1

Amend the zoning code to include a new Downtown district. This district is necessary by reason of the unique, urban character and its intended use and building types. The standards shall include:

- Multi-story buildings on the east side of Lakeshore Drive.
- Uses that are suitable within a downtown environment and include those with building typologies that contribute to an urban context and pedestrian orientation.
- Provisions for on-street and common (public and/or private) parking, including allowance for first floor (under building) parking, particularly for retirement housing.
- Building design standards to embrace a pedestrian streetscape environment, with distinction between floors and architectural details, doors and windows.

#### Program LU 6.3.1.2

Amend the zoning map to define the boundaries of a Downtown district.

#### Program LU 6.3.1.3

The uses and height and area standards will be established in the zoning code and design standards to help preserve and enhance the downtown environment.

#### Program LU 6.3.1.4

Amend the City's sign regulations, to create a new section for "Signs in the Downtown District." The permitted signs in this district shall include projecting signs and provisions for awning, overhang, and window signage. The allowances and limitations regarding sign area shall be modified according to the urban context.

#### Program LU 6.3.1.6

Implement strategies in the City's design standards to support a sustainable downtown.

#### Program LU 6.3.1.6

The City should consider the establishment a downtown façade improvement program. This may include funding assistance to help pay for the cost of developing a building façade that is designed to be consistent with the City's Design Guidelines.

### Policy LU 6.3.2

Encourage residential and commercial mixed uses in the downtown area to improve housing opportunities, enhance marketing conditions and to reduce the use of autos.

#### Program LU 6.3.2.1

Amend the zoning code to include two levels of mixed-use: 1) mixed-use oriented in and around the downtown which emphasizes commercial development with higher density residential; and 2) mixed uses elsewhere in the City that emphasizes medium density residential development with commercial support uses.

## **Goal LU 7**

Implement the General Plan.

### **Objective LU 7.1**

Efficiently administer the General Plan Program.

#### Policy LU 7.1.1

The City 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. All amendments require Planning Commission and City Council approval.

#### Policy LU 7.1.2

The City shall periodically review the General Plan to consider changing conditions.

#### Program LU 7.1.2.1

In conjunction with State-mandated Housing Element updates, the City shall also conduct consistency review of all other General Plan elements and Background Report, generally every five years or as deemed necessary.

#### Policy LU 7.1.3

The City shall implement the regulatory aspects of the General Plan.

#### Program LU 7.1.3.1

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

#### Program LU 7.1.3.2

The City shall consider adopting an ordinance to create a general plan update/maintenance fee collected through the entitlement permit process.

#### Program LU 7.1.3.3

The zoning code shall be amended to address timing (expiration) and performance (posting financial assurances with the City or other measures) for existing and new land use entitlements, such as use permits, design review applications, development agreements and specific plans.

#### Program LU 7.1.3.5

Environmental information, submitted as part of a land use entitlement, such as for a development project (e.g. Use Permit, Tentative Map, Design Review, Specific Plan), which may be dated (generally older than five years) may be used or may need to be updated as determined by the City to be less on a case by case basis.

#### Policy LU 7.1.4

The City will periodically review approved Specific Plans.

#### Program LU 7.1.4.1

The City shall review and may amend specific plans periodically for consistency with the General Plan and changes in the City's land use direction.

#### Program LU 7.1.4.2

The General Plan recognizes the City's need to provide above moderate family income housing in Clearlake. The California Department of Housing and Community Development's Regional Housing Needs Plan for 2014-19 allocates over 50 percent of the City's needed units for future construction during this period to above moderate income families. A primary target area for this primarily above moderate Income housing shall be the Southeast Clearlake Specific Plan, which provides this opportunity.

#### Program LU 7.1.4.3

The Southeast Clearlake Specific Plan Area currently consists of the Provinsalia Specific Plan, which was approved by the City as a Zoning Map Change in 2009. The City recognizes this Specific Plan approval for a period not to exceed ten years (until February 26, 2019). If the Provinsalia Specific plan does not develop within this ten-year period, the City will work with the property owner(s) to create a different specific plan emphasizing development of a

primarily above moderate income housing community oriented around the natural environmental constraints of the property.

## **Objective LU 7.2**

Coordinate Land Use with Lake County.

### **Policy LU 7.2.1**

The City shall, to the extent feasible, collaborate with Lake County to coordinate development projects within the City's "Area of Concern" (refer to Figure 3.1).

#### **Program LU 7.2.1.1**

The City shall work with Lake County to develop a County policy/practice to refer all discretionary development and/or land use proposals within the City's "Area of Concern" to the City for review and comment prior to accepting an application. This policy/program shall include consideration of City comments / recommendations for these projects.

#### **Program LU 7.1.4.2**

Upon receipt of a project proposal within proposals within the City's "Area of Concern" the City shall, within 60 days of receiving a complete proposal, provide comments/recommendations to Lake County.

## **Goal LU 8**

Integrate environmental justice (the fair treatment of people regardless of race, color, national origin or income) into all policies, programs, programs, and decision making.

## **Objective LU 8.1**

Outreach to all sectors of the population, especially low-income and minority communities, so that they can participate in City public processes and share in the benefits of City administered programs.

### **Policy LU 8.1.1**

Facilitate the involvement of community residents, businesses, and organizations in the development, adoption, and implementation of General Plan programs.

#### Program LU 8.1.1.1

The City shall hold meetings and workshops at times and locations that are convenient for community members to attend, especially those that may be directly affected by a particular decision.

#### Program LU 8.1.1.2

The City shall apply environmental protection measures equally among geographic and socioeconomic sectors of the City.

#### Program LU 8.1.1.3

The City shall consider environmental justice issues as they are related to potential health impacts associated with land use decisions, including enforcement actions, to reduce the adverse health effects of hazardous materials, industrial activities, and other undesirable land uses, on residents regardless of age, culture, ethnicity, gender, race, socioeconomic status, or geographic location.

#### Program LU 8.1.1.4

Consider environmental justice issues as they are related to the equitable provision of desirable public amenities such as parks, recreational facilities, community gardens, and other beneficial uses that improve the quality of life.

#### Program LU 8.1.1.5

The City shall assure potentially affected community residents that they have opportunities to participate in decisions that affect their environment and health, and that the concerns of all participants involved will be considered in the decision-making process.

**This page is intentionally left blank.**



## CHAPTER 4 CLEARLAKE 2040 GENERAL PLAN

### Contents:

- A. Introduction
- B. Context
- C. Roadway Improvements
- D. Truck Routes
- E. Bicycle and Pedestrian Circulation
- F. Transit Bus Service
- G. Complete Streets
- H. Street Patterns
- I. Goals, Objectives and Policies

## 4. CIRCULATION

### A. Introduction

Circulation is an important part of a vibrant community. An effective transportation system not only provides vital multi-modal transportation service connecting all land uses, but is also directly related to the social and economic development of the City. In order to have a healthy economic system, there is a need for a connected and efficient circulation system. The Circulation Element is most closely related to the Land Use Element. The Land Use and Circulation elements must correlate directly, as mandated by state statute. Land use patterns can have a significant impact on the effectiveness of a multi-modal transportation network, since trip distance is a determinant of whether bicyclists, pedestrians, and transit users can reach a given destination.

The vision for the future recognizes population and economic growth that requires changes in land use patterns, such as the establishment of mixed-use areas and concentration of growth along Lakeshore Drive, Olympic Drive, Austin Park, Ogulin Canyon Industrial Center, the Avenues, Regional Shopping Center, and a Gateway at Lakeshore Drive and State Route 53. The vision calls for commensurate changes in the circulation system to enable the City to maintain a high quality of life for its residents while promoting strategic residential and commercial growth along transit corridors and key growth areas.

The following chapter presents a plan with goals, objectives, policies and programs developed to address a multi-modal circulation network designed to establish connectivity throughout the City, to promote auto independency, to promote safety for all users of the right-of-way, and ultimately to increase the quality of road infrastructure. These policies link transportation planning and land use planning to support effective multi-modal transportation networks that



connect people (not just automobiles) with desired destinations. The formulation of this element was based primarily on existing best management practices and standards, community input from outreach, and fieldwork.

### **Circulation Element Purpose**

The Circulation Element addresses the movement of people, goods, and services within and around the City. This Element contains goals, policies and programs that establish the City's circulation system to accommodate pedestrians, bicycles, motor vehicles, public transit, and other means of travel. The Circulation Element is a framework for the development of the City's circulation improvement program. It becomes the foundation to enable the creation of a Street Master Plan, Capital Improvement Program, and Developer Fee program.

### **Compliance with State Law**

The Circulation Element is one of the seven mandatory elements of the General Plan, according to Government Code §65302. State statute requires the Element to address major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. Additionally, the statute requires the Circulation element to plan for a balanced, multi-modal transportation network that meets the needs of all users of streets, roads, and highways. The statute defines all users of streets, roads, and highways as "bicyclists, children, persons with disabilities, motorists, movers of commercial goods, pedestrians, users of public transportation, and seniors." A multi-modal circulation network is critical for a city as it directly affects a community's social interaction, health, safety, economic environment, and physical development patterns. These networks allow for all modes of travel including walking, bicycling, and transit to be used to reach key destinations in a community and region safely and directly. Furthermore, the Circulation Element must specifically provide the framework for planning, designing, and building of complete streets, as mandated by the California Complete Streets Act (AB1358) of 2008. To further comply with various planning provisions of State law, the Circulation Element needs to provide a Circulation Plan for various levels of transportation, including vehicular travel (including specifically truck routes), public transit, bicycles and pedestrians. The proposed Circulation Element is limited to presenting general goals, objectives, policies and programs.

### **Internal Consistency**

The Circulation Element has been designed to be consistent with and directly related to other elements of the General Plan. In particular, the Future Land Use Plan, presented in Chapter 3, Land Use Element. This Chapter describes the improvements that will be needed to accommodate growth and land uses depicted in the Land Use Element. Since traffic levels on the circulation system are one of the major generators of noise, the Circulation Element is also related to the Noise Element of the General Plan. Traffic safety is an important concern of the Circulation Element as are the policies in the Safety and Public Facilities Elements: Chapters 9

and 12 of the General Plan, respectively. Factors of safety and seismic safety affect the location and design of circulation infrastructure, both in terms of structural safety and the need for evacuation and emergency routes.

## **Background Information**

Complete background information on circulation as it pertains to the General Plan is referenced in Chapter 5 of the General Plan Background Report. Given the above, this Circulation Element establishes the necessary policy guidance that will enable the City to plan effectively for future growth and development, while keeping in mind the existing land use and circulation context.

## **Goals/Policies**

The policies and guidance of this chapter, together with the Future Land Use and Growth Plan, will aid the decisions of the Planning Commission and City Council. To ensure the outcomes envisioned and expressed by this General Plan, it is important to follow the guiding principles and policies set forth in this and the remaining elements of the plan.

## **B. Context**

### **Multi-Modal Strategy**

This Circulation Element includes all the State required topics that must be included in a Circulation Element, in addition to identification of circulation challenges and potential solutions to address them include the primary circulation system, the secondary circulation system, and goals, policies, and programs. Clearlake's circulation system in this General Plan is designed to accommodate multiple methods of travel including automobile, pedestrian, bicycle, and public transit. Such a strategy is often called "multi-modal."

The City's transportation planning will, therefore, encourage pedestrian and bicycle use. Consequently, the City will not design roads simply to accommodate vehicular traffic during peak demand periods. The City will design its circulation infrastructure to facilitate a more sustainable proportion of vehicular and non-vehicular trip. The City will emphasize pedestrian and bicycle safety over vehicular traffic flow and speed in the downtown area and residential neighborhoods where higher pedestrian activity is expected.

### **Circulation Mapping**

A series of Circulation Element maps are presented here that incorporate the City's multi-modal approach to circulation needs as follows:

- Figure 4.1. Circulation Map
- Figure 4.2. Truck Routes Map

- Figure 4.3. Bike Lane Illustrations and Figure 4.4. Bike Routes Map
- Figure 4.5. Trails Map

## Roadways

Functional classification designates all streets and highways within the City Limits and Sphere of Influence (SOI). These categories include Expressway, Arterial, Collector, Minor Collector, and Local streets. Each classification has specific standards and criteria through which design and routes are developed. These criteria include:

- Existing and potential development and land use intensities as provided under the General Plan Land Use Map;
- Expected peak traffic loads;
- Potential physical improvements such as road widening; and
- Special designations such as scenic routes.

The Circulation Element and Map identifies all streets according to a classification system that is consistent with national standards. This system also provides a framework for the planning of a city-wide/area-wide transportation system. The Freeways and Expressways fall under the jurisdiction of Caltrans and, hence, their construction standards are dictated by the policies and standards of Caltrans. Additional definitions for the City's Street Classification System are summarized below: **Expressways and/or Major Arterials:** Have four lanes with restricted driveway access, but with a mix of grade-separated interchanges and at-grade intersections. Highway 53 is an Expressway (controlled and maintained by Caltrans) .

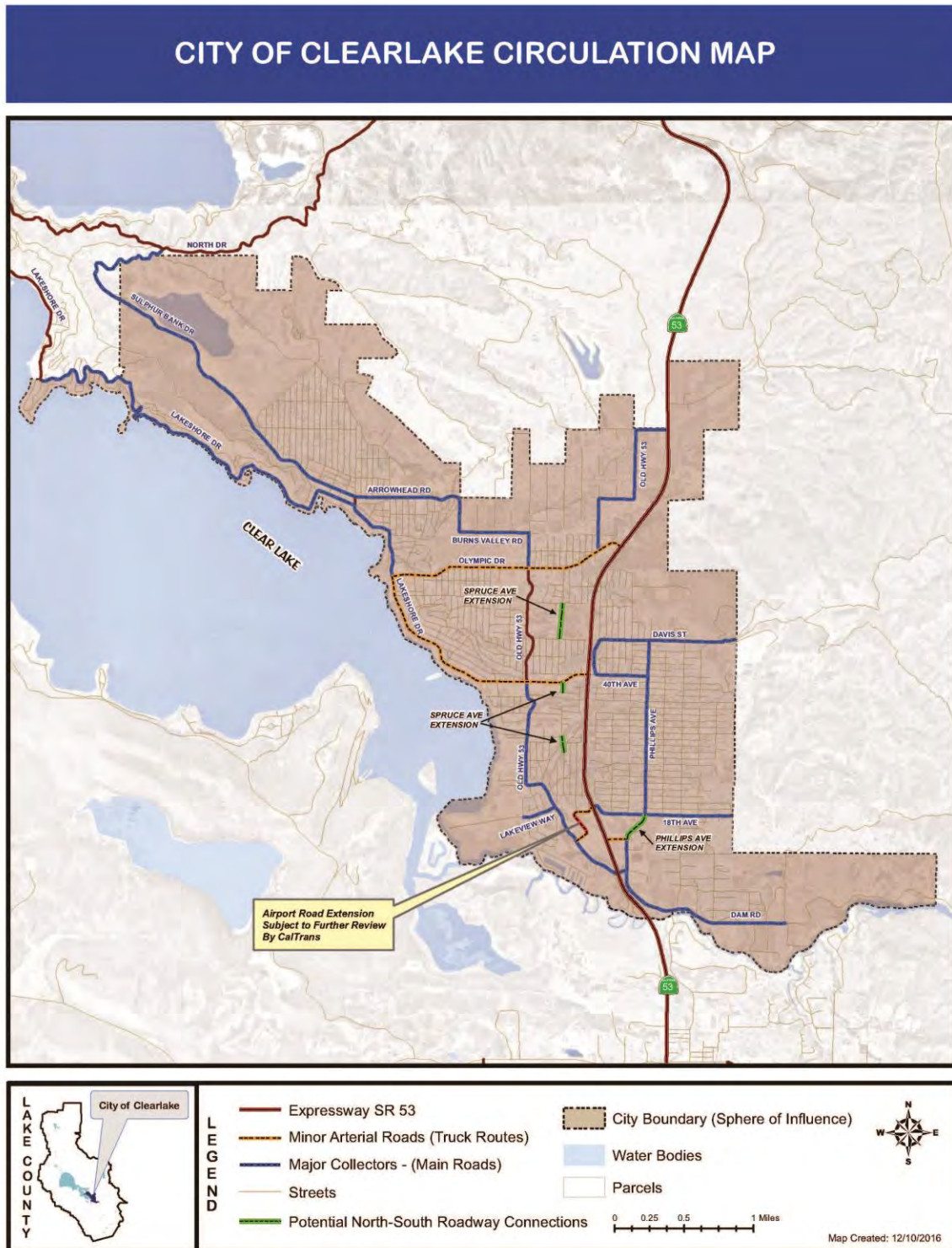
- **Minor Arterials:** Have two lanes that may be upgraded to an arterial in the future and usually limit on-street parking to maintain smooth flow. These include Lakeshore Drive, Olympic Drive, and Dam Road.
- **Major Collectors:** Have two lanes for carrying relatively low capacity at slower speeds and are used to connect neighborhoods, as well as arterials.
- **Local Streets:** Have two lanes that provide access for smaller residential subdivisions which are characteristic of low speed, low capacity roads that provide direct access to adjacent land uses and are typically meant only for local, as opposed to through traffic. Most of the Streets in Clearlake would qualify for this designation.

## **C. Roadway Improvements**

### **Levels of Service Standard**

Level of Service (LOS) is a qualitative measure of traffic operating conditions, whereby a letter grade “A” through “F” is assigned to an intersection or roadway segment representing progressively worsening traffic conditions. Table 4.1 describes traffic characteristics for each grade. In accordance with City Council Resolution 2009-25, the City maintains a LOS D or better as the standard the City will strive to maintain for roadways and intersections. Exceptions to the LOS D standard may be considered by the City Council where reducing level of service would result in clear public benefit. Such circumstances include, but are not limited to: circumstances where improvements necessary to achieve the LOS standard result in impact to a unique historic resource; highly sensitive environmental area; infeasible right-of-way acquisition; where an unusual physical constraint exists; and/or overriding economic or social circumstances (refer to Circulation Element Policy CI 1.3.4).

Figure 4.1. Circulation Map



*(see end of document for larger foldout)*

Table 4.1. Levels of Service Definitions	
Level of Service	General Operating Conditions
A	Free Flow
B	Reasonably Free Flow
C	Stable Flow
D	Approaching Unstable Flow
E	Unstable Flow
F	Forced or Breakdown Flow

Actual methodology and criteria for determining the Level of Service Threshold will be made through the development of Traffic Impact Study Guidelines (refer to Circulation Element Program CI 1.3.4.1).

A 2040 General Plan Update Transportation Study was conducted for the General Plan Update in October 2016 (with a supplemental study addressing impacts on the Olympic Drive corridor in January 2017), concluding all City roadway sections and intersections currently operate at acceptable levels (refer to Background Report which incorporates the city-wide transportation study). Most roadways in the City can remain without significant upgrade. However, the circulation improvements are identified as needed during the 2040 General Plan time horizon to mitigate traffic impacts to an acceptable level of service:

- Roundabout at Dam Road and Damn Road Extension
- Extension of Airport Road to 18<sup>th</sup> Avenue (subject to further review by Caltrans)
- Capacity improvements to SR 53/18<sup>th</sup> Avenue Intersection (subject to further review by Caltrans)
- Spruce Avenue Extensions
- Dam Road Extension
- Miscellaneous capacity improvements to SR53 as follows:
  - SR 53/18<sup>th</sup> Avenue: Install eastbound left turn pocket
  - SR 53/18<sup>th</sup> Avenue: Restripe westbound left-through to a left turn pocket
  - SR 53/18<sup>th</sup> Avenue: Restripe westbound right turn pocket to a through-right
  - SR 53/Old Highway53/Dam Road: Install westbound right turn pocket

## D. Truck Routes

Trucks play an important role in the movement of goods and the delivery of services. The California Vehicle Code, Section 35701 grants local agencies the authority (by ordinance) to establish Truck Routes. Many communities have established truck routes as a means of reducing conflicts between incompatible uses. By prohibiting or restricting trucks from some



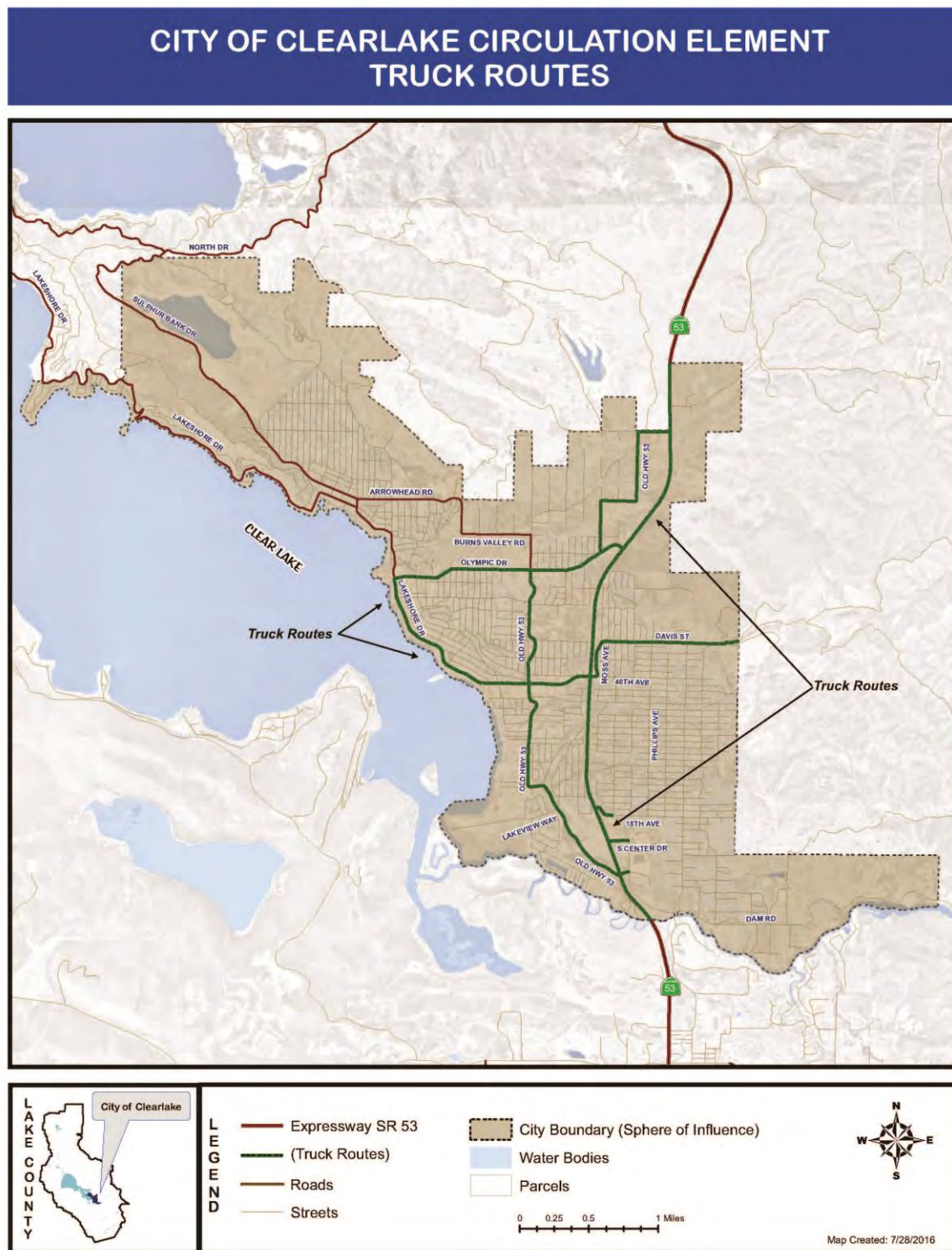
residential streets, the noise, safety, and structural pavement deterioration problems caused by trucks can be eliminated or minimized. At the same time, it is essential to ensure adequate truck access to all commercial and industrial locations.

The federal Surface Transportation Assistance Act of 1982 (STAA) has designated certain truck routes through the State of California. Terminal Access (TA) routes are portions of State routes or local roads that can accommodate STAA trucks (defined as truck tractor-semitrailer or double) that conform to the requirements of the STAA.

Regulations establishing truck routes must not be so strict that they prohibit efficient movement of trucks within and through the City. On the other hand, as the City and neighboring communities continue to grow, the need for regulations prohibiting trucks from interfering with residential livability will also continue to grow. Designated truck routes within and through the City could include Highway 53, Lakeshore Drive, Olympic Drive, and Dam Road. Figure 4.2 consists of a map of the City's designated truck routes.



Figure 4.2. Truck Routes Map



*(see end of document for larger foldout)*

## E. Bicycle and Pedestrian Circulation

Providing a safe and convenient system for bicycle and pedestrian circulation is an important concern of the Circulation Element. Clearlake's neighborhoods and business districts are, and will continue to be, served by a system of on and off-street pedestrian and bicycle routes. The bicycle and pedestrian path system is intended to connect all areas of the community to all major destinations.

Future development of sidewalks, bicycle/pedestrian paths, and/or bicycle lanes should be included in the Revised Circulation Element. Paths should be used in areas where there are opportunities in the same corridor to circulate pedestrians and cyclists.

Senate Bill 277 (Statutes of 1975) established the California Bikeways Act. The Act includes provisions requiring Caltrans to establish "recommended minimum general design criteria for the development, planning, and construction of bikeways ..." Also, Assembly Bill 1358 (Statutes of 2008), the California Complete Streets Act, requires the City to incorporate new provisions for multi-modal transportation, such as bicycle and pedestrian facilities, into the Circulation Element.

### Bicycle Travel

Unlike pedestrian travel, bicycle travel is linked directly to roadways, often with limited or no separation from vehicular travel. Safety is, therefore, one of the most important aspects to consider when planning bicycle facilities. Most bikeway-related accidents occur because of unsafe or illegal practices by bicyclists, which are usually compounded by poor road conditions, and motorists who are not aware of bicyclists. The leading violations of bicyclists are 1) riding on the wrong side of the road; 2) failure to yield when entering the roadway; 3) failure to obey traffic signs and signals; and 4) riding at night without lights.

### Bikeway Designations

The term "Bikeway" is used to define all facilities that explicitly provide for bicycle travel. The Department of Transportation has developed different definitions that are used to systematically categorize different types of bicycle facilities. Bikeways, then, can be anything from fully grade-separated facilities to, simply, signed streets. The three classes of bikeways are Bike Paths (Class I), Bike Lanes (Class II), and Bike Routes (Class III). Please also refer to Figure 4.3, which cross references cross section designs of each of these types of bike paths.

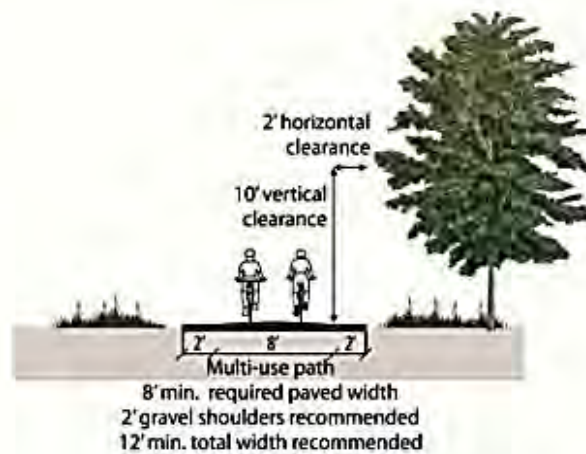
- ***Bike Paths (Class I):*** Class I Bike Paths are completely separated rights-of-way designated for the exclusive use of bicycles. Cross-flows by pedestrians and motorized vehicles are minimized. Currently, there are no designated Class I bike paths in Clearlake.

- ***Bike Lanes (Class II):*** Class II Bike Lanes are restricted rights-of-way designated for the exclusive or semi-exclusive use of bicycles. Travel by motor vehicles or pedestrians is not allowed; however, vehicle parking may be allowed if there is sufficient space available for both the bicycle lane and the parking lane. Cross flows by motorists are allowed, for example, to gain access to parking facilities or adjacent land uses. In most cases, Class II Bikeways require a lane of at least four feet of well-maintained pavement for the cyclist to ride on.
- ***Bike Routes (Class III):*** Class III Bike Routes are shared rights-of-way either on the street or on the sidewalk, and are designated by signs placed on vertical posts or markings stenciled on the pavement. Any bikeway which shares a through-traffic right-of-way with motor vehicles and pedestrians is considered a Class III bikeway.
- ***Bike Routes (Class IV):*** Class IV Bike Routes are separated from the vehicular travel area of the street. They are identified in the Caltrans Highway Design Manual (but not included in details of the General Plan).

Figure 4.3. Bike Lane Illustrations

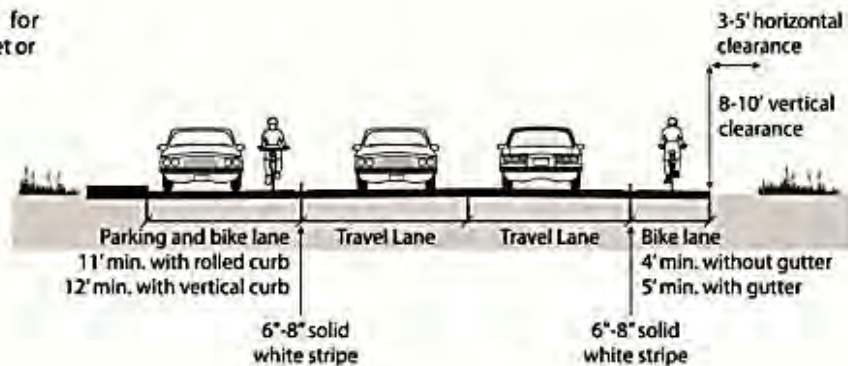
**CLASS I  
Multi-Use Path**

Provides a completely separated right of way for the exclusive use of bicycles and pedestrians with crossflow minimized.



**CLASS II  
Bike Lane**

Provides a striped lane for one-way bike travel on a street or highway.



**CLASS III  
Bike Route  
Signed Shared Roadway**

Provides for shared use with pedestrian or motor vehicle traffic, typically on lower volume roadways.

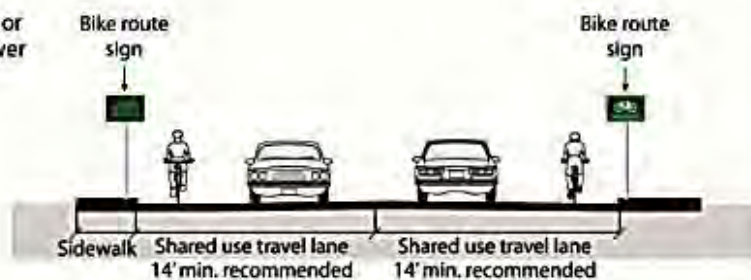
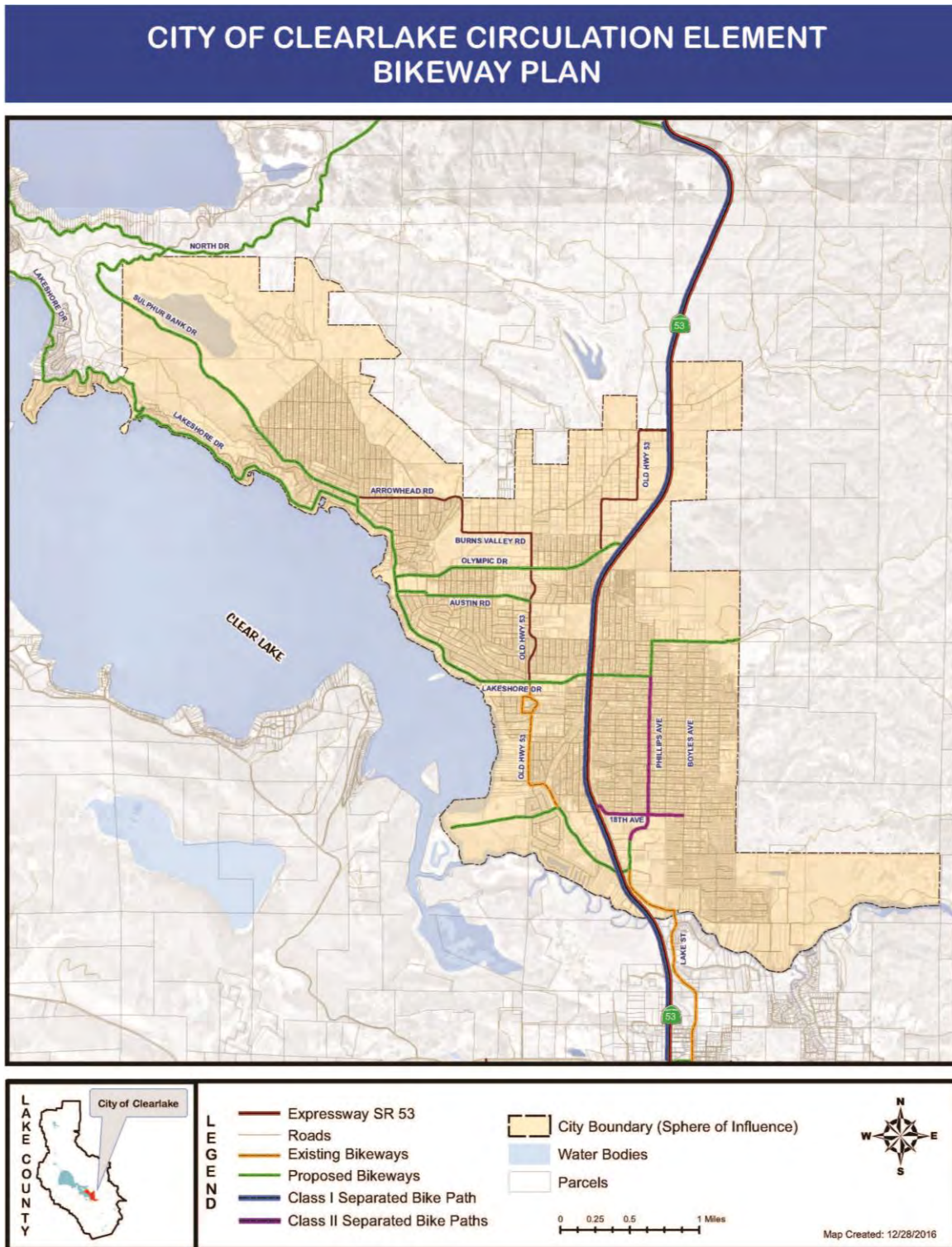




Figure 4.4. Bike Routes Map



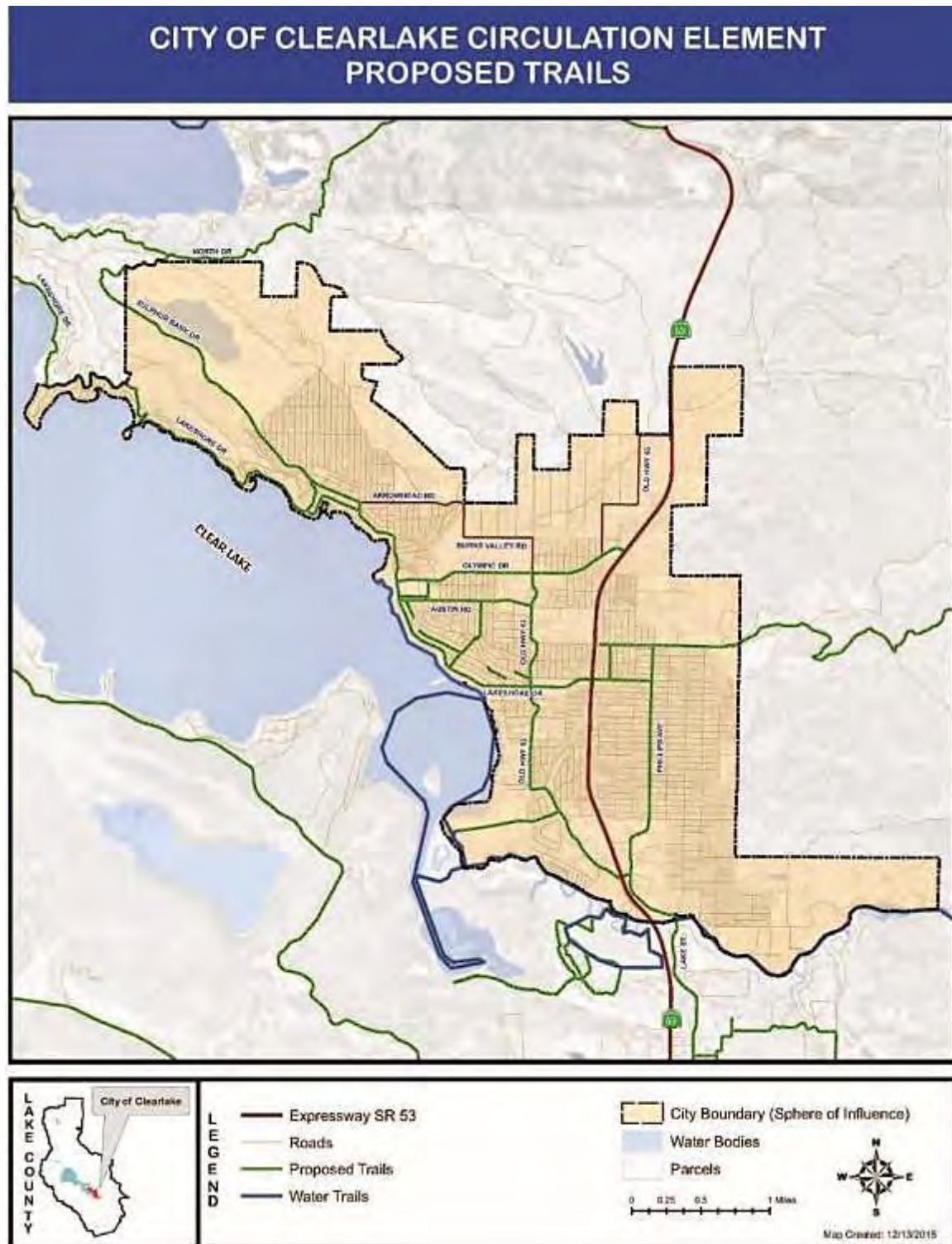
*(see end of document for larger foldout)*

## **Pedestrian Orientation**

Sidewalks provide a relatively safe area for pedestrian movement because they are separated from most other forms of transportation. According to the CalPoly Team sidewalk survey, conducted in 2012, only one percent of the City's properties include sidewalk improvements. The majority of residential neighborhoods lack sidewalks, and major arterials are missing sidewalks as well. The majority of sidewalks are present along roads in front of public parks and schools. Recent large-scale commercial centers have sidewalk infrastructure, as well. Without adequate sidewalks, pedestrians are forced to move onto the street, potentially placing the pedestrian in harm's way and at risk of collision with a motor vehicle or bicycle. Therefore, there is a drastic need to install sidewalks throughout the City to safely link neighborhoods and community centers.

Consistent with recent legislation under the American Disabilities Act (ADA), all existing and planned pedestrian improvements should allow access to all people and comply with the design guidelines as set forth within the Act. The first priority access for sidewalk improvements should be near schools and school bus stops. Sidewalk improvements should be constructed in these areas first if capital improvement projects are undertaken by the City or if assessment districts are formed. Assessment districts and capital improvement projects for other purposes, such as street widening, may include the installation of curbs, gutters, and sidewalks. The second priority areas for sidewalk improvements shall be in commercial districts. A considerable network of sidewalks exists in commercial areas of the City. To further encourage and enhance pedestrian circulation, conditional approval of any development proposal by the Planning Commission and City Council needs to include a requirement that the applicant install curbs, gutters, and sidewalks where they do not currently exist. To provide easier access for wheelchairs, city standards, consistent with ADA requirements, call for ramps at all street corners. In combination with needed sidewalks, there is a need to provide trail connections between neighborhoods and regional trails.

Figure 4.5. Trails Map



*(see end of document for larger foldout)*



Lake County and the City have an interconnected trail system that links neighborhoods to larger walking trails. The Konocti Regional Trails Plan (K RTP), adopted by Lake County in 2010, provides a long-range plan to establish a network of trails throughout the county, including Clearlake, that serves a range of users such as road bicyclists, mountain bicyclists, hikers, pedestrians, individuals in wheelchairs and strollers, skaters, dog walkers, horseback riders, kayakers, canoeists, and rowers. As referenced in this General Plan, the K RTP has been used as a guide to interconnect the regional trails systems to the City's through the General Plan Trails Plan. Figure 4.5 consists of the City's Trails Map that includes linkages to schools and the greater regional trails system.

## **F. Transit Bus Service**

The main transit system in Clearlake is the public bus system operated by Lake Transit Authority (LTA). The objective of LTA is to provide public transit services throughout Lake County. The City is served by two local bus routes 5 and 6. LTA offers Clearlake Dial-A-Ride, which provides curb-to-curb service. LTA also offers "Flex Stop" service for passengers eligible for American Disabilities Act (ADA) paratransit service who reside in areas that are not served by Dial-A-Ride. Flex Stop services accommodate these travelers by traveling up to one mile off the regular bus route.

**Route 5-Clearlake City, North Loop** Route 5 had annual ridership of 89,480 in the 2011/12 period, an increase of 16.2 percent from the previous year. Route 5 provides local hourly service in Clearlake in a figure-eight configuration, running along Woodland Community College, Clearlake Shopping Center, Redbud Hospital, Austin Park, Clearlake Park, and Burns Valley Mall.

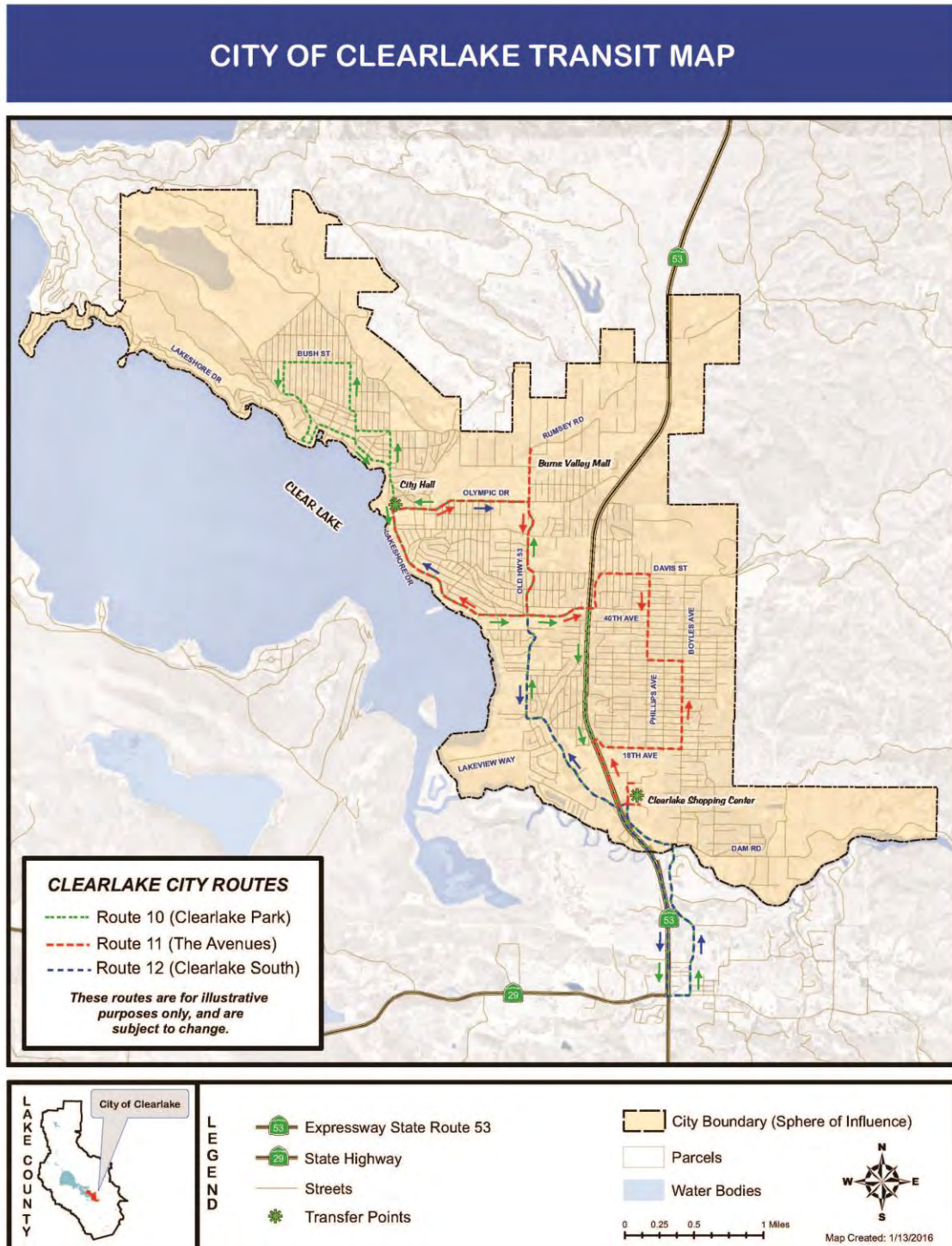
**Route 6-Clearlake City, South Loop** Route 6 had annual ridership of 64,750 in 2011/12, an increase of 16.5 percent from the previous year. Route 6 also operates locally in the opposite direction as Route 5 and runs by Woodland Community College, Burn Valley Mall, Redbud Hospital, Social Services, and Lower Lake High School.

**Dial-A-Ride (DAR)** Lake Transit offers Clearlake and Lower Lake Dial-A-Ride service during the same days and hours as the local bus routes. DAR provides curb-to-curb service for the general public, but prioritizes service for elderly and disabled persons. DAR service is provided based on demand.

**Flex Stop** Flex Stop is available for passengers eligible for ADA paratransit in areas that are not covered by Dial-A-Ride. The bus will travel up to one mile off its regular route to provide Flex Stop service at the curb.

Public transit improvements, including bus stops and pullouts, should be focused in the downtown and the Clearlake Shopping Center areas. Details of these routes are described as follows and as referenced in the Transit Map (refer to Figure 4.6).

Figure 4.6. Transit Map



(see end of document for larger foldout)

## **G. Complete Streets**

“Complete streets” are those designed to support safe, attractive, and comfortable access and travel for all users, whether in motor vehicles, on foot, on bicycle, or using the public transit. The City will require complete streets in all new neighborhoods and will improve existing streets to be more complete in accommodating bicycle and pedestrian movements, as funding is available. Improvements required for complete streets depend on the type of street. While all streets will be required to have sidewalks for pedestrians, the required bicycle improvements will vary.

## **H. Street Patterns**

A community’s street and block pattern defines the usefulness of its transportation network for multi-modal mobility. The 2040 General Plan requires that development within new growth areas be served by a well-connected street pattern with small blocks and few or no cul-de-sacs. As future development occurs, the layout of Clearlake’s new streets and blocks will significantly improve the efficiency of the City’s circulation system for all modes of travel.

The traditional grid street pattern is one approach for ensuring a highly connected neighborhood. However, modifications to the grid pattern could also provide a highly connected transportation network. In general, highly connected street patterns characterized by:

- A dense system of parallel routes, both east-west and north-south, with many streets providing through connections;
- Minimal use of cul-de-sacs;
- Frequent intersections; and,
- Frequent points of access

## **I. Goals, Objectives, Policies and Programs**

### **Goal CI 1**

An efficient and safe road network.

### **Objective CI 1.1**

Establish an interconnected road network.

#### Policy CI 1.1.1

Maintain roadways and circulation improvements to ensure safe, energy efficient, and convenient daily travel for pedestrians, bicyclists, transit users and drivers as Clearlake grows.

##### Program CI 1.1.1.1

In accordance with the Complete Streets Act, new development shall construct and dedicate streets that accommodate the full range of locally available travel modes.

#### Policy CI 1.1.2

Continually increase the percentage of paved roads in the City.

##### Program CI 1.1.2.1

The City shall prioritize public road improvements to create a grid of paved roads no more than a half-mile apart.

##### Program CI 1.1.2.1

The City shall consider the Pavement Conditions Index (PCI) and should maintain road pavements in good, all-weather condition.

##### Program CI 1.1.2.3

The City shall support increased connectivity of parallel local roads to State Route 53, allowing more local trips to take place on local streets, and reducing the need for local motorized and non-motorized traffic to utilize the state highway.

#### Policy CI 1.1.3

Designate emergency access routes within a quarter mile of each residential or commercial establishment.

##### Program CI 1.1.3.1

Establish a grid network of all-weather roads at half-mile intervals throughout the City.

#### Policy CI 1.1.4

Create/Update Citywide Circulation Master Plan.

#### Program CI 1.1.4.1

The City shall maintain the City-wide Traffic Model to help forecast future travel, identify circulation deficiencies and recommend improvements and coordinate this model with other agencies, such as the Lake County/City Area Planning Council, Caltrans, and Lake County.

#### Program CI 1.1.4.2

The City shall pursue funding to construct improvements identified in the Circulation Master Plan, including seeking Federal and State grants and establishing an AB 1600 New Development traffic impact fee program.

#### Program CI 1.1.4.3

The City shall establish a transportation impact fee program that addresses impacts to city transportation facilities. Following adoption of the 2040 General Plan, the City will revise its development impact fees based on a Nexus Study. The City will consider incorporation of State Highway Facilities into these programs.

#### Program CI 1.1.4.4

Through establishing and administering a Capital Improvement Program, the City shall develop a priority system for physical improvements based on demonstrated needs according to the collected data on physical conditions, traffic volumes and safety reports. CIP improvements shall be made consistent with the City's Circulation Master Plan.

#### Policy CI 1.1.5

The planning, alignment, and improvement of the street network will reflect the proposed land use pattern of the General Plan.

#### Program CI 1.1.5.1

The functional classification of streets will identify street purpose and the standards of improvement necessary to accommodate anticipated traffic demand.

#### Program CI 1.1.5.2

Projects included in the Capital Improvement Program and proposed for regional transportation plans should prioritize, in the following order: 1) projects that improve operations on existing roads without increasing capacity; 2) projects that encourage alternative transportation modes; and 3) projects that increase capacity on existing roadways.

#### Program CI 1.1.5.3

The City shall work with the Lake County/City Area Planning Council, Lake County, Caltrans and other regional partners to identify operational and capacity improvements for regional facilities to accommodate future circulation needs.

#### Policy CI 1.1.6

Pre-plan transportation improvements for potential growth beyond the 2040 General Plan time horizon so as to not preclude necessary future circulation needs.

#### Program CI 1.1.6.1

By 2020, the City shall work with Caltrans to evaluate feasible alternatives for one or more interchanges (above grade intersections) on SR 53 between Lakeshore Drive (north) and Damn Road (south) to enhance capacity and reduce congestion.

#### Program CI 1.1.6.2

The City shall work with Caltrans to explore the eventual need (beyond 2040) for adding more lanes to SR 53 to enhance capacity.

#### Program CI 1.1.6.3

The City shall work with Caltrans to explore the possible development of more north-south local roadway connections paralleling SR 53 (such as extending Spruce Avenue between Davis and Austin Road ) to reduce congestion on SR 53.

### **Objective CI 1.2**

Establish a well-designed complete street network to accommodate multiple modes of travel.

#### Policy CI 1.2.1

In accordance with the Complete Streets Act, the City shall require new development and major roadway projects to accommodate multi-mode transportation users.

#### Program CI 1.2.1.1

The City shall prioritize transportation investment along pedestrian, bicycle and transit corridors.

### **Objective CI 1.3**

Improve safety conditions for all road users.

#### Policy CI 1.3.1

The City shall adopt safety standards for road crossings and roadway sections.

##### Program CI 1.3.1.1

The City shall identify locations on local, collector, and minor arterial roads where heavy pedestrian traffic safety can be improved through the installation of traffic calming devices at pedestrian crossings (with marked crosswalks, bulb-outs, and speed tables) and stop signs.

##### Program CI 1.3.1.2

The City shall implement modern roundabouts at arterial roadway intersections where there is multi-modal traffic conflict and where feasible (ex. Lakeshore Drive and Pomo Road).

##### Program CI 1.3.1.3

The City should provide safe and attractive way-finding signs for the community as well as visitors and tourists who may not be familiar with the City.

#### Policy CI 1.3.2

Improve travel safety, accessibility and energy efficiency.

##### Program CI 1.3.2.1

The City shall review the location and frequency of accidents and develop specific site improvements.

##### Program CI 1.3.2.2

The City shall consider changes in speed limits, parking and turning restrictions to enhance public safety.

##### Program CI 1.3.2.3

The City shall strive to provide for smooth traffic flow and a compact urban pattern to maximize efficient movement between residential, commercial, and public areas.

#### Policy CI 1.3.3

The City shall provide for truck and emergency vehicle traffic.



#### Program CI 1.3.3.1

The City shall designate, by ordinance, truck routes to direct trucks to routes that maintain sufficient carrying capacity and to prohibit truck traffic on local residential streets (except for delivery).

#### Program CI 1.3.3.2

The City shall identify primary emergency vehicle routes and links between the medical facilities, fire, and police stations.

#### Program CI 1.3.3.3

The City shall develop design standards for local streets to provide adequate access for fire and police department services.

#### Policy CI 1.3.4

The City will strive to maintain Level of Service D or better for roadway and intersections. Exceptions to this LOS D standard may be considered by the City Council where reducing level of service would result in clear public benefit. Such circumstances include, but are not limited to: circumstances where improvements necessary to achieve the LOS standard result in impact to a unique historic resource; highly sensitive environmental area; infeasible right-of-way acquisition; where an unusual physical constraint exists; and/or overriding economic or social circumstances.

#### Program CI 1.3.4.1

The City shall develop and adopt transportation impact study (TIS) guidelines that consider modes of travel and define, at a minimum, the need for transportation impact studies, analysis methodology and environmental significance criteria. Development of the TIS guidelines shall include coordination with Caltrans.

#### Program CI 1.3.4.2

The City shall prepare, adopt, and periodically update a Streets and Roadways Master Plan to establish the scope and timing of intersection and roadway improvements to accommodate planned development and to support the update of the City-wide Development Impact Fee program.

#### Policy CI 1.3.5

The City shall moderate travel speeds along commercial corridors.

#### Program CI 1.3.5.1

The City should install traffic calming devices to reduce speeds in high pedestrian activity areas.

### **Goal CI 2**

Adequate parking in commercial areas.

#### **Objective CI 2.1**

Revise parking standards to reflect community needs.

##### Policy CI 2.1.1

As part of the Zoning Code Update, the City shall simplify and create flexible parking requirements in order to stimulate reuse of existing properties, redevelopment, and new development.

##### Program CI 2.1.1.1

The City shall encourage the use of shared parking facilities (parking shared between properties and businesses) and allow all development, especially those on small lots, to participate in lieu of individual parking space requirements particularly in the downtown.

##### Program CI 2.1.1.2

When on-street and store front parking becomes congested, implement metered parking on streets and invest in signage to help longer-term visitors find municipal lots.

##### Program CI 2.1.1.3

The City shall consider restriction of on-street parking on minor arterials and major collectors when needed to provide additional street capacity and/or, accommodate bicycle lanes and pedestrian passage.

##### Policy CI 1.2.2

Provide parking in a way that balances the needs of motorists, pedestrians, bicyclists, transit users and community aesthetics.

##### Program CI 1.2.2.1

The City shall consider restriction of on-street parking on minor arterials and major collectors when needed to provide additional street capacity and/or, accommodate bicycle lanes and pedestrian passage.

#### Program CI 1.2.2.2

Revise the Zoning Ordinance to consider the following criteria to:

- Facilitate infill development, reduce off-street parking requirements located along the Lakeshore Drive Corridor, and require construction of sidewalks where they do not currently exist;
- Reduce or eliminate off-street parking requirements for guest parking in locations where on-street parking is provided;
- Reduce parking requirements for nonresidential development located in commercial centers with sufficient on-street parking, or when parking can be shared with adjacent uses with different timing for parking needs.

### **Goal CL 3**

A high-quality transit system that serves the needs of all residents.

#### **Objective CI 3.1**

Develop and maintain adequate transit facilities throughout the City.

##### Policy CI 3.1.1

The City should encourage Lake Transit Authority to maintain safe and widely accessible transit facilities.

##### Program CI 3.1.1.1

The City should encourage Lake Transit Authority to extend the hours of service and improve service frequency for the transit system.

#### **Objective CI 3.4**

Improve efficiency and level of service of the existing transit system.

##### Policy 3.4.1

The City should encourage Lake Transit Authority to improve connections between local and regional routes.

#### **Objective 3.5**

Monitor the operation and performance of the multi-modal circulation system.

### Policy CI 3.5.1

The City shall work with Lake Transit Authority to help establish transportation hubs where several modes of transportation can be accommodated.

#### Program CI 3.5.1.1

The City should establish central transit hubs near City Hall and near the Clearlake Shopping Center.

### Policy CI 3.5.2

The City should establish Complete Street Subdivision Criteria for new development and improve convenience, energy efficiency, and safety for multi-modal travel in existing neighborhoods.

#### Program CI 3.5.2.1

The City should update the subdivision regulations to include multi-modal designs to improve access within the neighborhood and to connect neighborhoods. These standards shall include provisions for cul-de-sac designs, required stubbing of streets to adjacent planned development areas, block lengths and neighborhood connectivity (refer to Land Use Program LU 2.1.1.2).

#### Program CI 3.5.2.2

New development should incorporate connected street and pedestrian/bicycle networks, with many connections between new and older neighborhoods and between neighborhood and commercial areas.

#### Program CI 3.5.2.3

The City shall maintain and update a functional classification of the street system that reflects land use and traffic patterns.

#### Program CI 3.5.2.4

The City shall establish a data collection program for the street system to include a physical inventory, traffic volumes and accident reports.

#### Program CI 3.5.2.6

All transportation improvement projects proposed for inclusion in the City's Capital Improvement Program shall be consistent with air quality, land use, circulation, and other goals and policies of the General Plan.

### Policy CI 3.5.3

Publicize major transportation issues and solicit public input.

#### Program CI 3.5.3.1

The City shall coordinate with Caltrans District 1 and the Federal Highway Administration (FHWA) on improvement plans to State/Federal facilities within the City.

#### Program CI 3.5.3.2

The City will coordinate with Caltrans, the Lake County Air Pollution Control District, and the Lake Area Planning Council to minimize air quality and transportation impacts associated with planned and existing transportation facilities.

#### Program CI 3.5.3.3

The City should establish development standards to provide for vehicle recharging stations for large employment centers, major retail areas and large residential developments.

## **Goal CI 4**

A walkable and bicycle friendly city.

### **Objective CI 4.1**

Enhance pedestrian bicycle networks with sidewalks, crossings, open space trails and shoreline access.

#### Policy CI 4.1.1

The City shall require sidewalks in new developments.

##### Program CI 4.1.1.1

New development shall construct and dedicate and/or contribute to a connected bicycle/pedestrian network that is designed to promote travel to schools, parks, and other major destinations.

##### Program CI 4.1.1.2

The City shall maintain and periodically update the Americans with Disabilities Act (ADA) transition and compliance plan for pedestrian facilities (refer to Program CD 2.2.1.1, Community Development Element regarding sidewalk connections).

#### Program CI 4.1.1.3

The City shall identify and prioritize major sidewalk improvements.

#### Policy CI 4.1.2

Enhance connectivity between residential and parks.

##### Program CI 4.1.2.1

New development shall construct and dedicate and/or contribute to a connected bicycle/pedestrian network that is designed to promote travel to schools, parks, and other major destinations.

##### Program CI 4.1.2.2

The City shall develop an open space trail master plan to prioritize pedestrian trail infrastructure development.

##### Program CI 4.1.2.3

The City shall develop a sidewalk master plan that prioritizes sidewalk development with emphasis on: accessing parks (Austin, Highland and Redbud Parks), schools, along Lakeshore Drive, on Rumsey to Olympic to access the senior center, along Highways 53 and 29, and in the Avenues (40<sup>th</sup> Avenue, 32<sup>nd</sup> Avenue and 18<sup>th</sup> Avenue).

#### Policy CI 4.1.3

Enhance bicycle opportunities throughout the City.

##### Program CI 4.1.3.1

The City shall establish development standards to require bicycle parking for non-residential and multi-family residential development.

##### Program CI 4.1.3.2

The City should seek funding for, and include pedestrian and bicycle improvements in Capital Improvement Planning, as feasible. Such improvements will include, but are not limited to:

- Construction of sidewalks where they do not currently exist;
- Widening of sidewalks in high pedestrian traffic areas;
- Installation of bike paths and lanes;

- Improved crossings of roads for bicycles and pedestrians; and
- Install bicycle parking at Highlands Park, Austin Park, and City Hall.

#### Program CI 4.1.3.3

The City shall develop, maintain and periodically update a Bikeway Master Plan to guide the orderly provision of bikeway facilities throughout the City. The City may use Lake Area City/County Planning Council's Active Transportation Plan (once complete) for this purpose.

#### Program CI 4.1.3.4

The City shall integrate local bikeway planning with regional plans.

#### Program CI 4.1.3.5

The City shall seek State Active Transportation Account funds and other similar funding to help pay for the completion of a comprehensive bikeway system within the City.

#### Program CI 4.1.3.6

The City shall encourage the Lake Transit Authority to provide bicycle racks on buses and at main transit stops.

### **Objective CI 3.5**

Calm traffic in neighborhoods and areas of high pedestrian activity.

#### Policy CI 3.5.1

The City should install traffic calming controls in residential and other areas where there is heavy vehicle traffic and necessary pedestrian and bicycle travel.

#### Program CI 3.5.1.1

The City should install raised crosswalks in residential neighborhoods where traffic mainly flows through (ex. 40<sup>th</sup> Avenue).

#### Program CI 5.3.1.2

The City should install ADA accessible bulb outs at intersections on downtown arterials when sidewalks are installed or replaced (refer to definitions section for "bulb out" for more details).



## **Goal CI 4**

Enhance Circulation Improvement Funding Opportunities.

### **Objective CI 4.1**

Collaborate with other agencies to enhance circulation improvements.

#### **Policy CI 4.1.1**

The City shall work with the Lake Area Planning Council, Caltrans, and Lake County to fund necessary improvements to its circulation system to help maintain acceptable levels of service.

#### **Program CI 4.1.1.1**

The City shall explore funding opportunities to pave and maintain streets throughout the City.



**CHAPTER 5**  
**CLEARLAKE**  
**2040 GENERAL**  
**PLAN**

**Contents:**

**A. Introduction**

**B. Context**

**C. Goals,  
Objectives,  
Policies and  
Programs**

## **5. CONSERVATION**

### **A. Introduction**

#### **Conservation Element**

The Conservation Element describes water, forests, soils, rivers, harbors, fisheries, wildlife, minerals, cultural resources, and other natural resources. This element provides direction regarding the protection, management, and careful utilization of natural resources within a community and surrounding area.

#### **Compliance with State Law**

California state law does not mandate the implementation of a Conservation Element as a chapter within the General Plan. Therefore, this element is considered an optional element. Stipulated by California Government Code Section 65303, a city or county may adopt “any elements or address any other subjects, which, in the judgment of the legislative body, relate to the physical development of the county or city.”

#### **Purpose of the Element**

The Conservation Element addresses the natural and cultural resources of Clearlake and the region in consideration of future community development. Specific measures and programs have been developed in this element to address challenges and conservation of geologic, minerals, soils, water, air and cultural.

## **Background Information**

Complete background information on conservation as it pertains to the General Plan is referenced in Chapter 7 of the General Plan Background Report. Given the above, this Conservation Element establishes the necessary policy guidance that will enable the City to plan effectively for future growth and development, while conserving important environmental resources.

## **B. Context**

### **Geology and Minerals**

Contamination from the sulfur mercury mine and other mining activities have left long lasting contamination problems in Clearlake's waterways, water resources, and the ecosystems that depend on them. The community should consider both the costs and benefits of continued mining activities, and continue to focus efforts on cleaning up contaminated areas. Geologic characteristics should also be considered when determining appropriate places for development while attention should be given to seismic activity and areas within proximity to other hazards.

### **Soils**

Soils are a critical component to the ecological function of a habitat, providing nutrients to plants and wildlife, and the foundation for future growth and development. The City of Clearlake should pay particular attention to the condition of soils and manage erosion and lake sedimentation. Issues of concern include septic tank ground water infiltration, sediment erosion, ambient air quality due to excess dust, and soil stability. All future development should consider soil capacity to manage and mitigate potential risks.

### **Water**

Issues of water quality due to nutrient contamination and storm water runoff remain a problem in Clearlake and Lake County. The City should continue to focus efforts on regional watershed management, as the health of Clear Lake is affected by activities outside of the City. A regional approach to watershed management will help coordinate local efforts to manage runoff, address inadequate wastewater disposal, and continue to measure and monitor nutrient levels contributing to algae growth. As the City decides the future of growth and development, water supply will also be a topic of concern. Landscaping, road paving, and new development put stress on water resources. The supply of water is sufficient, but as population grows and land use patterns shift, it will be necessary to consider the added stress that new development will put on water demand and quality.

## **Air Quality**

While air quality is not a problem for the City presently, good air quality is one of the community's favorite aspects of living in Clearlake. This high standard of air quality should be maintained and the City should continue to provide air quality warnings during periods of wildfire to ensure that individuals avoid exposure to harmful particulate matter. As climate change regulations are developing within the state, the City will need to consider performing a greenhouse gas emissions inventory and adopting a greenhouse gas emissions reduction target. This will place the City on par with state efforts to reduce greenhouse gas emissions and help mitigate the human impact on climate change.

## **Biological Resources**

The City is fortunate to have such an abundant source of biodiversity within its city limits and nearby surrounding areas. Being within close proximity to the Anderson Marsh State Historical Park and McVicar Wildlife Sanctuary, the City should explore ways in which to complement these wildlife protection areas and increase public awareness of the surrounding ecosystem. Several community members mentioned the need for eco-tourism and environmental education centers which would act as a source of informational recreation for residents and visitors. Urban development can pose a threat to habitat and wildlife health. The City should work with local residents and business owners to address health issues affecting the community and to develop strategies to maintain a healthy ecosystem into the future.

## **Cultural Resources**

Recognizing the importance of cultural resources in the region, the City entered into a Memorandum of Agreement (MOA) with the Koi Nation of Northern California (KNNC) on August 28, 2014. The MOA memorializes the City's policy of respecting the City's rich cultural heritage and provides a pro-active approach to preserving these resources by formalizing a collaborative effort between the City and KNNC for consultation on development projects received by the City for processing. In addition, the MOA provides for additional collaborative preservation work, such as developing a cultural resources management plan among other things. The City has also established Tribal Consultation Procedures within the City's Environmental Guidelines to provide the opportunity for tribes, including the KOI, Elem and Middletown Rancheria, to consult with the City over projects to evaluate impacts on tribal cultural resources in accordance with Assembly Bill 52.

# **C. Goals, Objectives, Policies and Programs**

## **Goal CO 1**

Clean and safe lake conditions for wildlife, swimming, fishing, and boating.

## **Objective CO 1.1**

Protect the quality of surface and groundwater resources.

### **Policy CO 1.1.1**

Meet local, state, and federal standards for water quality.

### **Program CO 1.1.1.1**

The City should continue to participate in the Clear Lake Integrated Watershed Management Plan.

## **Objective CO 1.2**

Prevent sediment erosion and nutrient loading of Clear Lake.

### **Policy CO 1.2.1**

Conform to the requirements for allowable levels of drainage loading into the lake.

### **Program CO 1.2.1.1**

The City should implement policies and programs established in the Total Maximum Drainage Load Implementation into the Lake.

## **Objective CO 1.3**

Support efforts to eliminate invasive aquatic species from Clear Lake by 2040.

### **Policy CO 1.3.1**

Support maintenance of Clear Lake in a pristine condition

### **Program CO 1.3.1.1**

The City should monitor occurrence of invasive species.

### **Program CO 1.3.1.2**

Work with Regional entities to develop an awareness and monitoring program to inform all Clear Lake users of invasive mussel species.

## **Goal CO 2**

A city with an adequate supply of clean drinking water.

## **Objective CO 2.1**

Maintain water resources to meet the projected growth outlined in the City General Plan.

### **Policy CO 2.1.1**

The City shall consider proposed development based on availability of water supply.

## **Objective CO 2.2**

Reduce citywide water consumption.

### **Policy CO 2.2.1**

Promote native landscaping for municipal, residential, and commercial properties.

#### **Program CO 2.2.1.1**

The City should develop a set of approved water conservation techniques and best management practices for municipal water use.

#### **Program CO 2.2.2.1**

In collaboration with Lake County and others, the City should assist in the development of a marketing program to promote the viticulture industry as beneficial to economic development and water conservation.

## **Objective CO 2.3**

Reduce surface and groundwater contamination from storm water runoff and wastewater.

### **Policy CO 2.3.1**

Promote use of low impact development (LID) practices.

#### **Program CO 2.3.1.1**

In collaboration with Lake County and others, the City should help develop a comprehensive database of affordable LID standards for new development projects.

#### **Program CO 2.3.1.2**

The City should provide guidance for development that uses City approved LID methods for new development projects.

### Policy CO 2.3.2

The City should give priority to approving new development that can connect to the existing central wastewater treatment system.

## **Goal CO 3**

Clean and clear air for all residents and visitors.

### **Objective CO 3.1**

The City shall support efforts to maintain attainment status for all state and federally mandated air quality standards.

#### Policy CO 3.1.1

The City should continue to comply with standards for state and federal air quality.

##### Program CO 3.1.1.1

The City should use the California Air Resource Board handbook in the development review process to ensure new development meets state air quality standards.

##### Program CO 3.1.1.2

Locate high emission land uses a safe distance from sensitive receptors.

### **Objective CO 3.2**

Support the County in reducing particulate emissions.

#### Policy CO 3.2.1

The City shall support paving of dirt roads to reduce dust particulate matter.

##### Program CO 3.2.1.1

The City should maintain an up-to-date map of existing road conditions.

##### Program CO 3.2.1.2

The City should establish mandatory mitigation measures to be used in development and environmental review procedures in order to minimize ambient dust emissions during construction phases of new development.



### **Objective CO 3.3**

Support the Lake County Air Quality District in reducing exposure to harmful organic and reactive gases.

#### **Policy CO 3.3.1**

The City should promote the use of non-motorized transportation to reduce carbon monoxide and carbon dioxide levels.

#### **Program CO 3.3.1.1**

The City should expand infrastructure for alternative modes of transportation, including walking, cycling, and public transportation.

#### **Program CO 3.3.1.2**

The City should work with the Lake Transit Authority and other regional public transportation agencies to increase the frequency and reliability of public transit services in Clearlake.

### **Goal CO 4**

A diverse landscape where plant and wildlife habitats, open space, and natural resources are preserved and protected.

### **Objective CO 4.1**

Protect all state and federally listed endangered and threatened species.

#### **Policy CO 4.1.1**

The City shall adhere to all federal and state requirements regarding the protection of endangered species.

#### **Policy CO 4.1.2**

The City shall limit the encroachment of development within areas that contain a high potential for sensitive habitat, and direct development into less significant habitat areas.

#### **Policy CO 4.1.3**

The City shall require that buildings and other forms of development be set back (City Standard) from riparian corridors to avoid damage to habitat.

#### Policy CO 4.1.4

The City shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, and wildlife habitats.

#### Policy CO 4.1.5

The City shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation, and ensure that a maximum number and variety of well-adapted plants are maintained.

#### Policy CO 4.1.7

The City shall utilize the California Environmental Quality Act (CEQA) as the primary regulatory tool for identifying and mitigating, where feasible, impacts to open space and natural resources when reviewing proposed development projects.

### **Objective CO 4.2**

Prevent conversion of wildlife habitat into other land uses.

#### Policy CO 4.2.1

The City should conserve existing open space and prevent wildlife habitat and connecting corridor loss resulting from new development.

#### Policy CO 4.2.2

Promote clustered development in lieu of low-density dispersed development.

### **Objective CO 4.3**

Maintain a diverse and natural landscape to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation, and ensure that a maximum number and variety of well-adapted plants are maintained.

#### Policy CO 4.3.1

The Lake County list of native vegetation should be included among the City's approved list of plants.

#### Program CO 4.3.1.1

The City should develop a list of approved plants for use in new development.

#### Policy CO 4.3.2

In accordance with CEQA Guidelines Section 15125 and/or 15380, plants listed in the California Native Plant List at 1A (Plants Presumed Extirpated (Extinct) in California and Either Rare or Extinct Elsewhere) or 1B (Plants Rare, Threatened, or Endangered in California and Elsewhere shall be considered potentially significant ) shall be analyzed during preparation of environmental documents.

### **Goal CO 5**

Agricultural land is protected from conversion into other uses.

#### **Objective CO 5.1**

Maintain existing quantity of agricultural land.

##### Policy CO 5.1.1

The City should discourage conversion of agricultural land.

### **Goal CO 6**

An energy efficient community.

#### **Objective CO 6.1**

Decrease energy consumption from new development.

##### Policy CO 6.1.1

The City should require the use of energy conservation features and clean alternative energy use in new construction and renovation of existing structures in accordance with state law.

##### Program CO 6.1.1.1

The City should develop green building standards.

##### Program CO 6.1.1.2

The City should gather and disseminate information on energy saving measures to residents and businesses.

##### Policy CO 6.1.2

The City should educate and promote energy efficiency for existing buildings and City activities.

#### Program CO 6.1.2.1

The City should support Lake County, local utility providers, and educational institutions to provide public education on energy conservation and retrofit/upgrade rebate programs and subsidies.

### **Goal CO 7**

A city that actively addresses global climate change.

#### **Objective CO 7.1**

Comply with Federal and State requirements regarding climate change.

##### Policy CO 7.1.1

The City should conform to the goals, objectives, policies, and programs outlined in a Climate Action Plan to reduce citywide greenhouse gas emissions.

##### Program CO 7.1.1.1

The City should prepare and adopt a Climate Action Plan that provides goals, objectives, policies, and programs to reduce greenhouse gas emissions.

### **Goal CO 8**

Enhanced intergovernmental coordination on conservation issues in Lake County.

#### **Objective CO 8.1**

Coordinate with regional agencies on management and protection of County resources.

##### Policy CO 8.1.1

Work with other government land management agencies to preserve and protect biological resources while maintaining the ability to utilize and enjoy the natural resources in the City.

##### Program CO 8.1.1.1

The City should participate in the creation of an intergovernmental management team, which includes unincorporated and tribal communities.

#### Program CO 8.1.1.2

The City should develop and prioritize a list of countywide conservation issues, which are heavily reliant on public comment and participation.

### **Goal CO 9**

A community well informed on local and regional conservation issues.

### **Objective CO 9.1**

Increase community awareness on conservation issues.

#### Policy CO 9.1.1

The City should enhance the provision of environmental information and education regarding conservation to residents.

#### Program CO 9.1.1.1

The City should support the school district to include conservation education as part of the curriculum for K-12 following the California Environmental Protection Agency's template, Education and the Environment Initiative (EEI) Curriculum.

### **Objective CO 9.2**

Increase community involvement and engagement in environmental conservation activities and programs.

#### Policy CO 9.2.1

Provide adequate opportunities for public input on conservation issues.

#### Program CO 9.2.1.1

Establish City protocol on advertising and alerting residents and stakeholders of public comment periods for new development proposals or other environmental issues.

#### Program CO 9.2.1.2

The City should support County and regional efforts to create and maintain a contact list for interested stakeholders who should be contacted for local conservation issues.

## Policy CO 9.2.2

Incorporate environmental protection and conservation into citywide programs and events.

### Program CO 9.2.2.1

The City should use public events as a means to distribute information on environmental issues within the City and County.

## Goal CO 10

Important cultural, historical, and archaeological sites managed and protected for the benefit of present and future generations.

### Objective CO 10.1

Identify and evaluate Cultural and Archaeological Resources.

#### Policy CO 10.1.1

The City shall identify and evaluate cultural resources, including “tribal cultural resources” (as defined in AB 52) during the land use planning process pursuant to CEQA and participate in and support efforts by others to identify significant cultural, historical, and archaeological resources using appropriate State and Federal standards.

##### Program CO 10.1.1.1

The City shall collaborate with California Native American Tribes, as identified by the Native American Heritage Commission, pursuant to Government Code Section 65352.3, through collaboration with the Sonoma State University Northwest Information Center (SSUNIC) to prepare an archaeological, cultural, and historical resources map and inventory within the City.

#### Policy CO 10.1.2

The City shall continue to solicit views from the local Native American communities regarding cultural resources. Any changes, modifications, or additions to the Clearlake City General Plan will require consultation with local Native American representatives prior to adoption, as specified in California Senate Bill 18.

##### Program CO 10.1.2.1

The City shall work with the Native American Heritage Commission to identify locations of importance to Native Americans, including archaeological sites and traditional cultural properties.

## **Objective CO 10.2**

Protection of sites of cultural, historical, or archaeological significance are protected for present and future generations.

### **Policy CO 10.2.1**

The City shall encourage the protection of cultural, historical, and archaeological sites

#### **Program CO 10.2.1.1**

The City shall help identify sites of statewide or local significance that have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values for potential for placement on the National Register of Historic Places and/or inclusion in the California Inventory of Historic Resources.

#### **Program CO 10.2.1.2**

The City shall update the City's Grading Ordinance to be consistent with California Code of Regulations, Title 20, and Section 2501 et seq. to ensure protection of cultural resource sites during the grading process.

### **Policy CO 10.2.2**

Development on sites of cultural significance shall follow the guidelines outlined in the California Environmental Quality Act (CEQA) Section 21083.2 (b1, b2, b3, b4) and the CEQA Guidelines Section 15126.4c.

#### **Program CO 10.2.2.1**

The City shall develop a set of mitigation measures to be used for any project which may impact an identified site of cultural significance.

#### **Program CO 10.2.2.2**

The City shall enforce procedures to ensure that mitigation measures established for the protection of historical resources are carried out prior to development.

### **Policy CO 10.2.3**

The City shall adhere to construction standards for development on sites of cultural, historical, or archaeological significance.

#### Program CO 10.2.3.1

The City shall establish construction standards for the protection of historic resources during development.

#### Program CO 10.2.3.2

Use the State Historic Building Code for designated historic properties.

#### Policy CO 10.2.4

The City shall, to the extent feasible, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.

#### Policy CO 10.2.5

In the event that archaeological/paleontological resources are inadvertently discovered during ground disturbing activities, the City shall require that all grading and construction work within 100 feet of the find be suspended until the significance of the resource can be determined by a Registered Professional Archaeologist /Paleontologist as appropriate. The City will require that a Registered Professional Archaeologist/Paleontologist make recommendations for measures necessary to protect the find or to undertake data recovery, excavation, analysis, and curation of archaeological/paleontological materials, as appropriate.

#### Policy CO 10.2.6

Pursuant to CEQA Guidelines (Section 15064.5), if human remains are discovered during project construction, comply with state laws relating to prohibitions on disinterring, disturbing, or removing human remains from any location other than a dedicated cemetery (California Health and Safety Code Section 7050.5).

#### Policy CO 10.2.7

If human remains of Native American origin are discovered during project construction, comply with State laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Public Resources Code Sec. 5097).

#### Policy CO 10.2.8

The City shall continue to require “Project Reviews” (archaeological/historical) record searches for all discretionary projects under the California Environmental Quality Act (CEQA) that involves any subsurface soil work. If the record search determines that the project site has the potential to contain archaeological, historical or other cultural resources (per Section 15064.5 of the CEQA Guidelines), an archaeological survey shall be conducted of the project site by a



Registered Professional Archaeologist selected by the City. The survey shall include consultation with Native American Indian Tribes for the City of Clearlake (as maintained by the Native American Heritage Commission). The survey shall include a report summarizing findings and include any required measures that will mitigate damage to the cultural resource to a level of non-significance. Recommended mitigation measures shall be incorporated into the project to insure potential that impacts are mitigated to a level of non-significance.

#### Policy CO 10.2.9

The City shall maintain a list of approved Registered Professional Archaeologist for conducting archaeological, cultural, or historical resource surveys. This list shall undergo periodic review by California Native American Tribes, as identified by the Native American Heritage Commission, pursuant to Government Code Section 65352.3. The City will consider concerns presented regarding those on the list and will consult with Tribes in a good faith effort to resolve concerns received regarding the list.

#### Policy CO 10.2.10

The City shall enter into a memorandum of understanding, memorandum of agreement, or other agreements with the Native American Heritage Commission (SSUNIC) for facilitated record searches for projects that may result in ground disturbance.

#### Policy CO 10.2.11

The City shall implement provisions of the Memorandum of Agreement (MOA) with the Koi Nation of Northern California for addressing preservation of cultural resources within the City. The City will consider entering into other similar agreements with other Native American Indian Tribes, as identified by the Native American Heritage Commission, pursuant to Government Code Section 65352.3.

#### Policy CO 10.2.12

In collaboration with the Koi Nation of Northern California, the Elem Indian Colony of Pomo, and the Middletown Rancheria, the City will establish a consultation protocol for project consultation. The City will encourage other American Indian Tribes to consult with the Koi Nation of Northern California to develop consensus in project consultations with the City. For the purposes of project consultation pursuant to Public Resources Code Section 21077, the City shall consult with tribes according to the boundary map noted below:

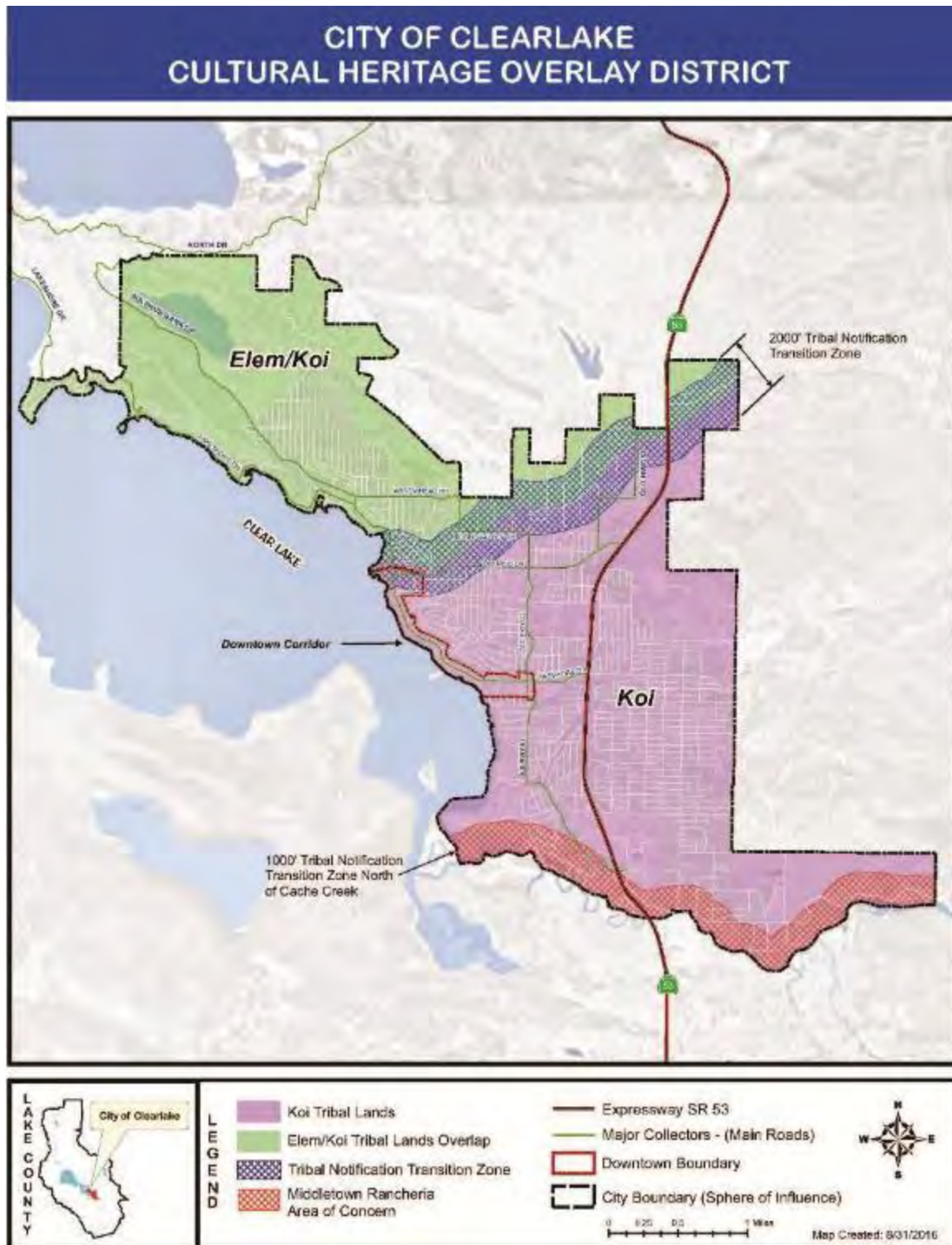
#### Policy CO 10.2.13.

The City shall support the development of a Cultural Heritage Preservation Program if developed by the areas Native American Tribes. This program could be used as a preservation tool to apply to properties within the City determined to preserve significant cultural.

Policy CO 10.2.14.

In order to assure compliance with the Native American Graves Protection Act, the City will work with California Native American Tribes as identified by the Native American Heritage Commission, pursuant to Government Code Section 65352.3 and other groups to the extent reasonably feasible to communicate develop procedures and enforce existing cultural resource protection laws.

Figure 5.1. Tribal Boundary Map



(see end of document for larger foldout)

#### Policy CO 10.3.1

The City will support local, state, and national education programs on cultural, historical, and archaeological resources.

#### Policy CO 10.3.2

The City shall support public and private efforts to preserve, rehabilitate, and continue the use of historic structures, sites and districts determined to be of significant value by the City.

#### Program CO 10.3.2.1

The City shall encourage the use of the Secretary of the Interior's Standards for the Treatment of Historic Properties and Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

#### Policy CO 10.3.3

The City should encourage the cooperation of property owners to treat cultural resources as assets rather than liabilities, and encourage public support for the preservation of these resources.



**CHAPTER 6**  
**CLEARLAKE**  
**2040 GENERAL**  
**PLAN**

**Contents:**

**A. Introduction**

**B. Context**

**C. Goals,  
Objectives,  
Policies and  
Programs**

## 6. OPEN SPACE

### A. Introduction

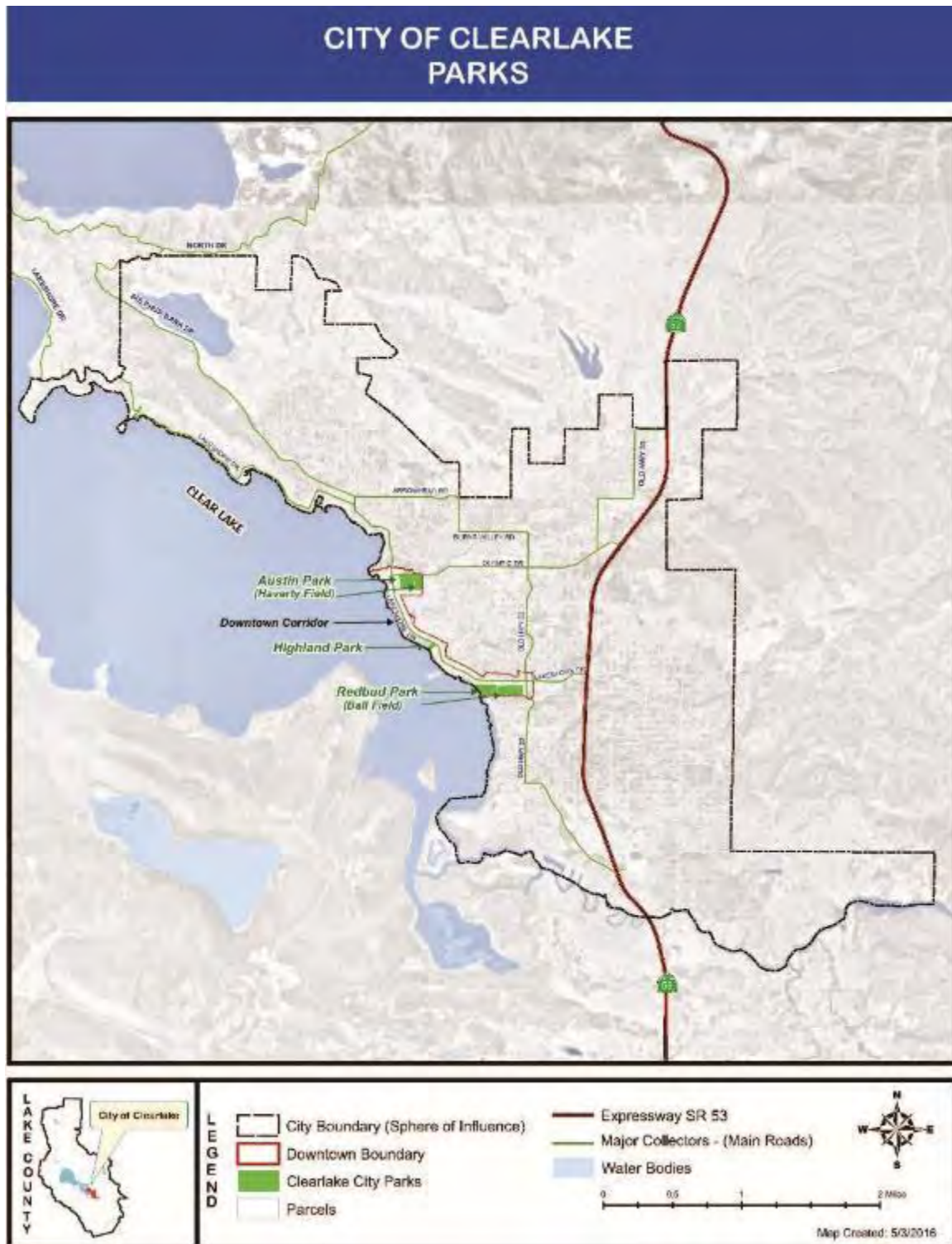
The most attractive attribute of the City is the visual open space of the lake, surrounding hills and mountains. Other open space includes active space for recreation, passive open space for visual enhancement and related connections, such as trails and sidewalks. In combination, open spaces throughout the City and surrounding areas serve to help define Clearlake's rural character. For the purposes of the Open Space Element, specific open space features addressed are:

- Open space for the preservation of natural resources, such as the lake, Borax Lake and Anderson Marsh.
- Open space for outdoor recreation such as parks, beaches, and trail head access.
- Open space for public health and safety including wildland fire fuel break areas.

Active open space for recreation and parks in Clearlake includes three neighborhood parks: Austin Park, Highlands Park, and Redbud Park. These parks total approximately 40 acres, which equates to 2.60 acres per 1,000 people (refer to Figure 6.1). The National Recreation and Park Association (NRPA) standard for providing active parks is 3 acres per 1,000 population for neighborhood parks and 2 acres per 1,000 for community parks, resulting in an overall standard of 5 acres per 1,000 population. This standard was developed on a nationwide basis looking at the number of people living within a given area and the park and recreation facilities offered.



Figure 6.1. City of Clearlake Existing Parks



(see end of document for larger foldout)

Passive open space for the management of natural resources includes scenic places, agricultural lands, and wilderness. Scenic places in the City are identified as city parks, vistas from the parks, State Route 53 and Lakeshore Drive scenic drives, view corridors from Lakeshore Drive, “glimpses” of the lake, Clear Lake, Borax Lake, and Anderson Marsh Historic State Park. The active agricultural lands consist of 466 acres, clustered on the northeast side of Clearlake. Wilderness areas in Clearlake are predominantly located outside the City boundary to the east, which consists of hills, vegetation, and wildlife habitats.

## **Compliance with State Law**

The Open Space Element is one of the seven mandatory elements of the General Plan, according to Government Code §65302.

## **Purpose of the Element**

The Open Space Element guides the comprehensive and long-range preservation and conservation of open space in the City. This element provides direction regarding the management of the City’s open space programs.

## **Background Information**

Complete background information on open space as it pertains to the General Plan is referenced in Chapter 8 of the General Plan Background Report. Given the above, this Open Space Element establishes the necessary policy guidance that will enable the City to plan effectively for future growth and development, while conserving and preserving essential open space features of Clearlake.

## **B. Context**

Clear Lake is valued as the most important landscape feature of the City of Clearlake. The City is particularly concerned with its quality and odor. As part of the passive open space management program for the City, Clear Lake is a focal point for natural resource enhancement. It is important to maintain the quality of life for the community and to attract tourism through measures to clean up the lake. Through the development of an Integrated Regional Water Management Plan, as well as the Lake County Water Management Program, practices and community education and outreach regarding water issues will need to be addressed and coordinated. Maintaining public access to Clear Lake is also important. Although many of the properties adjacent to the lake are private, the desire for both residents and visitors to enjoy the lake is critical. Protection of the lake’s view through the placement of buildings, land use, and other standards, is also an important community priority. Other consideration has been the geographic location of the City’s parks to serve residents. All of the City’s parks are located on the west side of town oriented to the lake. Areas to the east are

underserved by parks with much of the City's residents having to travel across Highway 53 for park access.

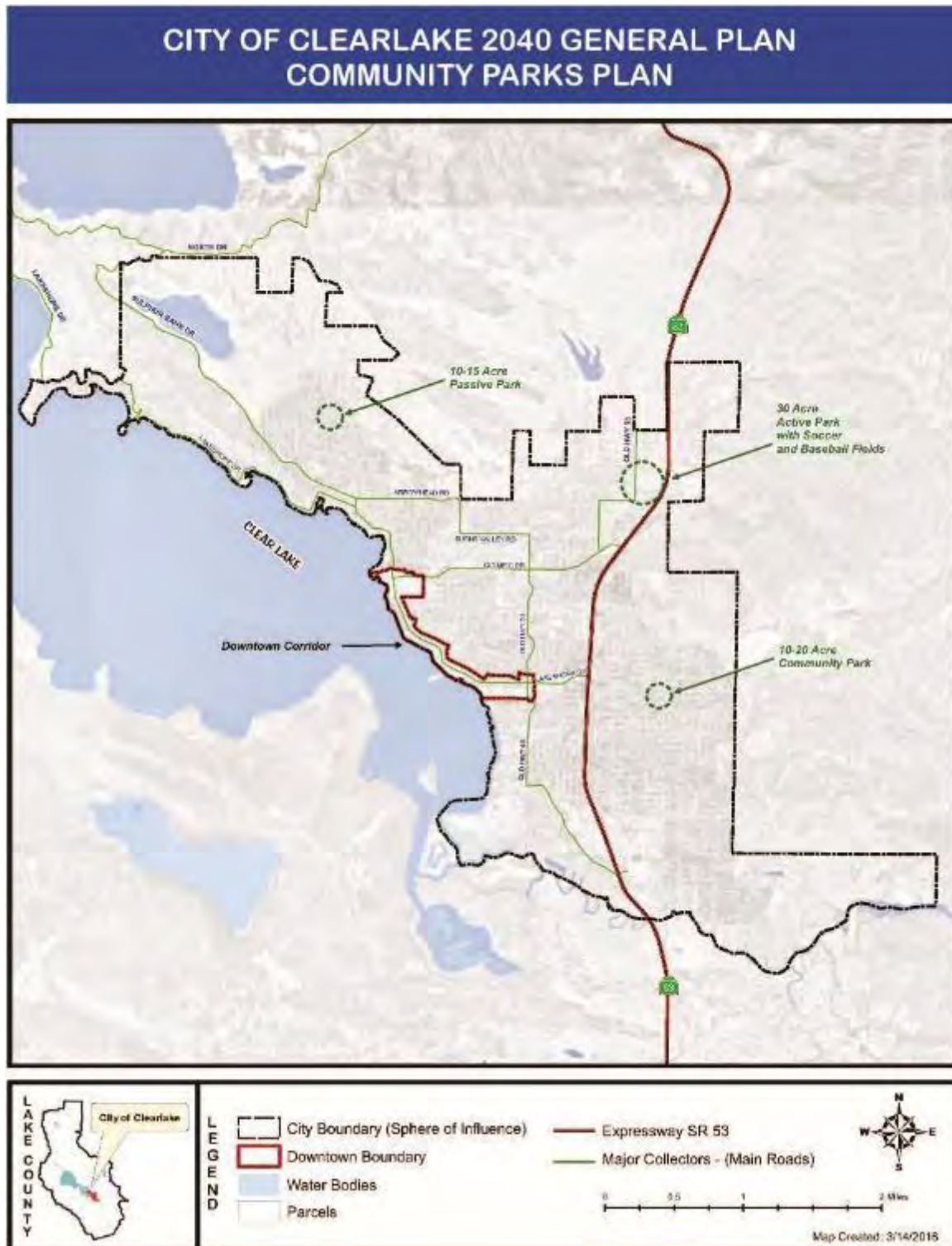
Based on a review of the City's 2003-13 Parks Master Plan and considering the NRPA standard, the General Plan goal is to strive to develop between four and five acres of parks per 1,000 residents. This equates to the City providing an additional between 63.69 and 106.15 acres of park land by 2040 (see Table 6.1).

<b>Table 6.1. 2040 General Plan Park Acreage Goals</b>				
<b>Year</b>	<b>Population</b>	<b>Existing</b>	<b><u>Goal</u> 3 Acres per 1,000 Population Additional Acres (Total needed acres)</b>	<b><u>Goal</u> 5 Acres per 1,000 Population Additional Acres (Total needed acres)</b>
2010	15,250	39.7	6.05 (45.75)	36.55 (76.25)
2020	16,077	39.7	8.53 (48.23)	40.69 (80.39)
2040	21,230	39.7	53.99 (93.69)	66.45 (106.15)

Figure 6.2 consists of the City's Parks Map that identifies three community parks (active open space parks of between 10 and 30 acres each park), providing between 50 and 65 acres of active open space needed to achieve this General Plan Goal. In addition, a number of neighborhood parks (generally less than 10 acres each) need to be provided over the 2040 General Plan time horizon. These additional neighborhood level parks need to be provided based on an updated Parks Master Plan to coincide with the 2040 General Plan.



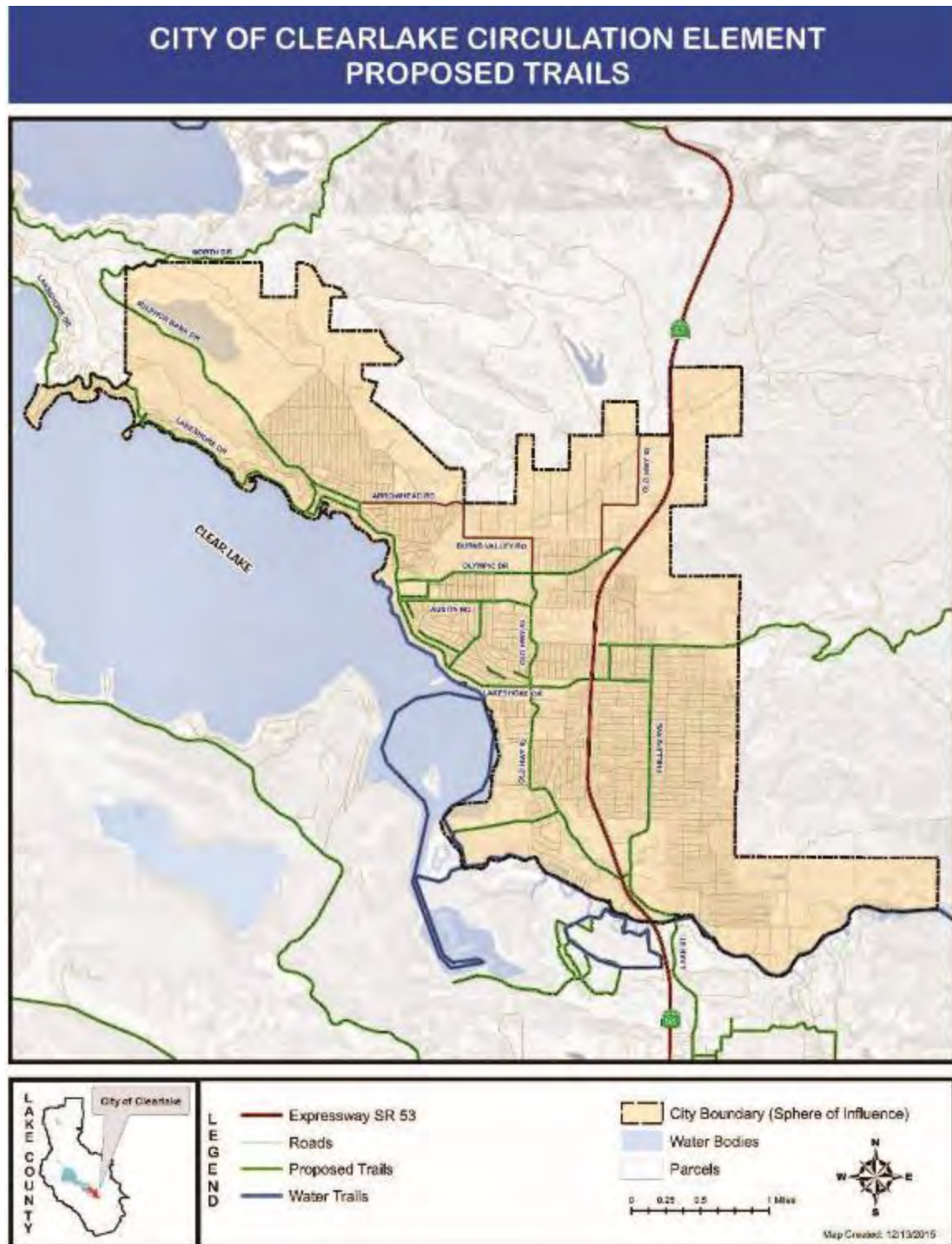
Figure 6.2. Future Community Parks



*(see end of document for larger foldout)*

The Open Space Element addresses both passive and active uses of trails. The trails addressed in this section fall into both of these categories and can be developed as earthen, paved, or water trails, which are unique to Clearlake and Lake County. The facilities and support structure for trail types differ greatly and are evaluated for both opportunities and constraints in this section. Figure 6.3 presents the City’s trails plan that incorporates trail plans from the Konocti Regional Trails Master Plan, Regional Transportation Plan and City’s Circulation Element.

Figure 6.3. Trails Plan



*(see end of document for larger foldout)*

## **C. Goals, Objectives, Policies and Programs**

### **Goal OS 1**

Parks and recreational facilities that meet a wide variety of public needs.

### **Objective OS 1.1**

Provide adequate park facilities for all ages and needs.

#### **Policy OS 1.1.1**

To assure that parks and recreational facilities are adequate, the City should maintain park availability in accordance with the National Park and Recreational Standards.

#### **Program OS 1.1.1.1**

Develop three new community parks, to the extent financially feasible, as identified in Figure 6.1 of the Open Space Element.

#### **Program OS 1.1.1.2**

Develop a neighborhood park system consistent with the City's Parks Master Plan. Program OS 1.1.1.3 Update the City's Parks Master Plan for consistency with the 2040 General Plan. Develop a neighborhood park system consistent with the City's Parks Master Plan

#### **Program OS 1.1.1.4**

Enhance existing park facilities to improve access to the lake to accommodate improvements and equipment identified in the Parks Master Plan.

#### **Program OS 1.1.1.5**

Develop master improvement plans for Austin, Highlands and Red Bud Parks.

#### **Program OS 1.1.1.6**

Develop joint use agreements and help make Neighborhood Park improvements on school sites in Planning Areas that are not presently served by a City park.

#### **Program OS 1.1.1.7**

Utilize the existing school recreation open space facilities.

## **Objective OS 1.2**

Maintain parks and recreational facilities to attract users.

### **Policy OS 1.2.1**

The City should collaborate with non-profit groups, local companies and other organizations to care for and maintain the City's neighborhood parks and facilities.

### **Policy OS 1.2.2**

The City shall consider establishing agreements with non-profit groups, local companies and other organizations to assist the City in maintenance of parks and recreational facilities.

### **Policy OS 1.2.3**

The City shall monitor park and recreational facility maintenance through collective effort.

### **Program OS 1.2.3.1**

The City shall support volunteer programs for park maintenance to engage neighborhood participation.

## **Goal OS 1**

Connected City parks and open spaces.

## **Objective OS 2.1**

Establish non-motorized paths to parks and open spaces.

### **Policy OS 2.1.1**

Improve connectivity through walkways, bikeways, and scenic routes.

### **Program OS 2.1.1.1**

The City shall consider opportunities to develop additional bicycle and pedestrian paths along Lakeshore Drive to interconnect Highlands, Redbud, Austin parks and other nearby regional parks and future parks.

### **Program OS 2.1.1.2**

The City shall establish a city-wide network of bike and pedestrian paths (refer to Trails Map, Figure 6.3 of the Open Space Element).

## **Objective OS 2.2**

Connect parks and open spaces with public transit.

### **Policy OS 2.2.1**

The City shall support the Transit District to pursue options and funding sources for the development of transit routes between city parks and open spaces.

#### **Program OS 2.2.1.1**

The City should work with the Transit District to revise routes to purposely link parks.

## **Goal OS 3**

A community with widely used parks and open spaces.

## **Objective OS 3.1**

Generate frequent use of public open spaces.

### **Policy OS 3.1.1**

The City shall utilize Redbud Park, Highlands Park, and Austin Park to promote and provide festivals and community events.

#### **Program OS 3.1.1.1**

To the extent that it is economically feasible, the City shall support community-wide events such as festivals and cultural events that are held at city parks.

## **Objective OS 3.2**

Achieve a high level of accessibility for parks and recreational areas.

### **Policy OS 3.2.1**

Every residence should be located within a one-mile radius of a park or usable open space area.

### **Policy OS 3.2.2**

When possible, the City should cooperate with other agencies to provide joint park recreation, and open space facilities.



#### Program OS 3.2.2.1

The City should implement joint events with other jurisdictions in local parks and recreational facilities.

### **Goal OS 4**

Protected and preserved passive open space.

#### **Objective OS 4.1**

Establish protected open spaces.

##### Policy OS 4.1.1

The City should evaluate the feasibility of increasing protection for environmentally sensitive areas such as wetlands, flood plains, steep slopes, wildlife habitat areas, and unique geological formations.

#### **Objective OS 4.2**

Expand and maintain open space for the local community and tourists.

##### Policy OS 4.2.1

Maximize the amount of protected lake shoreline through purchase, easement, and zoning.

##### Program OS 4.2.1.1

The City shall establish design guidelines and design review that limit the impact of development on scenic vistas and view sheds.

##### Policy OS 4.2.1

The City should continue to support and recognize the heritage values of traditional outdoor recreational activities such as fishing and hiking.

##### Program OS 4.2.1.1

The City shall support preservation plans for Clearlake and Anderson Marsh State Historical Park.

### **Goal OS 5**

Protected and enhanced vistas for the well-being of residents.



## **Objective OS 5.1**

Identify and protect scenic views from roadsides, parks, preserves, and other areas frequented by the public.

### **Policy OS 5.1.1**

When feasible, the City shall protect scenic vistas from obstruction by development.

#### **Program OS 5.1.1.1**

The City should minimize development from obstructing scenic vistas by creating development standards for areas which provide visual access to scenic views and view sheds.

#### **Program OS 5.1.1.2**

The City shall establish mitigation measures for new development which may have a significant impact on aesthetic quality of the City by obstructing access to visual resources.

## **Objective OS 5.2**

Integrate appreciation of nature with recreational programs.

### **Policy OS 5.2.1**

The City should promote benefits of outdoor activities in K1 through K12 curriculums.

#### **Program OS 5.2.1.1**

The City should support the development of activity centers, such as public event centers, at areas that are designated as open space (which are not environmentally sensitive).

## **Goal OS 6**

A city that preserves and celebrates its environmental resources.

## **Objective OS 6.1**

Preserve and maintain forested areas, fields, stream corridors, wetlands, and other open spaces that are within and surround the City.

### **Policy OS 6.1.1**

The City should integrate open space planning into the City's planning review process.

#### Program OS 6.1.1.1

The City should establish and preserve buffers between developed areas and forested areas, fields, stream corridors, wetlands, and other open spaces.

#### Program OS 6.1.1.2

The City should use conservation design, clustering and infill, and non-traditional housing development patterns in order to prevent new development from encroaching on preserved and open space areas.

### **Goal OS 6**

Enhanced park maintenance

#### **Objective OS 6.1**

Improved park development and maintenance without adversely impacting other City service priorities and resources.

#### Policy OA 6.1.1

The City shall consider funding programs, other than the General Fund, for developing new parks and expanding maintenance of parks.

Refer to Safety Element Program SA 5.1.1.1

The City shall consider initiating a ballot measure for a citywide Lighting and Landscaping Maintenance Assessment District (LLMAD) to more evenly fund maintenance of new and existing parks.

**This page is intentionally left blank.**



**CHAPTER 7**  
**CLEARLAKE**  
**2040 GENERAL**  
**PLAN**

**Contents:**

- A. Introduction**
- B. Context**
- C. Goals, Objectives, Policies and Programs**

## 7. NOISE AND VIBRATION

### A. Introduction

#### Noise Element

Noise is defined as unwanted sound. There is a consideration of actual noise and the community's perception of noise. Noise can be subdivided into two main categories: noise receptors and noise producers. The key definitions in Table 7.1 are compiled from federal and state legislation and standards.

Table 7.1. Key Noise Definitions	
Decibel, dB	A unit of measure describing the amplitude of sound, equal to 20 times the logarithm to the base 10 of the ratio of the pressure of the sound measures to the reference pressure, which is 20 micropascals (20 micronewtons per square meter).
dBA	The "A-weighted" scale for measuring sound in decibels weighs or reduces the effects of low and high frequencies in order to simulate human hearing. Every increase of 10 dBA doubles the perceived loudness though the noise is actually ten times more intense.
CNEL	Community Noise Equivalent Level. The average equivalent A-weighted sound level during a 24-hour day, obtained after addition of five decibels to sound levels in the evening from 7 p.m. to 10 a.m. and after addition of 10 decibels to sound levels in the night from 10 p.m. to 7 a.m.
Ldn	Day-Night Average Level. The average equivalent A-weighted sound level during a 24 – hour day, obtained after the addition of 10 decibels to sound levels in the night after

**Table 7.1. Key Noise Definitions**

	10 p.m. and before 7 a.m. (CNEL and Ldn represent daily levels of noise exposure averaged on an annual or daily basis, while Leq represents the equivalent energy noise exposure for a shorter time period, typically one hour.)
A-Weighted Level	The sound level in decibels as measures on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes the very low and very high frequency components of the sound in a manner similar to the response of the human ear and gives good correlation with subjective reactions to noise.
Noise Contours	Lines drawn about a noise source indicating equal levels of noise exposure. CNEL and Ldn are the metrics utilized herein to describe annoyance due to noise and to establish land use planning criteria for noise.
“General Plan Guidelines,” by Governor’s Office and Planning and Research, p. 244. The State of California, 2003	

## Compliance with State Law

The requirements in the California Government Code for this element are to identify and appraise noise problems in the community as set out in the guidelines established by the Office of Noise Control in the State Department of Health Services. As required by law, this chapter will analyze and quantify current and projected noise levels for the following sources:

- Transportation Sources;
- Highways and freeways;
- Primary arterial and major local streets;
- Passenger and freight railroad operations;
- Non-Transportation Sources;
- Airports;
- Local industrial plants; and
- Other ground stationary sources identified by local agencies as contributing to the community noise environment.

The requirements for this element, while technical, serve as a guide for establishing a pattern of land use that minimizes the exposure of community residents to excessive noise. Policies, implementation measures, and mitigation options are presented in this chapter to address existing and foreseeable problems.

## Noise Element Purpose

The purpose of this general plan element is to provide a basis for comprehensive local policies to control and abate environmental noise and to protect the citizens of Clearlake from excessive noise exposure.

- Provide sufficient information concerning the community noise environment so that noise may be effectively considered in the land use planning process.
- Develop strategies for abating excessive noise exposure through cost-effective mitigation measures, in combination with appropriate zoning, to avoid incompatible land uses.
- Protect those existing regions of the planning area whose noise environments are deemed acceptable, and also those locations throughout the community deemed “noise-sensitive.”
- Protect existing noise-producing commercial and industrial uses in the City of Clearlake from encroachment by noise-sensitive land uses.
- Protect the existing and future citizens of Clearlake from the harmful effects of exposure to excessive noise. More specifically, the goal is to protect existing noise-sensitive land uses from new uses that would generate noise levels that are incompatible with those uses, and to discourage new noise-sensitive land uses from being developed near sources of high noise levels.
- Protect the economic base of Clearlake by preventing the encroachment of noise-sensitive land uses into areas affected by existing noise-producing uses. More specifically, the goal is to recognize that noise is an inherent by-product of many land uses, including agriculture, and to prevent new noise-sensitive land uses from being developed in areas affected by existing noise-producing uses.
- Provide the City flexibility in the development of infill properties, which may be located in elevated noise environments.
- Provide sufficient noise exposure information so that existing and potential future noise impacts may be effectively addressed in the City’s land use planning and project review process.

## **Background Information**

Complete background information on community noise as it pertains to the General Plan is referenced in Chapter 9 of the General Plan Background Report. This section of the Background Report also provides noise contour maps that show noise levels from mobile sources (primarily vehicular traffic) measured by J.C. Brennan, Associates, a professional noise consultant take in May 2016 and maps that project noise levels based on General Plan growth projections to the year 2040. This section also identifies major stationary noise sources and sensitive receptors in the City. Given the above, this Noise Element establishes the necessary policy guidance that will enable the City to plan effectively around existing and anticipated noise.

## **Goals and Policies**

The policies and guidance of this chapter, together with the Future Land Use and Growth Plan, will aid the decisions of the Planning Commission and City Council.

### **B. Context**

Existing conditions identify a variety of main noise sources: traffic, animal nuisances, and lake activity. Future development plans should reflect the careful consideration of land use choices and sensitivity demands of such choices. The compatibility of land uses is important to plan for current and future noise issues. Appropriate land uses should be located adjacent to the main traffic corridors of SR 53 and Lakeshore Drive. By grouping commercial uses together, noise levels can be contained to corridors and specific areas. Specific noise issues for the City include:

- Noise generated in Clearlake Shopping Center and the Safeway commercial centers.
- Noise impacts from increased traffic on Highway 53.
- Noise from animals, radios, and dirt bikes on residential areas.
- Noise from lake activities, such as power boats, on waterfront properties.

### **C. Goals, Objectives, Policies and Programs**

#### **Goal NO 1**

A community with minimal exposure to excessive noise and/or vibration.

#### **Objective NO 1.1**

Separate land uses that are sensitive to noise and/or vibration from land uses that traditionally produce high levels of noise

##### **Policy NO 1.1.1**

The City shall avoid placing noise and vibration generators next to sensitive land uses such as residences, churches, schools, parks and hospitals.

##### **Program NO 1.1.1.1**

The City shall review noise impacts from projects that generate potentially excessive noises through discretionary review procedures such as environmental review, design review and conditional use permits. Noise mitigation measures may be required for projects that impact new noise sensitive uses.



#### Program NO 1.1.1.2

The City hereby establishes noise standards for new noise-producing uses or sensitive uses affected by existing noise-producing uses. These standards are shown in Tables 9.2 (residential, non-transportation noise) and Table 9.3 (all noise sources and sensitive land uses, as outlined). The Table 9.2 standards are specifically applied to residential uses whereas the Table 9.3 standards apply to the various uses shown in Table 9.3.

#### Program NO 1.1.1.3

Where noise mitigation measures are required to satisfy the noise level standards of this Noise Element, development standards for new commercial sites shall require the use of setbacks and site design, and thereby keep the use of noise barriers at a minimum.

#### Program NO 1.1.1.4

When siting a new public park, the City shall consider separating the park from a noise-sensitive area if intense activities are to occur in the park.

#### Program NO 1.1.1.5

For multifamily developments, exterior noise level standards can be applied for common outdoor areas, such as a clubhouse, pool area, etc.

#### Program NO 1.1.1.6

The City shall require vibration analysis for uses that potentially generate substantial long-term vibration. Appropriate mitigation as feasible, shall be provided to achieve vibration velocity levels below the threshold of normal human perception, as experienced at habitable structures of vibration-sensitive land uses. This standard does not apply to short-term construction projects.

#### Program NO 1.1.1.7

The City of Clearlake shall establish standards for preparation of acoustical analysis based on threshold requirements for projects. This analysis should include the following:

- Be prepared by qualified persons experienced in the fields of environmental noise assessment and architectural acoustics.
- Include representative noise level measurements with sufficient sampling periods and locations to adequately describe local conditions.
- Estimate projected future (twenty-year) noise levels, and compare those levels to the adopted policies of this general plan and adopted ordinance standards.

- Recommend appropriate mitigation to achieve compliance with the adopted policies and standards of this general plan and ordinance standards.
- Estimate interior and exterior noise exposure after the prescribed mitigation measures have been implemented. The City of Clearlake shall adopt a local amendment to the Building Code to address interior noise standards.

#### Program NO 1.1.1.8

Any noise regulations that are adopted or related requirements shall specifically exempt the following (these shall serve as interim requirements until such time that the noise ordinance is updated):

- Emergency warning devices and equipment operated in conjunction with emergency situations, such as sirens and generators which are activated during power outages. The routine testing of such warning devices and equipment shall also be exempt provided such testing occurs during daytime hours and does not occur for periods of more than one hour per week.
- Public events, such as school sporting events, festivals, and other similar community and temporary events.
- In the event of an emergency which requires prompt action to protect the public, or agricultural production, the City can exempt noise generated by such action from the provisions of this Element.
- Construction between the hours of 7 am and 7 pm Monday through Friday, and 8 am through 7 pm on Saturday. No construction on Sunday or legal holidays without prior approval from the Building Department. The City may allow construction between 7 pm and 7 am on any day if it can be demonstrated that noise will not adversely impact the neighborhood, or in the event of necessity as determined by the Building Official.

#### Program NO 1.1.1.9

Noise analyses prepared for multi-family residential projects, town homes, mixed-use projects, condominiums, or other residential projects where floor/ceiling assemblies or party-walls are common to different owners/occupants, shall address the State of California Noise Insulation standards.

**Table 7.2. Exterior and Interior Noise Level Performance Standards for Projects Affected by or Including Non-Transportation Noise Sources**

Type of Use	Interior Noise Level Standard	Exterior Noise Level, $L_{eq}$	
		Daytime (7 am to 10 pm)	Nighttime (10 pm to 7 am)
Residential Uses	55 dB $L_{max}$	55 dB	45 dB
<p>Exterior noise level standard to be applied at the property line of the receiving land use or at a designated outdoor activity area (at the discretion of the Planning Director) of the new development. For mixed-use type projects, the exterior noise level standard may be waived (at the discretion of the Planning Director) if the project does not include a designated activity area and mitigation of property line noise is not practical. In this case, the interior standard would still apply.</p> <p>Interior noise level standards are applied within noise-sensitive areas of residential land uses, with windows and doors in the closed positions.</p> <p>Each of the exterior noise levels specified above shall be lowered by five dB for simple tone noises, noises consisting primarily of speech or music, or for recurring impulsive noises (e.g., humming sounds, outdoor speaker systems). These noise level standards do not apply to residential units established in conjunction with industrial or commercial uses (e.g., caretaker dwellings).</p> <p>The City can impose noise level standards that are more restrictive than those specified above based upon determination of existing low ambient noise levels. In situations where the existing ambient noise level exceeds the noise levels indicated in the above table, any new noise source must include mitigation that reduces the noise level of the noise source to the existing level plus 3 dB.</p> <p><b>Notes:</b> Fixed noise sources which are typically of concern include, but are not limited to the following:</p>			
Air Compressors	HVAC Systems	Outdoor Speakers	
Blowers	Fans	Pile Drivers	
Boilers	Gas or Diesel Motors	Pump Stations	
Cooling Towers/Evaporative Condensers	Gas Wells	Rice Dryers	
Conveyor Systems	Generators	Steam Turbines	
Cutting Equipment	Grinders	Steam Valves	
Drill Rigs	Heavy Equipment	Transformers	
Emergency Generators	Lift Stations	Welders	
<p>The types of uses which may typically produce the noise sources described above include but are not limited to: various industrial and agricultural facilities, trucking operations, tire shops, auto maintenance shops, metal fabricating shops, shopping centers, drive-up windows, car washes, loading docks, public works projects, batch plants, bottling and canning plants, recycling centers, electric generating stations, race tracks, landfills, sand and gravel operations, and athletic fields.</p>			

**Table 7.3. Maximum Allowable Noise Exposure for All Noise Sources**

Land Use	Outdoor Activity Areas <sup>1</sup> L <sub>dn</sub> /CNEL, dBA	Interior Spaces	
		L <sub>dn</sub> /CNEL, dBA	L <sub>eq</sub> , dBA <sup>2</sup>
Residential (Transportation noise only. See Table 7.2 for residential non-transportation noise standards.)	60 <sup>3</sup>	45	--
Transient Lodging	70 <sup>4</sup>	45	--
Hospitals, Nursing Homes	60 <sup>3,5</sup>	45	--
Theaters, Auditoriums, Music Halls	--	--	35
Churches, Meeting Halls	70	--	--
Office Buildings	--	--	45
Schools, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	65	--	--

<sup>1</sup> Outdoor activity areas for residential developments are considered to be the backyard patios or decks of single-family dwellings, and the patios or common areas where people generally congregate for multi-family development. The exterior noise standards shall not apply to small individual patios of multi-family uses.

Outdoor activity areas for non-residential developments are considered to be those common areas where people generally congregate, including pedestrian plazas, seating areas and outside lunch facilities.

Where the location of outdoor activity areas is unknown, the exterior noise level standard shall be applied to the property line of the receiving land use or at a distance of 100 feet from an existing or proposed building envelope.

<sup>2</sup> As determined for a typical worst-case hour during periods of use.

<sup>3</sup> Where it is not possible to reduce noise in outdoor activity areas to 60 dB L<sub>dn</sub>/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 65 dB L<sub>dn</sub>/CNEL may be allowed provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.

<sup>4</sup> In the case of hotel/motel facilities or other transient lodging, outdoor activity areas such as pool areas may not be included in the project design. In these cases, only the interior noise level criterion will apply.

<sup>5</sup> Hospitals are often noise-generating uses. The exterior noise level standards for hospitals are applicable only at clearly identified areas designated for outdoor relaxation by either hospital staff or patients.

**Note:** Where a proposed use is not specifically listed on this table, the use shall comply with the noise exposure standards for the nearest similar use as determined by the Planning Department. Commercial and industrial uses have not been listed because such uses are not considered to be sensitive to noise exposure.

#### Policy NO 1.1.2

The City should have the flexibility in its ordinance and policies to consider the application of less restrictive exterior noise standards than those prescribed in Tables 7.2 or Table 7.3, in cases where it is impractical or infeasible to reduce exterior noise levels within infill projects to a state of compliance with their standards. In such cases, the rationale for such consideration should be clearly presented and disclosure statements and noise easements should be included as conditions of project approval.

#### Policy NO 1.1.4

The City should prevent encroachment of noise-sensitive uses.

##### Program NO 1.1.4.1

The City should establish sound wall regulations that address new residential developments that are proposed adjacent to existing or proposed highways or major roads.

##### Program NO 1.1.4.2

Where noise mitigation measures are required to satisfy the noise level standards of this Noise Element, development standards for new residential subdivisions, additional setbacks shall be considered in addition to the sound barrier wall to further protect future residents.

### **Objective NO 1.2**

Minimize impact of traffic noise along main transportation corridors.

#### Policy NO 1.2.1

The City shall adopt regulations that encourage the enforcement of state vehicle code regulations limiting public exposure to noise from automobiles, trucks and motorcycles.

##### Program NO 1.2.1.1

The City shall designate specific truck routes to avoid interaction with sensitive land uses.

##### Program NO 1.2.1.2

The City shall designate reasonable commercial activity loading/unloading hours.

##### Program NO 1.2.1.3

The City shall establish and enforce noise regulations which set limits on intensity and hours of truck routes within the City.

### Policy NO 1.2.2

For City projects that involve capacity enhancing roadways, or the construction of new roadways, an acoustical analysis shall be prepared. If the project would result in a significant noise level increase, or if the project would cause noise levels to exceed the City's noise standards shown in Table 7.2, noise mitigation measures shall be considered to reduce traffic noise levels.

### Policy NO 1.2.3

The City shall consider use of noise-reducing pavement as mitigation for projects involving new or expanded roadway projects.

## **Objective NO 1.3**

Reduce noise related to construction activities.

### Policy NO 1.3.1

The City shall update the Noise Ordinance. The new regulations should incorporate the following provisions:

- Restrictions on construction hours of operation and deliveries so as not to disturb neighboring uses, particularly retail/mixed use and residential.
- Require construction projects that may generate excessive noise impacts to implement the following types of standard best management practices, as applicable, to reduce construction noise impacts to the extent feasible:

Noise-generating construction activities, including truck traffic coming to and from the construction site for any purpose, shall be limited as specified in the Noise Ordinance. All equipment driven by internal combustion engines shall be equipped with mufflers, which are in good condition and appropriate for the equipment. The construction contractor shall utilize "quiet" models of air compressors and other stationary noise sources where technology exists. At all times during project grading and construction, stationary noise-generating equipment shall be located as far as practicable from sensitive receptors and placed so that emitted noise is directed away from residences. Unnecessary idling of internal combustion engines shall be prohibited. Construction staging areas shall be established at locations that will create the greatest distance between the construction-related noise sources and noise-sensitive receptors nearest the project site during all project construction activities, to the extent feasible. Neighbors located adjacent to the construction site shall be notified of the construction schedule in writing. The construction contractor shall designate a "noise disturbance coordinator" who will be responsible for responding to any local complaints about

construction noise. The disturbance coordinator shall be responsible for determining the cause of the noise complaint (e.g., starting too early, poor muffler, etc.) and instituting reasonable measures as warranted to correct the problem. A telephone number for the disturbance coordinator shall be conspicuously posted at the construction site. Require new development to minimize vibration impacts to adjacent uses during demolition and construction. For sensitive historic structures, a vibration limit of 0.08 in/sec PPV (peak particle velocity) will be used to minimize the potential for cosmetic damage to the building. A vibration limit of 0.30 in/sec PPV will be used to minimize the potential for cosmetic damage at buildings of normal conventional construction

## **Objective NO 1.4**

Keep noise levels below state and federal thresholds.

### **Policy NO 1.4.1**

The City shall work with Caltrans to ensure that adequate noise studies are prepared and locally-appropriate noise mitigation measures are implemented in State transportation projects that may result in increased noise levels in Clearlake.

#### **Program NO 1.4.1.1**

Support noise-compatible land uses along existing and future roadways, including County, State and Federal routes.

## **Objective NO 1.5**

### **Policy NO 1.5.1**

Regulate long-term increases in ambient noise levels during review of development proposals.

For projects that are required by the California Environmental Quality Act (CEQA) to analyze noise impacts, the following criteria shall be used to determine the significance of those impacts:

#### **Stationary and Non-Transportation Noise Sources**

- A significant impact may occur if the project results in an exceedance of the noise level standards contained in this element, or the project will result in an increase in ambient noise levels by more than 3 dB, whichever is greater. This does not apply to construction activities which are conducted according to City regulations for construction activities. Compliance with the City's construction requirements shall be sufficient to reduce construction-related noise impacts to a less than significant level.



## Transportation Noise Sources

- Where existing traffic noise levels are less than 60 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +5 dB Ldn increase in roadway noise levels will be considered significant; and
- Where existing traffic noise levels range between 60 and 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a +3 dB Ldn increase in roadway noise levels will be considered significant; and
- Where existing traffic noise levels are greater than 65 dB Ldn at the outdoor activity areas of noise-sensitive uses, a + 1.5 dB Ldn increase in roadway noise levels will be considered significant.



**CHAPTER 8**  
**CLEARLAKE**  
**2040 GENERAL**  
**PLAN**

**Contents:**

- A. Introduction**
- B. Context**
- C. Goals, Objectives, Policies and Programs**

## **8. HOUSING**

### **A. Introduction**

#### **Housing Element**

The Housing Element serves as a planning guide addressing the long-term, comprehensive housing needs for residents of various income levels. The process of creating or updating a Housing Element includes the identification and analysis of current and projected housing needs, followed by the development of goals, policies, and programs that aim to preserve, improve, and increase supply of housing in the community for all income levels.

#### **Compliance with State Law**

The Housing Element is one of the seven required elements in the General Plan, and is mandated through Article 10.6 of the State of California Government Code Section 65580 through 65590 (California Department of Housing and Community Development [HCD], 1969a). The Housing Element must remain consistent and compatible with other General Plan elements and State Law.

According to the California Statewide Housing Plan Update, it is the goal of the State to “ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment.” In addition, the State Department of Housing and Community Development

(HCD) has established the following four primary goals that are addressed in the Housing Element:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs;
- Improvement of housing conditions for special needs groups;

Recent legislation (after 2010) pertinent to the preparation of the housing element and housing element law includes the following:

- AB 1233 (Provision of Adequate Sites for RHNP)
- AB 1866 (Second Units)
- AB 2348 (Land Inventory Requirements)
- AB 2511 (promotes the development of affordable housing)
- SB 2 (Local Planning and Approval for Emergency Shelters)
- SB 1087 (Water and Sewer Service Priority for Affordable Housing)

Unlike other elements of the General Plan, the Housing Element is required to be updated periodically; generally, every five years. For the purposes of formatting and consistency with this General Plan document, this chapter summarizes the goals, objectives, policies and programs that are found in the comprehensive, State approved 2014-19 Housing Element document (see Background Information section below).

## **Purpose of Element**

The purpose of the Housing Element is to provide the City with a long-range housing program that addresses, not only the City's housing needs, but also includes mandated statewide housing needs.

## **Background Information**

The complete 2014-19 Housing Element document that is subject to approval by the California Department of Housing and Community Development, consists of Chapter 6 of the General Plan Background Report. In this single case, Chapter 6 is the complete Housing Element for the General Plan.

## **Goals and Policies**

The policies and guidance of this chapter, together with the Future Land Use and Growth Plan, will aid the decisions of the Planning Commission and City Council.

## **B. Context**

According to the 2010 U.S. Census data, Clearlake has approximately 8,487 housing units. More than half of these units are single-family homes, while over one-third are mobile homes. The housing stock is in need of improvements; about half of the housing units are considered “good” quality. Additionally, about 25 percent of Clearlake’s housing stock is vacant, which is extremely high. About 75 percent of homeowners with mortgages are considered cost-burdened, while 59 percent of Clearlake’s renters are cost-burdened. The Regional Housing Needs Allocation calls for 51 percent of new housing units to be built for above-moderate income owners. While a majority of Clearlake’s population is considered cost-burdened, the housing stock is already being sold at below market rate prices. The goals, objectives, policies, and programs of this chapter aim to balance the need for market rate and affordable housing, renovation and rehabilitation of existing housing stock, and providing and adequate supply of housing options for all current and future residents.

## **C. Goals, Objectives, Policies and Programs**

### **Goal HO 1**

To provide a continuing supply of housing to meet the needs of existing and future Clearlake residents in all income categories.

### **Objective HO 1.1**

Designate sufficient land at appropriate densities with development standards to accommodate housing for all income groups.

#### **Policy HO 1.1.1**

The City shall provide for future (long-term) regional housing needs by maintaining an adequate supply of developable land for all housing types and affordability levels.

#### **Program HO 1.1.1.1 - Vacant Land Inventory:**

The City will maintain an updated inventory of vacant residential parcels in the City. Information on these parcels will be available at City Hall for the public. The Housing Resources section contains an inventory of vacant land sufficient to meet the City’s RHNP allocation, particularly R-4 Zoned property that accommodates multi-family residential development.

#### **Policy HO 1.1.2**

The City shall enforce its land use policies that allow residential growth to be accommodated with a variety of housing types within a range of densities.

#### Program HO 1.1.2.1 - Public/Private Partnerships

The City will continue to work closely with the business and development communities toward achieving the City's affordable housing goal. The City has identified the following outreach programs in this partnership to provide affordable housing:

**City of Clearlake:** The City will review potential funding opportunities available through existing state, federal, and local programs for its affordable housing program.

**Development Community:** The City will work with private developers and property owners to cooperate in financing water and sewer facilities expansion as a means of facilitating development.

**Housing Development Corporations:** The City will work with non-profit and for-profit housing development corporations specializing in housing for various special needs groups to accommodate housing that meets the needs of these groups.

The City will ensure that residential development projects are consistent with the goals and policies of the General Plan. To the extent that the City has financial resources, an annual evaluation of the General Plan will comprise the City's monitoring program for the Housing Element. This will include a review of progress toward achieving Housing Element objectives by the City and other responsible agencies and departments while meeting timing and funding commitments for implementing actions, as well as the number of housing units provided or other measurable indicators achieved for each established measure. This will include statutory reporting to the Department of Housing and Community Development regarding annual housing element reporting.

### Objective HO 1.2

Ensure the availability of adequate housing for special needs groups including the elderly, physically disabled, developmentally disabled, large families, single heads of households, farmworkers and homeless.

#### Policy HO 2.2.1

The City will promote the maintenance, operation, and construction of housing for special needs groups.

#### Program HO 2.2.1.1 - Reasonable Accommodation

The City will continue to permit accessory structures, building modifications and site plans that provide accessibility for persons with disabilities and will continue to implement the state and federal building standards for handicapped accessibility. The Community Development Department will continue to provide brochures and assistance to residents about accessibility

for persons with disabilities. The City will administer the Reasonable Accommodation regulations to make sure necessary modifications can be made to housing in a timely and cost-effective manner to address the needs of disabled and developmentally disabled persons.

#### Program HO 2.2.1.2 - Congregate Care and Group Housing for Elderly and Disabled Persons

The City will continue to obtain comments from the public, developers and other agencies about the need for, and development of, congregate care and group-assisted housing. The City will review potential funding sources and, if need and feasibility are established, will pursue grants and financing to aid in the development of congregate care and group-assisted housing.

#### Program HO 2.2.1.3 - Assistance for Transitional and Supportive Housing

Meet periodically with local non-profit service providers upon request to assess the transitional and supportive housing needs of the community and work with nonprofit organizations to identify suitable sites for the placement of facilities. Pending available resources, the City will assist developers in finding sites for the creation of transitional and supportive housing facilities, provide support in accessing state or federal funds, such as supporting requests on behalf of a nonprofit provider, expedited permit approvals in support of a non-profit application, and/or contributing information to an application to support the need for the proposed project or activity.

#### Program HO 2.2.1.4 - Assistance for Emergency Shelters

Meet periodically with local non-profit service providers upon request to assess the shelter needs of the community and work with nonprofit organizations to identify suitable sites for the placement of facilities. Provide support in accessing state or federal funds, such as supporting requests on behalf of a nonprofit provider, expedited permit approvals in support of a non-profit application, and/or contributing information to an application to support the need for the proposed project or activity.

The City will consider exempting on a case by case basis planning entitlement fees, such as general plan/zoning amendment, variances, design review (if applicable) and environmental applications for emergency shelter projects proposed by non-profit service providers.

#### Program HO 2.2.1.5 - Support Services for Elderly and Disabled Persons

To the extent the City has financial capability, continue to support Lake Transit Authority, Dial-A-Ride, the Senior Center and other programs providing supportive services for seniors or persons with disabilities. Support shall include promotion of these services through the placement of informational materials at City offices and/or assistance in accessing state or federal funding for such services.

#### Program HO 2.2.1.6 - Americans with Disabilities Act

The City will continue to ensure that all construction projects requiring building permits comply with the Americans with Disabilities Act (ADA) as provided by the CA Building Code. The City will assist property owners and contractors in complying with ADA requirements when retrofit or rehabilitation projects for public, residential or commercial structures.

#### Program HO 2.2.1.7 - Residential Infill Study

To address concentrated higher density and mixed-use housing strategies in the 2040 General Plan there is a need to identify potential opportunities within existing buildings for conversion to housing units, particularly in the upper floors in three of the identified growth areas: Cluster 1 (Austin Park), Cluster 2 (the Avenues), and Cluster 4 (Lower Lakeshore). This would lead to more building renovations, create live/work studios and improve affordable housing opportunities in the focused growth areas. The presence of additional residents in these areas will also improve the City's economic vitality. The City will prepare (contingent upon grant funding) a residential infill study that identifies these opportunities, working with property owners to evaluate the economic potential for creating more housing within existing buildings and identify funding sources to develop this housing.

### **Objective HO 2.3**

Encourage development of new housing for a broader range of income groups.

#### Policy HO 2.3.1

Ensure a regulatory environment conducive to housing production and maintenance.

#### Program HO 2.3.1.1 - Monitor Policies and Programs

Continue to monitor and review housing related policies and programs to minimize constraints to housing production and maintenance. This will include developing new design review programs from the 2040 General Plan that results in ministerial reviews of multi-family housing and facilitated processing of affordable housing projects.

#### Program HO 2.3.1.2 - Zoning Ordinance Review and Implementation

To implement the 2040 General Plan and to achieve housing and other City objectives, the City will conduct a complete update of the Zoning Code. Revisions will be made to the Zoning Code to promote flexibility in densities and uses, to improve incentives for affordable housing production and to bring applicable regulations into compliance with State Law. The Zoning Code will then be reviewed periodically for consistency and compliance and amended as needed.



#### Program HO 2.3.1.3 - Design Review

As part of the 2015 Zoning Code update, per implementation of the 2040 General Plan, new regulations will be created for Design Review. This new program will include Design Guidelines for the development of multi-family housing. Particular attention should be paid to avoiding architectural barriers that could adversely affect disabled persons and persons with developmental disabilities. In addition, the Design Review provisions of the Zoning Code will address the need to minimize constraints to the development of multi-family housing and provide for ministerial (staff review) and facilitated development review for these types of development applications.

#### Program HO 2.3.1.4 - Affordable Housing Water/Sewer Priority

In accordance with Government Code Section 6558.7, the City will monitor Lake County Sanitation District Resolution No. 2014-45), Highlands Water Company (Resolution No. 014-30) and Konocti County Water District (Resolution No. 14-01) to assure sufficient priority sewer/water capacities are reserved for future low income housing development per the City's Regional Housing Needs Allocation for the 2014-19 period; 175 equivalent dwelling unit services for lower-income households.

#### Policy HO 2.3.2:

Support the provision of housing for extremely low, low and very low-income households (see Program HO 2.2.1.4, Assistance for Emergency Shelters).

#### Program HO 2.3.2.1 - Tax Exempt Bonds

The City does not have the capacity to issue bonds. The City is, however, a member of the California Statewide Communities Development Authority JPA who issues federal tax credits for low-income housing projects.

The City will continue to be a member of the Committee for pooling resources to issue tax exempt bonds for financing the construction of affordable housing or providing financial assistance to low and moderate-income homebuyer assistance.

#### Program HO 2.3.2.2 - Preservation of At-Risk Housing

The City has identified 99 affordable rental units being at risk of converting to market rate housing over the next twenty years. These units are consist of the Autumn Village Apartments (32 affordable rental units), Highlands Village (40 affordable rental units) and Olympic Villa (27 affordable units). The City will work with property owners, other public agencies, and non-profit housing organizations to preserve existing subsidized rental housing in which the owner could potentially increase rents to market rates within the next twenty years. The City will encourage existing owners to maintain the affordability of such rental housing. Furthermore, pending available resources, the City will help owners of at risk units to obtain funding for

improvements to these units to extend affordable housing contracts. Also, to the extent the City has available resources, the City will provide ongoing preservation technical assistance and education to affected tenants and the community at-large, regarding the need to preserve the existing affordable housing stock. The City will also notify tenants of the pending possible loss of rental subsidies.

#### Program HO 2.3.2.3 - Rental Assistance

The City shall continue to cooperate with the Lake County Housing Commission in its administration of the federal Section 8, Housing Choice Voucher rental assistance program to maintain the availability of housing vouchers in Clearlake.

The City's role will be to:

- Provide necessary documentation to the Housing Commission to apply for annual commitments from the U.S. Department of Housing and Urban Development.
- Provide information on the rental assistance program at the Community Development Department's public counter.

#### Program HO 2.3.2.4 - Community Reinvestment Act

The City will work with financial institutions, serving Clearlake as requested to identify low and moderate-income housing projects as part of their responsibility under the federal Community Reinvestment Act.

#### Program HO 2.3.2.5 - Encourage Development of Market Rate Ownership and Rental Housing

The City will encourage the production of market-rate rental and ownership housing for moderate and above moderate-income households through its land development policies.

All of the multi-family rental housing developed in Clearlake over the past twenty years has been subsidized housing for lower-income households. To provide a wider variety of housing for all income levels, the City should encourage the development of market-rate rental housing.

### **Objective H0 2.4**

Enhance Clearlake's residential neighborhoods.

#### Policy HO 2.4.1

Improve the quality of the existing housing stock within the City.

#### Program HO 2.4.1 - Housing Rehabilitation Loans for Low-Income Households

The City will continue to operate the Housing Rehabilitation Loan Program to promote housing rehabilitation for low, very low, and extremely low-income households. To improve the quality of rental housing, the City shall expand the program to include rental housing. The City will update their CDBG and HOME Housing Rehabilitation Guidelines to include rental housing.

The City has maintained a Housing Rehabilitation Loan Program to provide financing for the rehabilitation of dwelling units owned or occupied by lower-income households (including rental housing). The City provides financial assistance in the form of low-interest loans, deferred when necessary to maintain the affordability of rehabilitated housing. This program is a valuable resource for community residents and will be continued into the future.

The City and the County offer housing rehabilitation and homeowner assistance programs to Clearlake residents. The City shall review the feasibility of joining the County in developing more extensive and efficient housing programs that have more funding opportunities. The City objective is to provide rehabilitation funding through these programs for between 20 and 30 housing units during this five-year planning cycle.

#### Program HO 2.4.2 - Housing Conditions Survey

The City has a large number of housing units in need of rehabilitation, and particularly vacant units that need to be re-occupied. However, there are some data discrepancies between the 2012 survey conducted for the 2040 General Plan Update and the 2009 housing conditions survey conducted for the Redevelopment Agency. A more detailed housing conditions survey needs to be conducted to determine actual housing conditions in Clearlake. An accurate survey will provide the needed data tools to obtain grant funding to further expand the Housing Rehabilitation Program.

#### Program HO 2.4.2.3 - Public Awareness Program

The City will disseminate informational brochures to the public on its Housing Rehabilitation and Housing Assistance programs and provide copies at the public counter of the Senior Resource Directory maintained by the Community Care and the Area on Aging in Lake and Mendocino Counties. The Directory provides important information on housing needs that include, not only housing rehabilitation, but also, homeless and transitional housing, housing support agencies, subsidized housing complexes, senior housing, and residential care facilities.

#### Program HO 2.4.2.3 - Utilize Code Enforcement to Minimize Nuisances and Protect Neighborhood Integrity

The City will continue to operate its code enforcement program, with the goals of abating dangerous structures and addressing nuisance concerns related to housing and neighborhood quality.

The City Council placed “Measure R” on the ballot for November 4, 2014, for a specific transaction and use sales tax to support citywide clean up and improvement. As the Measure did not pass, the City has allocated over \$300,000 of Community Development Block Grant (CDBG) funding towards an enhanced code enforcement program. This program will improve efforts by the City to address abating dangerous structures. In addition, the City will seek other grant funding to further improve this program.

The Rental Housing Inspection Program began in 2001 to address ongoing safety and sanitary concerns with rental units in Clearlake. The program was discontinued in 2007 due to various reasons. The City will look at the feasibility of resurrecting this program based on current funding. Also, the City will seek additional grant funding to further enhance this program once it has been re-established.

#### Program HO 2.4.2.4 - Preservation and Replacement of Mobile Homes and Mobile Home Parks

Many of the mobile home parks in Clearlake are substandard and do not provide safe affordable housing. The City will meet with mobile home park owners (as requested and to the extent that the City has financial capacity) to discuss long-term goals for their properties and the condition of park infrastructure and buildings, the condition of mobile homes located in the park, parcel size, accessibility to services, and surrounding land uses. For those parks that are feasible to preserve, the City will consider (1) providing information to park owners on state and federal programs, and/or (2) providing referrals to nonprofit organizations who can assist in preparing funding requests.

The City will also encourage the mobile home parks with serious problems to convert to another use. The City shall require the owners to provide relocation or other assistance to mitigate the displacement of park residents in accordance with Government Code Section 65863.7.

### **Objective HO 2.5**

Promote fair housing opportunities for all persons regardless of age, race, sex, marital status, ethnic background, source of income, or other arbitrary factors.

#### Policy HO 2.5.1

The City will continue to distribute information on fair housing laws to residents, and refer discrimination complaints to appropriate agencies.

#### Program HO 2.5.1.1 - Assistance to the Public Regarding Discrimination in Housing

The City will continue to serve as liaison between the public and appropriate agencies in matters concerning housing discrimination. The City will promote equal housing opportunities through the posting of information and distribution of literature at City buildings. The City will

continue to refer discrimination complaints to Redwood Legal Assistance and the State Fair Employment and Housing Commission. The City will also train staff on how to receive and refer fair housing complaints.

## **Objective HO 2.6**

Promote energy conservation in new and existing residential homes and neighborhoods.

### **Policy HO 2.6.1**

The City shall promote energy conservation in existing homes and neighborhoods.

#### **Program HO 2.6.1.1 - Support of Existing Energy Conservation Programs**

The City will continue to support residential energy conservation programs offered by Pacific Gas and Electric Company, North Coast Energy Services, and others. This support will include referrals to these programs for homeowners expressing interest in energy conservation, as well as placement of brochures (if available) for such programs at City offices.

The City will also review the feasibility of joining the County in developing a stronger housing rehabilitation program that includes energy conservation measures.

#### **Program HO 2.6.1.2 - Implementation of Energy Conservation Standards**

The City will continue to implement the energy conservation standards under Title 24 of the California Code of Regulations, as required by State law. The City will continue to provide information at the permit counter from the California Energy Commission on compliance with Title 24 and other energy conservation techniques.

Program CO 6.1.1.2 of the 2014 General Plan, Conservation Element includes creating incentives for development proposals that exceed Title 24 by 15 percent. These incentives could include reduced building permit fees and streamlined plan check review.

### **Policy HO 2.6.2**

The City will promote energy conservation through its land use planning and development standards.

#### **Program HO 2.6.2.1 - Stricter Energy Efficiency Standards for New Development:**

The Zoning Code shall be updated to include additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access for new residential development. In order to promote the use of energy efficient construction, the City will continue to provide information on energy conservation measures with the development application packets.

Program HO 2.6.2.2- Energy Conservation for New Residential Development:

Through the City's housing rehabilitation program and design review process, the City will encourage additional energy conservation measures with respect to the siting of buildings, landscaping, and solar access.



**CHAPTER 9**  
**CLEARLAKE**  
**2040 GENERAL**  
**PLAN**

**Contents:**

- A. Introduction**
- B. Context**
- C. Goals, Objectives, Policies and Programs**

## **9. SAFETY**

### **A. Introduction**

#### **Safety Element**

The Safety Element identifies hazards that pose potential risks of injury, death, and property damage from natural and man-made and nature environmental conditions. The greatest risks in Clearlake are likely to result from flood or fire hazards. Areas planned for development along the Lake and in the one hundred-year flood zone should either be moved outside of the flood hazard zone or constructed with proper mitigation measures. Future development in the foothills surrounding the City should implement fire mitigation measures. Other hazards of lesser risk are also addressed in this element to formulate an approach that encompasses a range of safety issues. The application of prevention and mitigation measures that address each hazard can reduce the impact on property, health and safety.

#### **Compliance with State Law**

The Safety Space Element is one of the seven mandatory elements of the General Plan, according to Government Code §65302.

#### **Purpose of Element**

The Safety Element is a plan that addresses the reduction of potential public safety and property damage risks resulting from fires, floods, earthquakes, landslides, and other hazards. Other locally relevant safety issues, such as emergency response, hazardous materials spills, and crime reduction, are also considered in this element.



## **Background Information**

Complete background information on community safety as it pertains to the General Plan is referenced in Chapter 10 of the General Plan Background Report. Given the above, this Safety Element establishes the necessary policy guidance that will enable the City to plan effectively for future growth and development, while reducing safety risks.

## **Goals and Policies**

The policies and guidance of this chapter, together with the Future Land Use and Growth Plan, will aid the decisions of the Planning and City Council.

## **B. Context**

Safe and neighborly feel is one of Clearlake's top traits that is cherished and maintained by the community. Addressing safety risks are essential to maintain this condition. The production, selling, and use of drugs that result in criminal activities in Clearlake is a major safety issue. Also, animal control and code enforcement are primary community safety concerns. Also, with the recent wildfire incident of 2015, addressing fire safety is an important aspect that the City, the Fire District and other support agencies need to consider in planning for future growth. During the General Plan public participation workshops, it was stated that Austin Park and areas surrounding Olympic Drive were the safest areas within the City, and the area surrounding the Clearlake Shopping Center and scattered neighborhoods throughout the City were unsafe and needed to be considered in terms of prioritizing police resources. A few key safety themes are addressed in the Safety Element as follows:

- Drug use, violence, and animal control.
- Flood, fire, and other natural hazards.
- Neighborhood safety mitigation.

## **C. Goals, Objectives, Policies and Programs**

### **Goal SA 1**

A community protected from injury, loss of life and property damage resulting from natural hazards relating to flooding, fire, seismic, and geologic events.

#### **Objective SA 1.1**

Building limitations in high-risk zones - Avoid construction of high occupancy or critical services buildings in high fire, flood, and seismic risk zones.

#### Program SA 1.1.1

The City should review land uses and zoning to locate higher density residential development to areas outside high risk zones.

##### Program SA 1.1.1.1

The City shall review and update the Zoning Ordinance to address fire safety issues.

#### Policy SA 1.1.2

The City shall continue to enforce the California Building Code (CBC) for all new construction and renovation and when occupancy or use changes occur.

##### Program SA 1.1.2.1

The City shall review and update the City Fire Code when new standards are adopted in the California Fire Code.

##### Program SA 1.1.2.2

The City shall periodically update the City Building Code to include new flood resistant construction techniques.

### **Objective SA 1.2**

Flood and Erosion Hazards – minimize the risk of personal injury and property damage due to flooding.

#### Policy SA 1.2.1

The City shall decline to approve development in the one hundred-year flood zone unless mitigation measures meeting Federal Flood Insurance Administration criteria are provided.

##### Program SA 1.2.1.1

The City shall assure that any new development in the City located within a flood zone shall include adequate flood control mitigation measures.

#### Policy SA 1.2.2

The City shall work with the Lake County Watershed Protection District in the project review process to ensure that adequate measures are implemented to prevent flooding.

#### Program SA 1.2.2.1

The City may require new development (depending on size and impact) to prepare hydraulic storm drainage studies defining the net increase in storm water run-off resulting from construction and require on-site detention/retention structures or improvements that ensure post-project flows are less than or equal to pre-project flows.

#### Policy SA 1.2.3

The City shall continue to work with Lake County to ensure that additional storm drainage runoff and erosion resulting from development occurring in unincorporated areas upstream from drainage channels is adequately mitigated through improvements on site and/or downstream.

#### Program SA 1.2.3.1

The City shall request that the County refer development proposals located in the City's drainage basins identified in the Storm Drainage Master Plan to the City for review.

#### Program SA 1.2.3.2

The City shall annually review changes to the National Flood Insurance program and inform residents within the one hundred-year flood zone of significant changes.

#### Policy SA 1.2.4

The City shall enforce measures to minimize soil erosion and volume and velocity of surface runoff both during and after construction through application of the erosion control guidelines.

#### Program SA 1.2.4.1

The City shall require that best management practices for erosion control during construction be followed for all construction projects.

#### Program SA 1.2.4.2

The City shall require erosion and sediment control plans for new grading or development meeting the threshold for grading permits.

#### Policy SA 1.2.5

The City shall monitor drainage channels for sufficient capacity.

#### Program SA 1.2.5.1

The City should continue annual inspection of drainage and erosion control systems and inform residents and/or property owners of illegal structures and debris that must be removed.

#### Policy SA 1.2.6

The City should work with the County to develop strategies for reducing flooding along the shoreline of Clear Lake.

#### Program SA 1.2.6.1

The City shall participate in regional mitigation efforts to address Clear Lake flooding.

### **Objective SA 1.3**

Reduce the risk of damage and destruction from wild land fires.

#### Policy SA 1.3.1

The City should collaborate with the County Fire Protection District to inspect development projects to assure fire risks are minimized.

#### Program SA 1.3.2.1

The City shall ensure new development (subject to building permits) complies with the Fire Code.

#### Policy SA 1.3.2

The City shall promote the use of defensible space in order to reduce the risk of structure fires.

#### Program SA 1.3.2.1

The City shall work with the Fire District to develop and implement an effective and environmentally sound weed abatement program and utilize the CDF defensible space standards and recommendations.

#### Policy SA 1.3.3

The City shall use the Sonoma Lake Napa CalFire Unit Fire Plan as the standard to develop fire hazard evaluations, assessments of assets at risk, prioritization of hazard mitigation actions and implementation and monitoring components.

#### Program SA 1.3.3.1

The City shall collaborate with the California Department of Forestry and Fire Protection, and the appropriate interest groups, such as the Lake County Fire Safe Council, to develop and maintain a Community Wildfire Prevention Plan. This will include programs that create wildfire defense zones, such as fuel breaks and staging areas for emergency services.

#### Program SA 1.3.3.2

The City shall implement policies and programs throughout the General Plan, such as the Circulation Element, to improve emergency access to high hazard/open space areas. Refer to Circulation Element Policy 1.1.3 and Program C1.1.3.3 regarding improving emergency access routes and establishing a grid network of all-weather roads throughout Clearlake.

#### Program SA 1.3.3.3

The City recognizes that portions of the City are located in a Very High Fire Hazard Severity Zone and, therefore, will comply with relevant State regulations per Government Code Section 51175.

#### Program SA 1.3.3.4

The City shall work with the Fire District to identify and map substandard structures that pose a fire safety threat and coordinate and provide for appropriate fire hazard mitigation, such as rehabilitation or demolition.

### **Objective SA 1.4**

Reduce the risk of loss of life, personal injury and damage to property resulting from seismic hazards.

#### Policy SA 1.4.1

The City shall require structural integrity of existing buildings to reasonably protect occupants from earthquakes.

#### Program SA 1.4.1.1

In collaboration with the Fire District, the City shall monitor and review existing critical, high priority buildings and remove or have them retrofitted to ensure structural compliance with seismic safety standards.

#### Policy SA 1.4.2

The City shall require geotechnical reports by a state registered geologist for development proposals on sites in seismically and geologically hazardous areas and for all critical structures.

#### Program SA 1.4.2.1

The City shall require, as conditions of approval, measures to mitigate potential seismic and geologic safety hazards for structures as recommended by the geotechnical report.

#### Policy SA 1.4.3

The City should designate properties in areas with severe sliding and soils conditions for low intensity uses such as open space, low density residential and agriculture.

#### Program SA 1.4.3.1

The City should require a geotechnical report for high intensity projects where sliding at or above the site is of concern.

### **Goal SA 2**

A safe community with low crime activity.

#### **Objective SA 2.1**

Adopt multiple approaches to crime prevention and response.

#### Policy SA 2.1.1

The City shall review development proposals for their demand for police services.

#### Program SA 2.1.1.1

As part of the City's Capital Improvement Program and AB 1600 Program the City shall consider analyzing the feasibility of establishing police impact fees, to defray the City's cost of expanding police facilities (refer to definitions for AB 1600).

#### Program SA 2.1.2

The City should determine areas in need of great attention from law enforcement by monitoring uses and sites that attract criminal activity and establishing records of incidences for targeted police patrol.

#### Program SA 2.1.1.3

The City shall support neighborhood watch groups and periodically conduct community meetings to share information with residents.

### **Objective SA 2.2**

Address and decrease illegal drug activity.

#### Policy SA 2.2.1

The City shall align and coordinate police, health, and social service resources to address drug crime problems.

##### Program SA 2.2.1.1

The City should facilitate communication between the local agencies that address drug crime issues.

##### Program SA 2.2.1.2

The City should help coordinate with other agencies a comprehensive program to address current drug crimes.

##### Program SA 2.2.1.3

The City shall work with local organizations to provide sufficient drug rehabilitation services and facilities.

### **Goal SA 3**

A community with low impact risk of hazardous materials on its well-being and health.

### **Objective SA 3.1**

Protect public health from the hazards associated with the transportation, storage and disposal of hazardous wastes.

#### Policy SA 3.1.1

The City should maintain separation between residential areas and hazardous materials.



#### Program SA 3.1.1.1

The City shall plan land uses to address hazardous material contamination, such as locate new residential development away from contaminated sites.

#### Policy SA 3.1.2

The City shall require remediation of hazardous sites before prolonged human occupation.

#### Program SA 3.1.2.1

The City shall require cleanup programs that conform to State and Federal regulations.

#### Policy SA 3.1.3

The City shall comply with hazardous waste transport standards set by the U.S. Department of Transportation.

#### Program SA 3.1.3.1

The City shall define routes that allow vehicles to safely transport waste while reducing exposure to residents.

#### Policy SA 3.1.4

The City should continue facilitating land use and transportation decisions and other programs in accordance with City authorized related plans (such as the Lake County Hazardous Waste Management Plan).

#### Program SA 3.1.4.1

The City should coordinate with regional and state agencies to develop consistent hazardous waste management programs.

#### Policy SA 3.1.5

The City shall inform citizens about hazardous sites through providing publicly available information at the public counter and on the City's website (see Chapter 10, of the General Plan Background Report).

### **Goal SA 4**

An effective emergency response system.

## **Objective SA 4.1**

Build local capacity to prepare for disasters and coordinate with other regional stakeholders.

### **Policy SA 4.1.1**

The City shall cooperate with federal, state and local fire departments in implementing an Emergency Preparedness Plan.

#### **Program SA 4.1.1.1**

The City shall help coordinate Emergency Preparedness Plans with Lake County and other emergency management stakeholders including assisting in developing mutual and automatic aid agreements between all area fire departments (state, federal and local).

### **Policy SA 4.1.2**

The City should collaborate with Federal, State and Local Fire agencies to improve emergency response efficiencies.

#### **Program SA 1.4.1.2.1**

The City shall support the effort of federal, state and local fire agencies that serve the City in developing multi-agency cooperative, mutual aid, and automatic aid agreements for emergency services.

## **Objective SA 4.2**

Establish essential emergency relief facilities that will function adequately in the event of a disaster.

### **Policy SA 4.2.1**

The City shall help identify specific facilities and lifelines critical to effective emergency response and evaluate their abilities to survive and operate efficiently immediately after a disaster. In addition, the City should help determine alternative facilities for post disaster assistance in the event that the primary facilities have become unusable.

#### **Program SA 4.2.1.1**

The City shall map all emergency response facilities and main infrastructure arterials and work with service providers and emergency professionals to allocate appropriate primary and secondary facilities for use following a disaster.

### **Objective SA 4.3**

Inform the public of what actions to take in the event of an emergency or disaster.

#### **Policy SA 4.3.1**

The City shall designate specific staff to serve as the City's Public Information Officer to respond to the public in the case of a natural disaster.

#### **Program SA 4.3.1.1**

The City shall develop a protocol to disseminate information to the public in a disaster scenario.

### **Objective SA 4.4**

Designate emergency evacuation routes to provide a means to evacuate the community.

#### **Policy SA 4.4.1**

The City shall require adequate emergency transportation access to new developments. Refer to Chapter 4, Circulation Element Policy CI 1.3.3 and Programs CI 1.3.3.2, 1.3.3.3 and 1.3.3.4 regarding emergency routes.

#### **Program SA 4.4.4.1**

The City shall coordinate information on emergency evacuation routes and any changes with the Fire District, County Sheriff's Department, and other related agencies.

### **Goal SA 5**

Enhanced public safety and maintenance

### **Objective SA 5.1**

Improved park development and maintenance without adversely impacting other City service priorities and resources.

#### **Policy SA 5.1.1**

The City shall consider funding programs, other than the General Fund, for developing new parks and expanding maintenance of parks.

#### Program SA 5.1.1.1

The City shall consider initiating a ballot measure for a citywide Lighting and Landscaping Maintenance Assessment District (LLMAD) or other funding mechanism to more evenly fund maintenance of new and existing parks.

### **Objective SA 5.2**

Improved road, lighting, and landscape development and maintenance without adversely impacting other City service priorities and resources.

#### Policy SA 5.1.1

The City shall consider funding programs, other than the General Fund, for maintaining roads, landscaping, and lighting installed as a requirement of new development.

#### Policy SA 5.1.1.1

The City shall require an Assessment District or a Mello-Roos district to maintain roads, landscaping, and/or lighting installed as a requirement of new development.



**CHAPTER 10**  
**CLEARLAKE**  
**2040 GENERAL**  
**PLAN**

**Contents:**

- A. Introduction**
- B. Context**
- C. Goals, Objectives, Policies and Programs**

## **10. ECONOMIC DEVELOPMENT**

### **A. Introduction**

#### **Economic Development Element**

The Economic Development element is an essential component for the future of Clearlake's employment growth and business opportunity.

#### **Compliance with State Law**

There are no requirements to have an Economic Development Element as part of the General Plan. It is considered an optional element under Government Code Section 65303 that the City may adopt "any elements or address any other subjects, which, in the judgment of the legislative body, relate to the physical development of the county or city." In accordance with Government Code Section 65300.5, the Economic Development Element, along with other optional elements of the General Plan, such as the Community Design, Public Facilities, and Health Elements, must be internally consistent with all other elements of the General Plan.

#### **Purpose of Element**

This element seeks to focus on building and sustaining a business climate that supports and nurtures diversified business opportunities, promotes fiscal responsibility and stability, and develops a vibrant downtown that is a welcoming and visitor-serving destination.

## **Background Information**

Complete background information on economic development as it pertains to the General Plan is referenced in Chapter 11 of the General Plan Background Report. Given the above, this Economic Development Element establishes the necessary policy guidance that will enable the City to plan effectively for future growth and development, while enhancing the City's business climate.

## **B. Context**

The City of Clearlake will need to maintain a focus on improving the economic conditions for residents over the next twenty to thirty years. City officials will need to continue to maintain fiscal stability through a balanced budget, and look for opportunities to finance new programs in accordance with the General Plan. The City will need to be careful to not overspend limited financial resources, and dedicate effort to finding grant and other funding sources to keep the momentum going and local residents engaged in the planning process. The City needs to prioritize business development as a quick remedy of the current economic and employment situation. There are several vacant parcels and commercial units within the City which can accommodate new businesses, and are located in the main commercial areas. The City should concentrate development in these existing commercial areas to help attract customers to existing businesses as well. Economic development opportunities include:

### **Potential Economic Development from Future Development**

Based on the 2015 General Plan Land Use Analysis, conducted by Economic Planning Systems (EPS) and Price Consulting Services, there is a potential future development within the City of over four million more square feet of commercial development. However, this would be at theoretical build out of all remaining non-residential land use designated land in the Land Use Map. For the purposes of build out within the time horizon of this General Plan, EPS has estimated that over 682,000 square feet of non-residential building would be constructed by 2040. Figure 10.1 shows a map of vacant land within the City according to the Preferred Growth Scenario; the 2040 General Plan Land Use Map (for more details see Chapter 11 of the General Plan Background Report).

### **Employment Growth**

Based on the U.S. Census, there were 2,675 jobs located in Clearlake in 2010. Clearlake experienced a 23 percent increase in job growth between 2002 and 2010. However, this job growth trend is expected to be slightly reduced over the next twenty-five years. Based on the General Plan Preferred Growth Scenario, Economic Planning Systems, projected job growth to be reduced over the long term from 2.85% annually to about 1.1% annually. Realized job growth between 2010 and 2040 is projected to increase by 1,049 jobs from 2,675 to 3,724 jobs to 2040. This growth rate does consider both development of existing vacant land and

redevelopment of existing underutilized properties (for more details see Chapter 11 of the General Plan Background Report).

## **Economic Realities from the 2040 General Plan Preferred Growth Scenario Land Use Map**

EPS conducted an analysis of the land use mix developed from the 2040 Land Use Map. The Map, shown in the Land Use Element, shows an arrangement of residential and commercial land uses broken down by acreage. Economic Planning Systems (EPS) analyzed the mix of land use from the 2040 Preferred Growth Scenario in relation to the 2040 Land Use Map. Based on projected growth rates to the 2040 General Plan Build Out Time Horizon, from this land use mix, EPS estimates that an additional 2,314 housing units will be developed 682,000 square feet of commercial building area will be developed, and 1,049 more jobs will be created. EPS concluded that the 2040 Land Use Map provides sufficient land use and acres to accommodate this growth and that the land use mix identified in the Land Use Map adequately provides for additional economic development opportunities beyond 2040 (for more details see Chapter 11 of the General Plan Background Report).

## **Viticulture and Winemaking**

The City of Clearlake and surrounding areas contain open land that is underutilized or vacant, which could be used for harvesting grapes and wine production. With prime soils for viticulture, the Clearlake area has an advantageous environment and climate to grow premium grapes that can rival nearby Napa, Sonoma, and Mendocino Counties. Existing resources for viticulture and wine production are already available, and the City should utilize these resources to obtain an economic advantage in the County. It will be essential for the City to develop and work cohesively with key organizations and regional groups to promote wine production and tourist-related services and experiences. The City could collaborate with surrounding Lake County communities, including Kelseyville, Lakeport, Lower Lake, Middletown, and Clearlake Oaks, which have vineyards and tasting rooms, and develop a county wine trail. Wineries that offer tastings and hospitality are a magnet for tourism and, therefore, sales tax revenue and local employment opportunities for the City.

## **Outdoor Recreation and Activities**

One of the prevalent assets for the City of Clearlake is its lakefront location on the largest freshwater lake in California, Clear Lake. However, the lake is plagued with environmental issues such as rotten algae and mercury contamination, making it difficult to enhance lakefront commercial opportunities and water-related activities for tourists and locals. In order to increase tourism and optimize the City's lakefront access, the City needs to develop policies and collaborate with other related agencies to clean the lake and prevent any additional environmental damage. With a clean and uncontaminated lake, lakefront businesses can work together and optimize services for water-related activities such as fishing, boating, and

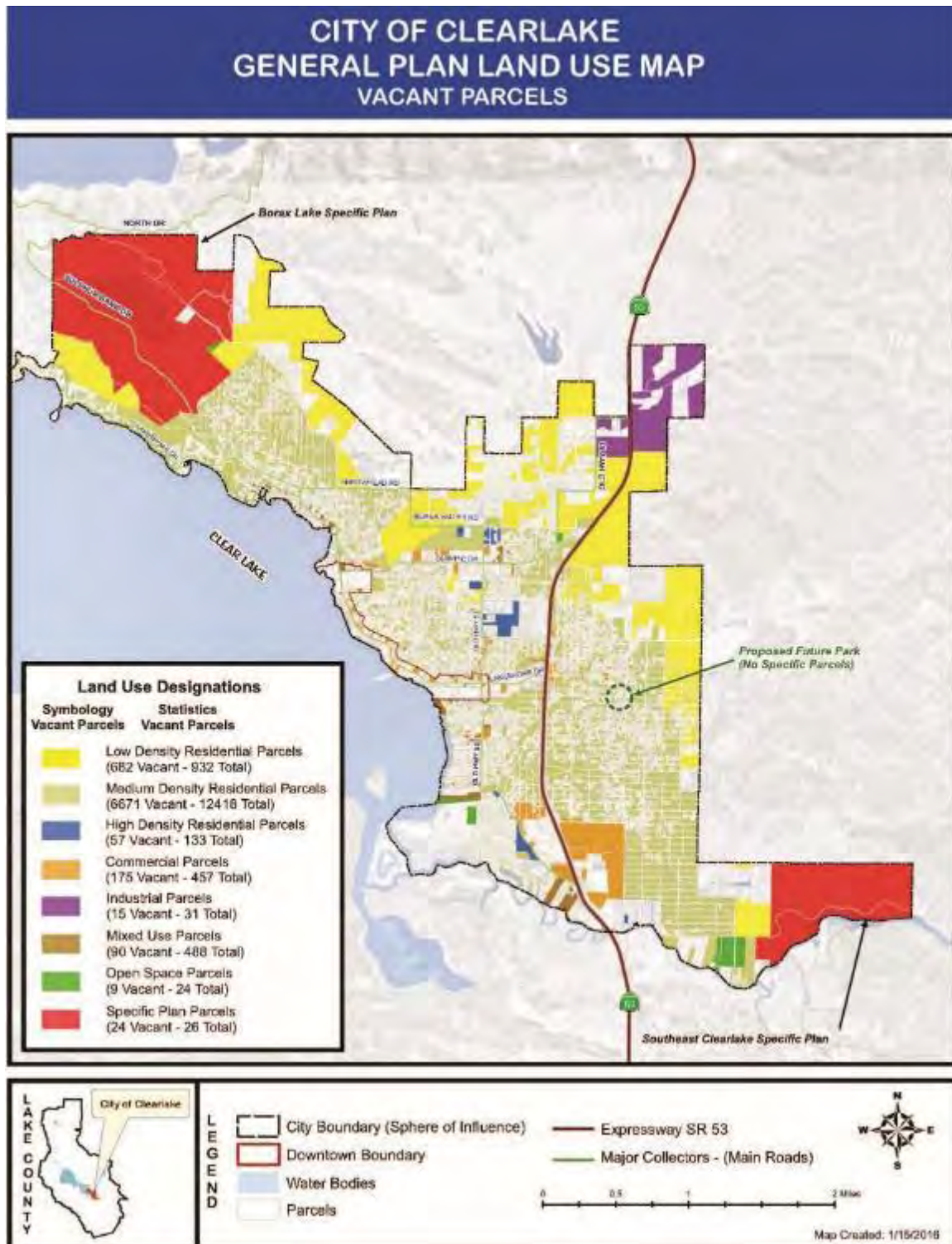


recreational use. As these services enhance lake usage and attract additional tourism, nearby commercial activity may also benefit from incoming tourists looking for shops, restaurants, and accommodations. In order to take advantage of its picturesque location and economic opportunity, it is important for the City to keep the lake clean and pollution free.

## **Arts and Entertainment**

Clearlake has the opportunity to build off existing Lake County arts and entertainment activities to attract regional visitors and business. The only performing arts center is located in Lakeport, on the northwest side of Clear Lake. With availability of land and vacant commercial space, the City could build a theater for performing arts and live entertainment, and attract visitors from nearby Kelseyville and Clearlake Oaks which must drive to Lakeport for performances. This additional visitor activity could act as a supplement to outdoor recreation and tourism, which tend to decrease during the cold, winter months. By establishing a venue for year-round activity, the City would have a constant source of revenue. Additionally, Clearlake is home to several locally owned businesses, restaurants, and lodging facilities. The additional business activity resulting from incoming visitors to a performing arts center would increase revenue for local businesses, and would contribute to an increase in the overall economy. Many of the locally owned shops along Lakeshore Drive are closed in the early evening as business slows. These businesses could re-open at night and act as a venue for acoustic musical performances or small art galleries displaying local artists' work, similar to the 'First Friday Fling' which takes place monthly in Lakeport.

Figure 10.1. 2040 General Plan Land Use Map (Preferred Growth Scenario)



## **Regional Shopping**

Shopping opportunities in Lake County are limited and consist of mostly small boutiques with an assortment of products from local merchants. While this type of retail shop contributes to the small town charm of the County and provides a unique shopping experience for visitors and tourists, the shopping needs of local residents are unmet. Clearlake has the Clearlake Shopping Center which has a Walmart Store, as well as a few chain restaurant dining options; however, the surrounding land is vacant. The adjacent area along SR 53, Old Highway 53, and Dam Road could be developed as a regional shopping center to serve the daily needs of Lake County residents. New commercial development could benefit from the business generated from the Walmart, and provide the retail shopping needs suited to locals instead of tourists. While Lakeshore Drive can be developed as a tourist serving commercial corridor focused on dining, lodging, and unique locally owned businesses, the area along SR 53 could serve a different purpose. Providing the regular shopping needs of locals could provide sales tax revenue for the City and attract business from other unincorporated Lake County communities.

## **C. Goals, Objectives, Policies and Programs**

### **Goal ED 1**

A balanced budget and fiscal stability.

#### **Objective ED 1.1**

Maintain fiscal stability by responsible spending and utilizing resourceful funding channels.

##### **Policy ED 1.1.1**

The City should abide by fiscal strategies that eliminate budget deficits and strengthen surpluses.

##### **Program ED 1.1.1.1**

The City should measure performance from City departments and services annually to track expenditures and minimize costs.

##### **Program ED 1.1.1.2**

The City should apply for applicable State and Federal grants that provide additional funding for appropriate projects.

### **Goal ED 2**

A supportive and nurturing business climate.

## **Objective ED 2.1**

Develop a diverse economic base including a range of manufacturing, retail, service, and knowledge-based professional activities.

### **Policy ED 2.1.1**

The City should approve development proposals suitable for business districts with specific functional uses including office, commercial, retail, and applicable industry.

#### **Program ED 2.1.1.1**

The City shall amend the Zoning Code to permit a mixture of compatible uses on Lakeshore Drive.

#### **Program ED 2.1.1.2**

The City should allow for light industry and other related compatible uses along State Route 53.

#### **Program ED 2.1.1.3**

The City should maintain agricultural uses along State Route 53 to cultivate grape growing and wine supporting establishments that generate employment and tourism.

### **Policy ED 2.1.2**

The City shall support a healthy mix of businesses.

#### **Program ED 2.1.2.1**

The City should work with the local Chamber of Commerce and educational, financial, and trade associations to enhance regional and local economic development efforts.

#### **Program ED 2.1.2.2**

The City should evaluate the feasibility of helping to establish a business improvement district, or property based improvement district, along the Lakeshore Drive corridor.

## **Objective ED 2.2**

Provide high-quality municipal services, facilities, and economic development assistance for business growth and expansion.

### **Policy ED 2.2.1**

The City should reduce obstacles and barriers for business establishment and development.

#### Program ED 2.2.1.1

Through the Zoning Code Update, the City shall designate appropriate land for commercial land use along highly accessible commercial corridors such as Lakeshore and Olympic Drives and State Route 53.

#### Program ED 2.2.1.2

The City should develop a program for reduced fees and, when appropriate, financial assistance for commercial startups along designated commercial growth centers.

#### Policy ED 2.2.2

The City should support programs that assist and build employment skills.

#### Program ED 2.2.2.1

The City should expand appropriate workforce development and training opportunities through partnerships with local work organizations and agencies.

### **Objective ED 2.3**

Develop an Economic Development Strategy.

#### Policy ED 2.3.1

The City should evaluate opportunities for business assistance and incentives to attract healthy businesses.

#### Program ED 2.3.1.1

The City should define incentives the City can utilize to sustain existing businesses and attract new commercial and manufacturing facilities.

### **Objective ED 2.4**

Attract industries and employers that can accommodate the skill-level of the local labor force.

#### Policy ED 2.4.1

The City should attract living wage-paying businesses that can provide more head of household jobs such as skilled trade, science, and medical employment.

#### Program ED 2.4.1.1

The City should attract industries to match the skill levels of available labor force such as construction, service and retail, and light industry.

### **Goal ED 3**

A welcoming and visitor-serving environment.

#### **Objective ED 3.1**

Promote outdoor recreation and activities that are abundant within the area.

##### Policy ED 3.1.1

The City should prioritize economic activities that utilize Clearlake's natural geographic location in the region.

##### Program ED 3.1.1.1

The City shall develop a citywide marketing campaign to improve the City's image and brand the area as a recreational and tourist destination (e.g. fishing, wine tasting, etc.).

##### Program ED 3.1.1.2

The City should develop a partnership with regional and countywide viticulture and winemaking organizations to promote the area as a wine tasting province and tourist destination.

#### **Objective ED 3.2**

Enhance services and amenities for tourist-serving purposes.

##### Policy ED 3.2.1

The City shall permit redevelopment of the Lakeshore Drive corridor as a regional mixed-use destination for locals and visitors.

##### Program ED 3.2.1.1

The City shall consider amending the Zoning Ordinance and rezone the Lakeshore Drive corridor for Commercial Mixed-Use.

### **Goal ED 4**

A vibrant and centralized downtown.

## **Objective ED 4.1**

Establish a downtown loop along Lakeshore Drive and Olympic Drive.

### **Policy ED 4.1.1**

The City should attract growth and revitalization along the Lakeshore Drive and Olympic Drive loop.

### **Program ED 4.1.1.1**

The City should consider activating a signage and banner campaign to advertise and identify the businesses and services along the Lakeshore Drive and Olympic Drive loop.

## **Objective ED 4.2**

Create a Downtown Revitalization Area.

### **Policy ED 4.2.1**

The City should develop a revitalization plan to help guide commercial development in the downtown area.

### **Program ED 4.2.1.1**

The City shall develop downtown design guidelines for business and residents along Lakeshore Drive and Olympic Drive.

### **Policy ED 4.2.2**

The Downtown revitalization plan should include standards for storefronts and awnings, as well as outdoor seating and landscaping.

### **Program ED 4.2.2.1**

The City shall review development proposals for consistency with the downtown design guidelines.

## **Objective ED 4.3**

Develop underutilized and vacant parcels along Lakeshore Drive.

### **Policy ED 4.3.1**

The City should provide incentives to attract developers to the downtown loop.



#### Program ED 4.3.1.1

The City should implement streamline programs for permitting and development applications for commercial revitalization projects along Lakeshore Drive and Olympic Drive.

### **Objective ED 4.4**

Develop mixed-use residential, commercial, office, and retail along Lakeshore Drive and Olympic Drive.

#### Policy ED 4.4.1

The City should support mixed-use development of Lakeshore Drive and Olympic Drive.

#### Program ED 4.4.1.1

The City shall amend the zoning code to prioritize development of commercial-residential mixed-use in the downtown Lakeshore Drive and Olympic drive loop.

### **Objective ED 4.5**

Provide a gathering place and recreational destination for residents and visitors.

#### Policy ED 4.5.1

The City should permit redevelopment and enhancement of properties for public gathering space.

#### Program ED 4.5.1.1

The City should help establish public plazas and open spaces throughout downtown.

### **Goal ED 5**

A regional shopping hub.

### **Objective ED 5.1**

Establish the City as a main shopping and commercial destination for the County.

#### Policy ED 5.1.1

The City should attract and incentivize large retailers into the City and specifically to the regional shopping hub made up of the old airport area and existing Clearlake Shopping Center area.

Program ED 5.1.1.1

The City should designate appropriate and easily accessible large lots for retail development and expansion near State Route 53.

Program ED 5.1.1.2

The City shall allow the use of the former airport area for additional regional retail and commercial expansion.



**CHAPTER 11**  
**CLEARLAKE**  
**2040 GENERAL**  
**PLAN**

**Contents:**

- A. Introduction**
- B. Context**
- C. Goals, Objectives, Policies and Programs**

## **11. PUBLIC FACILITIES**

### **A. Introduction**

#### **Public Facilities Element**

Public facilities create healthy communities by providing such essential services as the supply of clean water, the distribution of energy and power, waste management, and emergency assistance. Additional public services enhance the quality of community life, such as education, health, and recreational facilities.

#### **Compliance with State Law**

California, state law does not mandate the implementation of a Public Facilities Element as a chapter within the General Plan. Therefore, this element is considered an optional element. Stipulated by California Government Code Section 65303, a city or county may adopt “any elements or address any other subjects, which, in the judgment of the legislative body, relate to the physical development of the county or city.” However, the Office of Planning and Research (OPR) suggests that such an element be implemented in a city’s General Plan to provide the policy basis for short-term documents, such as the City’s capital improvements program and the annual capital budget as well as provide long-term guidance

#### **Purpose of Element**

The purpose of this Public Facilities Element is to provide a basis for short and long term plans for the development of additional facilities to support the community’s development.

The Element can be used as a foundation to develop growth supporting infrastructure, such as a capital improvement program.

## **Background Information**

Complete background information on public facilities that pertains to the General Plan is included in Chapter 12 of the General Plan Background Report. Given the above, this Public Facilities Element establishes the necessary policy guidance that will enable the City to plan for development of new and/or expanded public facilities for future growth and development.

## **B. Context**

The City is somewhat limited in determining and financing public facilities. Prior to becoming an incorporated City, the County planned and allocated resources to develop public facilities. The water systems were developed by water agencies and districts. The wastewater system was developed through an independent public service district. The City can influence development and improvement to these facilities through coordination with these agencies. The City does have full discretion over the planning and development of parks and police services. In reviewing information on public facilities and listening to the community through the General Plan Update public participation process the following planning directions were made:

### **Child Services**

Additional facilities and programs are needed for improved academic performance for children and programs that engage teenage youth. The City's population under the age of 19 is expected to increase 36 percent by 2040. Providing increased activities for this demographic will be important. One emerging solution is the development of a teen activity center or community center that supports after school programs.

### **Employment Development**

An apparent disconnect exists between the availability and creation of good jobs, the number of community members qualified to perform these jobs, and the job training opportunities available to community members. A vocational training center for adults would be a good addition to the community.

### **Solid Waste Capacity**

While the County faces the issue of maintaining financial stability of the landfill, the City is struggling with illegal dumping of solid waste, hazardous waste, oversized items, and undisposed trash on residential property. Code enforcement is a major issue in the City. An improved waste management system is needed to encourage greater reuse and recycling.

## **Fire and Police Services**

Providing better facilities for fire or police, in addition to increased resources, could increase the performance of these public services. There is potential for wildland fires to become more frequent in the future and having more safety facilities would help protect the community.

## **Storm Water Facilities**

Without a connected system of infrastructure to manage, divert and store storm water, the continual deposit of material into Clear Lake will continue to add to its degradation. Additionally, infrastructure such as roads will always demand attention and improvement if storm water is not managed in a way that preserves their structural integrity.

## **Water System**

Aging infrastructure to deliver water to the City contributes to a deficiency in delivery of quality potable water. There are four different water agencies that provide water to citizens in Clearlake. A comprehensive and collaborative analysis of the entire delivery system may be needed to identify priorities and coordinate water supply delivery to the growing community.

## **Waste Water System**

Although the Lake County Sanitation District's Southeast (SE) Regional System, which collects and treats wastewater in the City of Clearlake, has undergone significant improvements to increase volume and capacity, the City needs to develop cooperative solutions to further reduce discharge quantity and quality into the system. Water conservation programs and Fats, Oils, and Grease (FOG) reduction programs for residential and non-residential are needed. The City also needs to support the District in expanding the system's volume and capacity, such as the development of a Pipe Bursting program. Pipe bursting is a process that involves replacement of aging and leaking lines with expanded lines that does not involve any excavation.

# **C. Goals, Objectives, Policies and Programs**

## **Goal PF 1**

Educational opportunities for all community members.

### **Objective PF 1.1**

Improved student performance and high school graduation rates in all schools in Clearlake.

#### Policy PF 1.1.1

The City should encourage school districts to expand after-school tutoring and learning programs.

#### Program PF 1.1.1.1

The City should support school districts seeking funding to establish an after-school tutoring program.

#### Policy PF 1.1.2

The City should support Konocti Unified School District's efforts to provide school sites and facilities that meet the educational needs of the community.

### **Objective PF 1.2**

Expanded higher education services and facilities.

#### Policy PF 1.1.3

The City shall support efforts by Woodland Community College to enhance educational services to City residents.

#### Program PF 1.1.3.1

The City should meet with College administrators and staff periodically to evaluate facility needs.

#### Program PF 1.1.3.2

The City should coordinate with campus administration a method or program for receiving community input on Woodland Community College curriculum and facility needs. Programs may include periodic public meetings or an on-line web portal and community feedback section.

### **Goal PF 2**

A thriving civic center as a public resource center of the community.

### **Objective PF 2.1**

A well trained and locally available labor force that supports the economic and development goals of the City.

#### Policy PF 2.1.1

The City should support workforce development efforts through participation in strategic planning efforts.

##### Program PF 2.1.1.1

The City should support community efforts to organize and convene stakeholder round table discussion with City Chamber of Commerce and local business owners to help identify local labor needs, including emerging economic markets and opportunities for collaborative investment.

#### Policy PF 2.1.2

The City should support the development of a vocational training center.

### **Objective PF 2.2**

A downtown activity center for young adults that provides a space to foster friendship, activity, fun, and learning

#### Policy PF 2.2.1

The City should support the development of a recreational/educational “teen activity center.”

##### Program PF 2.2.1.1

City should help coordinate non-profit organizations, local leaders, and property owners to identify opportunity sites for community activity centers, such as a YMCA or Boys and Girls Club.

### **Goal PF 3**

City streets, residential properties, and public areas are clean and free of trash, reflective of civic pride.

### **Objective PF 3.1**

Residents educated about the health, safety, and aesthetic benefits of a trash-free city.

#### Policy PF 3.1.1

The City shall help educate and encourage the proper disposal of trash on private property, in addition to the disposal of trash in public places.

#### Program PF 3.1.1.1

The City should support the establishment of a volunteer pick-up program to reduce illegal trash disposal in inappropriate places,.

#### Program PF 3.1.1.2

The City shall promote volunteerism for anti-litter and anti-dumping campaigns, including programs to teach children the importance of cleaning up trash.

#### Program PF 3.1.1.3

City should support community efforts to host an annual city-wide trash clean-up day which will provide free dumpsters for litter and waste removal.

#### Objective PF 3.2

Citywide codes and ordinances properly enforced, with special attention regarding private property maintenance, abandoned vehicles, rubbish/weeds, and public nuisances.

#### Policy PF 3.2.1

The City shall provide adequate staffing to support code enforcement efforts to the extent financially feasible.

##### Program PF 3.2.1.1

The City should identify funding sources, seek donations, and consider other unconventional funding sources to support the development and maintenance of the position of a City Code Enforcement Officer.

#### Policy PF 3.2.2

The City shall encourage citizen participation in code enforcement.

##### Program PF 3.2.2.1

The City shall produce and disseminate information to the public on their rights and responsibilities to follow Citywide Code of Regulations. Information shall be available on the City's website, at the public counter at City Hall and the Police Station.

##### Program PF 3.2.2.2

The City shall establish comprehensive code enforcement procedures that assist code violations to come into compliance.



## **Goal PF 4**

Properly allocated public service facilities, commensurate with fire and police personnel needs.

### **Objective PF 4.1**

Adequate public service staffing and facilities in order to respond to emergency and fire situations.

#### **Policy PF 4.1.1**

The City shall add police and emergency response facilities as needed to address population growth and distribution patterns.

#### **Policy PF 4.1.2**

The City shall strive to maintain minimum personnel to population ratios for police services.

#### **Program PF 4.1.2.1**

The City shall periodically evaluate emergency response times to fire, safety, and medical emergencies and consider increasing safety personnel as needed and as feasible to reduce response times.

## **Goal PF 5**

A comprehensive and sanitary sewer system that meets City needs and protects natural resources.

### **Objective PF 5.1**

Work with sewer district to provide for adequate wastewater facilities and infrastructure to meet service demand, especially within residential neighborhoods.

#### **Policy PF 5.1.1**

The City should work with the sewer district to monitor wastewater demand and capacity.

#### **Program PF 5.1.1.1**

The City should support the sewer district in assessing and revising estimates of present and future wastewater demand.

#### Program PF 5.1.1.2

The City should encourage and support Lake County in updating the wastewater master plan as needed.

#### Program PF 5.1.1.3

The City should support the sewer district in maintaining an up to date database on existing wastewater facilities and infrastructure.

#### Policy PF 5.1.2

The City should work with the sewer district to prioritize infrastructure improvements and sewer system maintenance to accommodate projected growth from the General Plan.

#### Program PF 5.1.2.1

The City should adopt water conservation programs to reduce potable water discharge into the wastewater system.

#### Program PF 5.1.2.2

The City should work with Lake County to develop a FOG program for treatment of fats, oils and grease discharged by residential and non-residential uses.

#### Program PF 5.1.2.1

The City should explore the feasibility of developing a recycled water system for City and potentially others to use to reduce the dependence on potable water throughout Clearlake.

### **Goal PF 6**

A sustainable supply of high quality water, delivered through an efficient and safe system to support the City's existing and future population.

#### **Objective PF 6.1**

Work with water providers for adequate water facilities and infrastructure to meet demand.

#### Program PF 6.1.1.1

The City shall work with water providers to expand water treatment and conveyance infrastructure to meet city needs and population growth.

#### Policy PF 6.1.2

The City should help develop a strategy to prioritize water infrastructure expansion and maintenance in collaboration with water providers.

##### Program PF 6.1.2.1

The City should work with water providers to develop a Capital Improvement Plan to identify capital improvement needs and identify funding sources.

##### Program PF 6.1.2.2

The City should work with water providers to determine priority areas for infrastructure provision and determine financial feasibility. Incorporate these findings into the Capital Improvement Plan.

### **Goal PF 7**

A comprehensive and functioning storm water management system that protects people, property, water quality and natural aquifers.

#### **Objective PF 7.1**

Storm water management and infrastructure to adequately meet community and environmental needs.

##### Program PF 7.1.1.1

The City should help coordinate efforts by regional and governments and others to maintain an updated Lake County Clean Water Program.

##### Program PF 7.1.1.2

The City shall create a development fee program to insure that storm water drainage fees are equitable and adequate to help pay for needed infrastructure.

##### Program PF 7.1.2

New development proposals shall be reviewed for adequate storm water management and capacity.

##### Program PF 7.1.2.1

The City shall develop a Low Impact Development (LID) program which outlines approved on-site storm water runoff mitigation measures.

## **Objective PF 7.2**

Properties located in the flood zone are protected.

### **Program PF 7.2.1**

City shall comply with state and federal laws regarding development in the one hundred-year flood zone.

#### **Program PF 7.2.1.1**

The City shall work with local and state agencies in order to determine infrastructure needs to prevent floodwaters from entering the City.

#### **Program PF 7.2.1.2**

The City shall maintain the public infrastructure necessary to protect properties located in the flood zone.

#### **Program PF 7.2.1.3**

The City shall encourage use of LID mitigation measures for new development.



**CHAPTER 12**  
**CLEARLAKE**  
**2040 GENERAL**  
**PLAN**

**Contents:**

**A. Introduction**

**B. Context**

**C. Goals,  
Objectives,  
Policies and  
Programs**

## **12. COMMUNITY DESIGN**

### **A. Introduction**

#### **Community Design Element**

Attractive and functional design of the built environment will help meet the community's goal of preserving the City's small-town character while enhancing the built and natural environments. Design guidelines, as promoted in this element, can provide a framework for community development, new construction, and improvements to Clearlake's neighborhoods, streetscapes, and buildings.

#### **Compliance with State Law**

California, state law does not mandate the implementation of a Community Design Element as a chapter within the General Plan. Therefore, this element is considered an optional element. Stipulated by California Government Code Section 65303, a city or county may adopt "any elements or address any other subjects, which, in the judgment of the legislative body, relate to the physical development of the county or city."

#### **Purpose of the Element**

The Community Design Element is intended to provide a basis for aesthetic regulation of all development and offers specific guidelines to enhance the sense of place and quality of life for residents. This element is developed closely with the prescriptive Land Use, Circulation, and Housing policies and programs.

## **Background Information**

Complete background information on design as it pertains to the General Plan is referenced in Chapter 13 of the General Plan Background Report. Given the above, this Design Element establishes the necessary policy guidance that will enable the City to plan effectively for future growth and development, while enhancing building design outcomes.

## **B. Context**

In the 19th century, American pioneers and European families began to settle in the Clearlake area and assemble and development land for agricultural and mining purposes. Towards the end of the 19th century, luxury resorts and hot springs around the lake became a destination for wealthy vacationers.

The majority of Clearlake buildings are residential homes, with some built (mostly during the 1960s and 1970s) on subdivisions established in the 1920s. The City flourished as a destination resort getaway from nearby cities in the 1960's, with many lakefront motels and tourist businesses located along Lakeshore Drive. A majority of the housing stock and commercial buildings are more than thirty years old. Older homes are typically modular and many are in need of improvements. The recent economic downturn increased building vacancy, foreclosures, and abandonment. A variety of California Ranch and Mission style architecture is mixed in with 60's style Block commercial and some Art Deco can be found in the mix of somewhat non-descript architecture.

As the City evolves into a more regional center-place for Lake County, creating design criteria will be crucial to attracting stronger investment in Clearlake. As most of the City consists of vacant land that has urban level services, such as water and sewer, the City has a great opportunity to create a unique identity beyond that of an affordable housing area for the County. Establishing a vision and design criteria and implementing design controls for future development is a major priority of the City. The Design Element, therefore, becomes a foundation of future design programs that need to be developed for the City of Clearlake.

## **C. Goals, Objectives, Policies and Programs**

### **Goal CD 1**

A community with a distinct identity.

### **Objective CD 1.1**

Respect local history.

#### Policy CD 1.1.1

The City shall prioritize recognition of historic landmarks and areas that contribute to the City's sense of place or history.

#### Program CD 1.1.1.1

The City shall identify Historic resources and buildings within the City.

#### Program CD 1.1.1.2

The City shall create historic preservation guidelines.

#### Program CD 1.1.1.3

The City shall annually update inventory of historic resources.

### **Objective CD 1.2**

Local history is shared and appreciated by residents and visitors.

#### Policy CD 1.2.1

The City should make Clearlake history an integral part of all outreach and visitor serving materials.

#### Program CD 1.2.1.1

The City should include historic information on the City's website.

#### Program CD 1.2.1.2

The City should develop a local history education program for school aged children.

### **Objective CD 1.3**

Clearlake is a premier outdoor activity destination.

#### Policy CD 1.3.1

Recreational activities shall become a visible part of promotional materials for the City.

#### Program CD 1.3.1.1

The City shall develop a signage advertising program for recreational activities and events.

#### Program CD 1.3.1.2

The City shall advertise Clearlake's recreational activities and facilities on the City website and brochures.

### **Objective CD 1.4**

Showcase local artisans.

#### Policy CD 1.4.1

The City shall adopt procedures and guidelines for public art installations.

#### Program CD 1.4.1.1

The City shall establish a Public Art program.

### **Goal CD 2**

A walkable and bicycle friendly community.

### **Objective CD 2.1**

Create a connected system of sidewalks and bicycle trails that not only allow for a lively commercial center, but also allow for connectivity and safe access.

#### Policy CD 2.1.1

The City should require developers to pay for a fair share of sidewalk infrastructure improvements.

#### Program CD 2.1.1.1

The City shall amend requirements for new development to include pedestrian and bicycle circulation mitigation measures.

### **Objective CD 2.2**

Create a more pedestrian-friendly environment.

#### Policy CD 2.2.1

The City shall develop standards and requirements for a street tree and street furniture program to enhance the pedestrian experience.



#### Program CD 2.2.1.1

The City shall consider planning for and developing pedestrian improvements within designated commercial centers, such as sidewalk connectivity between businesses particularly in the downtown.

#### Program CD 2.2.1.2

The City shall support the creation of a Downtown Business Improvement District.

### **Objective CD 2.3**

Promote the use of bike infrastructure to calm traffic.

#### Policy CD 2.3.1

The City shall provide bike lanes, paths and infrastructure where feasible and depending on funding availability.

#### Program CD 2.3.1.1

The City should develop a Clearlake Bicycle Master Plan using the Bikeway Map identified in the Circulation Element.

### **Goal CD 3**

A small-town community with rural character.

### **Objective CD 3.1**

New development shall safeguard and maintain the “small town” character of Clearlake.

#### Policy CD 3.1.1

Building heights and building massing should be restricted based on community design objectives.

#### Program CD 3.1.1.1

The City shall amend the City’s Zoning Ordinance and update the maximum building heights and maximum building coverage for areas of concentrated growth consistent with community design objectives.

## **Objective CD 3.2**

Buildings and public plazas contribute to a positive neighborhood character and relate to the surrounding community context.

### **Policy CD 3.2.1**

The City shall encourage development to be organized in small clusters.

#### **Program CD 3.2.1.1**

The City shall establish multi-unit residential and commercial building model design guidelines demonstrating ideal size and bulk.

#### **Program CD 3.2.1.2**

The City shall adopt a design review ordinance, standards and guidelines.

### **Policy CD 3.2.2**

The City shall support the development of privately owned public spaces.

## **Objective CD 3.3**

Promote architectural compatibility and quality design in new development.

### **Policy CD 3.3.1**

The City shall assure new development and signs meet the community's design vision.

#### **Program CD 3.3.1.1**

The City shall establish a Design Review Committee to facilitate the review of new development and signs.

#### **Program CD 3.3.1.2**

The City shall develop a Design Manual to be used in the review for new development and signs.

## **Goal CD 4**

Valued natural environment and scenic beauty.

## **Objective CD 4.1**

Native trees and plants are protected.

### **Policy CD 4.1.1**

The City shall maintain and increase quantity of tree coverage.

## **Objective CD 4.2**

Protected aesthetic character of the City including scenic view sheds and Clear Lake. The City shall update the City's Zoning Code to establish maximum building heights in areas adjacent to Clear Lake.

### **Policy CD 4.2.1**

The City shall promote the preservation of aesthetic beauty for residents and visitors.

#### **Program CD 4.2.1.1**

The City shall establish areas of aesthetic beauty and significance and designate areas as a view shed or scenic corridor.

### **Policy CD 4.2.2**

The City shall maintain and consider opportunities to expand public access to Clear Lake.

#### **Program CD 4.2.2.1**

Where appropriate, the City shall establish physical public access points to the Lake.

## **Goal CD 5**

Safe and healthy residential and commercial areas.

## **Objective CD 5.1**

Community has adequate lighting to provide a safe and welcoming atmosphere.

### **Policy CD 5.1.1**

The City shall regulate and maintain public lighting.

#### **Program CD 5.1.1.1**

The City shall differentiate lighting needs between commercial and residential areas.

#### Program CD 5.1.1.2

Establish a lighting strategy that will distinguish neighborhoods.

#### Policy CD 5.1.2

New lighting should preserve the rural character of Clearlake and the dark night sky.

#### Program CD 5.1.2.1

The City should establish a Night Sky Ordinance that will regulate the type of fixtures used.

### **Objective CD 5.2**

Foster residential and commercial pride in ownership.

#### Policy CD 5.2.1

The City shall actively promote the renovation, rehabilitation, and maintenance of both commercial and residential properties in Clearlake.

### **Goal CD 6**

Neighborhood wellness and social interaction for residents and visitors.

### **Objective CD 6.1**

Promote parades, farmer's markets, and other social events.

#### Policy CD 6.1.1

The City shall encourage partnerships with nonprofits, community leaders and local organizations to host public events.

#### Program CD 6.1.1.1

The City should advertise local events through the City website, visitor brochures, and other forms of local and regional media.

### **Goal CD 7**

Adequate signage and wayfinding.

### **Objective CD 7.1**

A wayfinding system acts to create and encourage a unique sense of local identity.

#### Policy CD 7.1.1

The City shall enhance the main entrances into the City and establish a wayfinding sign program to aid in navigating in Clearlake to the extent financially feasible.

##### Program CD 7.1.1.1

The City should consider including a master signage program in the City's capital improvements plan.

#### Policy CD 7.1.2

The City shall eliminate signage clutter along the Lakeshore Drive Downtown corridor.

##### Program CD 7.1.2.1

The City shall amend the Sign Regulations.

**This page is intentionally left blank.**



**CHAPTER 13**  
**CLEARLAKE**  
**2040 GENERAL**  
**PLAN**

**Contents:**

- A. Introduction**
- B. Context**
- C. Goals, Objectives, Policies and Programs**

## **13. HEALTH**

### **A. Introduction**

#### **Health Element**

Population in Clearlake is projected to grow by about 40 percent by 2040. The biggest projected growth will be in the senior population, especially those ages 85 and above, which will almost double. The percent of the younger population is also projected to increase, especially those ages 19 and below. These increases will place additional demand on health care services, social amenities, the transportation system, housing and public facilities, such as schools and hospitals. Also, motivated by the dramatic increase in national obesity rates and obesity-related illnesses over the past two decades, public health professionals and urban planners have identified city planning as an avenue for fostering physical activity and increasing access to healthy foods. The City of Clearlake, through the General Plan, and this Health Element, demonstrate a City commitment to promote healthy lifestyles within Clearlake.

#### **Compliance with State Law**

California, state law does not mandate the inclusion of a Health Element as a chapter within the General Plan. Therefore, this element is considered an optional element. Stipulated by California Government Code Section 65303, a city or county may adopt “any elements or address any other subjects, which, in the judgment of the legislative body, relate to the physical development of the county or city.”

## **Purpose of the Element**

This element is intended to provide direction towards improving access to healthy food, to opportunities for enhanced community physical activity, to improved air quality, and better access to quality health care. The Health Element relates to other elements in the General Plan. For example, land use decisions (Land Use Element) helps shape the pattern of community development and can either promote or discourage alternative modes of transportation, such as walking or biking. Also, land use can influence the provision of community amenities, including access to healthy food, outdoor recreation opportunities, and civic services. A city with access to alternative modes of transportation can have significant impacts on increasing physical activity and decreasing obesity rates. The Open Space and Safety Elements are also closely related to the Health Element. For example, better defining parks and recreation spaces and their locations can encourage physical activity, contribute positively to mental health, and improve air quality. The Health Element is also intended to align with the priorities indicated in the 2016 Lake County Community Health Needs Assessment and the issues prioritized in the Healthy California 2020 framework, enabling the City to plan for healthy lifestyles in Clearlake's future.

There are large number of goals, objectives, policies and programs included within other Elements of the General Plan that address creating a healthier and safer Clearlake. Refer to Objective LU 3.2 and Policy 3.2.1 of the Land Use Element regarding compatible land uses addressing air and noise impacts on sensitive receptors. Also refer to various policies and programs associates with the Circulation Element, including Objective CI 3.5, Multi-Modal Circulation Systems, Objective CI 4.1 regarding enhanced bicycle and sidewalk facilities, and Objective CI 3.5 regarding traffic calming. The Community Development Element incorporates a number of policies and programs to develop a more walkable community, safe and healthy communities. Refer to Objective CD 2.1, Walkable Community and Goal CD 5, Safe and healthy community. The Noise Element includes a number of policies and programs that address reducing noise levels and mitigating noise impacts on sensitive receptors, such as residential uses. The Public Facilities Element includes a large number of community health related policies and programs that range from expanding educational opportunities to reducing pollution related environmental impacts. Finally, there are a large number of policies and programs that address creating more open space and recreational facilities and access in the Open Space Element that address creating a safer and healthier community.

## **Background Information**

Complete background information on health as it pertains to the General Plan is referenced in Chapter 14 of the General Plan Background Report. Given the above, this Health Element establishes the necessary policy guidance that will enable the City to plan effectively for future growth and development, while maintaining and/or enhancing the community's overall health.



## **B. Context**

A number of key health issues are summarized in Chapter 16, Health Background Report relevant to community health issues. These are outlined as follows:

### **Impairment to Water Quality**

Historical mining activities within the Clear Lake watershed have exposed the lake and surrounding areas to high levels of mercury, arsenic, borax, and sulfur. Considering the high level of contamination in the local water system, there may be a health threat to some residents and the local aquatic food chain. Residents get some of their water supply from the lake. Local orchards and vineyards irrigate with water drawn from the lake. Latent mercury concentration can threaten the health of residents, especially in younger children or pregnant women. The lake also suffers from frequent algae blooms, resulting in odors particularly on windy days. Since Clear Lake is a major recreation and tourist attraction, unpleasant lake conditions and contamination threats jeopardize both local health and the tourism industry.

### **Inefficient Waste Management System**

Many residential properties have illegal dumping of solid waste, hazardous waste, oversized items, and undisposed trash. The planning team observed some homes littered with old, rusting automobiles with potential hazardous chemical leaching into the properties. Unhygienic living environments with possibly hazardous contamination can expose residents, especially young children, to various health risks.

### **Proximity to Roadways**

Particulate matter from automobiles, particularly traveling on dirt roads or along major streets, can exacerbate existing respiratory diseases or adversely affect sensitive or vulnerable segments of the population such as children and the elderly. The CalPoly Team estimates that approximately 11.4% of Clearlake residents are directly impacted by the proximity of these major roadways and are exposed to vehicular air pollutants on a daily basis. Within these impact areas, there are a high number of occupied residential parcels and local business operations.

### **Limited Health Care Facilities**

The City and surrounding region has limited health care facilities. For example, the community has outgrown the services and facilities provided by St. Helena Hospital. Consequently, St Helena is reviewing options for developing a larger hospital elsewhere in Clearlake. The Healthy Clearlake Collaborative (HCC) is referenced throughout policies and programs within this Element. HCC is an important organization that initiates a number of programs promoting healthy lifestyles in Clearlake. The Collaborative is a part of Hope Rising Lake and is aligned with

the priorities of the 2016 Lake County Community Health Needs Assessment and the Healthy California 2020 Framework. More details of HCC, Hope Rising Lake, and the Community Needs Assessment are presented in the Background Report of the General Plan.

## **C. Goals, Objectives, Policies and Programs**

### **Goal HE 1**

Accessible healthcare.

#### **Objective HE 1.1**

Increase access to healthcare facilities.

##### **Policy HE 1.1.1**

The City shall encourage service connections to healthcare facilities by different forms of public transportation.

##### **Program HE 1.1.1.2**

The City should support maintaining the existing shuttle services to St. Helena Hospital, Clearlake.

##### **Program HE 1.1.1.3**

The City should support maintaining and enhancing non-emergency medical transportation systems for the community.

##### **Program HE 1.1.1.4**

The City should support Lake Transit's Clearlake/Lower Lake Dial-a-ride, "Flex Stop" services, shuttle services and other programs that provide transportation to St. Helena Hospital, family health centers and other related health services.

##### **Policy HE 1.1.2**

The City should support programs that establish health services to serve hard-to-reach populations or areas.

##### **Program HE 1.1.2.1**

The City should support development of a Mobile Health Services Unit (MHSU) at St. Helena Hospital in Clearlake.

## **Objective HE 1.2**

Increase and enhance health care facilities in the City.

### **Policy HE 1.2.1**

The City shall support and encourage the enhancement of existing and development of new healthcare facilities in Clearlake, including mental health facilities, to meet the needs of the community.

## **Goal HE 2**

High awareness of healthy eating and healthy food options.

## **Objective HE 2.1**

Increase provision and access to healthy food options and support healthy eating.

### **Policy HE 2.1.1**

The City should support community efforts to provide safe, convenient access to purchase fresh fruits and vegetables.

#### **Program HE 2.1.1.1**

The City should support the establishment of farmers markets in the community.

#### **Program HE 2.1.1.2**

The City should encourage the development of community gardens and food cooperatives and support conversion of pocket green spaces to community gardens.

#### **Program HE 2.1.1.3**

The City should support programs, such as the Healthy Clearlake Collaborative (HCC) that encourage restaurants to minimize/eliminate trans fats from their menus.

## **Goal HE 3**

Healthy lifestyles and educational programs for all.

## **Objective HE 3.1**

Promote awareness and educational programs on the benefits of healthy and active lifestyles, with particular attention to information related to obesity, heart disease, substance abuse and emotional health.

### **Policy HE 3.1.1**

The City shall promote programs that address substance abuse and mental health and help create communities that are free of tobacco, alcohol and other drug abuse problems.

### **Program HE 3.1.1.1**

The City should support the County and other health organizations to organize health education and awareness campaigns. This may include dissemination of information about healthy eating habits as provided by other health organizations.

## **Objective HE 3.2**

Promote community and family based activities that lead to healthy and active lifestyles and programs that are geared toward combating tobacco, alcohol and drug dependency.

### **Policy HE 3.2.1**

The City should promote suitable physical and social activities for families, seniors and youth.

### **Program HE 3.2.1.1**

The City should support the creation of opportunities for volunteers, senior programs, youth and after school programs.

## **Objective HE 3.3**

Control the location of land uses to reduce exposure to air pollution.

### **Policy HE 3.3.1**

The City should consider land use compatibility between residential and non-residential uses to adequately mitigate health risk impacts.

## **Objective HE 3.4**

The City should build relationships that make community health a priority for the community.

#### Policy HE 3.4.1

The City should encourage collaboration between local health systems, local health officials, and law enforcement.

#### Program HE 3.4.1.1

The City shall support the Healthy Clearlake Collaborative (HCC), Konocti Unified School District Child Obesity, and other similar community support programs that promote healthy communities, improve access to disease prevention and management programs and programs that are geared toward combating tobacco, alcohol and drug dependency.

#### Policy HE 3.4.2

The City should support efforts by community health organizations, such as St. Helena Hospital, to obtain funding to provide health care services to Clearlake.

### **Goal HE 4**

A safe community.

#### **Objective HE 4.1**

Develop a safer community.

#### Policy HE 4.1.1

To the extent feasible, the City shall improve road conditions and public spaces to increase visibility and foster better social connections among residents.

#### Program HE 4.1.1.1

To the extent feasible, the City shall improve lighting on streets, sidewalks, crossings and public amenities to improve safety in pedestrian and recreational areas.

#### Program HE 4.1.1.2

The City should encourage neighborhood safety watch programs.

#### Policy HE 4.1.2

The City shall accommodate emergency shelters for special needs populations such as the homeless and domestic abuse victims.

#### Program HE 4.1.2.1

The City shall work with appropriate agencies to establish a permanent emergency shelter for the homeless and abuse victims.

#### Program HE 4.1.2.2

The City shall insure that State Housing Laws regarding special housing needs and the provision of affordable housing are complied with.

#### Program HE 4.1.2.3

The City shall update the Zoning Code to identify fast food restaurants, and liquor stores as “conditional uses”.



**CHAPTER 14**  
**CLEARLAKE**  
**2040 GENERAL**  
**PLAN**

**Contents:**  
**Glossary of Terms**

## 14. GLOSSARY OF TERMS

The following terms are used throughout this document. They are generally defined as stated. As interpretation questions arise with implementation of these glossary, terms that are unclear and not contained herein should be added.

**AB-1600:** Legislative measure, enacted in 1987, which establishes development impact fees that can be charged by the City with approval of a development project for the purpose of defraying all or a portion of the fair share cost of public facilities related to the development project. (Gov. Code § 66000(b).)

**Adaptive Re-Use:** The process of converting a building to a use other than that for which it was originally designed.

**Addition:** New construction added to an existing building or structure.

**Alternative Modes of Transportation:** The use of bicycles, walking or public transportation as an alternative to private vehicle use.

**Arcade:** A covered passageway or lane supported by columns, piers, or pillars.

**Articulate:** To express the parts or segments of a building clearly; to divide into segments.

**Awning:** A fixed frame fabric shelter supported entirely from the exterior wall of a building.

**Balcony:** A railed projecting platform found above ground level on a building.

**Baluster:** One of a series of short pillars or other uprights that support a handrail.

**Base:** The lowest part of a column or architectural structure. A base story is the lowest story of a building.

**Bay:** A main division of a structure, usually containing a window or door. A building with three windows across the front is referred to as three bays wide. Also, a bay can be an enclosed space protruding from the exterior of a building such as a bay window.

**Bay Window:** A projecting window that forms an extension to the floor space of the internal room; usually extending to the ground level.

**Berm:** An earth embankment, typically landscaped, used for screening of a given area.

**Buffering:** An area set aside to preserve the integrity of an adjacent area and to prevent physical or aesthetic encroachment on that area.

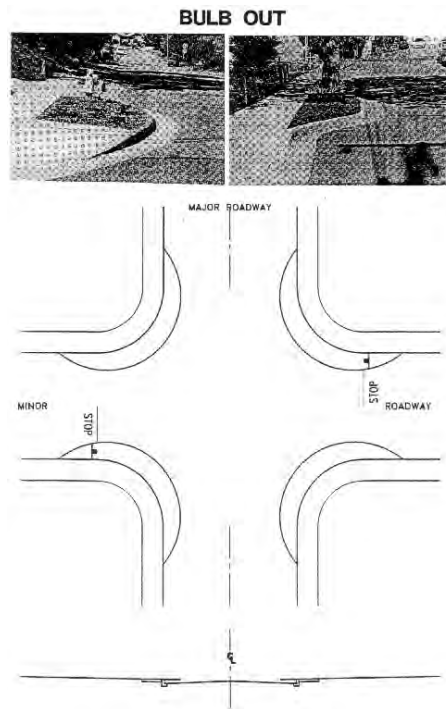
**Bufferyard:** A yard area that is designed to mitigate impacts of adjoining land uses through the use of landscaping and walls.

**Build Out:** Projection of growth in terms of development over the General Plan period to 2040 based on realistic development capacity based on the 2040 Preferred Growth Scenario under the 2040 General Plan Land Use Map. Full Build Out would be a theoretical projection of how the City could grow in terms of development covering all vacant parcels to maximum development capacity as described in the General Plan Land Use Map.

**Bulb-Out:** A traffic calming improvement or measure, primarily used to extend the sidewalk, reducing the crossing distance and allowing pedestrians about to cross and approaching vehicle drivers to see each other when vehicles parked in a parking lane would otherwise block visibility. See Figure 14.1 below.



**Figure 14.1. Bulb-Out**



**Business Park:** A defined geographic area accommodating a full range of industrial, office and commercial employment generating land uses, integrated into a campus-type setting, designed to preserve and enhance the natural environment.

**Canopy:** A permanent roofed structure supported in part by wall of the building on posts or stanchions.

**CEQA:** California Environmental Quality Act.

**Character:** The qualities and attributes of any new structure, site, street or district.

**Commercial:** Buildings that house commercial activities, such as retail trade, commercial services, entertainment, restaurants, fast food, and other commercial uses permitted under the Zoning Code.

**Common Area:** An area of land that is not located within a privately owned lot or on a publicly owned parcel, in which the property owners in the subdivision share an ownership interest. The term includes, but is not limited to, detention ponds serving more than one lot, landscaped areas, open space that is not dedicated to the public, and pedestrian trails that are not dedicated to the public.

**Demolition:** The process of razing or removing all or a substantial portion of a building, structure or appurtenance without the intent to restore or rehabilitate the original structure.

**Deck:** An exterior floor supported on at least two opposing sides by an adjacent structure, and/or posts, piers or other independent supports.

**Developer:** Any person, firm, partnership, joint venture, limited liability company, association, or corporation who participates as owner, promoter, developer, or agent in the planning, or development of a subdivision or development.

**Development:** Any activity that occurs on a piece of property, other than a special event. The term includes any moving of dirt, fill, cut, placement of products or construction materials (other than for the purposes of staging on an adjacent parcel), the placement of a movable structure (other than a sales or construction office), and the diversion or redirection of drainage.

**Director:** The Planning Director for the City of Clearlake, or the person given the authority to carry out the responsibilities of the Planning Director in the General Plan and Municipal Code.

**Driveway:** A permanently surfaced area providing direct access for vehicles between a street and a permitted off-street parking or loading area and extending to a maximum width equal to the curb cut.

**Drought Tolerant Plants:** Vegetation that uses little to no water once established.

**Encroachment:**

- A building or structure, or part thereof, that is located:
  - Between a lot line and the nearest required setback line for the building or structure; or
  - In an easement which does not allow for the building or structure; or
- A part of a building or structure that crosses a lot line:
  - Into another lot under separate ownership; or
  - Onto a right-of-way.

**Elevation:** The vertical plane of a building façade. An elevation drawing is a view of such vertical plane.

**Environment:** The physical conditions which exist within the area which will be affected by a proposed project, including land, air, water, mineral, flora, fauna, noise and objects of historic or aesthetic significance.

**Erosion:** The loosening and transportation of rock and soil debris by wind, rain or running water.

**Exterior Features:** Architectural style, general design and arrangement of the exterior of a building, or other structure, including the color, the kind and texture of the material

constituting or applied to the exterior walls, and the type and style of all windows, doors, light fixtures, signs, other appurtenant fixtures and other natural features such as trees and shrubbery.

**Facade:** The front exterior surface of a building.

**Fascia:** A flat band, usually a horizontal member of a building that covers the open end of a projecting eave.

**Finger Island:** Used to divide up parking stalls in a parking lot. Usually planted to break up the hardscape of a parking lot.

**Floor Area:** An area measured as the horizontal area of all habitable building floors in square feet, measured from the outside face of all exterior walls.

**Floor Area Ratio (FAR):** The gross floor area permitted on a site, divided by the total area of the site expressed in decimals to one or two places.

**Foundation:** The lowest exposed portion of the building wall, which supports the structure above.

**Frontage:** The area between a building Façade and the street lanes for vehicles.

**Function:** The use or uses accommodated by a building and its lot.

**Hardscape:** All features of the landscape such as sidewalks, streets, furnishings, and constructed elements resulting in non-pervious surface area.

**Healthy Clearlake Collaborative:** A local non-profit organization that initiates a number of programs promoting healthy lifestyles in Clearlake. It is a part of Hope Rising Lake and is aligned with the priorities of the 2016 Lake County Community Health Needs Assessment and the Healthy California 2020 Framework.

**Industrial:** Buildings that house industrial operations including, manufacturing, auto repair, storage facilities, warehousing/distribution, and other uses permitted under the Zoning Code.

**Infill Development:** Development of vacant land (usually individual lots or leftover properties) within areas, which are already largely developed.

**Ingress and Egress:** The ability to enter a site from a roadway (ingress) and exit a site onto a roadway (egress) by motorized vehicle.

**Infrastructure:** The basic framework for provision of municipal services including, but not limited to, streets, sidewalks, storm drains, water, sewer and other utility systems, parks and recreation.

**Landmark:** Refers to a building, element, or site (including a specific tree or tree species) having historic, architectural, social or cultural significance and designated for preservation by the local, state or federal government.

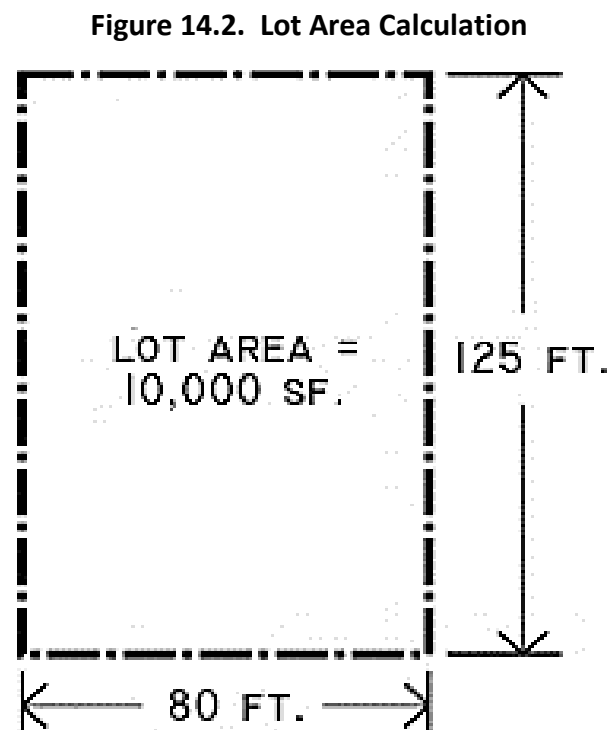
**Landscaping:** Planting, including trees, shrubs, and ground covers suitably designed, selected, installed and maintained so as to permanently enhance a site, the surroundings of a structure, or the sides or medians of a roadway.

**Landscape Area:** Means all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

**Lineal:** Arrangement in a system of lines.

**Lintel:** A horizontal structural member that supports a load over an opening.

**Lot Area:** The area within the lot lines. See Figure 14.2 below.



Example: A rectangular lot, 80 feet wide multiplied by (X) 125 feet deep is equal to (=) 10,000 square feet of Lot Area.

**Mass and Scale:** Size and shape of a building and its relationship to the surrounding structures and spaces.

**Massing:** Composition of a building's volumes and surfaces that contribute to its appearance.

**Mixed-Use:** Allows the combining of two or more uses on a single parcel or a single structure.

**Monotonous Structures:** Unvarying structures marked by a sameness of pitch and intensity.

**Multi-Family Residential:** Buildings that house multiple residential units in a single building (3 or more per structure). Such as apartments/condominiums as permitted under the Zoning Code.

**Natural Environment:** The natural geographic community making up the physical features of property which has not been disturbed from grading or other man-made aspects.

**Neighborhood:** A geographical section of town having distinguishing physical/environmental characteristics which may be occupied or visited by people.

**Office:** Buildings that house both offices and supporting activities including, medical, dental, legal, architectural, engineering, contractors and banks as permitted in the Zoning Code.

**Parking Lot:** An area of land, a yard or other open space on a lot used for or designed for use by standing motor vehicles.

**Parking Space:** Land or space privately owned, covered or uncovered, laid out for, surfaced and used or designed to be used by a standing motor vehicle. Dimensions of Standard Parking Spaces shall be as provided in the Zoning Ordinance and/or Off Street Parking Standards, established by the City.

**Patio:** Means a hardscaped ground level area, usually (but not necessarily) paved with concrete or decorative pavers, that adjoins a home and is designed for use as an area for outdoor lounging, dining, or other comparable leisure activities.

**Pedestrian Networks:** A connecting and linked series of pathways, sidewalks and walkways.

**Pedestrian Orientation:** features designed into a development for the purpose of enjoyment to the walking public.

**Projections:** A spatial object upon a plane or curved surface or a line that outcrops its points to create shadow effects on a surface.

**Rehabilitation:** The means, the act or the process of returning a building, object, site, or structure to a state of utility through repair, remodeling or alteration that enables an efficient

contemporary use while preserving those portions or features of the building, object, site or structure that are significant to its historical, architectural and cultural values.

**Restoration:** The creation of an authentic reproduction beginning with existing parts of an original object or building. Restoration includes the act or process of accurately recovering the form and details of a building, object, site or structure and its setting as it appeared at a particular period of time by means of removing later work or replacing missing earlier work.

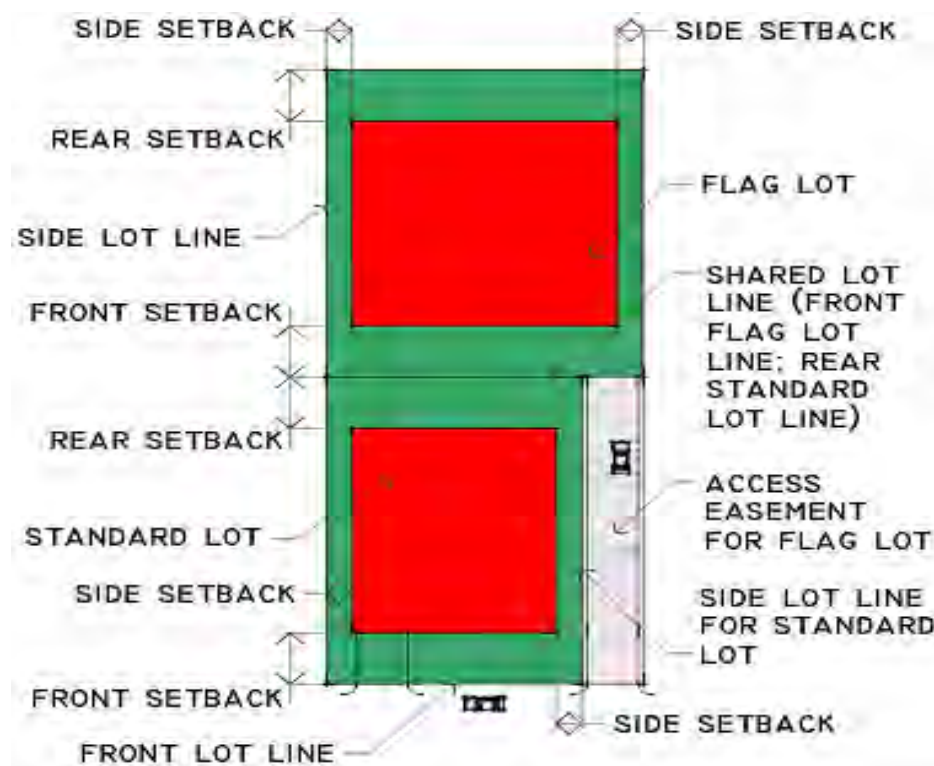
**Revitalization:** The imparting of a new economic and community life in an existing neighborhood, area, or business district, while at the same time preserving the original building stock and historic character.

**Right-of-Way:** The strip of land over which certain transportation and public use facilities are built, such as roadways, railroads and utility lines.

**Screening:** To give protection, to separate or to shield from a view.

**Setbacks:** An area of certain distance from a property line within which building development cannot occur. Use of setbacks creates front, side and rear yard areas in developments. Setbacks are also used to establish safe 'clear areas' around buildings for fire, police or aesthetic reasons (refer to 14.3 below):

**Figure 14.3. Setback**



**Shall:** “Shall” as used herein, shall is not intended to diminish the flexible application of the stated guidelines, but to reinforce the requirement to meet, at a minimum, the intent of the particular section, standard, guideline, or design principle.

**Should:** “Should” signifies a directive to be honored if at all possible.

**Siding:** The exterior wall covering of a structure.

**Site:** A parcel of land used or intended for use or a group of uses and having frontage on a public or an approved private street.

**Slope:** Land gradient described as a percentage equal to 100 times the vertical rise divided by the horizontal run.

**Streetscape:** The distinguishing and pictorial character of a particular street as created by its width, degree of curvature, paving materials, design of the street furniture, landscaping and forms of surrounding buildings.

**Street Trees:** Trees strategically planted, usually in parkway strips or medians, to enhance the visual quality of a street.

**Structure:** Anything constructed or erected which requires location on the ground (excluding swimming pools, fences, and walls used as fences).

**Style:** A type of architecture distinguished by special characteristics of structure and ornament and often related in time: also, a general quality of distinctive character.

**Trim:** The decorative framing of an opening and other features on a façade.

**Viewshed:** The area within view from a defined observation point.

**Zoning Code:** An ordinance for the City of Clearlake for the regulation of real private property.

**This page is intentionally left blank.**