Cobb Mountain Planning Area Elements

Public Review Draft - February 2026

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COBB MOUNTAIN PLANNING AREA ELEMENTS

Introduction

This chapter presents the General Plan elements specific to the Cobb Mountain Planning Area: Land Use; Circulation; Open Space, Conservation, and Recreation; Environmental Justice; Public Facilities and Services; and Economic Development. The chapter also includes a section presenting design guidelines for commercial and industrial development in the Planning Area.

This chapter, combined with the countywide elements, make up the General Plan for the Cobb Mountain Planning Area. The countywide elements are Health and Safety, Noise, Geothermal Resources, Agricultural Resources, Water, Housing, and the Aggregate Resources Management Plan.

In recognition of the deep and ongoing connection of the Northern Wappo, Western Wappo, Lake Miwok, Eastern Pomo, and Southern Pomo people native to the Cobb Mountain region, this General Plan acknowledges the area as part of the ancestral homelands of these Tribes. The County affirms its commitment to working collaboratively with Tribal governments to preserve and promote Tribal Cultural Resources, sacred sites, and Traditional Ecological Knowledge.

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The General Plan incorporates the perspective of tribal communities to ensure that planning decisions reflect the values, history, and rights of the original stewards of this land. Coordination with Tribal governments guides:

- Identification and protection of cultural and sacred landscapes
- Integration of Traditional Ecological Knowledge into land use, conservation, and resource management decisions.
- Consultation processes that respect Tribal sovereignty and the government-to-government relationship between Lake County and federally recognized Tribal governments.
- Inclusion of tribal perspectives in Environmental Justice and Economic Development strategies to support cultural revitalization and community well-being.

The County recognizes that sustainable planning for the Cobb Mountain Planning Area requires honoring the cultural continuity, environmental stewardship, and historical resilience of the people indigenous to the land.

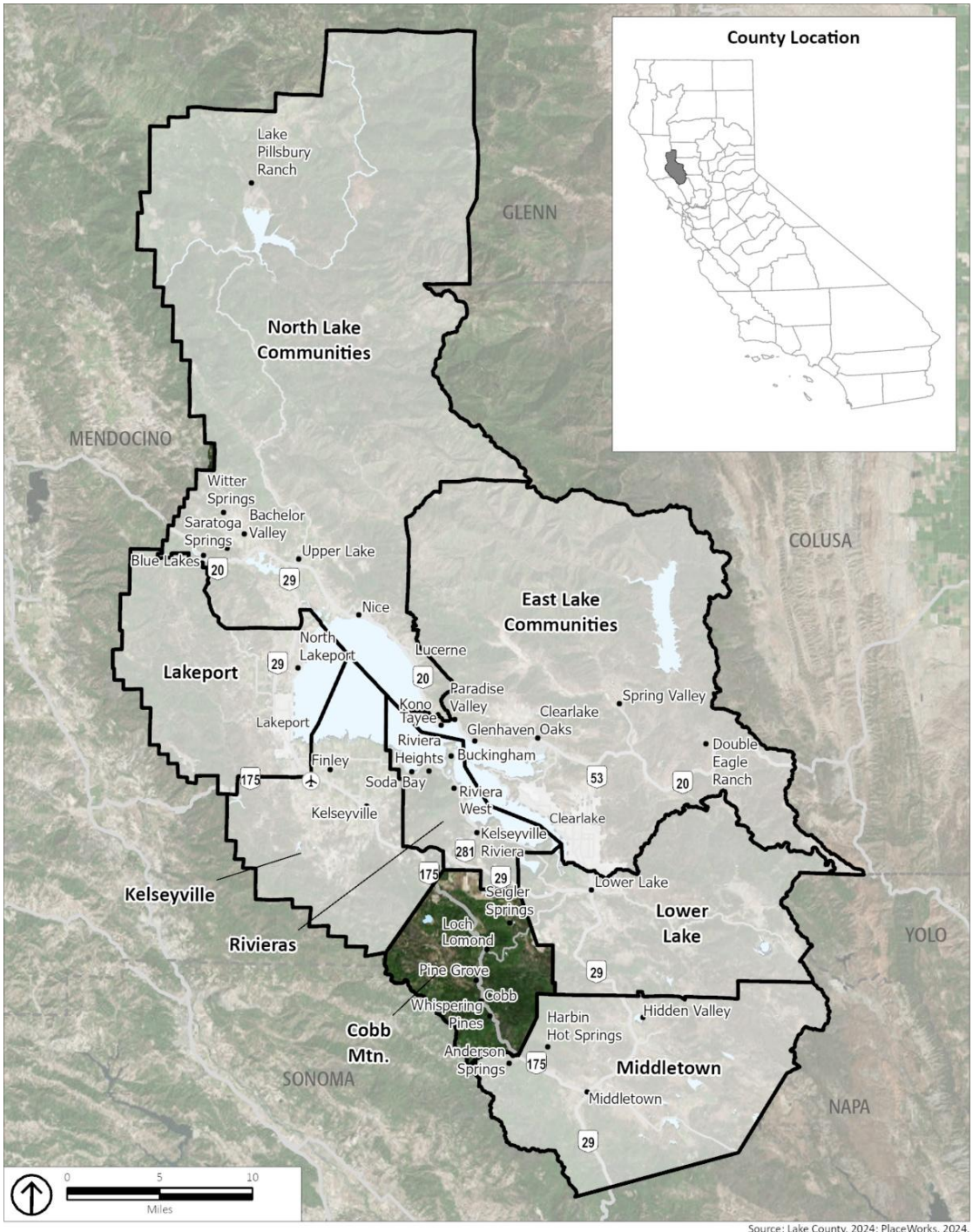
Location and Setting

The Cobb Mountain Planning Area (sometimes referred to as the Cobb Mountain Area or the Planning Area) is in the southwestern portion of Lake County and borders Sonoma County to the west, the Kelseyville and Rivieras Planning Areas to the north, Lower Lake Planning Area to the east, and Middletown Planning Area to the south. At 74 square miles, the Cobb Mountain Planning Area encompasses about 5 percent of the county's land area and is relatively small in comparison to the seven other planning areas. **Figure CM-1** shows the location of the Cobb Mountain Planning Area in relation to the other planning areas in Lake County.

The Planning Area's terrain is mountainous and slopes away from the crest of the Mayacamas Mountains on the Lake-Sonoma County line. Major mountain peaks, including some that are volcanic in origin, include the community of Cobb Mountain (4,720 feet elevation), Mount Hannah (3,978 feet), Boggs Mountain (3,720 feet), and Seigler Mountain (3,692 feet). Mount Konocti (4,299 feet) is to the north in the Rivieras Planning Area. Most residential and resort areas are at elevations between 2,400 and 3,000 feet above sea level. Small valleys and basins lie between the Planning Area's major mountain peaks. The Clear Lake/Cache Creek watershed encompasses most of the Cobb Mountain Planning Area, although the far eastern portions of the Planning Area are in the Putah Creek watershed, which includes Big Canyon Creek.

The Cobb Mountain Planning Area has a Mediterranean climate. Areas at higher elevations receive increased precipitation, including significant snowfall, during the wet season that typically lasts from November through April. Yearly rainfall extremes can vary substantially. Temperatures in the Planning Area are characterized by cool winters with frequent frosts and mild to warm summers with daytime temperatures that usually range from the mid-80s to low-90s in degrees Fahrenheit.

Figure CM-1 Cobb Mountain Planning Area Regional Setting



The Planning Area includes the following communities:

- **Cobb**, encompassing approximately five square miles in the southern portion of the Planning Area, is known for its recreation opportunities, including spiritual retreat centers, resorts, golf courses, mountain biking, and hiking trails.
- **Loch Lomond**, once called Little Italy, is an economic and social focal point of the Planning Area situated along State Route (SR) 175. Commercial activity includes lodging, a campground, and dining.
- **Pine Grove** was first established in 1880 as a campground and is still operating as one today, featuring the same spring-fed swimming pool .originally built in 1923. The campground itself is surrounded by a small residential community named after the historic campground.
- **Seigler Springs**, part residential subdivision and part religious retreat, is one mile east of Seigler Mountain. The nineteenth-century resort developed around the springs and was once a popular tourist destination, but tourist activity declined in the 1960s. The community also suffered significant damage from the 2015 Valley Fire.
- **Whispering Pines**, another economic and social focal point, is the southernmost community in the Planning Area, 3.5 miles south of Loch Lomond along SR 175.

Outside of these communities, the Planning Area is primarily made up of rural, resource conservation, and some agricultural land. There is one State highway that runs through the Planning Area, SR 175, which generally runs north-south.

Based on data from the 2023 American Community Survey (ACS) administered by the U.S. Census, the Planning Area has a population of approximately 2,900 residents. According to America's Labor Market Information System (ALMIS) Employer Database, as of 2024, the Planning Area's major employers are Calpine's 'The Geysers' Geothermal Power Plant, which operates several steam fields on Cobb Mountain, and Reynolds Systems, a manufacturing company.

The largely rural Cobb Mountain Planning Area is known for its tranquil setting, which is home to several retreat centers, hiking trails, and other active and passive recreation opportunities. Its five communities offer a mix of rural residential housing and seasonal tourism. Commercial activity is limited to small markets, cafes, resorts, and local service businesses like tax preparers. Historically, the Planning Area was home to several summer destinations for visitors seeking cooler weather, including the historic Loch Lomond and Whispering Pines resorts. More recently, it has become a hub for wellness and spiritual retreats.

The 2015 Valley Fire impacted the environmental quality of the area, destroying homes, retreat centers, resorts, and natural areas. The Planning Area has slowly rebuilt its local economy, which relies partially on the flow of tourists, but is still in the process of recovering. In the summer of 2016, area residents formed the Cobb Area Council, a municipal advisory committee, to serve as a forum for public discussion and capacity to bring items of concern to County staff and the Board of Supervisors. In addition to its other roles, the Cobb Area Council oversaw development of the 2022 'Cobb Mountain Regeneration After Catastrophic Wildfire: A Community Resilience and Development Strategy' to support the area's ongoing fire recovery efforts.

The Cobb Mountain Planning Area is mountainous and interspersed with grassland valleys.

History and Planning Context

At least five linguistically distinct Tribal groups converged at Cobb Mountain and frequented the upland parts of the Planning Area prior to Euro-American colonization. At the time, obsidian was among the most valued resources found in the area, in addition to the diverse ecosystems and abundant riparian habitats that provided food and other resources. Diseases, including smallpox and tuberculosis, were brought by settlers who took over Spanish land grants in surrounding lowland valleys during the mid-nineteenth century. By 1850, disease, territory loss, and brutal military colonization had significantly reduced the Planning Area's Indigenous populations.

The area is named for John Cobb, the first pioneer to settle in the area; he also served as the Napa County assessor and road overseer for the Clearlake District starting in 1855. The discovery of mercury in neighboring counties and the development of mineral springs in the Cobb Mountain Planning Area spurred the area's development in the 1850s. Mercury mining operations in the Mayacamas Mountains created demand for timber resources on the Cobb and Boggs mountains. Newly built roads for timber transportation also served outdoor recreationists, and the Cobb Valley area and its mineral springs became popular with hunters and anglers.

By 1885, all major springs in Lake County had been developed into resorts. They were marketed to Bay Area residents as remedies to pulmonary ailments, rheumatism, kidney disease, malaria, gout, and other diseases. The Cobb Mountain Planning Area's early resorts, the first of which was established in 1852, featured a range of amenities, including hotel and camping accommodations, steam baths, cool and hot springs, and bathhouses. The Planning Area remained a major resort and outdoor recreation destination throughout the mid-twentieth century until economic recessions and other factors led to a decline in demand and the closure of many once popular resorts and tourist attractions. Some still exist today, although not at the same scale and popularity as in the past.

At the start of the twentieth century, demand for mineral water grew and bottling operations were established in the Planning Area, surpassing mercury mining as the Planning Area's largest mineral extraction activity. After the start of World War I, demand for mineral water declined, but highway construction boomed, bringing more visitors to Lake County's resorts, including those in the Cobb Mountain Planning Area. In the 1930s, some became more automobile-oriented, and older resorts that did not adapt eventually closed.

Environmental Justice in the General Plan

While each General Plan element addresses specific aspects of county life, these topics often overlap. This is especially true for the topic of environmental justice, which is the ideal state achieved when all people, regardless of race, income, or other factors, are able to live in a safe and healthy environment. The Environmental Justice Element of the General Plan identifies specific locations in the Planning Area, termed Equity Priority Areas, and certain subgroups of the population, termed Equity Priority Populations, experiencing the greatest barriers to achieving environmental justice; the Equity Priority Areas are mapped in **Figure CM-11**. Because environmental justice touches all aspects of the community, there are policies throughout the General Plan that call for prioritizing the needs of these Equity Priority Areas and Equity Priority Populations to support environmentally just outcomes.

Equity Priority Area is a designation applied to federally recognized tribal lands and certain areas with concentrations of low-income households, identified as being at risk of suffering disproportionate impacts of economic, health, and environmental burdens. Equity Priority Areas are mapped in **Figure CM-11**.

Equity Priority Populations are community members with characteristics often associated with being vulnerable to environmental justice, health, and safety challenges. These Equity Priority Populations include older adults, individuals with disabilities, farmworkers and other outdoor workers, non-English speakers, and low-income individuals and households.

Land Use

Land use patterns and related policies play an important role in defining local character. The scale, location, and type of development influence the sense of community or feeling of being in nature. Street trees and local art enhance the sense of place, while vacant lots with overgrown vegetation and litter suggest neglect. The location and design of lighting can determine whether stars are visible.

This Land Use Element fosters continued conservation of resource lands and open space while supporting cohesive communities. It shapes the future physical development of the Cobb Mountain Planning Area and works to conserve and enhance livability and quality of life for residents. The element also supports the protection of cultural and sacred sites, traditional gathering areas, and landscapes of ongoing tribal significance as well as the incorporation of Traditional Ecological Knowledge (TEK) in land management, conservation, and fire recovery practices to enhance environmental resilience and uphold the cultural heritage of the area. This element begins by presenting the General Plan Land Use Map and designations, which establish regulations and standards for development. The map is supported by goals, policies, and actions that follow, upholding the principles on which the map was developed, including balancing growth and conservation and preserving community character in the Planning Area.

Land Use Designations and Map

State planning law requires the Land Use Element to designate the general distribution, location, and extent of the various land uses covered by this General Plan. The General Plan Land Use Map is presented in **Figures CM-2** (countywide) and **CM-3** (Cobb Mountain Planning Area). The following sections describe each land use designation shown in the maps, including the standards for allowed density of residential uses and intensity of nonresidential use. The density and intensity of designations are summarized in **Table CM-1**.

Standards for residential densities are expressed in dwelling units (DU) per gross acre while development intensities for nonresidential uses are expressed as maximum floor-area ratios (FAR). Gross acreage includes all land (including streets and rights-of-way) designated for a particular residential use. Expressed as a decimal, FAR is the ratio of gross building square footage to gross land area. When a building's square footage is equivalent to the area of its lot, the FAR is 1.0. For example, on a lot of 10,000 square feet, an FAR of 1.0 would allow a building of 10,000 square feet. On the same lot, an FAR of 0.5 would allow 5,000 square feet.

Substandard Older Subdivisions

Prior to the preparation of General Plan 2050, throughout Lake County, including in the Cobb Mountain Planning Area, there were approximately 10,000 undeveloped older subdivided properties with urban or suburban densities, known as "paper subdivisions," primarily designated Rural Residential by the General Plan. These properties are substandard in relationship to existing zoning and subdivision regulations with design, size, or physical improvements that don't meet County standards. These parcels are characterized

by steep slopes and lack of adequate public services and facilities such as streets, fire protection, sewer, or water services. As a part of General Plan 2050, these parcels were redesignated as Public Facilities in recognition that they are not developable and better suited for future open space, trail access, or watershed protection. As part of the process to implement the General Plan, these parcels will need to be rezoned to account for the new land use designation.

Community Growth Boundaries

Some descriptions of land use designations in the following subsections reference areas inside or outside "Community Growth Boundaries" or CGBs. CGBs are regulatory tools that support both development and conservation goals by preserving open space between communities and maintaining community separation and identity. These boundaries define areas where residential and commercial development may occur by dividing land to be developed at higher densities from land to be protected for conservation or developed at lower densities. Land beyond the boundary of the CGB is typically preserved for uses such as agriculture, forestry, open space, greenbelts, and conservation.

The Cobb Mountain Planning Area currently does not have any CGBs, but Action CM-LU-1.a discusses potentially adding a CGB to communities in the Planning Area.

Agriculture

A main function of this land use designation is to protect the county's valuable agricultural resources and prevent development that would preclude its future use in agriculture. These lands are actively or potentially engaged in crop production, including horticulture, tree crops, row and field crops, and related activities. Wineries and the processing of local agricultural products, such as pears, cannabis, and walnuts, are encouraged within this designation. Other agriculture-supporting uses, such as microbreweries, distilleries, agriculture equipment sales, youth agriculture, and wilderness education activities, are also allowed. These lands also provide important groundwater recharge functions. As watershed lands, they collect precipitation and filter water to improve water quality. They are generally supportive of the management of the natural infrastructure of the watersheds. While there are some existing lands with this designation inside CGBs, future applications of the designation should be limited to areas outside CGBs.

Density/Intensity: 1 DU/40 acres

Figure CM-2 Countywide Land Use Map

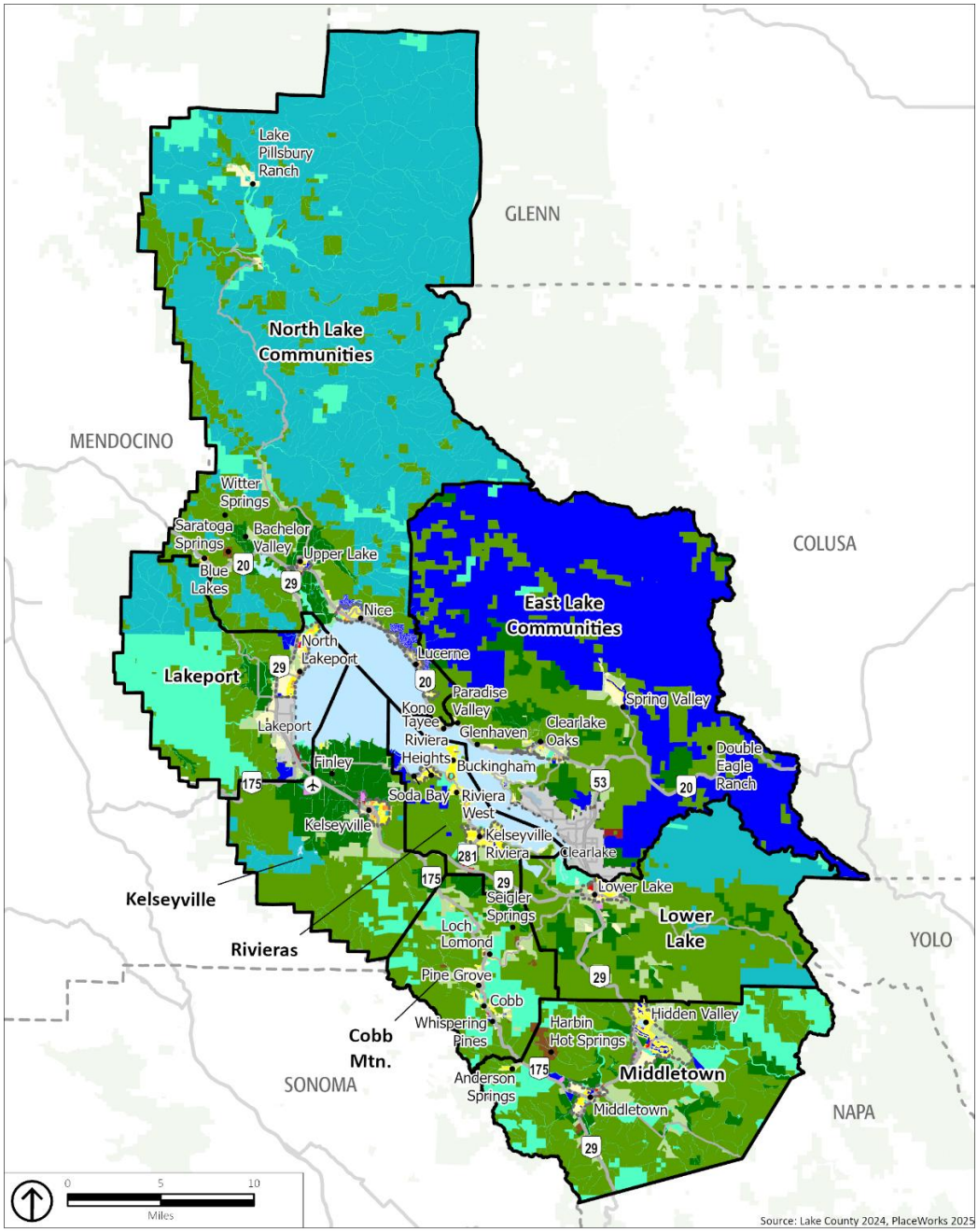


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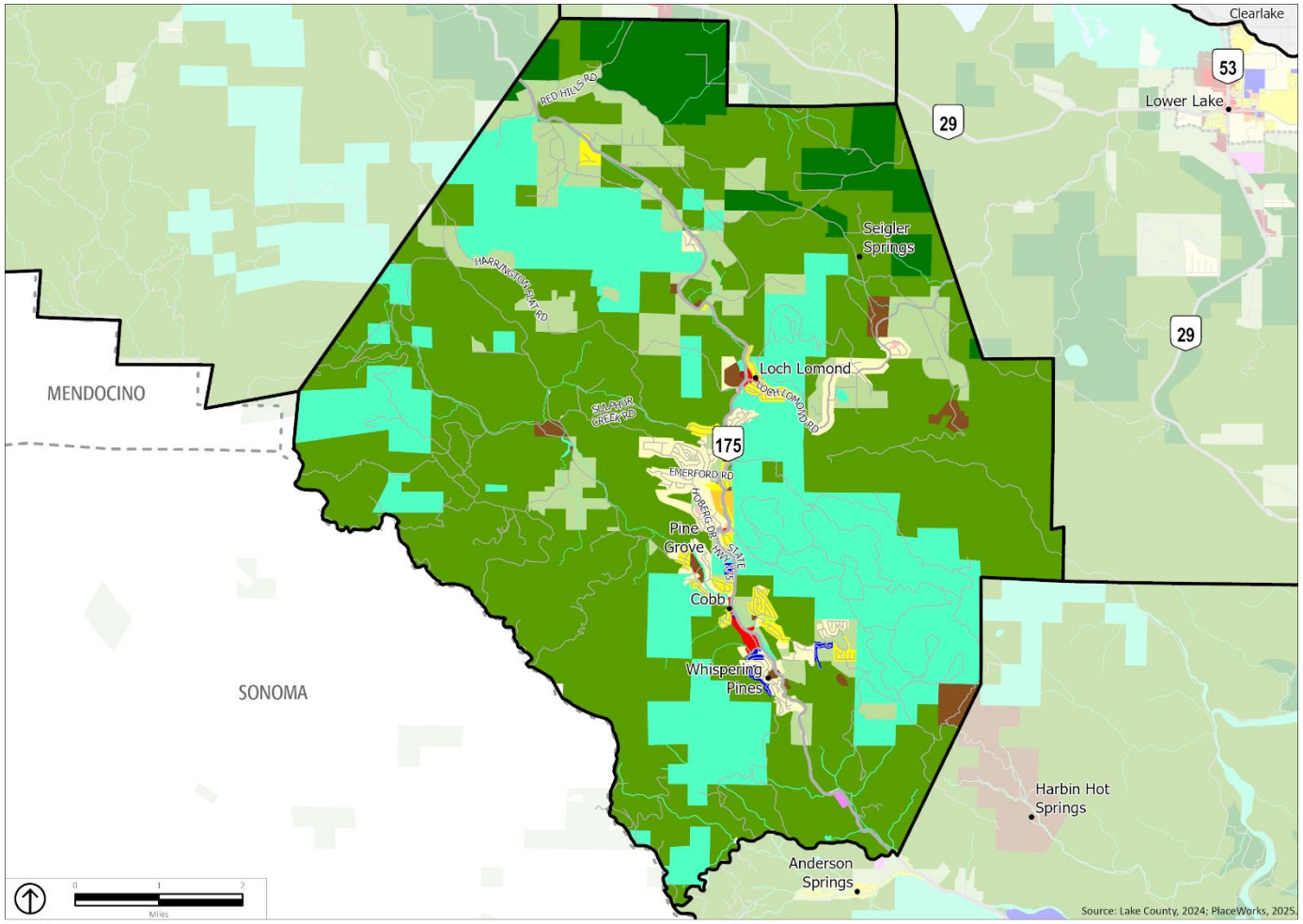
Figure CM-3 Cobb Mountain Planning Area Land Use Map



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Rural Lands

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

Density/Intensity: 0.4 FAR; 1 DU/20-45+ acres

Average slope describes the "rise over run," or the degree of vertical increase divided by the degree of horizontal increase of a sloped area, and determines the extent of allowable development. The base density of 1 DU/20 acres shall be reduced when the average slope of the property increases, as follows:

- 1 DU/30-acre maximum density if average slope is 20 percent or higher, but less than 30 percent
- 1 DU/40-acre maximum density if average slope is 30 percent or higher, but less than 35 percent
- 1 DU/45+-acre maximum density if average slope is 35 percent or higher

The maximum density in the Rural Lands designation may be reduced based on factors related to wildland fire/fuel loading, landslide hazards, and distance to the nearest fire station, as enumerated in the Zoning Ordinance.

Rural Residential

This land use designation is designed to provide single-family residential development in a semi-rural setting. Large-lot residential development with agricultural activities is appropriate. These areas are intended to act as a buffer between urban residential development and agricultural uses. Building intensity should be greater where public services, such as major roads, community water systems, or public sewer are available, although most of the lands designated for this land use rely on wells and septic systems. Typical uses permitted by right include single-family residences; crop production (including cannabis); raising poultry, rabbits, and other small animals for domestic use; raising bovine animals, horses, sheep, and goats for domestic use; and sale of crops produced on the premises. Typical uses permitted conditionally include agricultural-related services and recreational facilities. These lands also provide important groundwater recharge functions. As watershed lands, they collect precipitation and filter water to improve water quality. They are generally supportive of the management of the natural infrastructure of the watersheds. This designation is primarily outside of CGBs, but some areas will be appropriate inside these boundaries as well.

Density/Intensity: 1 DU/5-10+ acres

- 1 DU/5 acres if average slope is less than 30 percent and outside an area identified with Class VII-X Landslide Susceptibility
- 1 DU/10+ acres if average slope is 30 percent or greater, or in an area identified with Class VII-X Landslide Susceptibility

Suburban Residential Reserve

This land use designation serves as a transitional designation between rural residential and urban residential uses, but due to soil and slope characteristics, lots generally larger than one-acre minimum are necessary. Larger lot residential development with small-scale, incidental agriculture is appropriate.

Where found in mountain areas, this designation serves to limit densities until the establishment of appropriate infrastructure to support higher densities. However, exceptions have been made for existing subdivisions outside of CGBs, and additional land division may be appropriate on parcels already designated Suburban Residential Reserve when found to be consistent with the existing development pattern already established in the vicinity. This designation has the potential to result in conflict when located on the fringe of CGBs, adjacent to agricultural uses, unless cluster policies are employed and agricultural buffers are provided. This designation is mostly outside of CGBs, but some parcels with this designation are inside CGBs.

Density/Intensity: 1 DU/1-5 acres

- 1 DU/acre if the area is not identified as a primary recharge area and the area has less than 30 percent average slopes
- 1 DU/2 acres if the area is identified as a primary recharge area and the area has less than 30 percent average slopes
- 1 DU/3 acres if the area has 30 percent or higher average slopes, but is not in an area identified with Class VII-X Landslide Susceptibility in the Health and Safety Element
- 1 DU/5 acres if the area has 30 percent or higher average slopes and is in an area identified with Class VII-X Landslide Susceptibility in the Health and Safety Element

Low-Density Residential

This land use designation is designed to establish areas suitable for single-family residences at relatively low densities. Typical uses permitted by right include single-family homes. This designation is appropriate where the traditional neighborhood character of single-family units prevail, and where the level of services, including roads, shopping, and recreation, does not justify higher densities. While there are some existing lands with this designation outside of CGBs, future applications of the designation should be limited to areas within CGBs.

Density/Intensity: 1-7 DU/acre

In hazard-prone areas, such as areas with slopes exceeding 20 percent, flood hazard zones, High and Very High Fire Hazard Severity Zones, Class VII-X Landslide Susceptibility areas, and Alquist-Priolo Earthquake Fault Zones, reduced residential densities below the minimum density may be allowed.

Medium-Density Residential

This land use designation is designed to provide areas for residential developments such as duplexes, triplexes, and manufactured homes. This designation is appropriate only where the level of development is compatible with the overall character of the surrounding neighborhood and where adequate public facilities, such as potable water and sewer systems, roadways, and other public services are available. While there are some existing lands with this designation outside of CGBs, future applications of the designation should be limited to areas within CGBs.

Density/Intensity: 6–9 DU/acre

In hazard-prone areas, such as areas with slopes exceeding 20 percent, flood hazard zones, High and Very High Fire Hazard Severity Zones, Class VII-X Landslide Susceptibility areas, and Alquist-Priolo Earthquake Fault Zones, reduced residential densities below the minimum density may be allowed.

High-Density Residential

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

Density/Intensity: 10–22 DU/acre

In hazard-prone areas, such as areas with slopes exceeding 20 percent, flood hazard zones, High and Very High Fire Hazard Severity Zones, Class VII-X Landslide Susceptibility areas, and Alquist-Priolo Earthquake Fault Zones, reduced residential densities below the minimum density may be allowed.

Local Commercial

The purpose of this land use designation is to establish areas for small, localized retail, recreational, and service businesses that provide goods and merchandise to the immediate surrounding residents. Convenience facilities may include eating and drinking establishments; food and beverage retail sales; limited personal, medical, professional, and repair services; and other retail sales. Such facilities may range from a single use to a cluster of uses. This designation is primarily within CGBs; it may be allowed outside of a CGB to expand an existing commercial development that is already outside of the boundary.

Density/Intensity: 0.5 FAR; where residential uses are allowed with a combining district, the allowed density is 6-9 DU/acre.

Community Commercial

The purpose of this land use designation is to provide a full range of commercial retail and service commercial establishments serving multiple neighborhoods or the entire community. These districts should include or enable a variety of convenience and shopping opportunities. Typical uses permitted include gasoline service stations, hardware stores, eating and drinking establishments, food and beverage sales, public buildings, general merchandise stores, professional offices, and finance offices. Multifamily residential uses are permitted as secondary uses on upper floors of multistory buildings. Commercial accessory residential uses are also allowed. This designation is primarily within CGBs, and may be allowed outside of a CGB to expand existing commercial development that is already outside of the boundary.

Density/Intensity: 1.2 FAR; when development includes mixed uses, the maximum FAR is 2.0 and the maximum residential density is 10-22 DU/acre.

Resort Commercial

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

Density/Intensity: 1.0 FAR

Service Commercial

The purpose of this land use designation is to provide areas suitable for heavier commercial uses in developed areas. Typical uses permitted with appropriate buffer distances include automotive-related or heavy equipment sales and services, building maintenance services, construction sales and services, and warehousing. This designation is both inside and outside of CGBs.

Density/Intensity: 1.2 FAR

Industrial

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

Density/Intensity: 1.5 FAR

Resource Conservation

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

Density/Intensity: Density: 0. Intensity: Not Applicable (determined on a case-by-case basis)

Public Facilities

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

Density/Intensity: Density: 0. Intensity: Not Applicable (determined on a case-by-case basis)

Table CM-1 Land Use Designations

Land Use Designation	Label	Residential Density	Nonresidential Intensity	Located Inside/Outside Community Growth Boundary
Agriculture	A	1 DU/40 acres	N/A	Outside[1]
Rural Lands	RL	1 DU/20-45+ acres	0.4 FAR	Outside
Rural Residential	RR	1 DU/5-10+ acres	N/A	Inside/Outside[2]
Suburban Residential Reserve	SR	1 DU/1-5 acres	N/A	Inside/Outside[3]
Low-Density Residential	LDR	1-7 DU/acre	N/A	Inside[4]
Medium-Density Residential	MDR	6-9 DU/acre	N/A	Inside[4]
High-Density Residential	HDR	10-22 DU/acre	N/A	Inside
Local Commercial	CL	6-9 DU/acre[5]	0.5 FAR	Inside/Outside[3]
Community Commercial	CC	10-22 DU/acre	2.0 FAR	Inside/Outside[3]
Resort Commercial	CR	--	1.0 FAR	Inside/Outside
Service Commercial	CS	--	1.2 FAR	Inside/Outside
Industrial	I	--	1.5 FAR	Inside/Outside
Resource Conservation	RC	0	N/A	Inside/Outside
Public Facilities	PF	0	N/A	Inside/Outside

[1] Agriculture is primarily outside CGBs; any future applications of the designations should be limited to areas outside CGBs.

[2] Rural Residential is primarily outside of CGBs, but some areas will be appropriate inside these boundaries. Refer to the General Plan Land Use designation description for more information.

[3] Suburban Residential Reserve, Local Commercial, and Community Commercial are allowed outside of the CGB in limited instances. Refer to the General Plan Land Use designation description for more information.

[4] Low-Density Residential and Medium-Density Residential are primarily inside CGBs; any future applications of the designations should be limited to areas within CGBs.

[5] Where residential uses are allowed with a combining district.

Goals, Policies, and Actions

Goal CM-LU-1

Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of indigenous peoples.

Policies

CM-LU-1.1

Preserve natural open space resources by concentrating development in existing communities, clustering development, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.

CM-LU-1.2

Encourage clustering of allowable densities to reduce development footprints; protect sensitive habitats, scenic resources, natural features, and open spaces; and avoid hazardous areas.

CM-LU-1.3

Maintain distinct urban edges for all unincorporated communities, while creating a gradual transition between urban uses and open space.

CM-LU-1.4

Ensure future amendments to the General Plan Land Use map only allow development where it has access to adequate water supply, wastewater treatment, and public roadways; avoids steep terrain, sensitive natural resources, and natural hazards; and provides appropriate buffers with agricultural land and other incompatible uses.

Some of the topics addressed under this goal are also covered in other elements, including:

- Open space and resource conservation—addressed in the Open Space, Conservation, and Recreation Element
- Water and wastewater services—addressed in the Public Facilities and Services Element
- Natural hazards—addressed in the countywide Health and Safety Element

CM-LU-1.5

Consider development intensity according to the area's ability to support water and wastewater needs, access, slope characteristics, protection of sensitive natural resources, and the site's susceptibility to natural hazards.

CM-LU-1.6

Prohibit uses not related to timber production on lands designated Resource Conservation in Timberland Preserve Zones unless the use:

- Is consistent with the Aggregate Resources Management Plan for mining operations;
- Is consistent with the Geothermal Resources Element for geothermal activities;
- Supports a biomass utilization business that helps reduce threat of wildfire from dead and dying trees;
- Preserves unique natural landmarks;
- Is compatible with sustainable forest practices and uses;
- Is managed to avoid interfering with forest practices;
- Is managed to minimize impacts on viewsheds;
- Minimizes forest site productivity losses; and
- Meets General Plan and Zoning Ordinance standards relating to the availability of fire protection, water supply, water quality, groundwater recharge and extraction, watershed management or restoration programs, and waste disposal.

CM-LU-1.7

Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.

CM-LU-1.8

Integrate Traditional Ecological Knowledge from Tribes into resource conservation strategies, including watershed management, forest management, and habitat restoration.

Actions

CM-LU-1.a

Work with the community to consider establishing Community Growth Boundaries in the Cobb Mountain Planning Area.

CM-LU-1.b

Work with Tribal governments to explore opportunities to integrate traditional stewardship practices and Traditional Ecological Knowledge (TEK) into development reviews, land management, conservation, restoration, recreation planning, and facility planning, siting, and operations.

Goal CM-LU-2

Development patterns that support a sustainable lifestyle.

Policies

CM-LU-2.1

Promote and practice the principles of smart growth.

Transportation-related topics discussed under this goal, including transit access, active transportation, and vehicle miles traveled, are also addressed in the Circulation Element.

CM-LU-2.2

Encourage infill development.

CM-LU-2.3

Prioritize infill of existing subdivisions for new residential development. Encourage any new residential subdivisions to be located contiguous to existing development to minimize impacts.

CM-LU-2.4

Encourage urban development that locates origins and destinations in close proximity to reduce vehicle trips and enhance visual and pedestrian access.

CM-LU-2.5

Encourage potential transit destinations, including employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another and to a transit stop.

CM-LU-2.6

Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use.

Smart growth supports choice and opportunity by promoting efficient and sustainable land development, incorporates redevelopment patterns that optimize prior infrastructure investments, and consumes less land that is otherwise available for agriculture, open space, natural systems, and rural lifestyles.

- American Planning Association, 2012

Actions

CM-LU-2.a

Develop incentives to promote infill development.

CM-LU-2.b

Amend the Zoning Ordinance to establish a smart growth overlay zone that encourages higher-density housing, transit-oriented development, and mixed-use development and provides guidelines for development and redevelopment in these zones.

CM-LU-2.c

Work collaboratively with Tribal governments to develop educational programs highlighting traditional ecological practices, such as controlled burns and habitat stewardship, to inform sustainable development policies.

Goal CM-LU-3

Cohesive and vibrant communities that preserve and celebrate their historic character and design heritage, and tribal cultural identity.

Policies

CM-LU-3.1

Recognize the unique character and assets of each community in the Planning Area and support efforts to strengthen and revitalize all communities.

CM-LU-3.2

Support efforts to enhance gateways and transitional zones between communities in the Planning Area to make each community more distinct and inviting for residents and visitors.

CM-LU-3.3

Ensure future urban development is planned at a walkable, neighborhood scale with a range of uses in close proximity and a safe pedestrian environment.

CM-LU-3.4

Promote the creation of community focal points and gathering places in Pine Grove, Whispering Pines, and Siegler Springs, and maintain and support community focal points in Cobb and Loch Lomond.

CM-LU-3.5

Encourage and support the arts in the Cobb Mountain Planning Area with music and art installations, public art, and programming throughout each community, prioritizing areas that lack them.

CM-LU-3.6

Encourage and support community and regional events (e.g., outdoor concerts, art shows, farmers' markets, races, and festivals) and recreational activities to bolster community pride and identification, including by engaging in marketing efforts.

CM-LU-3.7

Encourage preservation of open areas in any future CGBs to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.

Some of the topics addressed under this goal are also covered in other elements or sections, including:

- Historic preservation and Tribal Cultural Resources—addressed in the Open Space, Conservation, and Recreation Element
- Commercial development design—addressed in the Design Guidelines section

CM-LU-3.8

Review commercial and industrial development to ensure compatibility with the Cobb Mountain Area Commercial and Industrial Design Guidelines, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.

CM-LU-3.9

Maintain the character of established neighborhoods by preserving buildings and areas with special and recognized historic, architectural, or aesthetic value. Ensure the design of new development and remodels of existing structures are compatible with the character of surrounding and adjacent buildings, public spaces, and cultural and historic resources and require new development to complement architecturally and historically significant buildings to protect the overall historic integrity of the area.

CM-LU-3.10

Encourage the preservation and maintenance of existing native trees and the incorporation of native, fire-resistant, and drought-tolerant plants, including culturally significant species traditionally used by local Tribes, in public spaces, street landscaping, and in new public and private developments.

CM-LU-3.11

Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs.

CM-LU-3.12

Encourage and support efforts to promote a greater public awareness of the county's architectural, urban design, Tribal, and cultural heritage.

CM-LU-3.13

Recognize and incorporate tribal heritage in public art, interpretive signage, community events, and wayfinding throughout the Cobb Mountain Planning Area.

Actions

CM-LU-3.a

Coordinate with local non-profit and other nongovernmental organizations to install or maintain public art and gateway, wayfinding, and interpretive signage in Cobb, Loch Lomond, Pine Grove, Seigler Springs, and Whispering Pines to support each area's sense of place; foster an understanding and appreciation for local history and culture, including tribal culture; promote inclusivity; and improve the visual quality of each community.

CM-LU-3.b

Amend the Zoning Ordinance to eliminate redundancies in the design review process between the General Plan and Zoning Ordinance. This includes eliminating Article 53, Design Review Combining District, instead relying on **Policy CM-LU-3.8** to ensure compatibility with the Cobb Mountain Area

Commercial and Industrial Design Guidelines, and revisions to Article 54, Design Review Permit, as needed.

CM-LU-3.c

Prepare an update to the Cobb Mountain Area Commercial and Industrial Design Guidelines, working in collaboration with the community to reflect current values and priorities.

CM-LU-3.d

Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area.

CM-LU-3.e

Amend the Zoning Ordinance to allow adaptive reuse of historic resources that preserves the integrity of the resource while allowing for its ongoing use.

CM-LU-3.f

Prepare and publish an inventory of underutilized land and encourage adaptive reuse of these properties.

CM-LU-3.g

Collaborate with Tribal governments to create a heritage trail, interpretive exhibits, or other programming that celebrates tribal history and presence.

Goal CM-LU-4

Coordinated and effective planning over the life of this General Plan.

Policies

CM-LU-4.1

Ensure that permitting procedures and regulations are consistent, timely, and cost-effective.

CM-LU-4.2

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

CM-LU-4.3

Require that the sizes and shapes of new parcels will not compromise future land divisions.

CM-LU-4.4

The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections in the unincorporated county for the year 2050:

- 3,800 new dwelling units

- 986,700 square feet of new commercial and office space
- 393,000 square feet of new industrial space

If new development approved within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that the environmental review that is conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections.

CM-LU-4.5

Conduct early and ongoing engagement with Tribal governments in planning and permitting processes to ensure development aligns with tribal cultural, environmental, and historical interests.

Actions

CM-LU-4.a

Encourage potential developers to attend pre-development meetings and work closely with appropriate public agencies to consider whether the potential development projects will meet the County's goals and requirements and have adequate infrastructure.

CM-LU-4.b

Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in **Policy CM-LU-4.4** without subsequent environmental review.

CM-LU-4.c

Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts.

CM-LU-4.d

Update the Zoning Map to implement the land use map established in this General Plan, including to rezone paper subdivisions to the Open Space district.

CM-LU-4.e

Consistent with State law, continue to conduct tribal cultural impact assessments in coordination with local Tribal governments in discretionary permitting and General Plan amendment processes.

Goal CM-LU-5

A range of residential areas that accommodate the housing needs of all income groups with quality living environments.

Policies

Community housing needs are addressed comprehensively in the Housing Element. Additionally, the Housing Action and Implementation Plan serves as a manual with more detailed strategies to address current and forecasted housing need throughout Lake County.

CM-LU-5.1

Plan for and encourage a variety of housing types with a full range of affordability.

CM-LU-5.2

Develop housing in a manner that complements the small-town community identity and incorporates quality design, consistent with the rural character of the Planning Area.

CM-LU-5.3

Encourage development of 'workforce housing' that meets the needs of the local workforce and is affordable to individuals and families earning between 60 percent and 120 percent of the area median income.

CM-LU-5.4

Encourage medium-density residential development that is compatible with the neighborhood character, is close to services, and where adequate infrastructure is available or can be made available.

CM-LU-5.5

Promote development of affordable housing near public transit and essential services whenever possible.

CM-LU-5.6

Encourage the development of housing for seniors and other Equity Priority Populations.

CM-LU-5.7

Continue to allow density bonuses for residential development projects that include affordable or qualifying senior housing or incorporate energy-efficient techniques exceeding State standards into the project design, as specified in the Zoning Ordinance.

CM-LU-5.8

Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste.

CM-LU-5.9

Encourage innovative, non-traditional housing designs and layouts in response to evolving housing trends and needs.

Actions

CM-LU-5.a

Continue to support construction of affordable housing, including by pursuing State and federal funding for affordable housing development.

CM-LU-5.b

Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development.

CM-LU-5.c

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow a density bonus for residential development projects that include affordable housing that is consistent with State law, which offers a density bonus of up to 50 percent.

CM-LU-5.d

Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.

CM-LU-5.e

Continue to promote the development of affordable, senior, and energy-efficient housing by informing developers of the benefits of density bonuses in preapplication conferences.

CM-LU-5.f

Develop objective design standards for residential and mixed-use development to provide a streamlined approval process; ensure compatibility with existing community character; and ensure appropriate open space, buffers, and pedestrian improvements are provided.

CM-LU-5.g

Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on a County website to inform developers of potential building opportunities.

Goal CM-LU-6

Commercial and mixed-use areas that serve community needs and support a robust local economy.

Policies

CM-LU-6.1

Encourage centrally located businesses and services in places that conveniently serve residential areas and/or support revitalization or creation of town centers.

Economic development is addressed in more detail in the Economic Development Element.

CM-LU-6.2

Encourage mixed-use development with commercial and residential components in commercial areas when adequate infrastructure is available or can be made available.

CM-LU-6.3

Encourage conversion of existing commercial areas to a mix of uses to reduce travel distances and create neighborhoods that offer a variety of housing options.

CM-LU-6.4

Continue to allow parking reductions for residential uses in mixed-use areas where it can be demonstrated that shared residential and commercial parking will not result in an unacceptable impact on parking in the public right-of-way or off-street parking lots.

CM-LU-6.5

Encourage and support the establishment of more restaurants, retail, and other commercial services.

CM-LU-6.6

Encourage development of smaller neighborhood-supporting retail and services, including those offering local agricultural sales, to meet the everyday shopping and personal needs of the surrounding neighborhood.

CM-LU-6.7

Encourage development of larger commercial centers within established urban areas and future Community Growth Boundaries that meet resident and visitor needs, such as supermarkets, restaurants, personal services, retail sales, professional offices, medical services, and other complementary uses, as well as venues for selling locally produced agricultural and related products.

CM-LU-6.8

Discourage strip commercial development, allowing it only when alternative layouts are infeasible at the project site.

CM-LU-6.9

Locate commercial service businesses, such as warehouses, repair services, and building materials sales, away from housing, schools, and other sensitive receptors. Use the following criteria for siting commercial service areas:

- Provide good access to highways or major collectors;
- Buffer existing or planned residential areas, schools, and other sensitive uses;
- Develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, and other needs; and
- Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

CM-LU-6.10

Encourage members of the private sector to establish new commercial recreation opportunities and to rehabilitate and restore older resorts, including destination resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.

CM-LU-6.11

Require proposals for budget retailers and discount chains to include a community meeting early in the proposal process to gather input from community members and incorporate refinements to the proposal in response to community concerns. Also require such projects to prepare an analysis of economic and blight-inducement impacts of the proposed development on retail businesses in the market area, employment, County revenues and services, and other relevant economic considerations. The County may waive the requirement for this analysis if the new establishment is found to offer a public benefit and is in alignment with the community's vision for its future development.

CM-LU-6.12

Encourage opportunities for indigenous-owned businesses within mixed-use and commercial areas.

Actions

CM-LU-6.a

Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods.

CM-LU-6.b

Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts.

CM-LU-6.c

Devise and offer incentives for reconstruction and/or redevelopment of local historical resorts.

Goal CM-LU-7

Industrial areas that are compatible with their surrounding environment while supporting the economy.

Policies

CM-LU-7.1

Encourage a wide range of industrial development activities, prioritizing industries that create living-wage jobs that maximize the education, skills, and talents of county residents.

The Economic Development Element provides more comprehensive guidance for supporting the local economy.

CM-LU-7.2

Encourage development of visually attractive, carefully planned industrial parks and planned developments in areas with suitable topography and adequate infrastructure.

CM-LU-7.3

Require new industrial or heavy commercial uses to be sited appropriately, on land with average slopes not exceeding 20 percent and outside of a hazard zone, preferably served by public sewer and water facilities and within a CGB.

CM-LU-7.4

Support development of biomass facilities in industrial areas to support economic development and vegetation management.

CM-LU-7.5

Encourage industrial uses that use geothermal energy generated on-site when compatible with surrounding land uses.

CM-LU-7.6

Require a planned development process for permit approvals of any industrial or heavy commercial uses of five acres or more in size.

CM-LU-7.7

Require new industrial and heavy commercial uses to be designed to avoid adverse impacts to adjacent uses, particularly residential neighborhoods, schools, and other sensitive uses, with respect to air quality, noise, odor, vibration, and other impacts.

CM-LU-7.8

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

- Require a use permit;
- Prohibit any commercial or industrial uses that are not related to the processing of the resource; and
- Require mitigation for impacts to surrounding land uses, the environment, and Lake County watersheds to protect air, surface water, and groundwater quality.

CM-LU-7.9

Consider including a requirement for consultation with Tribal governments to include Tribal Cultural Resource analysis within the Cultural Resource Reports for discretionary projects.

Circulation

An effective transportation network promotes health, safety, and well-being of all communities by supporting:

- **Public health** in terms of how well it supports walking, biking, equestrian travel, and access to food, healthcare, public services, tribal community centers, and traditional gathering areas.
- **Safety** in terms of how efficiently community members are able to evacuate and first responders are able to reach destinations during emergency events, as well as how safe the network is for all users.
- **Personal and community economic stability** in terms of how well it supports access to employment opportunities, shopping, and services; distribution of locally produced products; and the ability of tourists to access the region's attractions, including tribal cultural tourism.
- **Equity** in terms of how easily community members of all ages, abilities, and income levels can access their daily needs.
- **Environmental quality** in terms of the amount of greenhouse gas (GHG) and air pollutant-emitting vehicle miles that are driven by both personal automobiles and trucks, and the availability of electric vehicle (EV) charging infrastructure or other amenities to support the use of active transportation and high occupancy vehicles.
- **Financial soundness** such that the community can afford to operate and maintain the network in a state of good repair with existing revenue sources and that any expansion has complete funding for capital costs and its long-term operations and maintenance (O&M) costs.

Bottle Rock Road is a scenic local road in the Cobb Mountain Planning Area.

This Circulation Element aims to provide a transportation network that moves people and goods in and around the Cobb Mountain Planning Area conveniently and with minimal risk of injury. The Cobb Mountain Planning Area's circulation network is highly dependent on highway transportation. There is limited pedestrian and bicycle infrastructure, and, as with many rural communities, the Planning Area does not have extensive transit services. However, this element serves to optimize mobility options for bicyclists, pedestrians, and transit-dependent populations, like older adults, to the extent possible. The element also aims to support safe routes to school and access to key destinations, including opportunities for recreation.

The following sections describe the existing and planned roadway network in the Planning Area, including goods movement, active transportation and transit networks, and aviation travel options, followed by emerging trends in circulation. The element concludes with a comprehensive set of goals, policies, and actions to optimize these networks in the years to come.

Roadway Network

Existing Roadway Facilities

Highways, roads, and streets are classified based on their functionality (i.e., the role they play in the overall roadway network). The Cobb Mountain circulation network features local roads and streets, collectors, and arterials, depicted in **Figures CM-4** (*Existing Countywide Roadway Functional Classifications*) and **CM-5** (*Existing Cobb Mountain Planning Area Roadway Functional Classifications*). **Table CM-2** describes major roadways in the Cobb Mountain Planning Area by their functional classification and **Table CM-3** shows Lake County road standards by functional classification.

The primary highway that underpins Cobb Mountain Planning Area's roadway system is SR 175, a two-lane principal arterial providing north to south access to the Loch Lomond, Pine Grove, Cobb, and Whispering Pines communities in the Planning Area, as well as regional travel within the county. SR 175 starts at SR 29 south of Kelseyville and reaches its terminus also at SR 29 in Middletown. The Planning Area has one road designated as a major collector, Loch Lomond Road, which starts at SR 179 and stretches east. Other roadways in the Planning Area are collectors, including Emerford Road, Sulphur Creek Road, Hoberg Drive, Harrington Flat Road, and Red Hills Road, and local County-maintained roads (also called County roads or CRs).

Roadway Classifications

Local roads and streets primarily provide traffic movement within neighborhoods and are generally low-speed, low-volume roads.

Collectors (major or minor) provide access between low-speed/low-volume local streets and high-speed/high-volume arterials. As their name implies, minor collectors collect traffic from the local streets and distribute it to the arterial system or to the smaller urban areas that they directly serve. Major collectors provide circulation between neighborhoods.

Arterials (principal or minor) primarily link cities and towns within and outside the state. Arterial roadways typically have two or more lanes and allow the highest speeds of any roadway functional class.

Figure CM-4 Existing Countywide Roadway Functional Classifications

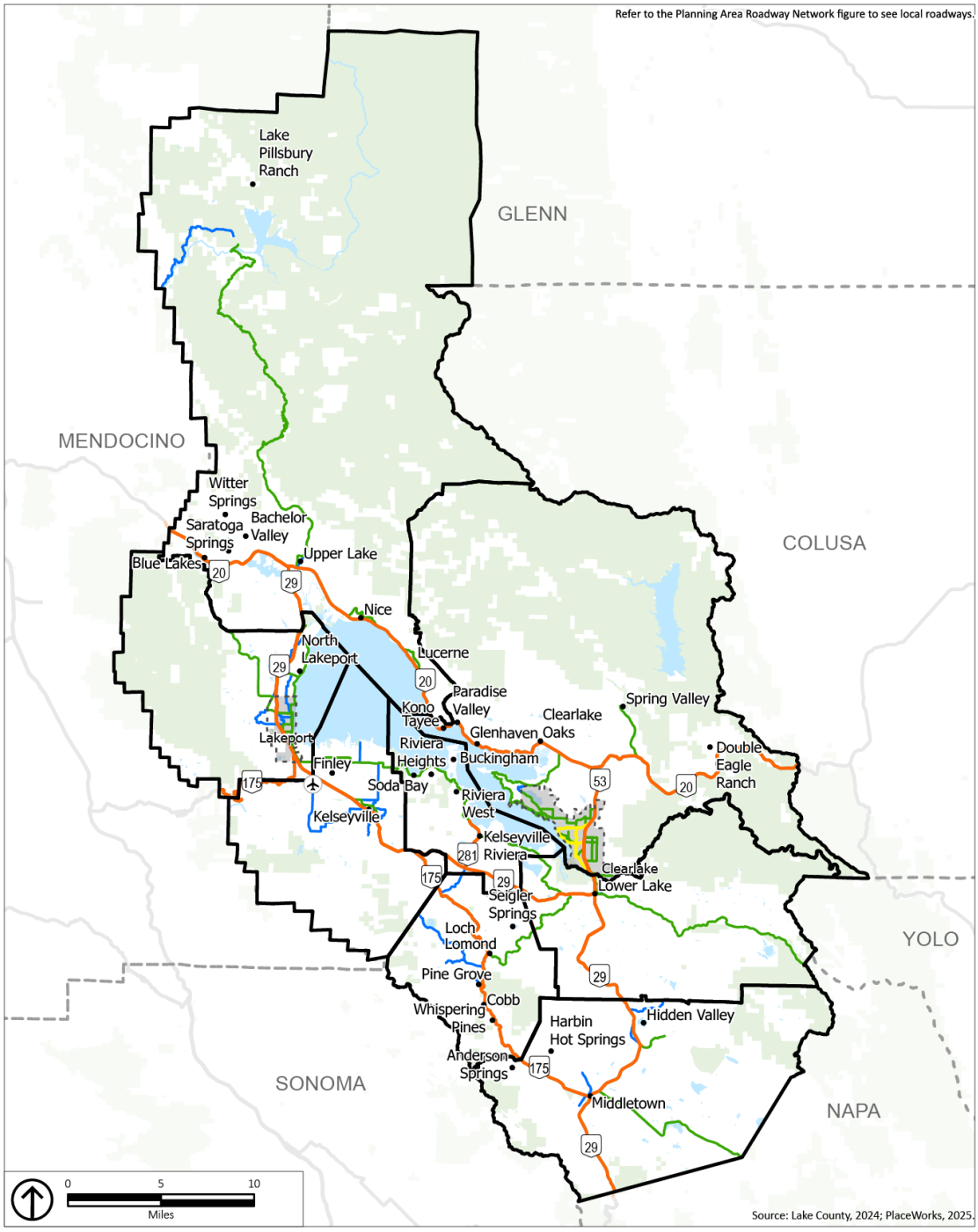

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Figure CM-5 Existing Cobb Mountain Planning Area Roadway Functional Classifications

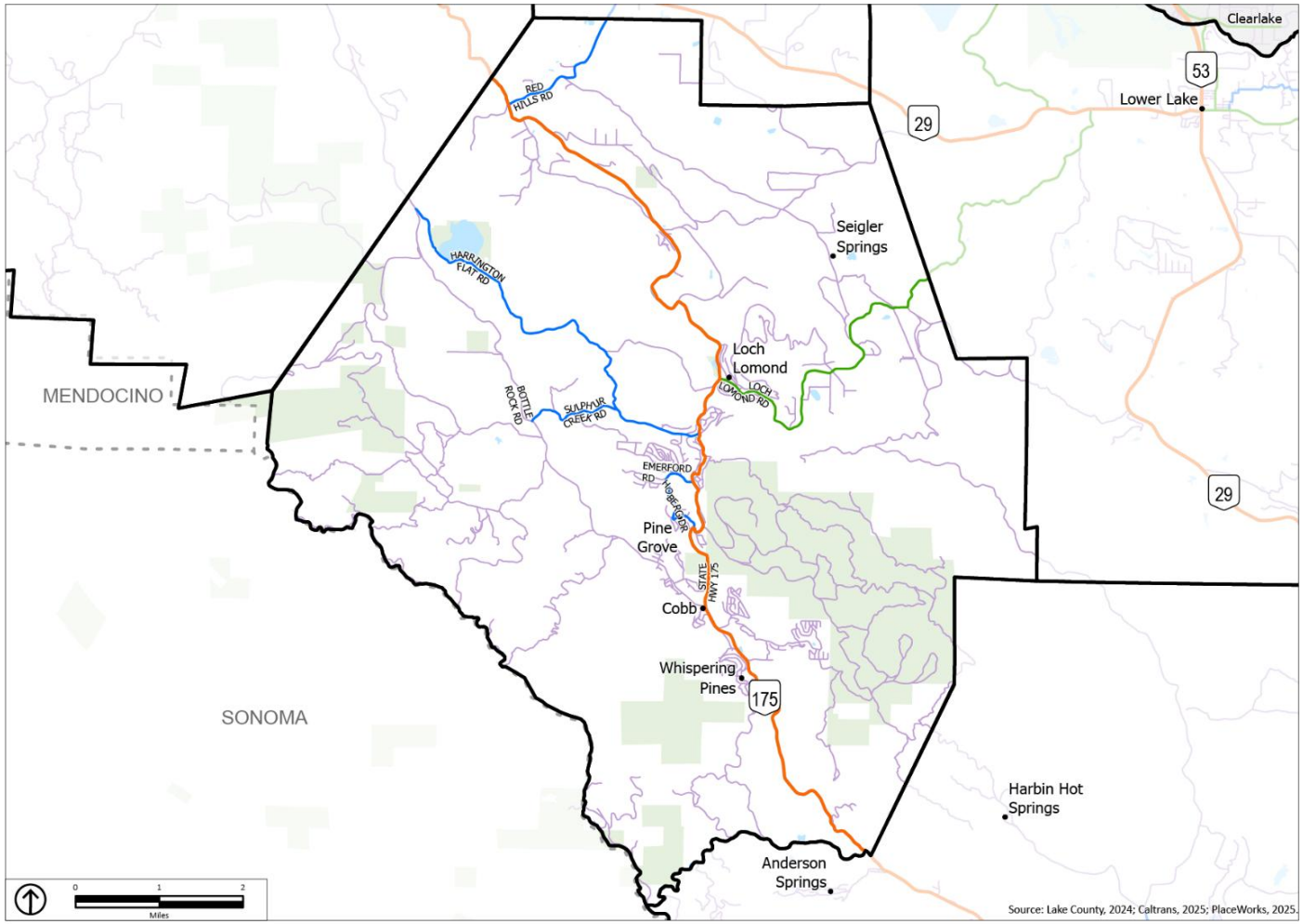

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Table CM-2 Functional Road Classifications for Major Roadways in the Planning Area

Function	Number	Name	Limits
Principal Arterial	SR 175	SR 175	SR 29 (south of Kelseyville) to SR 29 (Middletown)
Major Collector	CR 525	Loch Lomond Road	SR 175 to Seigler Springs Road
Minor Collector	CR 137N	Emerford Road	SR 175 to Hoberg Drive
Minor Collector	CR 515B	Sulphur Creek Road	Bottle Rock Road to Harrington Flat Road
Minor Collector	N/A	Hoberg Drive	Emerford Road to Summit Boulevard
Minor Collector	N/A	Red Hills Road	SR 175 to SR 29
Minor Collector	CR 515A	Harrington Flat Road	SR 175 to Bottle Rock Road

CR = County Road; SR = State Route; NA = Not Applicable

Table CM-3 Lake County Road Standards

Standards	Principal Arterial	Minor Arterial	Major Collector	Minor Collector	Local
Speed Limit	60 MPH	50 MPH	40 MPH	30 MPH	20 MPH
Number of Lanes	2-4	2-4	2	2	2
Lane Width	12 ft	12 ft	12 ft	11 ft	10 ft
Right-of-Way Width	60 ft	60 ft	50 ft (minimum)	50 ft	40 ft
Maximum Grade	12%	12%	12%	12%	16%

ft = feet; MPH = miles per hour

Level of Service

Traffic in Lake County fluctuates significantly by season due to the influx of tourists to the area in the summer months. While State facilities accommodate the highest volumes of traffic, several county roads in the Planning Area, including Loch Lomond Road and Bottle Rock Road, become busier during the summer.

Level of service (LOS) is used as a quantitative measure of roadway conditions based on the quality of their traffic operations from a driver's perspective. LOS considers conditions such as road configuration, traffic volume, speed, convenience, and capacity.

LOS is generally defined as follows under peak hour conditions (e.g., 7 to 8 a.m. or 5 to 6 p.m.):

- **LOS A** represents free-flow travel with an excellent level of comfort and convenience and the freedom to maneuver.

- **LOS B** has stable operating conditions, but the presence of other road users causes a noticeable, though slight, reduction in comfort, convenience, and maneuvering freedom.
- **LOS C** has stable operating conditions, but the operation of individual users is substantially affected by the interaction with others in the traffic stream.
- **LOS D** represents high-density, but stable flow. Users experience severely restricted speed and freedom to maneuver, with poor levels of comfort and convenience.
- **LOS E** represents operating conditions at or near capacity. Speeds are reduced to a low, but relatively uniform, value. Freedom to maneuver is difficult with users experiencing frustration and poor comfort and convenience. Unstable operation is frequent, and minor disturbances in traffic flow can cause breakdown conditions.
- **LOS F** represents congested conditions where traffic operates well below posted speeds, delays accumulate at intersections, and queuing forms at bottleneck locations. This condition exists wherever the volume of traffic exceeds the capacity of the roadway. Travel times become less reliable under LOS F conditions and drivers start adding buffer time to their trips to ensure being on time to appointments.

These definitions of LOS are contained in the Highway Capacity Manual (HCM). HCM methodology is the prevailing measurement standard currently throughout the United States.

LOS expectations are used to determine specific roadway types and sizes (e.g., functional classification and number of lanes). Providing better LOS conditions comes with higher costs and other tradeoffs like higher energy consumption, emissions, and safety risks that must be balanced against the County's environmental goals. Stable LOS E conditions represent the most efficient use of the roadway space since the public roadway is operating near its capacity.

As part of the Lake County 2050 General Plan update, a 2025 analysis of existing circulation conditions evaluated LOS for several roadways in the county. Two County-owned roadways within the Planning Area were studied, Loch Lomond Road and Bottle Rock Road, and they both operate at a daily LOS of B or better. SR 175 between SR 29 and Old Lower Lake Road operates at a daily LOS A.

Vehicle Miles Traveled

If the number of residents, workers, and visitors increase in the county over time, more driving will occur. While some driving in and through the county is inevitable given the long distances between destinations in the county, the County and other agencies can take actions to concentrate growth within and near denser areas to help reduce the length of trips and to increase the viability of walking, bicycling, or taking transit. For example, the developed communities depicted in **Figure CM-1** are areas where land uses can be located near enough to support walking or biking as a viable mode of transportation, thus reducing vehicle miles traveled (VMT). VMT is a metric that accounts for the number of vehicle trips generated and the length or distance of those trips. California law connects VMT reduction to the State's GHG reduction goals and other objectives, including the encouragement of public transit, infill development, and promotion of active transportation for public health. Though Lake County recognizes the importance of these objectives, the nature of the region's rural land uses with long distances between destinations limits the potential for VMT and GHG reduction through public transit or large mixed-use development projects.

VMT can be measured with a variety of methods and using multiple metrics. This General Plan relies on VMT estimates and forecasts from the Lake-Mendocino travel demand model to assess planning goals and environmental impacts.

Truck Route Classifications

Truck route classifications are based on the allowable size and design specifications of truck tractors or semitrailers.

Terminal Access Routes allow STAA* trucks, which include semitrailers up to 53 feet long that meet several other conditions regarding distance between axles.

California Legal Routes allow California Legal trucks, which include truck tractors with total lengths of up to 65 feet (truck and semitrailer combined) or double trailers of up to 75 feet.

California Legal Advisory Routes also allow California Legal trucks but provide additional travel advisories for trucks that exceed posted kingpin-to-rear-axle lengths due to roadway turning radii.

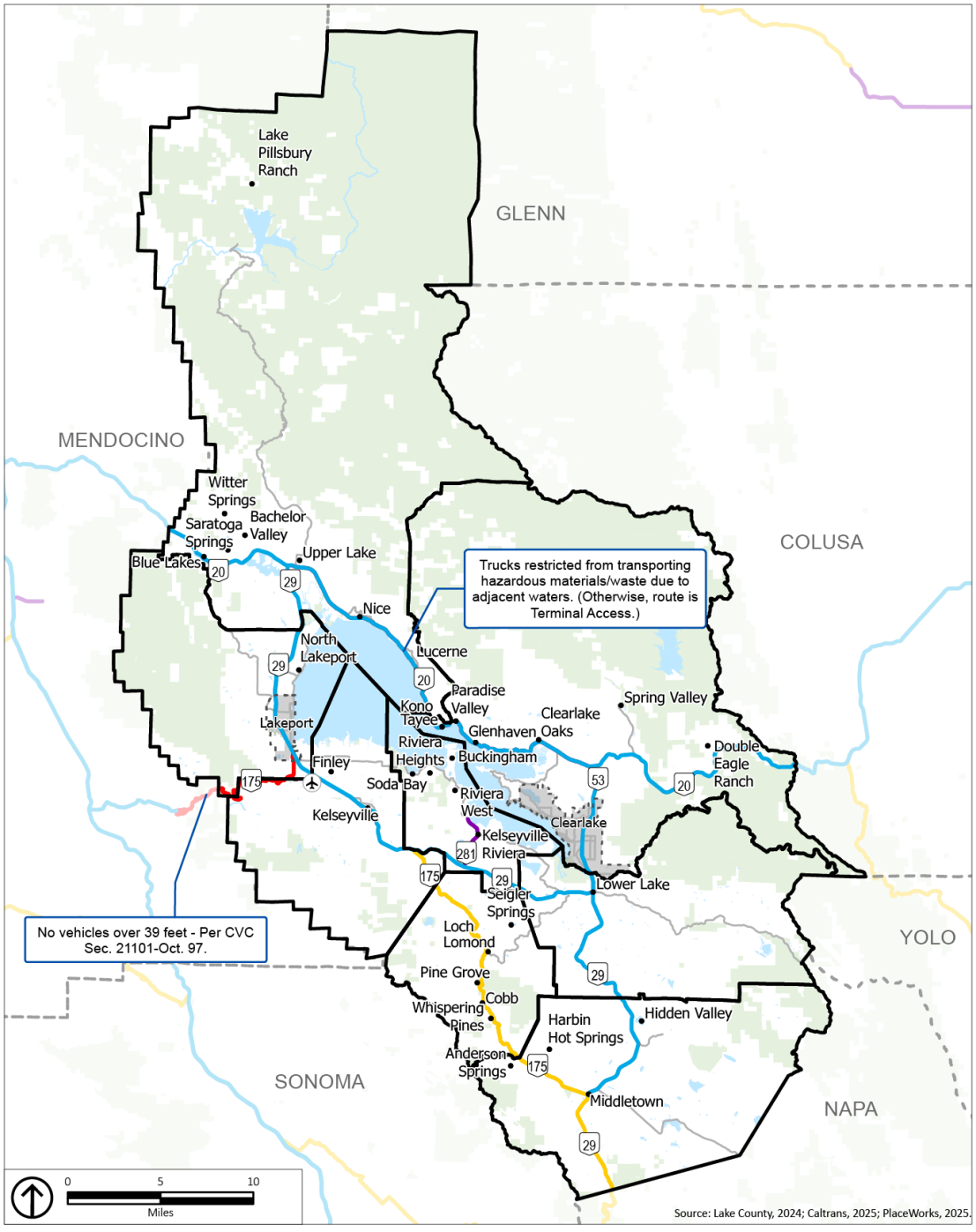
Special Restriction Routes restrict certain trucks based on vehicle length or weight, cargo type, or number of axles.

*An STAA truck is one allowed to operate on the national network of highways due to the Surface Transportation Assistance Act (STAA) of 1982, which permits larger and heavier trucks to use certain federally aided highways, including the Interstate system and specific primary routes.

Goods Movement

Many businesses and residents in the Cobb Mountain Planning Area rely on goods movement for deliveries and importing or exporting products. Goods in the Cobb Mountain Planning Area are primarily transported along SR 175, which is a California Legal Advisory Route. **Figure CM-6** shows the County's designated truck routes to accommodate large vehicles, including for goods movement.

Figure CM-6 Countywide Designated Truck Routes



Planned Roadway Network Improvements

The 2022 Lake County Regional Transportation Plan (RTP) is a State and federally mandated plan for transportation improvements in the county. The RTP is updated every four years by the Lake Area Planning Council for Lake County. The RTP is required to include a list of prioritized transportation improvement projects that are financially constrained or that have funding earmarked for the project as well as those that are financially unconstrained, meaning they do not have funding earmarked and do not have a specific timeline for implementation.

All planned roadway projects must undergo environmental review to identify potential project impacts to ecological, archeological, Tribal, and cultural resources, as well as VMT and other impacts, and establish measures to avoid or mitigate against impacts during the project implementation phase. New transportation projects must also undergo tribal consultation to identify and protect sacred sites, traditional use areas, burial sites, and archaeological resources. Mitigation measures, alternative alignments, and culturally sensitive design practices should be implemented where impacts cannot be avoided.

There are no planned roadway network improvements identified in the Cobb Mountain Planning Area in the 2022 Lake County RTP.

Active Transportation

Active transportation is defined as the transport of people or goods through non-motorized means that are based around human physical activity, such as sidewalks, crosswalks, and bicycle lanes. For the most part, there are no active transportation facilities in the Cobb Mountain Planning Area. The Open Space, Conservation, and Recreation Element includes information about recreational trails.

Existing Pedestrian Facilities

The Cobb Mountain Planning Area is very rural, with no sidewalks and only a few marked crosswalks.

Existing Bicycle Facilities

The California Streets and Highways Code Section 890.4 establishes three primary bikeway classifications, described in the text

Bikeway Classifications

Shared-Use Path (Class I), also called bike paths, these facilities provide a fully separated, paved facility for the exclusive use of bicycles and pedestrians. Shared-use paths have minimal cross flow with motorists and are typically along landscaped corridors.

Bike Lane (Class II) are on-street facilities that use striping, stencils, and signage to denote preferential or exclusive use by bicyclists. Bike lanes are contiguous with motor vehicle travel lanes and should provide a minimum standard width of five feet for comfortable riding.

Bike Route (Class III), a route for bicyclists designated by signs or optional pavement markings where bicyclists travel on the shoulder or share a lane with motorists. Bike routes are typically used on low-speed and low-volume streets to connect bike lanes or paths along corridors that do not have enough space for dedicated Class I or II facilities.

box. In addition to those listed, Class IV Separated Bikeways are classified in the California Vehicle Code, though none of these facilities exist in the Cobb Mountain Planning Area.

While there are currently no bike facilities in the Planning Area, there are some planned facilities, as described in the Planned Active Transportation Improvements section.

Planned Active Transportation Improvements

The Lake County Active Transportation Plan (ATP), integrated into the 2022 RTP, recommends a network of Class III bike routes in the Cobb Mountain Planning Area. **Figure CM-7** shows the future bicycle facility improvements planned in the Cobb Mountain Planning Area. **Table CM-4** lists the planned bicycle facilities in the Cobb Mountain Planning Area from the County's 2022 RTP/ATP. These projects are all financially unconstrained. The 2022 RTP/ATP also recommends pedestrian improvements on SR 175 in the community of Cobb, though the exact specifications of the financially unconstrained project are undetermined, so is not shown in **Figure CM-7**. While the County and other responsible agencies are actively seeking funding for several of these active transportation projects, there is currently no funding identified, so the projects are uncertain.

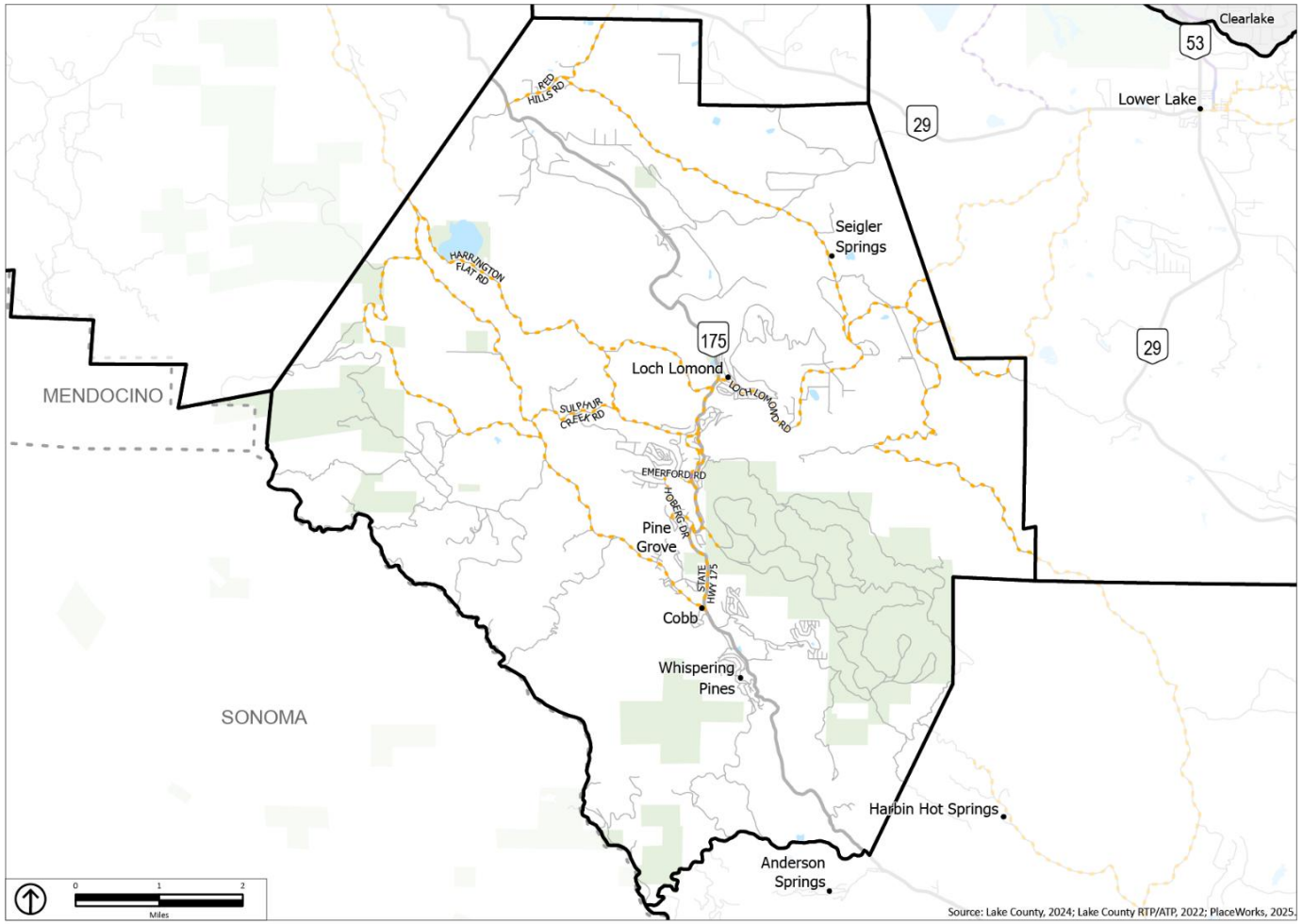
Table CM-4 Planned Bicycle Facilities

Class	Roadway	From	To	Length (Miles)
II	Hwy 175	Emerford Rd	Snead Dr	0.09
III	Bottle Rock Rd	Hwy 29	Hwy 175	10.8
III	Casentini Dr	Snead Dr	Harrington Flat Rd	0.3
III	Emerford Rd	Hoberg Dr	Hwy 175	0.4
III	Harrington Flat Rd	Casentini Dr	Hwy 175	0.2
III	Harrington Flat Rd	Bottle Rock Rd	Casentini Dr	5.2
III	Hoberg Dr	Summit Blvd	Emerford Rd	0.6
III	Loch Lomond Rd	Hwy 175	Seigler Springs North Rd	3.0
III	Snead Dr	Hwy 175	Casentini Dr	0.3
III	Summit Blvd	Hwy 175	Hoberg Dr	0.4
III	Hwy 175	Loch Lomond Rd	Forestry Rd	2.0
III	Seigler Springs North Rd	Seigler Canyon Rd	Red Hills Rd	5.1
III	Red Hills Rd	Hwy 175	Hwy 29	2.1
III	Rockys Rd	Harrington Flat Rd	Hwy 175	1.7
III	Sulphur Creek Rd	Bottle Rock Rd	Harrington Flat Rd	1.2
III	Glenbrook Rd	Bottle Rock Rd/Cold Water Creek Rd	Bottle Rock Rd	4.9
III	Forestry Rd	Boggs Forest	Bottle Rock Rd	1.6

Dr = drive, Hwy = highway, Rd = road.

Source: County of Lake, 2022, *Lake County Regional Transportation Plan/Active Transportation Plan*.

Figure CM-7 Cobb Mountain Planning Area Planned Active Transportation Facilities



Note: All projects Financially Unconstrained except as mentioned in the report.

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Transit

Existing Transit Service

Lake Transit Authority (LTA) provides public transit services throughout Lake County and operates connecting routes to intercity and regional bus services in adjacent Napa and Mendocino Counties (see **Figure CM-8**). LTA's Route 2 runs from Kit's Corner at the intersection of SR 281 and SR 29, then along SR 179 through the communities of Loch Lomond, Hobergs, and Cobb, then to the Middletown Planning Area, stopping in the communities of Anderson Springs and Middletown before reaching its terminus at Twin Pine Casino. Route 2 runs two round trips every weekday morning. Riders can transfer to Routes 4 and 4a, which continue to Lakeport and Clearlake, at the Kit's Corner stop, and transfer to Route 3 to Clearlake and Calistoga on Route 3.

In addition to the fixed route, LTA offers Dial-a-Ride and Medi-Links services, though these are currently only available in the City of Clearlake/Lower Lake area and in the City of Lakeport. However, in areas not served by Dial-a-Ride, LTA offers Flex Stop service where the bus will travel up to one mile beyond its regular route to drop passengers off at a curbside location, benefiting residents in the Planning Area living within a mile of the LTA line.

Medi-Links provides nonemergency medical transportation throughout Lake County as well as out-of-county destinations, such as Deer Park/St. Helena, Napa, Santa Rosa, Ukiah, Willits, and the Sacramento and San Francisco Bay areas. Medi-Links is a shared-ride service and must be arranged at least seven days prior to a medical appointment.

Planned Transit Improvements

The 2023 Lake County Transit Development Plan analyzes current public transportation operations and identifies potential changes that could improve transit and better serve Lake County communities. As noted, the Cobb Mountain Planning Area is currently served by LTA Route 2. Because Route 2 carried a low volume of passengers in 2021 and 2022, the Transit Development Plan recommends reducing Route 2's service from five to three days per week.

However, financially constrained transit projects identified in the RTP include both short- and long-term projects that would likely benefit residents in the Planning Area, such as improving bus stop amenities for existing and new routes, operations facility/fueling infrastructure expansion, and purchase of new transit vehicles. Note that RTPs often contain optimistic funding projections that may not be consistent with current financial realities.

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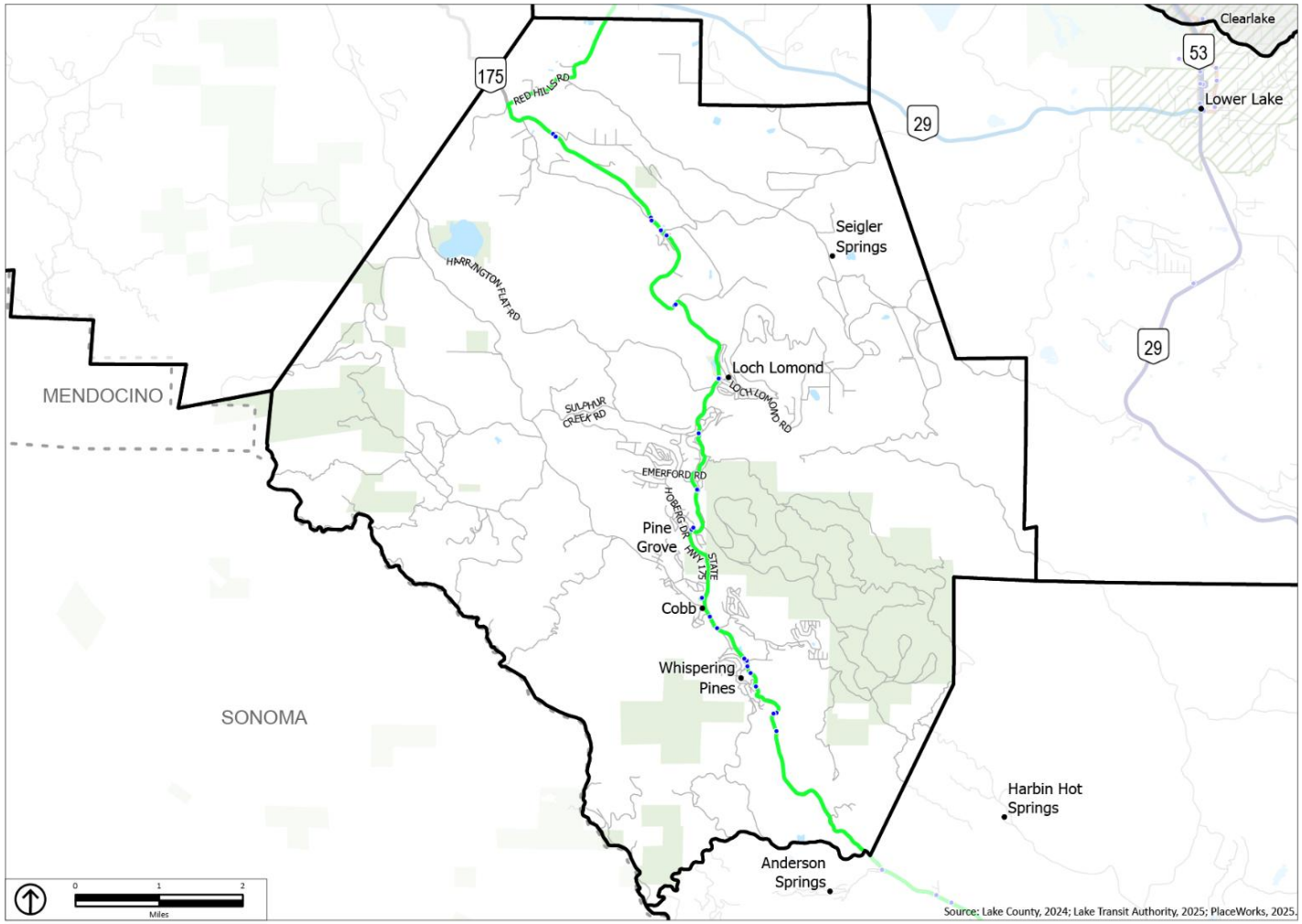
Figure CM-8 Cobb Mountain Planning Area Transit Service and Facilities



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Aviation

There are no public airports in the Cobb Mountain Planning Area but there are several private airfields. The nearest public airports are Lampson Field, between Lakeport and Kelseyville in the Kelseyville Planning Area, and Angwin-Parrett Field in Napa County.

Emerging Trends

Technological advancements have contributed to new options for moving people and goods around Lake County; these include:

- Commercial ride-sharing services (e.g., Uber, Lyft)
- Food and grocery delivery services (e.g., Grubhub, Uber Eats, DoorDash, or independent restaurants and grocery stores offering their own delivery services)
- Electric vehicles (EV) (e.g., cars bikes, and scooters)

Ride-sharing services offer residents, workers, visitors, and students the choice to travel by automobile to their desired destinations. Given the distances between origins and destinations in Lake County, this service offers one of the fastest travel time options in the county for those that do not have access to a private vehicle, cannot drive, or prefer not to drive. These services contribute to countywide VMT and emissions but also offer access to a wide variety of destinations that would otherwise be difficult to access.

Food and grocery delivery services similarly offer more options for community members to meet their needs, while being cost prohibitive to some. In some cases, coordinated online shopping and on-demand delivery can reduce VMT compared with in-store shopping, but the reduction depends on other factors.

Electric vehicles help reduce GHG emissions, but they still contribute to vehicle congestion and delay. Currently, there are no locations in the Cobb Mountain Planning Area that offer public EV charging. This Circulation Element includes policies that support installation of EV charging infrastructure as feasible.

Other transportation technologies may use the Lake County transportation network in the coming years, including autonomous vehicles (AVs), also known as self-driving cars and trucks. As of 2025, AVs are being tested but are not yet in widespread use, though many predict that they will be by 2050. AVs would lower the cost of vehicle travel, which could contribute to sprawl and greater levels of vehicle use. However, they could also lower the risk of collisions from human factors like driving under the influence, falling asleep, being distracted, and speeding and would allow more people that do not have access to private vehicles to travel more frequently at automobile speeds. In anticipation of AVs, this General Plan focuses on supporting growth suitable to the rural character of Lake County.

Costs and Revenues

Transportation costs and funding are important considerations for the General Plan. The Circulation Element should be financially constrained for capital, operations, and maintenance costs. As such, this element needs to include appropriate policies and actions that will align transportation network performance expectations with reasonable funding expectations. The County's ability to expand the transportation network to accommodate new growth will depend on its ability to fully pay for the ongoing operation and maintenance of the network.

There are 27 projects planned in the Lake Area Planning Council's RTP, outlining a variety of operation and maintenance projects aimed at improving the existing transportation infrastructure. Funding relies on multiple sources, such as State and federal grants and the Road Maintenance and Rehabilitation Account.

The County does not have sufficient funding to maintain the existing network in a state of good repair. A good example of the current challenge is the cost and funding of pavement. This is one of the larger maintenance costs for the County and does not include other transportation infrastructure or services such as transit services and facilities, sidewalks, bike paths, signals, markings, signs, or storm drains.

Goals, Policies, and Actions

Goal CM-C-1

Effective intergovernmental communication and cooperation on transportation issues.

Policies

CM-C-1.1

Coordinate with the incorporated Cities of Clearlake and Lakeport on regional transportation planning to support the goals of the Regional Transportation Plan.

CM-C-1.2

Maintain a cooperative relationship with the California Department of Transportation (Caltrans) to provide maintenance and safety improvements on State highways.

Actions

CM-C-1.a

Work with Caltrans and other transportation agencies to maintain the Regional Transportation Plan, identify funding priorities, and develop an expenditure plan for available transportation funds in accordance with federal, State, and regional transportation planning and programming procedures.

CM-C-1.b

Work with local agencies to identify road improvement opportunities.

CM-C-1.c

Maintain working relationships with transportation agencies in the region to ensure coordination of road improvements, data exchange on projected traffic impacts, and County participation in regional transportation planning activities.

CM-C-1.d

Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.

CM-C-1.e

Support efforts to ensure transportation provider services are online-accessible to enhance utilization of current transit providers for out-of-county transportation needs.

Goal CM-C-2

A unified, coordinated, and cost-efficient road and highway system that is safe, uncongested, and efficient.

Policies

CM-C-2.1

Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development.

CM-C-2.2

Maintain, and improve where feasible, the road system to reduce traffic accidents, improve circulation, and maintain or improve its physical condition, in conformance with the priorities and recommendations established in the Regional Transportation Plan.

CM-C-2.3

When undertaking roadway improvements, prioritize maintenance and safety, considering both public reports and internal expertise and data.

CM-C-2.4

Prioritize roadway improvement or maintenance projects as follows:

- **Priority One: Urgent Projects.** Projects of an urgent nature that are clearly needed to protect the health and safety of the traveling public, such as imminent bridge or roadbed failure.
- **Priority Two: Safety Projects.** Projects that are intended to reduce the number and severity of collisions in a particular location.
- **Priority Three: Reconstruction/Maintenance Projects.** Projects that involve ongoing maintenance, rehabilitation, and reconstruction requirements to preserve the existing bridge and road network.
- **Priority Four: Capacity Improvements.** Projects that involve operational improvements to the existing road network that increase service efficiency and capacity.

- **Priority Five: New Construction Projects.** Projects that involve construction of a new bridge or road. New County construction projects will receive higher priority when they accommodate development in locations within reasonable proximity to employment and shopping centers and encourage energy conservation in the transportation sector.

CM-C-2.5

Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better.

CM-C-2.6

To maintain traffic flow and minimize potential collisions, only allow access from individual parcels to highways and arterials when access to lower road classifications is not feasible, as determined by the County.

CM-C-2.7

Require roadway facilities constructed or used by new development to comply with the Lake County Road Standards (**Table CM-3**).

CM-C-2.8

Require new roads in residential areas to:

- Be designed to avoid cut-through traffic through the residential area.
- Be paved when serving more than four lots.
- Be improved with processed gravel at a minimum when serving four or fewer lots at densities less than one dwelling unit per five acres.
- Offer adequate right-of-way to contain road improvements for dedication.

CM-C-2.9

Work with the California Highway Patrol and Lake County Sheriff to limit truck traffic to designated truck routes, as shown in **Figure CM-6.**

CM-C-2.10

Support the formation of maintenance districts to fund road maintenance and improvements in a manner consistent with County standards and when there is demonstrated community support.

Actions

CM-C-2.a

Implement and maintain the Capital Improvement Plan to ensure it continues to meet the needs of the Cobb Mountain Planning Area as they evolve.

CM-C-2.b

Improve and construct roads to the Lake County Road Standards, as shown in **Table CM-3**. Use the American Association of State Highway and Transportation Officials (AASHTO) standards, Caltrans standards, and County expertise to inform any revisions to the Lake County Road Standards.

CM-C-2.c

Explore options to implement a traffic mitigation fee that would apply to new development and/or subdivisions for the maintenance of existing County roads.

CM-C-2.d

Implement vehicle weight limit restrictions on roadways near sensitive uses, like schools and residential neighborhoods, to discourage cut-through truck traffic.

CM-C-2.e

Pursue all available sources of funding and protect existing sources of funding for the development, improvement, and maintenance of the existing roadway system.

CM-C-2.f

Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.

CM-C-2.g

Pursue opportunities for native plant restoration and habitat protection along rights-of-way and medians.

Goal CM-C-3

A transportation network that accommodates new development while reducing per-capita VMT and GHG emissions and promotes environmental protections and stewardship.

Policies

CM-C-3.1

Incorporate complete streets principles and practices into the planning, design, and construction of circulation network improvements to accommodate all network users, including people walking, biking, and riding transit.

"**Complete Streets** is an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities."

- Smart Growth America, 2025

CM-C-3.2

Lead and encourage activities to design and construct streets to support connectivity and promote pedestrian comfort and safety by including appropriate amenities, such as sidewalks on both sides of the street, shade trees, public benches, and pedestrian-scale lighting.

CM-C-3.3

Encourage vehicle trip reduction through home occupations and telecommuting.

Air quality, a topic closely related to VMT and GHG emissions, is covered in the countywide Health and Safety Element.

CM-C-3.4

Encourage regional employers to provide employees with options and incentives to use alternative modes of transportation to work or to otherwise reduce VMT (e.g., transit subsidies, bicycle facilities, ridesharing, alternative work schedules, telecommuting, and preferential parking for carpools).

CM-C-3.5

Require new land use development projects to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies.

CM-C-3.6

Support transitioning on-road vehicles, including personal, business, government, and public transit fleets, to electric power from renewable sources or other zero-emission fuels.

CM-C-3.7

Support efforts to build EV charging stations at employment and community destinations, as allowed by market conditions.

CM-C-3.8

Encourage the use of road construction methods that reduce air, water, and noise pollution associated with road and highway development.

CM-C-3.9

Avoid locating roadways on naturally occurring asbestos whenever feasible alternative locations exist. If locating a roadway on asbestos is unavoidable, ensure adequate construction and surfacing with non-asbestos materials in compliance with local and State requirements.

CM-C-3.10

Evaluate impacts to tribal cultural sites and consult with local Tribal governments when planning street, transit, and roadway projects that could impact tribal cultural sites.

Actions

CM-C-3.a *

Adopt and maintain a VMT environmental threshold and development project screening process based on the Lake Area Planning Council Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study.

CM-C-3.b *

Require new development with the potential to increase VMT, to prepare a VMT analysis and to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies, as needed, to be consistent with the County's adopted VMT threshold.

CM-C-3.c

Develop a program to encourage trip-reduction measures among County employees using various strategies, such as transit and/or carpool/vanpool subsidies, bicycle facilities, alternative work schedules, ridesharing programs, telecommuting options, employee education, and preferential parking for carpools/vanpools.

CM-C-3.d

Encourage carpooling by providing information to community members about park-and-ride locations and available programs.

CM-C-3.e

Amend Article 46 of the Zoning Ordinance to create EV charging and parking requirements for new development (e.g., one EV space per every 15 non-EV spaces and one charging station for large development based on square footage).

CM-C-3.f

Encourage and support annual maintenance to unpaved rural, ranch, and fire roads.

CM-C-3.g

Coordinate with local Tribal governments when siting public EV charging infrastructure, roads, or transit facilities.

Goal CM-C-4

A transportation system that protects human life.

Policies

CM-C-4.1

Implement a safe systems approach to designing the transportation network for all users; this approach acknowledges that people make mistakes and focuses on roadway design and operational changes to create safe streets.

CM-C-4.2

Strive to eliminate fatal and serious injuries for all road users by 2050 through a holistic view of the roadway system that includes provisions that account for human error, recognize vulnerable road users, such as pedestrians and bicyclists, and promote redundant and proactive safety measures.

CM-C-4.3

Require safety improvements, such as reflective signage and street lighting (where appropriate) to reduce the likelihood of collisions during any roadway infrastructure improvement process.

CM-C-4.4

Consistent with the Regional Transportation Plan, implement traffic calming and safety improvements along State highway segments that function as the Planning Area's "Main Street."

CM-C-4.5

When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access.

CM-C-4.6

Promote slow travel in neighborhoods through installation of infrastructure associated with reduction in crash risk, such as marked crosswalks, new lighting, and improved intersection controls.

CM-C-4.7

Pursue funding for a Safe Routes to School program and implement improvements, such as traffic-calming measures and high-visibility sidewalks and crosswalks.

CM-C-4.8

Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and other sensitive uses.

CM-C-4.9

Engage local Tribal governments in safety planning, and emergency access identification.

A **safety corridor** is a roadway segment within an overall roadway network where the highest number of serious injury and fatality crashes occur.

- California Vehicle Code Section 22358.7(a)(1)

Actions

CM-C-4.a

Identify safety corridors and areas that generate high concentrations of bicyclists and/or pedestrians. In these areas, use evidence-based strategies, including strategies identified in the United States Department of Transportation's Strategic Highway Safety Plan, to develop safety measures specific to those areas that are intended to eliminate traffic fatalities, with an emphasis on preventing fatalities of bicyclists, pedestrians, and users of other micromobility devices.

CM-C-4.b

Engage local Tribal governments when developing safety measures for high-risk corridors near tribal lands.

Goal CM-C-5

A safe and efficient public transportation system that offers a convenient alternative to the private automobile, reduces roadway congestion, and meets the community's transit needs.

Policies

CM-C-5.1

Support public transportation programs that promote access to shopping, employment, education, health care, and recreation.

CM-C-5.2

Support the continuation and coordination of transportation programs provided by social service agencies, particularly those serving older adults, individuals with disabilities, and other Equity Priority Populations.

CM-C-5.3

Support Lake Transit Authority on improvements to fixed-route bus and dial-a-ride services, including expanding the service area, providing more frequent buses at key times of the day, and improving transit amenities, such as bus shelters, benches, and wayfinding signage at bus stops.

CM-C-5.4

Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan:

- Provide new and improve existing transportation services for older adults, individuals with access and functional needs, low-income individuals and/or other vulnerable populations;
- Provide intercommunity services between communities in the Planning Area and throughout the county; and
- Expand intercity transit carriers, particularly to Ukiah and the Bay Area.

CM-C-5.5

Encourage transit access and compatibility during the review and approval process for industrial, commercial, and residential development.

CM-C-5.6

Encourage bus stops at key destinations, population centers, and/or along arterials and collectors to facilitate public transit use.

CM-C-5.7

Engage local Tribal governments in planning routes and transit services, particularly for elders and community centers.

Actions

CM-C-5.a

Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.

CM-C-5.b

Explore opportunities to improve Lake Transit Authority services to Planning Area residents during updates to the Lake County Transit Development Plan, including regional connections to major destinations like the Sacramento International Airport.

CM-C-5.c

Update the Transit Development Plan with input from local Tribal governments to include tribal community needs.

Goal CM-C-6

A continuous and easily accessible active transportation system that facilitates safe, equitable, and connected walking, biking, and micromobility options.

Policies

CM-C-6.1

Construct new and maintain and improve existing pedestrian and bicycle facilities, consistent with the countywide Active Transportation Plan, as funding is available.

CM-C-6.2

Incorporate facilities for non-motorized users, such as sidewalks and bike routes, when constructing or improving roadway facilities and when reviewing new development proposals.

CM-C-6.3

Require bicycle lanes, multiuse paths, and sidewalks in conjunction with road improvement projects, as feasible. Develop, as funds become available, Class II bicycle lanes and multiuse paths on new collector and arterial streets.

CM-C-6.4

Require facilities for nonmotorized users, such as sidewalks and bike routes, for subdivisions with a density of one or more dwelling units per acre. Required facilities should be commensurate with the impacts of the project, consistent with local and regional plans, and provide for infrastructure that integrates circulation and recreational use and aligns with surrounding development.

CM-C-6.5

Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.

CM-C-6.6

Require public and private development projects to include bicycle access and safe bicycle parking facilities at office buildings, schools, shopping centers, and parks, where feasible.

CM-C-6.7

Follow the adopted Caltrans design standards for the development, maintenance, and improvement of bicycle facilities.

CM-C-6.8

Construct and maintain bicycle routes and multiuse trails in a manner that minimizes conflicts between bicyclists, pedestrians, and equestrian users with automobiles and private property rights.

CM-C-6.9

Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.

CM-C-6.10

Incorporate Traditional Ecological Knowledge in the design of active transportation improvements.

CM-C-6.11

Ensure new pedestrian/bike paths avoid or mitigate impacts to Tribal Cultural Resources, when feasible.

Actions

CM-C-6.a

Engage in each update to the countywide Active Transportation Plan, prepared by the Lake Area Planning Council, to ensure the active transportation needs of the Cobb Mountain Planning Area are met.

CM-C-6.b

Pursue funding to improve and maintain the existing bicycle system and to plan and construct new bicycle facilities that encourage commuting and recreation.

CM-C-6.c

Pursue funding to upgrade pedestrian facilities, with priority given to facilities near schools, connections between residential areas, and commercial centers.

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Open Space, Conservation, and Recreation

The Open Space, Conservation, and Recreation Element addresses a wide range of natural and cultural resources, as well as public parks and recreation facilities. The specific topics covered in this element include:

- Biological Resources
- Cultural Resources, including Archaeological, Historic, and Tribal Cultural Resources
- Energy Resources
- Mineral Resources
- Open Space and Recreation
- Scenic Resources

The Planning Area features many scenic natural areas and important wildlife habitat.

Use of natural resources must be balanced with responsible management and conservation efforts to ensure their ongoing availability, quality, and reliability. The resources addressed in this element are among the Cobb Mountain Planning Area's most sensitive assets to be conserved and sustained for future generations, like publicly accessible natural areas, healthy ecosystems, and historic and Indigenous culture.

Lake County is also committed to improving government to government relations with all Native Sovereign Nations in the county. As part of this commitment, at the time of this plan release, the County is drafting a Co-Management Agreement for the Clear Lake watershed and basin to enter into a Memorandum of Understanding. The County also has been working on a Heritage Resource Treatment Plan drafted by the Habematolel Pomo of Upper Lake and Koi Nation of Northern California and forwarded to the other five Tribal governments. As of the publication of this General Plan, all three are still in the draft stage.

This element inventories these natural and built resources in the Cobb Mountain Planning Area and provides goals, policies, and actions to manage their use for all current and future residents.

Biological Resources

Natural Communities and Habitats

Ample rainfall, volcanic soils, and high elevations in the Cobb Mountain Planning Area sustain one of the most varied vegetation areas in Lake County. The dominant vegetation communities are conifer forests, mixed conifer and deciduous forests, northern oak woodlands, and mixed chaparral woodlands. Conifer communities are defined by their evergreen tree varieties, like firs and pines. Deciduous forests host trees that lose their leaves in winter, such as oaks and buckeyes. Often, the two communities mix. Chapparal communities commonly host dense, low shrubs.

Most of the Planning Area is covered by forest communities. Conifer forests are found throughout the Planning Area, including in the Boggs Mountain Demonstration State Forest, a significant timber-producing stand where the California Department of Forestry and Fire Protection (CAL FIRE) also experiments with forestry productivity and management practices. Knobcone pine forests are in the drier north and northwest portions of the Planning Area, with the highest coverage on Camel Back Ridge. At higher elevations, there is a mix of conifer and deciduous forest vegetation communities. Northern oak woodlands are found throughout the northeastern, southern, and central portions of the Planning Area. There are mixed chaparral woodland communities throughout the Planning Area, most often at lower elevations, on dry, south-facing slopes, and on serpentine soils. The Mayacamas Mountains' south- and west-facing slopes are largely covered by brush/chaparral.

The Open Space, Conservation, and Recreation Element recognizes the ecological and cultural importance of the Cobb Mountain Planning Area's native habitats. Through partnership with Tribal governments, Lake County will protect biodiversity, restore natural systems, and sustain traditional ecological and cultural relationships that have cared for these lands since time immemorial.

Wetlands and Riparian Corridors

Wetlands and riparian corridors (i.e., land areas bordering rivers, streams, and other water bodies) provide productive habitat for a variety of wildlife, including mammals, reptiles, birds, fish, and amphibians. They also perform other important functions, including flood and storm surge protection, erosion reduction, and runoff interception and filtration. The largest and most diverse vernal pool (i.e., a seasonal wetland) in the Planning Area is Boggs Lake, which supports one of the best remaining examples of the state's vernal pool flora. In addition, there are vernal pools at Salminas Meadow, Loch Lomond, and near Bonanza Springs. Riparian vegetation is mainly found in and along Alder, Lee, Cole, High Valley, Jones, Kelsey, McIntire, Sweetwater, and Big Canyon Creeks and their respective tributaries.

Ecologically Sensitive Resource Areas

Ecologically sensitive resource areas are areas containing unique, representative, and/or sensitive habitats, communities, or ecological processes.

There are a variety of ecologically sensitive resource areas in the county. These can include mountain regions, valleys, forest lands, riparian corridors, and lakes, as well as habitats that support State or federally listed threatened or endangered species, or species that are under consideration for listing, including wetland, riparian, vernal pool, and oak woodland habitats.

Clear Lake and its tributaries throughout the county are an ecologically sensitive resource area as habitat for the Clear Lake hitch (*Lavinia exilicauda chi)*. The Clear Lake hitch is only found in the Clear Lake watershed, including Clear Lake and its tributaries, such as Blue Lakes and Thurston Lake, due to geologic processes that have isolated the Clear Lake hitch ecosystem. Adult hitch migrate upstream in tributaries of Clear Lake to spawn each spring and then return to the lake. Though there were once an abundance of hitch, their population has significantly declined as the Clear Lake ecology has been altered and degraded. Historically, the hitch were a vital part of the lake's ecosystem; an important food source for numerous birds, other fish, and wildlife; and a staple food for the Pomo tribes of the Clear Lake region. While hitch do not spawn in the Cobb Mountain Area, they spawn in downstream tributaries to Clear Lake and can therefore be impacted by activities in the Planning Area. This General Plan establishes a 20-foot Resource Conservation buffer around Clear Lake and its tributaries to protect the area from development that might further impact the hitch population. This includes the headwaters of these tributaries, some of which are present in the Cobb Mountain Planning Area, as shown in **Figures CM-2** and **CM-3**.

The Cobb Mountain Planning Area also hosts other habitats used by protected wildlife species, including the peregrine falcon (*Falco peregrinus*), bald eagle (*Haliaeetus leucocephalus*), and golden eagle (*Aquila chrysaetos*). In particular, Boggs and Cobb Mountains offer suitable habitat for the peregrine falcon, where flyovers of the bald eagle are also occasionally observed. Other bird species of concern in the Planning Area include sharp-shinned hawk (*Accipiter striatus*), Cooper's hawk (*Astur cooperii*), purple martin (*Progne subis*), spotted owl (*Strix occidentalis*), prairie falcon (*Falco mexicanus*), and pileated woodpecker (*Dryocopus pileatus*). Ringtail cats (*Bassariscus astutus*), a protected species, use the Planning Area's riparian habitats.

Cultural Resources

The Cobb Mountain Planning Area's history is vast, and its cultural resources provide a rich heritage for today's residents and visitors. The Planning Area features historic and prehistoric artifacts, places, and views that are sacred and culturally significant to the area's tribal communities, as well as historic buildings and sites from the early colonial period to the midcentury resort boom. For tribal communities, cultural resources are not relics of the past but living connections to language, tradition, and spiritual practice. Many cultural sites are intertwined with natural features, such as lakes, creeks, and oak woodlands, that hold ecological and ceremonial significance.

The protection, study, and enhancement of cultural resources allows for important research and education. State legislation and programs, including the California Historical Building Code and the 1976 Mills Act, aid in the protection of these significant resources. The California Historical Building Code ensures historic buildings are maintained and rehabilitated using historically sensitive construction techniques. The Mills Act provides property tax incentives to owners of qualified, owner-occupied, historical properties to maintain and preserve them in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties. Direct coordination with Tribal governments and collaborative management approaches ensure that Tribal cultural landscapes are identified, protected, and interpreted in accordance with Indigenous values and laws. By studying and protecting the Planning Area's cultural resources, past cultural patterns and processes will continue to provide a better understanding of the area's history and enrich its present.

Archaeological and Historic Resources

Although less than 20 percent of the Planning Area has been formally surveyed to locate archaeological resources, it likely contains significant undiscovered resources. More than 100 archaeological resources that predate European contact have been recorded in the Planning Area, including major villages, hunting camps, resource gathering and processing sites, and obsidian quarries.

Built environment resources of historical interest include the Little Red School House, Hoberg Springs Resort, and Seigler Springs Resort. There are no listed National Register of Historic Places or State Landmark resources in the Planning Area.

Tribes and Tribal Cultural Resources

The original stewards and historic inhabitants of the Planning Area were the Northern Wappo, Western Wappo, Lake Miwok, Eastern Pomo, and Southern Pomo, tribal communities linguistically distinct from one another. Though exact ethnographic boundaries are difficult to determine, it is understood that the Northern and Western Wappo people generally occupied the area extending south of Cobb Mountain into the Napa Valley and a small area close to Mount Konocti, the Lake Miwok-occupied territory east of the Cobb Mountain-Seigler Springs area, and the Eastern and Southern Pomo-occupied areas north and west of the Wappo and Lake Miwok people, with subtribes based around Clear Lake. Wappo, Lake Miwok, and Pomo villages were frequently above creeks or rivers on terraces or knolls or on gentle slopes near reliable sources of water, which were also important sources for food and materials. Descendants of these tribes maintain a living presence in the area, continuing traditional practices and stewardship of ancestral lands.

Tribal history and culture are reflected in a range of Tribal Cultural Resources throughout the Cobb Mountain Planning Area. The Planning Area is in the Clear Lake Volcanic Field, the most prominent feature of which is the Mount Konocti volcano, formed over 300,000 years ago; prehistoric inhabitants used obsidian formed from volcanic magma to make projectile points and cutting tools, which have been found in the area. The Planning Area's known Tribal Cultural Resources also include views of Mount Konocti itself, which is a sacred site, and Geysers Rock, which holds religious and ceremonial significance.

Because Tribal Cultural Resources can include a vast range of objects, places, viewsheds, and other features, consultation with culturally affiliated Indigenous tribes to identify Tribal Cultural Resources is an essential part of any development project. Tribal consultation during a project's environmental analysis under the California Environmental Quality Act (CEQA) is a core requirement of Assembly Bill (AB) 52. AB 52 also requires evaluation and mitigation, to the extent feasible, of a project's potential impacts to Tribal Cultural Resources. A separate but related State law, Senate Bill (SB) 18, requires that the County notify and consult with local Tribal governments when amending its General Plan. In accordance with both AB 52 and SB 18, the County consulted with local tribes as part of the process to prepare this General Plan. The policies and actions in this element reflect that tribal consultation and commit the County to sustaining a collaborative relationship with local tribal communities through implementation of this General Plan.

Energy Resources

The Cobb Mountain Planning Area has a total population of approximately 2,900 people. The highest energy demand is from hotel and resort, residential, and recreational uses. Affordable and reliable energy is an ongoing, high-priority issue for Planning Area residents.

Most of the Planning Area's electricity is supplied from the statewide electrical grid operated by the Pacific Gas and Electric Company (PG&E). Recent data shows that PG&E's electric power mix is largely GHG-free and/or from renewable sources. In 2022, 49 percent was from non-emitting nuclear generation, 38 percent was from eligible renewable resources (wind, geothermal, biomass, solar, small hydro), 8 percent was from hydroelectric facilities, and 5 percent was from natural gas. Throughout the county, most homes and businesses use on-site propane storage tanks as an additional fuel source, as PG&E does not supply natural gas in Lake County. The use of private solar and wind turbines is not widespread but is growing.

Electric utility companies throughout California, including PG&E, have begun to occasionally "de-energize," or turn off the electricity for power lines in certain areas when there is an elevated fire risk. This is intended to reduce the risk of power lines being damaged and starting a wildfire. These events, called public safety power shutoff (PSPS) events, result in a loss of power for customers served by the affected power lines. A PSPS event may occur at any time of the year, but they usually occur during high wind events and dry conditions. PSPS events can also create vulnerabilities for community members that lack backup power supplies and depend on electricity for heating or cooling homes and buildings, lighting, and internet, as well as people who depend on electrically powered medical devices.

Mineral Resources

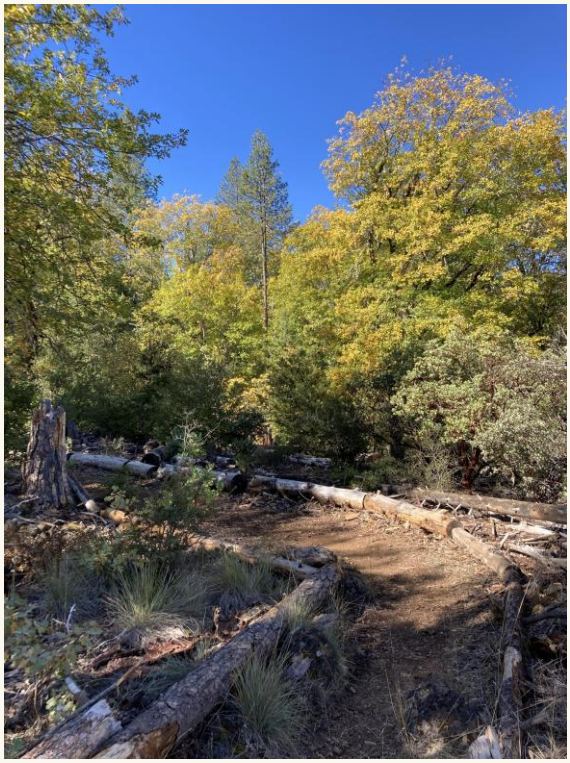
The California Department of Conservation, Geological Survey (California Geological Survey), classifies lands into Aggregate and Mineral Resource Zones (MRZs) based on guidelines adopted by the California State Mining and Geology Board, as mandated by the Surface Mining and Reclamation Act of 1975 (SMARA; Public Resources Code Sections 2710 et seq.). Cities and counties are required to incorporate MRZs delineated by the State into their General Plans. According to the California Geological Survey, there are no MRZs delineated by the State in the Planning Area or Lake County as a whole.

There are no large-scale commercial mining operations in the Cobb Mountain Planning Area. During the height of Lake County's mercury mining period, some small mines were developed on Cobb Mountain but they have since been abandoned. The dominant mineral resource in the Planning Area is the Geysers geothermal steam field in the Mayacamas Mountains. Howard, Spiers, and Seigler Springs are important mineral springs in the Planning Area.

While there are no active sites, the Lake County Aggregate Resource Management Plan identifies two potential quarry sites in the Cobb Mountain Planning Area where surface excavations could occur: High Valley Creek Area and Camel Back Ridge. The High Valley Creek Area site occupies approximately 800 acres northeast and slightly below the main ridgeline of the Mayacamas Mountains, near Caldwell Pines, and primarily consists of metagraywacke sandstone and greenstone. The Camel Back Ridge site is about seven miles southeast of Kelseyville, adjacent to Bottle Rock Road, and consists of andesite rock.

Open Space and Recreation

Currently, all parks and open spaces in the Cobb Mountain Planning Area are federally and State-managed except for some public recreation opportunities offered at Cobb Elementary School's sports fields. The Cobb Mountain Planning Area is the only planning area in the county that does not feature any County-owned parks. The largest open space area in the Planning Area is Boggs Mountain Demonstration State Forest, a recreation area of approximately 3,500 acres with limited camping and outdoor uses. Other State and federal lands in and around the Cobb Mountain Planning Area offer additional recreational opportunities, including on public lands owned by the federal Bureau of Land Management (BLM) and the California State Lands Commission (SLC).



Trails like this one in Boggs Demonstration Forest offer recreation opportunities to visitors and the local community.

The Lake County Parks, Recreation, and Trails Master Plan provides a roadmap for park, recreation, and trail improvements, addresses maintenance and operations of the system, and guides ongoing improvements and decisions, all informed by input from local residents, agencies, and environmental organizations. The plan discusses the need for the development of a County park in the Cobb Mountain Planning Area that would provide local-serving amenities and potentially incorporate a resilience hub or emergency operations staging. The County is in the process of acquiring property for this purpose.

The Konocti Regional Trails Plan, adopted by the Lake County Board of Supervisors in January 2011, is a framework for developing a countywide network of nonmotorized trails for activities like hiking, biking, and horseback riding while preserving natural and cultural resources. The Parks, Recreation, and Trails Master Plan also proposes additions to the trails network outlined in the Konocti Regional Trails Plan, including a trail and trailhead connecting the Cobb Mountain community to the Boggs Mountain Demonstration State Forest. Implementation of these plans is ongoing; several trail projects remain in the planning, permitting, or funding stages.

Open space and recreation areas are depicted in **Figures CM-9** (countywide) and **CM-10** (Cobb Mountain Planning Area).

Figure CM-9 Countywide Open Space, Conservation, and Recreation Areas

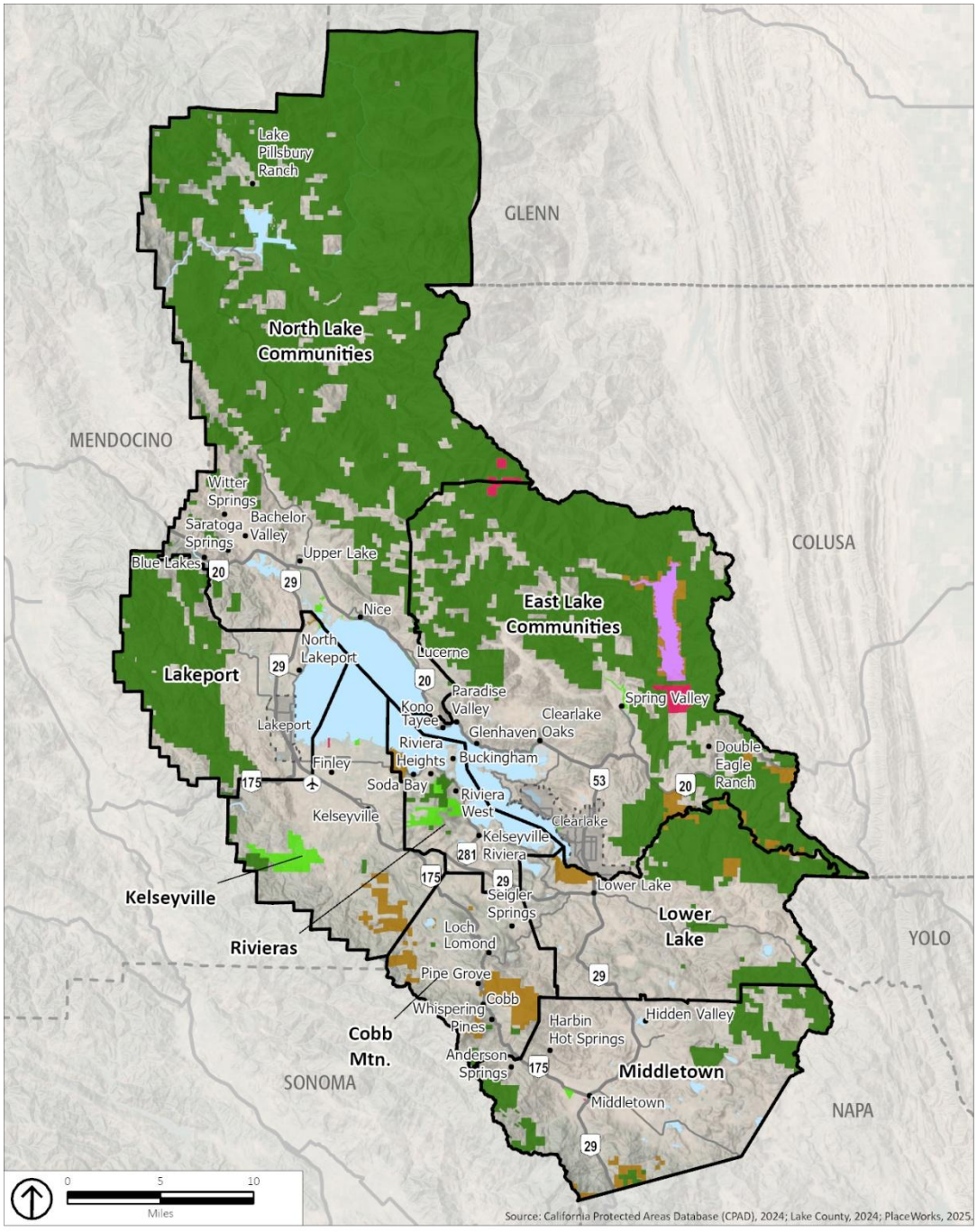
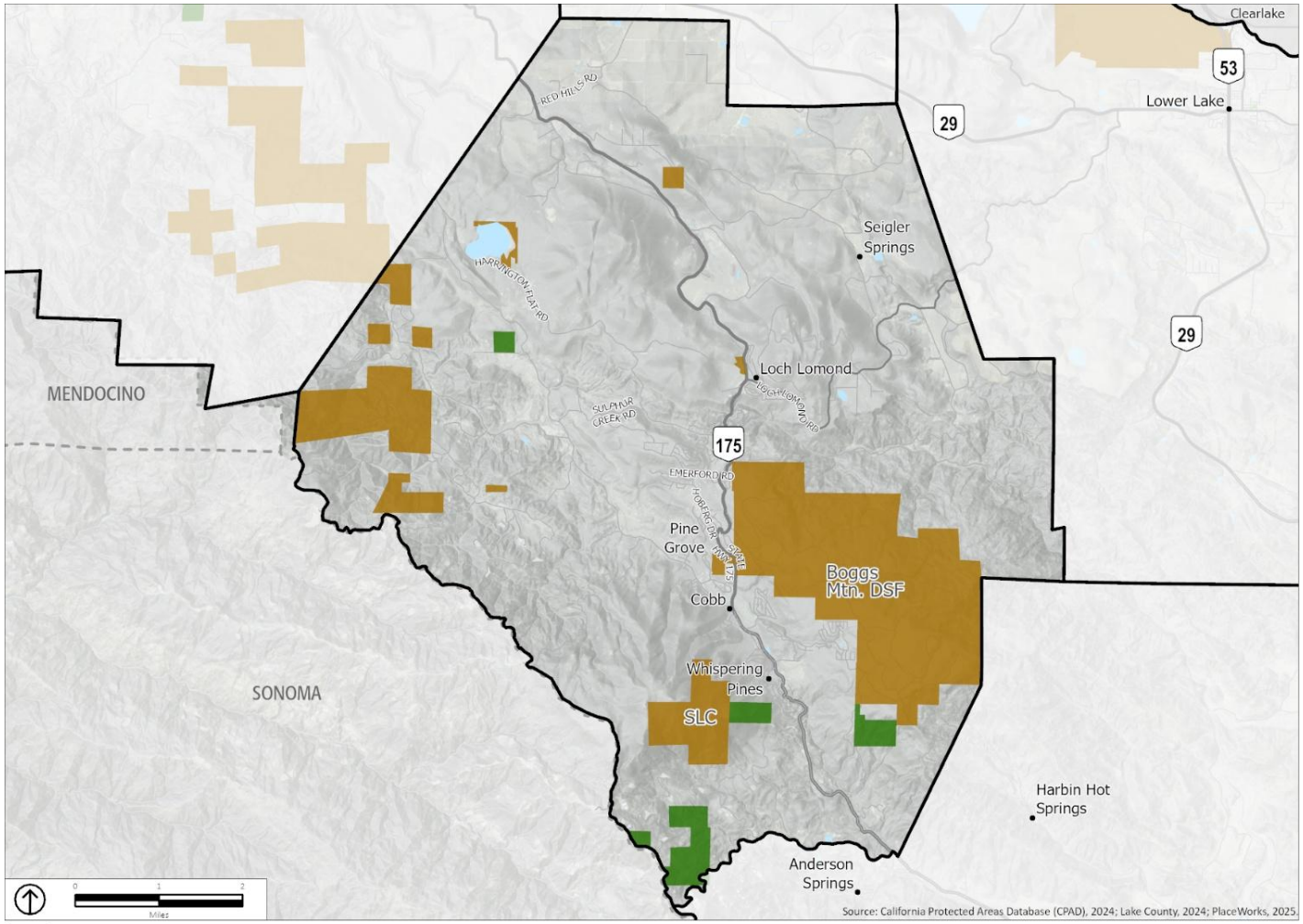


Figure CM-10 Cobb Mountain Planning Area Open Space, Conservation, and Recreation Areas



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Scenic Resources

The Cobb Mountain Planning Area's scenic resources contribute substantially to residents' quality of life. They serve as a source of community pride, enhance property values, and offer beautiful and interesting views throughout the region. The Planning Area's historic character, forested ridges, grasslands and hills, scenic highway viewsheds, mountainous landscapes (including Boggs and Cobb Mountains, Mount Hannah, and Seigler Mountain), agricultural and pastoral settings, and riparian and natural resource areas are all valued scenic resources. The region's scenic landscapes and viewsheds also hold deep ancestral and spiritual significance to tribal communities. Protection of Tribal Cultural Resources within these visual corridors is essential to maintaining both the physical beauty and the Planning Area's cultural heritage.

Views of Mount Konocti are an important scenic resource. Photo by Wes Nelms, 2005

Views can be impacted by anything from billboards and utility lines to unmaintained structures and unscreened industrial or construction operations. Development on ridgelines and steep slopes can negatively impact scenic resources when it is visible from a distance. Thoughtful policy, land use designations, and guidelines can preserve and improve a community's identity and maintain the quality of viewsheds.

The Planning Area has several routes that have previously been identified as open space corridors of significance. These include:

- SR 175 through the entire Cobb Mountain Planning Area
- Bottle Rock Road from the north planning area boundary to the junction with SR 175
- Big Canyon Road through the entire Cobb Mountain Planning Area
- Red Hills Road from the junction with SR 175 to the Planning Area boundary
- Salmina Road on the east side of Salmina's Basin
- Loch Lomond Road from one mile east of SR 175 to Seigler Springs North Road

To maintain the quality of life and the rural character of the Cobb Mountain Planning Area, policy guidance in this section works to preserve and enhance scenic resources.

Goals, Policies, and Actions

Goal CM-OS-1

Protection of the Cobb Mountain Planning Area's diverse biological resources, sensitive significant habitats, and ecosystem health.

Policies

CM-OS-1.1

Coordinate with applicable federal, Tribal, State, regional, and local land management agencies on natural resources and habitat planning, preservation, and mitigation measure development.

CM-OS-1.2

Support protection and restoration of wetland, riparian, and other significant natural areas in the Cobb Mountain Planning Area for wildlife habitats, groundwater recharge, and passive recreation.

CM-OS-1.3

Protect natural lands, including natural resource areas, wildlife habitat, and open space, from encroachment or destruction by incompatible development and invasive species.

CM-OS-1.4

Require development patterns and practices that conserve habitat for protected species and sensitive biological resources, limiting encroachment into areas that support sensitive habitats and directing development into less-sensitive areas.

CM-OS-1.5

Maintain ecologically sensitive resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible, low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically sensitive resource areas.

CM-OS-1.6

Require the use of conservation easements, transfer of development rights, mitigation banking, or similar equity transfer documents to protect unique vegetation, habitat areas, habitat corridors, and sensitive biological resources in new projects.

CM-OS-1.7 *

Require a qualified biologist to prepare a biological resource assessment as part of project approval for proposed development on sites that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters to identify potential impacts and measures for protecting the resource and surrounding habitat. Require a qualified biologist conduct focused surveys, as identified and recommended in the biological resources assessment, during the appropriate season(s) for identification of the resource.

CM-OS-1.8

When reviewing development proposals, consult with the most updated California Natural Diversity Database (CNDDB) and other available studies prepared by the California Department of Fish and Wildlife (CDFW) to avoid potential impacts on sensitive habitats or special-status species.

CM-OS-1.9 *

Require a wetland delineation study prepared using the protocol defined by the US Army Corps of Engineers as part of project approval for proposed development on sites with the potential to contain wetland resources. Require that a report on the findings of this survey be submitted to the County as part of the application process and, where proposed development would impact a wetland resources, require mitigation measures prior to project approval.

CM-OS-1.10 *

Require that construction or other ground-disturbing activities avoid nests of native birds when in active use by implementing protection measures to ensure compliance with the California Fish and Game Code and federal Migratory Bird Treaty Act. Compliance guidelines are detailed in the General Plan Environmental Impact Report.

CM-OS-1.11 *

Require installation and maintenance of construction barrier fencing around sensitive resources on or adjacent to construction sites prior to construction activities and throughout the construction period.

CM-OS-1.12

Maintain creeks in their natural state whenever possible and allow creeks and floodways to function as natural flood-protection features during storms.

CM-OS-1.13 *

Require new development along significant watercourses, riparian vegetation, and wetlands to establish an ecological buffer zone between the waterway and development to protect the resource. Consider providing opportunities for multiuse trails and recreation in the buffer zone when appropriate.

CM-OS-1.14 *

Require Creek Management Plans and Mineral Reclamation Plans to include measures to protect and maintain riparian resources and habitats.

CM-OS-1.15

Encourage federal, State and local agencies that manage public lands in the county to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, particularly Clear Lake hitch and their habitat.

CM-OS-1.16 *

Support the conservation and management of oak woodland communities and their habitats and, where a proposed development would impact an oak woodland community, require mitigation measures prior to project approval.

CM-OS-1.17

Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health.

CM-OS-1.18

Require majority use of California native plant species in large, landscaped areas in new development projects, and require construction practices that avoid spread of invasive plant species by minimizing surface disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; disinfecting and decontaminating equipment; and using native, noninvasive, drought-resistant species in erosion-control plantings.

CM-OS-1.19 *

Protect wildlife migration corridors and, prior to approval of projects that might impact identified wildlife connectivity and wildlife linkage areas, require that a habitat connectivity/wildlife corridor evaluation be completed by a qualified biologist. The evaluation shall identify project design features that would reduce potential impacts to wildlife movement and incorporate wildlife corridors for new development plans where appropriate.

CM-OS-1.20

Discourage use of fencing that poses risks to wildlife.

CM-OS-1.21

Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.

CM-OS-1.22

Encourage Caltrans to consider the installation of wildlife over or under passes.

CM-OS-1.23 *

Require lighting in residential areas, along roadways, and adjacent to sensitive habitat areas to prevent artificial lighting from spilling and/or reflecting into adjacent properties, including natural or open space areas by incorporating design features, such as shielded lighting and landscaping.

CM-OS-1.24

Integrate Traditional Ecological Knowledge (TEK) in biological resource management, habitat restoration, and open space stewardship.

Actions

CM-OS-1.a

Consult with the California Department of Fish and Wildlife to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns and develop a strategy for maintaining areas that will preserve the populations of plants and animals in the county.

CM-OS-1.b

Prepare and maintain a mapped inventory of ecologically sensitive resource areas, including unique natural areas, wetlands, floodplains, riparian resources, and the habitat of rare, threatened, endangered, and other uncommon and protected species.

CM-OS-1.c *

Adopt a Creek and Riparian Area Management Ordinance in consultation with a qualified biologist to support Clear Lake hitch and other sensitive riparian habitat and educate affected property owners on their responsibilities and options for proper maintenance on private properties. Require projects with the potential to impact creeks and riparian areas to demonstrate compliance with the Ordinance prior to project approval.

CM-OS-1.d

Improve County roads, where needed, to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch habitat.

CM-OS-1.e

Develop educational materials regarding the impacts of off-highway vehicle (OHV) travel in streambeds to sedimentation, water quality, and Clear Lake hitch habitat, prioritizing distribution to landowners with riparian areas on their property.

CM-OS-1.f

Develop and implement a countywide Wildlife Migration Corridor Preservation Plan.

CM-OS-1.g

Review "WW" Waterway, "FW" Floodway, "FF" Floodway- Fringe, and "W" Wetlands combining district information on a periodic basis. Update the boundaries of these combining districts as needed to reflect updates to mapped ecologically sensitive resource areas.

Goal CM-OS-2

Archaeological, Tribal, cultural, and historical resources that are protected and preserved throughout the Planning Area for the long-term benefit of residents, tourists, and future generations.

Policies

The California Environmental Quality Act (CEQA) Guidelines offer definitions for some of the key terms used in this Goal's policies and actions and are included in the following pages for reference.

CM-OS-2.1 *

Review proposed development projects in conjunction with the California Historical Resources Information System, Northwest Information Center, at Sonoma State University, to determine whether project areas contain known archaeological resources, both prehistoric and/or historic-era, and Tribal Cultural Resources, or if they have the potential to hold such resources, and if so, implement mitigation to protect the resource.

CM-OS-2.2 *

Whenever possible, require new development to preserve significant historical, archaeological, or paleontological resources on-site through project design. If on-site preservation is not feasible, mitigate impacts through techniques such as relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records. Any documentation of historic resources shall be conducted in accordance with Historic American Building Survey (HABS) Level III standards, as defined by the US Secretary of the Interior.

CM-OS-2.3 *

Upon discovery of significant archaeological, paleontological, historic, or Tribal Cultural Resources during site development, require all activity to be halted within 100 feet of the find(s) and notify a professional archaeologist, paleontologist, historian, and/or local Tribal government representative (if appropriate) to evaluate the find(s) and recommend mitigation procedures, if necessary. Findings and mitigation measures are subject to review and approval by the Lake County Planning Commission prior to resuming site development work.

Tribal Cultural Resources (TCRs) are "sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are included or determined to be eligible for inclusion in the California Register; and/or included in a local register of historical resources; and/or a resource determined by the lead CEQA agency, in its discretion and supported by substantial evidence, to be significant."

- CEQA Guidelines Section 20174

CM-OS-2.4 *

As a condition of approval for discretionary grading permits, require construction employees to be trained in recognizing potentially significant archaeological, paleontological, historic, or Tribal Cultural Resources that may be discovered during ground-disturbing activities. Require project proponents to submit verification that all site workers have received sensitivity training prior to commencement of ground-disturbing activities.

A **historical resource** is a resource listed in the California Register of Historical Resources (CRHR) or determined to be eligible for listing in the CRHR by the State Historical Resources Commission, a resource included in a local register of Historical Resources, or identified as significant in a Historical Resource survey meeting the requirements of Public Resources Code (PRC) Section 5024.1(g), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.

- CEQA Guidelines Section 15064.5(a)

CM-OS-2.5 *

Require discretionary review for demolition permit applications on important historic sites to mitigate impacts.

CM-OS-2.6

Protect cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Register of Historical Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

CM-OS-2.7

Follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties.

CM-OS-2.8

Prioritize preservation and adaptive reuse of buildings, sites, and areas with identified archaeological, cultural, or historic significance.

CM-OS-2.9

Coordinate historic and cultural resources management with local Tribal governments, planning and regulatory agencies, and nearby jurisdictions.

CM-OS-2.10

Support and distribute information to the community from local, State, and national education programs about cultural and archaeological resources.

CM-OS-2.11

Conduct education and outreach to the community about the various federal, Tribal, State, local, and private funding sources and economic mechanisms available to support historic resource preservation.

A **unique archaeological resource** is "an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: it contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information; it has a special and particular quality such as being the oldest of its type or the best available example of its type; or it is directly associated with a scientifically recognized important prehistoric or historic event or person."

- CEQA Guidelines Section 21083.2

Actions

CM-OS-2.a

Contract with a qualified cultural resource coordinator for the development of review procedures and ordinances for the protection of cultural heritage resources, including mechanisms for the protection of identified cultural sites from vandalism and instances when owners of designated historic properties assert economic hardship.

CM-OS-2.b *

Contract with an archaeologist(s) that meets the Secretary of the Interior's Professionally Qualified Standards to perform cultural resource studies for environmental analysis on discretionary projects where a cultural resource report is deemed necessary, including outreach to Tribal governments for input on Tribal Cultural Resources.

CM-OS-2.c

Establish a process for considering the designation of structures older than 50 years as historic structures or landmarks eligible for special recognition and preservation protections.

CM-OS-2.d

Engage the Cobb Mountain Area community to identify appropriate sites for the Historic Preservation Combining District and apply the District to identified sites.

CM-OS-2.e

Support continued operation of the Lake County Heritage Commission to review development projects that may impact historic resources.

CM-OS-2.f

Prepare a historical resources inventory for the Planning Area, using State and federal standards to evaluate their significance.

CM-OS-2.g

Apply to the State to become a Certified Local Government, making the County eligible for historic preservation programs.

Goal CM-OS-3

Celebrated, amplified, and preserved tribal influences and Tribal Cultural Resources throughout the Cobb Mountain Planning Area.

Policies

CM-OS-3.1

Protect tribal heritage, honor the early stewards of this land, and treat Native American remains and Tribal Cultural Resources with sensitivity and respect.

CM-OS-3.2

Support educational and other opportunities to increase knowledge and promote awareness of the history of Indigenous peoples in what is now the Cobb Mountain Planning Area, and how the County's relationship with local Tribal governments has evolved.

CM-OS-3.3

Respect and protect Tribal Cultural Resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California tribes, recognizing that protecting Tribal Cultural Resources supports both cultural preservation and environmental health outcomes.

CM-OS-3.4

Conduct formal and early government-to-government consultation with culturally affiliated Tribes on all projects with potential cultural, environmental, or scenic impacts to identify and protect recorded and unrecorded Tribal Cultural Resources through the discretionary development review process.

CM-OS-3.5

Require protection of cultural resource sites in subdivision projects by avoiding identification of sites on maps, relying instead on other techniques, including establishing building envelopes.

CM-OS-3.6 *

Consult with culturally affiliated Tribal governments when developing mitigation measures to avoid or minimize impacts on Tribal Cultural Resources. Mitigation could include notification of culturally affiliated Tribal governments prior to and tribal monitoring during ground-disturbing activities.

CM-OS-3.7 *

Upon discovery of a burial, human remains, or suspected human remains, require immediate halt to all work within 100 feet and notify the Sheriff's Department, the culturally affiliated Tribal government(s), and a qualified archaeologist for proper internment and tribal rituals according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5.

CM-OS-3.8

Work with appropriate Tribal governments to protect sacred sites from visual intrusion or development inconsistent with cultural values, particularly along scenic corridors and riparian areas.

Actions

CM-OS-3.a

Establish and maintain collaborative relationships with local Tribal government representatives to facilitate tribal consultation, preserve Tribal Cultural Resources, and coordinate land use planning in areas around tribal lands.

CM-OS-3.b

Work with local Tribal governments to establish programs and secure funding to implement actions aimed at preserving Tribal Cultural Resources.

CM-OS-3.c

Collaborate with Tribal governments to identify cultural sites, sacred landscapes, cultural viewsheds, and traditional use areas, and incorporate them into land use planning through a Tribal Resource Conservation Overlay or equivalent mechanism, that requires a consultation-based review for any future land use designation changes affecting these areas to protect Tribal Cultural Resources and uphold the tribes' ongoing stewardship of their ancestral lands. Where appropriate, explore partnerships for co-management, conservation, and interpretive uses that honor the ancestral and ongoing relationship between Tribal governments and these lands.

Goal CM-OS-4

Conserve energy resources.

Policies

CM-OS-4.1

Require the use of energy conservation features and encourage renewable and carbon-free energy generation and storage systems in new construction and renovation of existing structures.

CM-OS-4.2

Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass.

CM-OS-4.3

Promote and incentivize small-scale, on-site renewable energy and storage systems for existing residential units, nonresidential buildings, and in the agricultural sector.

CM-OS-4.4

Participate in local and State programs that reduce the consumption of energy.

CM-OS-4.5

Work with energy providers to promote and expand cost-saving options for low-income households.

CM-OS-4.6

Construct all new or remodeled County buildings and retrofit existing buildings to be energy efficient and rely on renewable and carbon-free energy resources where feasible.

CM-OS-4.7

Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.

CM-OS-4.8

Coordinate with energy providers to place transmission systems in locations that minimize environmental and other impacts.

Actions

CM-OS-4.a

Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.

CM-OS-4.b

Explore options to create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (heat pumps, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost to increase energy efficiency and replace hazardous appliances in their home or business. Work with volunteer groups to support installation and disposal of old appliances for Equity Priority Populations.

CM-OS-4.c

Coordinate with local utility providers and educational institutions to develop informational brochures that promote energy conservation and the use of renewable and carbon-free energy sources. Make these brochures available to the public and distribute them with building permit application materials.

CM-OS-4.d

Work with local agencies and non-profits to retrofit and upgrade homes for energy efficiency and climate resiliency.

Goal CM-OS-5

Continued economic viability of mineral extraction activities while minimizing impacts on the public and the environment.

Policies

CM-OS-5.1

Require that all mining operations prevent environmental contamination from storage and disposal of wastes and hazardous materials or general operating activity at the site.

CM-OS-5.2

Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories.

CM-OS-5.3

Ensure that all mining operations are performed in compliance with the policies and implementation measures included in the Lake County Aggregate Resources Management Plan (**Appendix A** to this General Plan).

CM-OS-5.4

Require new development adjacent to existing mining operations to be designed to provide a buffer between the proposed use and the mining operation. Require new mining operations to provide a buffer between the mine and existing or likely adjacent uses to minimize incompatibility issues and mitigate environmental and aesthetic impacts. Required buffer distances will be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality.

CM-OS-5.5

Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.

CM-OS-5.6

Require review and approval by the Environmental Health Department and Air Quality Management District for storage of hazardous materials associated with new mining operations.

Goal CM-OS-6

A parks, recreation, and open space system that serves the recreational needs of Cobb Mountain Planning Area residents and visitors.

Policies

CM-OS-6.1

Provide and promote a balanced recreation system offering a variety of quality social activities and recreational opportunities for all community members.

CM-OS-6.2

Coordinate the development of parks and recreation facilities with the rate of growth in the Cobb Mountain Planning Area to ensure parks and recreation facilities are adequate to serve the local population.

CM-OS-6.3

Maintain a level of service standard of 5 acres per 1,000 residents for parks.

CM-OS-6.4

Support the development of new recreational opportunities on County-owned lands, as outlined in the countywide Parks, Recreation, and Trails Master Plan, and on State- and federally-owned lands.

CM-OS-6.5

Support efforts to improve recreation amenities, including camping facilities, in Boggs Mountain Demonstration State Forest.

CM-OS-6.6

When constructing new County parks, use the following guidelines:

- Locate the park to promote an equitable distribution of facilities in the Planning Area and across the county.
- Locate the park centrally to serve as much of the population base as possible.
- Locate the park at the intersection of major and/or minor collectors to facilitate access.
- Locate the park along designated bicycle routes to facilitate access by bicyclists.
- Locate the park in close proximity to shopping areas, cultural facilities, such as libraries or museums, schools, and employment centers.
- Develop community parks to be appropriately sized.
- Provide night lighting when feasible to reduce vandalism and extend the use of the facility.
- Locate the park on sites that do not contain Naturally Occurring Asbestos, unless adequate clean cover material and other effective controls, as determined by the Lake County Air Quality Management District, are incorporated to minimize public exposure to asbestos dust.

CM-OS-6.7

Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for Equity Priority Populations, including by facilitating multiple transportation modes. Design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.

CM-OS-6.8

Support efforts to maintain and expand the playfield and shared recreation facilities at Cobb Mountain Elementary School for community use during non-school hours, and pursue other opportunities to co-locate recreation spaces, parks, and trails with other public facilities.

CM-OS-6.9

Require large development projects to construct and maintain parks within the development, when appropriate.

CM-OS-6.10

Support partnerships with local Tribal governments for joint management and interpretation of parks, trails, and open space areas to reflect and honor the tribes' enduring connection to the land.

CM-OS-6.11

Involve community members in the design and development of all park and recreation facilities, with special emphasis on engaging Equity Priority Populations.

CM-OS-6.12

When building parks and recreational facilities in areas with sensitive habitat, preserve habitat areas and design the space to avoid potential impacts on the habitat from park users.

CM-OS-6.13

Promote passive recreation in flood-prone areas to absorb floodwater and protect developed areas.

CM-OS-6.14

Support efforts to maintain and expand public fishing access along Kelsey Creek.

Actions

CM-OS-6.a

Implement and periodically update, as needed, the countywide Parks, Recreation, and Trails Master Plan.

CM-OS-6.b

Seek funding to implement the Parks, Recreation, and Trails Master Plan, including funding for acquisition and development of a community park in the Planning Area.

CM-OS-6.c

Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.

CM-OS-6.d

Investigate the feasibility of developing a park expansion and improvement program that includes a combination of one or more of the following: impact fees for new homes, special assessment districts, and county service areas.

CM-OS-6.e

Work to ensure parks and recreation spaces are kept clean and free of litter and hazardous materials.

CM-OS-6.f

Enforce prohibitions of drug use and overnight and/or long-term camping in parks, recreation, and open space areas.

Goal CM-OS-7

An interconnected multiuse trail system that serves a variety of recreational needs in the Cobb Mountain Planning Area.

Policies

CM-OS-7.1

Encourage and support efforts to develop trails that connect subdivisions to parks and commercial centers and between the communities of Whispering Pines and Pine Grove.

Infrastructure to support walking and biking, including trails, is also addressed in the Circulation Element.

CM-OS-7.2

Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails.

CM-OS-7.3

Provide safe access to existing and new parks for hikers, cyclists, and equestrians. Support development of improved and additional safe access for hikers, cyclists, and equestrians on State and federal lands.

CM-OS-7.4

Continue to support equestrian activities in the Cobb Mountain Planning Area, including through land use regulations that support horse ownership and stewardship.

CM-OS-7.5

Increase public awareness and support for county trails through promotions, interpretive programs, exhibits, publication, maps, and the County's website.

CM-OS-7.6

Provide water and shade structures at trail heads and county parks, where feasible, to support their use and decrease adverse health impacts from recreation during extreme heat days.

Actions

CM-OS-7.a

Develop incentives to encourage dedication of trails.

CM-OS-7.b

Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding.

Goal CM-OS-8

Preserve and enhance scenic resources and viewsheds in the Cobb Mountain Planning Area.

Policies

CM-OS-8.1 *

In rural areas, require structures built in the immediate foreground view of a scenic route to be sited a sufficient distance from the roadway edge to minimize intrusion on the natural features and backdrops as viewed from the roadway or adjacent residences. In rural and urbanized areas, require structures built in the immediate foreground of a scenic route to minimize obstruction of views of significant natural features. Require development on hillsides to blend in with the surroundings through exterior color choices and maximum height restrictions.

CM-OS-8.2

Develop and maintain roads and highways in a manner that protects natural and scenic resources.

CM-OS-8.3

Develop access to scenic viewpoints along County roadways and multiuse trails. Provide interpretive information at these access points to inform visitors and residents of the natural and cultural history of the Cobb Mountain Planning Area and region.

CM-OS-8.4

Encourage utility companies and service providers to choose the least conspicuous locations for distribution lines, towers, and fuel breaks to avoid impacts to viewsheds where possible.

CM-OS-8.5

Use native and drought tolerant landscaping to frame and direct attention to major views and away from unattractive developments to the extent practical. Permit selective cutting and pruning to enable establishment or improvement of roadway views.

Actions

CM-OS-8.a *

Develop an ordinance that regulates development on or near ridgelines and hilltops to minimize impacts to scenic viewsheds.

CM-OS-8.b

Amend the Scenic Combining District to include ridgelines, working in consultation with Tribal governments.

CM-OS-8.c

Consider establishing setbacks along the following roadways to preserve viewsheds: State Route 175, Big Canyon Road, Bottle Rock Road, Gifford Springs Road, Golf Course Road, Harrington Flat Road, Loch Lomond Road, Red Hills Road, Seigler Canyon Road, and Sulphur Creek Road.

CM-OS-8.d

Amend the Scenic Combining District regulations in the Zoning Ordinance to prohibit billboard signage on commercial properties.

CM-OS-8.e

Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.

Goal CM-OS-9

Preserve and enhance visual quality in community areas.

Policies

CM-OS-9.1

Require new development to screen mechanical equipment and trash storage facilities from public view.

CM-OS-9.2

Require appropriate visual screening and roadway setbacks for industrial and service commercial uses, including through the use of native vegetation for screening.

CM-OS-9.3 *

Require lighting that enhances visibility, convenience, and public safety without creating glare or light pollution.

CM-OS-9.4 *

Require the use of low-glare building materials for new buildings constructed in the Planning Area.

CM-OS-9.5

Require new commercial development to install street trees in accordance with an adopted streetscape plan and with fire-safe landscaping requirements.

Actions

CM-OS-9.a *

Amend the Zoning Ordinance to regulate outdoor lighting in a way that minimizes light pollution that disrupts dark skies while providing for safety and reasonable use.

CM-OS-9.b

Establish a coordinated roadway signage program for the Cobb Mountain Planning Area that identifies routes and major destinations, provides traffic information, marks non-through roads, and provides directional information to major destinations while supporting the visual character of the region.

CM-OS-9.c

Maintain Code Enforcement services to support the visual quality of the community.

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Environmental Justice

In 2016, the California State legislature passed SB 1000, making the topic of environmental justice a required element in General Plans. This new Environmental Justice Element for the Cobb Mountain Planning Area accomplishes the following:

- Introduces the concept of environmental justice.
- Summarizes the process used to identify communities in the county impacted by environmental justice issues (termed Equity Priority Areas).
- Identifies environmental justice issues in the Planning Area, which include the 2015 Valley Fire, pollution exposure, access to public facilities and services, food security, healthy living spaces, access to healthcare, access to recreation, and opportunities for community engagement.
- Establishes goals, policies, and actions to address these issues and the needs of impacted communities. As noted in the Introduction, because environmental justice touches all aspects of the community, some of these policies and actions are in other Cobb Mountain Planning Area Elements.

Environmental Justice Definition

Environmental justice is defined as "the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies...and includes, but is not limited to, all of the following:

The availability of a healthy environment for all people.

The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities.

Governmental entities engaging and providing technical assistance to populations and communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decision making process.

At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions."

- California Government Code Section 65040.12(e)(1).

The concept of environmental justice recognizes that low-income residents, communities of color, Indigenous peoples, and tribal nations are disproportionately exposed to environmental health hazards like soil and water contamination and that this inequity is the result of many factors that have occurred throughout history and are still occurring today. Some of these factors include inappropriate zoning and negligent land use planning, intersecting structural inequalities, deed restrictions and other discriminatory housing and lending practices, limited political and economic power among these demographic groups, the prioritization of business interests over public health, development patterns that tend to concentrate pollution and environmental hazards in these communities, and the placement of economic and environmental benefits in other communities. As a result, these impacted communities continue to face significant barriers to their overall health, livelihood, and sustainability.

Equity Priority Areas and Populations

Among the requirements to comply with SB 1000, jurisdictions must identify environmental justice-impacted communities; in Lake County, these are termed Equity Priority Areas. State law allows jurisdictions to use discretion in identifying Equity Priority Areas, though the State provides several possible thresholds and data sources to inform the designation. Guidance from the California Environmental Protection Agency (CalEPA) suggests including federally recognized tribal lands among the Equity Priority Areas, in addition to areas that have certain social characteristics, such as a concentration of low-income households, and that are disproportionately affected by environmental pollution and other hazards. The inclusion of tribal areas in this definition reflects an understanding of the ongoing and generational impacts of colonization, displacement, and marginalization affecting Indigenous peoples today, evidenced by disproportionately negative economic and public health outcomes in tribal communities.

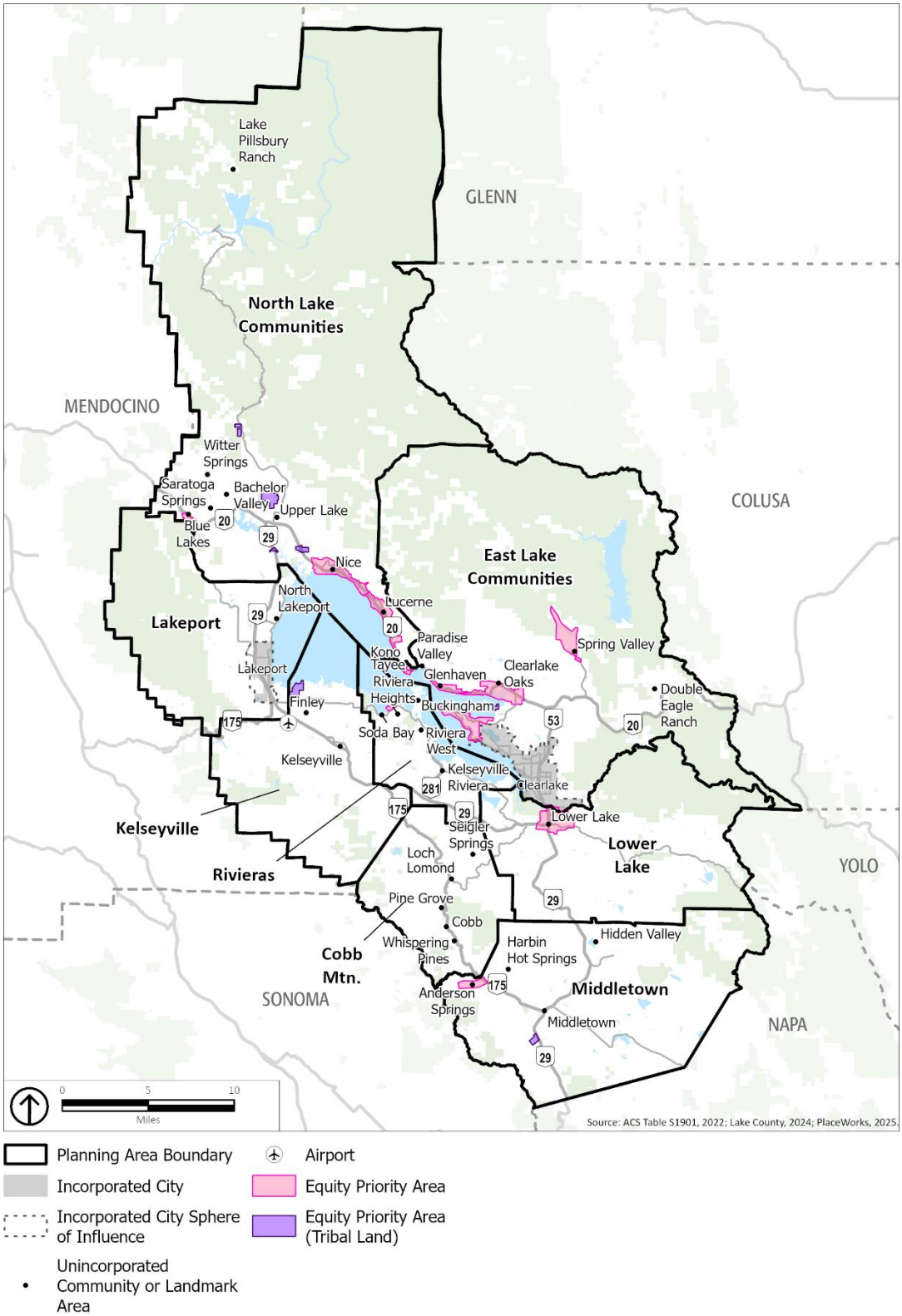
The County also consulted income data to identify the most economically disadvantaged areas of the Planning Area as Equity Priority Areas. Specifically, the County identified census block groups where the median income is 80 percent or less of the countywide area median income. These areas were then trimmed to only include populated areas and exclude open spaces.

Countywide tribal and income-based Equity Priority Areas are shown in **Figure CM-11**. As shown in the figure, there are no tribal or income-based Equity Priority Areas in the Cobb Mountain Planning Area.

Although there are no Equity Priority Areas in the Planning Area, the County recognizes that much of the community was devastated by the 2015 Valley Fire and that there are community members throughout the county who may be acutely vulnerable to being underserved in a variety of areas, including environmental justice, health, and safety. The General Plan terms these Equity Priority Populations, which include the following groups of people:

- Older adults
- Individuals with disabilities
- Farmworkers and other outdoor workers
- Non-English speakers
- People of color and immigrant communities
- Tribal communities
- Low-income individuals and households
- Unhoused people
- Residents and community members in the Planning Area impacted by the 2015 Valley Fire

Figure CM-11 Countywide Equity Priority Areas



Policies and actions in this General Plan to address environmental justice issues that are place-specific, such as the clean-up of abandoned lots, may apply to the entire Planning Area or county but include language to first prioritize addressing the needs of Equity Priority Areas. Similarly, policies and actions that are not necessarily tied to a geographic location but do address an environmental justice issue may include references to Equity Priority Populations. Some policies and actions focus on both Equity Priority Areas and Equity Priority Populations.

Environmental Justice Issues in the Cobb Mountain Planning Area

This section describes public health and environmental justice issues identified in the Cobb Mountain Planning Area and raised by community members, including tribal communities, and public health advocates during the General Plan 2050 engagement process.

2015 Valley Fire

The catastrophic Valley Fire of 2015 started in the Cobb Mountain Planning Area and spread rapidly into the Middletown Planning Area. The fire burned over 76,000 acres, killed four people, and destroyed nearly 2,000 buildings, including 1,280 homes across the two Planning Areas. Recovery efforts from the fire are ongoing. Many homes and other structures lacked adequate fire insurance to cover the cost to rebuild the original structures and more stringent building requirements (aimed at minimizing future losses) have added to those costs. Many displaced residents have returned to their properties but are living out of recreational vehicles or other temporary structures. The community members who remain and those who have returned lost neighbors and other facets of their community. While they may have been physically unharmed, catastrophic events like the Valley Fire can cause lasting impacts to survivors' mental health. Additionally, the burn scar area may have left toxic debris that can impact environmental health, including water quality. Areas impacted by wildfire also have an increased risk of flooding due to the soil's reduced ability to absorb water.

The Health and Safety Element includes policies addressing both wildfire and flood risks as well as populations that are particularly vulnerable to potential hazards and that may face barriers to evacuation.

Pollution Exposure

Air quality is very good overall in Lake County and in the Cobb Mountain Planning Area. However, the Planning Area occasionally experiences poor air dispersion. Weather patterns sometimes carry geothermal emissions to the east and to the north, causing them to settle in residential and recreational areas of the Planning Area. In the late summer and fall, temperature inversions, low wind speed, and minimal precipitation can cause the accumulation of excess hydrogen sulfide in areas north of Cobb Mountain, resulting in gaseous odors.

Local air pollution can also result from agricultural tillage and agricultural applications of fertilizers and sprays. Smoke is a frequent air quality hazard in the Planning Area and throughout Lake County. Sources of outdoor air pollution from smoke include residential burning, prescribed vegetation burning, agricultural burning, and wildfires.

While air pollution is not an issue exclusive to any one demographic group or community in the Planning Area, some of the identified Equity Priority Populations may be more vulnerable to health impacts from poor air quality due to pre-existing health conditions, excess exposure (e.g., outdoor farmworkers), limited incomes, and other constraints, like access to quality healthcare.

Water pollution from agricultural activity, including illegal cannabis cultivation, as well as from high concentrations of septic tank usage, creek stabilization activities, and wetlands loss and degradation, is also a concern across the county, including in the Cobb Mountain Planning Area. The Water Resources and Open Space, Conservation, and Recreation Elements discuss these issues in more detail and provide policies and actions to address this concern.

Policies and actions addressing air quality are included in the countywide Health and Safety Element.

Access to Public Facilities and Services

Due to the Cobb Mountain Planning Area's remote location and rural setting, access to vital public services is sometimes limited, which can be exacerbated for populations that face economic constraints and for residents impacted by the Valley Fire who may be living on properties not adequately connected to services and/or in temporary structures not properly connected to services. Specific issues facing the Cobb Mountain Planning Area's Equity Priority Populations include long response times for emergency services, like police, fire, and ambulance services; access to reliable power (an acute issue for those with power-dependent medical needs); and affordable garbage collection and disposal services.

Policies and actions addressing emergency response times and power shutoffs are found in the countywide Health and Safety Element. Policies and actions addressing water, sewer, and solid waste disposal services are found in the Public Facilities and Services Element in this Area Plan.

Food Security

Equity Priority Populations face barriers accessing healthy food, including fresh produce and minimally processed foods. The location and distribution of retail outlets selling these foods, transit accessibility to existing locations, and cost are all key determinants in whether the food is truly accessible. In addition to increasing access to healthy food, community members are also interested in educational and economic opportunities related to local agriculture that could empower communities to grow and/or sell their own food.

Healthy food in this General Plan refers to foods containing fruits, vegetables, whole grains, lean proteins, and/or healthy fats and limited amounts of saturated fat, sodium, or added sugar.

In addition to the goals, policies, and actions in this element addressing food access, the Land Use Element in this Area Plan includes strategies to develop new grocery stores and other fresh food outlets, and the Circulation Element includes policy guidance to optimize transit options to key destinations.

Healthy Living Spaces

Housing affordability is an issue throughout the state. In Lake County, overcrowding is prevalent due to high housing costs and has the potential to pose mental and physical health risks for Equity Priority Populations, including spreading communicable disease.

Older homes often have a greater risk of having lead-based paint, asbestos, and/or mold, which can all pose risks to human health. Local public health advocates have also identified exposure to toxins, such as aerosols and tobacco smoke, in multifamily housing as an environmental justice issue throughout the county, in addition to tobacco use generally as a health hazard. The issue of toxins in multifamily housing is especially acute for children and other sensitive residents living in multifamily residential buildings where 'third-hand' smoke can seep through walls, vents, and plumbing. Low-income residents with less access to healthcare and other resources are particularly vulnerable to health risks from smoking and from exposure to second- and third-hand smoke and aerosols.

Access to Healthcare

Healthcare access is limited and an increasing need in the Cobb Mountain Planning Area as the population ages. Lack of access to medical professionals, clinics, hospitals, and in-home care, along with having to drive long distances for medical services, poses difficulties for residents. This is of particular concern for Equity Priority Populations, especially older residents living on fixed incomes and/or with disabilities who may have limited mobility options but need more frequent access to medical services.

Access to Recreation

Cobb Mountain Planning Area residents, particularly youth, need more recreation programming and other recreation opportunities. The community is particularly interested in expanding operating hours and improving conditions of the Cobb Community Center, as well as developing more community spaces and structures that are flexible and can support events and programming, including a broader array of park types such as neighborhood parks, dog parks, parks with trails, and off-road recreation areas. Parks and community spaces are particularly important for certain Equity Priority Populations, who often lack resources to pay for private extracurricular activities and may have limited mobility options to access recreation opportunities more than a short distance away.

See the Open Space, Conservation, and Recreation Element for information and policy guidance discussing development and enhancement of community spaces, park system expansion, community participation in park design, and broadening of recreation and programming opportunities in the Planning Area.

Opportunities for Community Engagement

Low-income residents and other Equity Priority Populations face difficulties engaging in civic processes, such as the General Plan Update or an individual development proposal, due to barriers like transportation, technological literacy, and internet access, and having time available to be involved. Community members who do not speak English or those with limited English proficiency are often precluded from engaging in civic processes when translation services are not available.

In addition to the community engagement policies addressed in this element, the Public Facilities and Services Element also includes policy guidance to create a more informed citizenry by improving telecommunications services.

Environmental Justice Issues in Tribal Communities

Environmental justice for tribal communities requires recognition of the historical and ongoing impacts of colonization, displacement, and land-use inequities that continue to affect tribal communities. While Tribal communities continue to live in, steward, and preserve sacred cultural resources and practices in the region, they also continue to face disproportionate barriers and impacts with respect to the Community-Identified Issues discussed in the above subsections, and additionally with respect to Tribal sovereignty and access to Tribal Cultural Resources and ancestral land. For example, in addition to posing risks to human health, environmental degradation and pollution also pose risks to Tribal Cultural Resources such as sacred sites, traditional plant gathering areas, and waterways used for cultural practices and livelihoods. Similarly, investments, infrastructure improvements, development of parks and recreation facilities, and other measures to address the Environmental Justice issues described above must be planned and implemented in collaboration with Tribal governments and the broader community in a way that upholds Tribal sovereignty and avoids disturbances to culturally significant landscapes. Environmental justice for tribal communities includes the protection of Tribal Cultural Resources and ancestral lands as a fundamental component of community health, identity, and environmental balance, in addition to supporting tribal community health and access to clean air and water, healthcare, economic opportunity, and safe homes. This involves prioritizing environmental restoration and contamination cleanup in areas of cultural significance or ancestral use, ensuring Tribal participation throughout the planning and policy process particularly in aspects that affect culturally important lands and resources, and promoting tribal-led environmental stewardship programs and access to funding for sustainable land management and habitat restoration practices. Ongoing collaboration with Tribal governments supports a just and inclusive approach to planning that recognizes cultural survival, environmental stewardship, and tribal self-determination as fundamental components of community well-being. Related goals, policies, and actions addressing these concerns are included in the Agricultural Resources, Water Resources, Health and Safety, and Open Space, Conservation, and Recreation Elements.

Goals, Policies, and Actions

Goal CM-EJ-1

Communities that promote high quality of life and good health outcomes for everyone, including Equity Priority Populations.

Policies

CM-EJ-1.1

Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible.

Refer to the Health and Safety Element for additional policies pertaining to community health.

CM-EJ-1.2

Limit exposure to secondhand smoke, including from electronic smoking devices, tobacco smoke, and cannabis smoke, and enforce State and local laws and regulations pertaining to prohibitions of tobacco and cannabis use in specified locations and selling tobacco and cannabis to minors.

CM-EJ-1.3

Lead and support activities to facilitate affordable access to health care, including addressing infrastructure and service barriers to broadband access for telehealth and multimodal access to clinics.

CM-EJ-1.4

Encourage and support the expansion of medical and senior care facilities, such as medical clinics, urgent care, emergency care, behavioral health facilities, and pharmacies, prioritizing areas that lack access to healthcare. Strategies could include incentives or streamlining efforts.

CM-EJ-1.5

Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.

CM-EJ-1.6

Support efforts to attract medical professionals to the Cobb Mountain Planning Area.

CM-EJ-1.7

Collaborate with neighboring jurisdictions to assess and address issues related to capacity and access to emergency, acute, and preventative/primary healthcare services.

CM-EJ-1.8

Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.

CM-EJ-1.9

Work with local Tribal governments on mitigation strategies for asthma-related environmental hazards.

Actions

CM-EJ-1.a

Establish a process for assisting community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as public art, fire-resilient vegetative buffers, and planting strips in Equity Priority Areas.

CM-EJ-1.b

Consider adopting a tobacco and cannabis retail licensing fee that earmarks a portion of the fee for enforcement of tobacco- and smoking-related policies.

CM-EJ-1.c

Consider adopting an ordinance prohibiting smoking (including vaping, electronic cigarettes, tobacco, and cannabis) in specific areas, such as:

- Inside and near doors and windows of multifamily housing units to limit residents' exposure to the harmful effects of second-hand smoke.
- At worksites, including in and near unenclosed spaces of employment, outdoor dining areas, and unenclosed waiting areas.
- On public property, including in public parks and trails, and at public events, such as farmers' markets and community fairs.

CM-EJ-1.d

Consider adopting an ordinance aimed at reducing instances of youth using tobacco products that might include prohibiting the location of tobacco retailers near schools and other youth-serving facilities and/or establishing restrictions on the placement and promotion of tobacco products so they are not easily accessible to youth.

CM-EJ-1.e

Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others.

CM-EJ-1.f

Work with the newly formed Commission on Aging to prepare a new chapter of the County's Code of Ordinances for "Community Services" to detail services available in the county, including support services for older adults.

CM-EJ-1.g

Explore adoption of an elder income index and/or other mechanisms to provide cost relief for the older adult residents in the county.

CM-EJ-1.h

Work with North Coast Opportunities (NCO) to activate the AmeriCorps/Senior Corps Retired Senior Volunteer Program (RSVP) to collect volunteer hours and use those as in-kind monetized matching funds, as allowed by the State and federal RSVP programs, to maximize funding for needed community services.

Goal CM-EJ-2

Access to living spaces that are safe, clean, and healthy for all Cobb Mountain Planning Area residents.

Policies

CM-EJ-2.1

Ensure housing in the Cobb Mountain Planning Area provides safe and sanitary environments for residents.

CM-EJ-2.2

Ensure that future improvements in Equity Priority Areas will not result in a net loss of subsidized affordable housing or significant preventable displacement of residents.

CM-EJ-2.3

Ensure adequate living conditions for tenants through ongoing and effective code enforcement.

CM-EJ-2.4

Work with and support agencies and organizations providing supportive services to individuals experiencing homelessness, including efforts to secure temporary and long-term housing for unhoused community members.

Actions

CM-EJ-2.a

Pursue all available federal and State funds to assist with housing preservation and rehabilitation, with a focus on identifying funding to remediate health and safety issues for housing units occupied by Equity Priority Populations.

CM-EJ-2.b

Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing.

CM-EJ-2.c

Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.

CM-EJ-2.d

Create an assistance program for homeowners and landlords to bring older properties up to code and improve their livability, with priority given to homes providing housing to Equity Priority Populations.

CM-EJ-2.e

Develop a system or other mechanism to inventory rental housing in the county by address, both to track the stock of rental housing and to develop a mailing list to reach rental housing occupants. Additional details in the inventory may also include property owner contact information.

CM-EJ-2.f

Conduct periodic outreach to Equity Priority Populations to inform tenants of their rights and responsibilities. Written outreach efforts should be provided in English and Spanish.

CM-EJ-2.g

Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.

Goal CM-EJ-3

Convenient and affordable access to healthy food for all Cobb Mountain Planning Area residents.

Policies

CM-EJ-3.1

Support efforts to establish and/or expand programs and other activities to improve food security and eliminate hunger, including food assistance programs, community gardens, and school lunch access.

CM-EJ-3.2

Encourage new healthy food retailers near existing transit connections.

CM-EJ-3.3

Expand local food access and agriculture by supporting and encouraging certified farmers' markets, urban farming, community gardening, and other similar activities.

CM-EJ-3.4

Encourage new development projects to incorporate community gardens into the project design, as appropriate.

Actions

CM-EJ-3.a

Develop incentives to encourage the establishment of grocery stores and other venues selling healthy foods, preferably locally grown or produced, in areas with limited access to healthy food.

CM-EJ-3.b

Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access.

CM-EJ-3.c

Inventory and map food deserts in the Cobb Mountain Planning Area to inform future policy and decision making to address food access barriers.

CM-EJ-3.d

Streamline permitting processes for grocery stores and markets in food deserts.

Goal CM-EJ-4

Effective decision making that seeks and incorporates the voices of Cobb Mountain Planning Area residents, including from Equity Priority Populations.

Policies

CM-EJ-4.1

Empower all residents to participate in local decision making and ensure meaningful public engagement processes and events that make it possible for everyone, especially Equity Priority Populations, to participate and influence outcomes.

CM-EJ-4.2

Use multiple channels—including digital and print media, County websites, local radio, and cable TV—to share publicly important information and publicize opportunities for community engagement to ensure access for everyone, including those without home computers or internet.

CM-EJ-4.3

Provide interpretation and translation services for community announcements, community meetings, services, and programs, to ensure accessibility for all community members, as appropriate.

CM-EJ-4.4

Encourage sponsors of major development projects to have early and frequent communication, in the appropriate language(s), with affected residents and interested parties.

CM-EJ-4.5

Strive for more diverse representation on boards, commissions, committees, and similar bodies to better reflect the demographics and varying viewpoints of Cobb Mountain Planning Area residents, including representatives of Equity Priority Populations and/or other underrepresented groups, as appropriate.

CM-EJ-4.6

Engage young people in long-range planning processes and other County-administered programs and processes through outreach and partnerships with libraries, schools, and local youth organizations when possible.

Actions

CM-EJ-4.a

Support Municipal Advisory Councils to develop best practice guidelines to support all County departments with conducting effective outreach in the Cobb Mountain Planning Area, such as how to identify appropriate engagement activities and practices based on the project or issue type and stakeholders involved, a list of stakeholders and/or community leaders in the area, and language interpretation or translation services to offer.

CM-EJ-4.b

Explore options and seek funding to transition to accessible outreach materials for those with sensory disabilities (e.g., visually impaired and/or deaf or hard of hearing).

CM-EJ-4.c

To inform existing and potential future municipal advisory councils (MACs), adopt a policy detailing the process for forming a MAC and the roles, responsibilities, and authority of a MAC, which may take inspiration from the Mendocino County Policy 51, Formation/Operation of Municipal Advisory Councils.

CM-EJ-4.d

Periodically update Equity Priority Area maps, including the Tribal Lands boundaries as updated by the Bureau of Indian Affairs, to ensure that the appropriate communities are prioritized as part of the County's work to implement the Environmental Justice Element.

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Public Facilities and Services

Public facilities are buildings, pipes, pumps, roadways, and other infrastructure that support community living. Public services include fire protection, law enforcement, waste collection, education, and other vital services the County and other public agencies provide to residents. Access to public facilities and services is a major ongoing priority and key issue in the Cobb Mountain Planning Area. This element prioritizes the provision of a high and healthy quality of life for the Planning Area's residents by enhancing public services, improving infrastructure, and improving access to and affordability of these utilities and services.

The Public Facilities and Services Element addresses the publicly provided facilities and services in the Cobb Mountain Planning Area and presents information and policy guidance to maintain and, when possible and appropriate, enhance the Planning Area's facilities and services. The following topics are covered:

- Fire Protection and Police Services
- Water and Wastewater Service
- Stormwater Management
- Solid Waste Disposal
- Communications Systems
- Educational Facilities and Services
- Disadvantaged Unincorporated Communities

These topics are an integral part of the County's planning strategy and an important consideration when considering growth and development in the Cobb Mountain Planning Area.

Many services are provided by agencies and organizations not under the purview of the County, so Lake County has limited direct control over their services, though this element includes Goals, Policies, and Actions to guide the County's collaboration with external entities and other efforts aimed at making sustainable, high-quality services available to the community.

This element also considers public facility and service needs and deficiencies in low-income areas considered to be disadvantaged unincorporated communities based on State guidance.

Fire Protection and Police Services

Fire protection and emergency medical service for the Cobb Mountain Planning Area is provided by the South Lake County Fire Protection District (FPD), the Kelseyville FPD, and CAL FIRE. The South Lake County FPD provides fire protection services to the majority of the Planning Area. Two of its four fire stations are in the Planning Area: Cobb Station 62 and Loch Lomond Station 64. Currently, only Station 62 has response personnel employed by CAL FIRE. The volunteer firefighter association housed under the South Lake County FPD has 35 volunteers. South Lake County FPD also partners with Fire Sirens, an auxiliary organization that supports programs for the District's operations. The Planning Area's northern

portions are served by the Kelseyville FPD, which is headquartered in Kelseyville with another fire station along Soda Bay Road in Kelseyville Riviera. CAL FIRE also operates the Kelsey Cobb Fire Station at the northern edge of the Planning Area along Highway 175. Mutual aid agreements are in place between the South Lake County FPD, Kelseyville FPD, CAL FIRE, and the surrounding fire districts, to provide services in the event of an emergency that exceeds the capacity of one fire protection agency.

The Lake County Sheriff's Office provides law enforcement, patrol, and coroner services to the Cobb Mountain Planning Area. Their nearest active substation is in the Lakeport Planning Area (there is a non-active substation in the Middletown Planning Area). The Lake County Sheriff's Office of Emergency Services provides local emergency management for the Planning Area, including emergency preparedness planning and education, emergency alerts, and evacuation notices. The California Highway Patrol (CHP) also serves the Cobb Mountain Planning Area, providing traffic control, accident investigation, and vehicle licensing for State highways. CHP collaborates with the Sheriff's Office when requested during joint operations and emergencies.

See also the countywide Health and Safety Element for more details and policy guidance related to wildfire hazards and emergency response.

Water and Wastewater Service

There are seven public water systems in the Planning Area that are regulated by the State Water Resources Control Board, Division of Drinking Water. These systems fall within one of two designation types:

- **Community water systems** have at least 15 service connections used by yearlong residents or regularly serve at least 25 or more yearlong residents, including subdivisions, mutual water companies, manufactured home parks, and similar residential areas.
- **Transient, non-community (TNC) water systems** regularly serve less than 25 of the same people for six or more months of the year, including restaurants, motels, campgrounds, small grocery and other retail stores, and other nonresidential uses.

The water systems in the Cobb Mountain Planning Area are:

- **Cobb Area County Water District**, a community water system that serves residential and commercial connections using surface water from Boggs Spring, Schwartz Spring, and Beatty Spring, as well as groundwater.
- **Loch Lomond Mutual Water Company**, a community water system that provides water to the unincorporated community of Loch Lomond, relying solely on groundwater.
- **The Konocti Conservation Camp #27**, a community water system jointly operated by the California Department of Corrections and CAL FIRE, relying solely on groundwater.
- **Mountain of Attention Water**, a community water system providing potable water to a spiritual retreat center, relying solely on groundwater.

- **Boatique Wines,** a TNC water system providing water from one groundwater well to a wine tasting facility and two permanent residents.
- **Northern California Vipassana Center**, a TNC water system that provides water to a spiritual retreat center via one groundwater well.
- **Mandala Water System**, a TNC system that provides potable water from one groundwater well to residents and the transient population of the wellness retreat center.

The Lake County Environmental Health Department (EH) issues permits for all groundwater wells in the county and regulates State Small Water Systems, which have between 5 and 14 connections. EH also inspects and permits water systems that serve food establishments with private water systems, such as bed and breakfast facilities.

Rural areas of the Cobb Mountain Planning Area source water from individual domestic wells and springs. Water quality in private domestic wells is not regulated by any agency. In general, it is of relatively good quality but may contain high total dissolved solids (e.g., "hard water"), which are generally not harmful to human health, or nitrates due to fertilizers from agricultural activities or on-site septic systems, which are considered safe at low levels, but can be harmful in high amounts. In addition to serving residents and visitors, water is vital for local agriculture, which consists of vineyards, pasture, walnuts, grain and hay, truck crops, olives, and flowers in the Cobb Mountain Planning Area. Approximately 25 percent of the Planning Area's agricultural water demand is from surface water and 75 percent is from groundwater wells. Additional information on water sources is included in the countywide Water Resources Element.

The Cobb Mountain Planning Area relies on on-site septic systems, except for two package plants, which are smaller-scale pre-manufactured water treatment facilities (compared to larger-scale municipal facilities). The two package plants serve local retreats. The density of on-site septic systems varies greatly, as well as soil conditions suitable for different wastewater disposal methods. Existing regulatory programs for controlling septic density include the County's on-site septic disposal ordinance and density standards found in the zoning ordinance. On-site septic systems require permits from EH, who conduct site evaluations to determine whether each site is appropriate for the installation of a new septic system and the type of system needed.

Stormwater Management

The Cobb Mountain Planning Area, like the rest of the county, has areas prone to flood risk. These risks are described and addressed in the countywide Health and Safety Element; however, this element addresses the related issue of stormwater management or the public policies, activities, and infrastructure employed to regulate the rate, volume, and quality of runoff. Lake County uses a variety of facilities and methods to manage stormwater, including:

- **Levees,** or high ridges along waterways and reservoirs to provide flood control.
- **Stormwater detention facilities,** which are designed for the temporary storage of stormwater, working to attenuate peak runoff and provide water quality treatment benefits by allowing particulates to settle in the basin.
- **Groundwater recharge facilities**, which move water from the ground's surface into aquifers, which can occur naturally or through human-controlled methods.
- **Stormwater retention**, the process of collecting and storing rainwater, snowmelt, and other storm runoff to prevent flooding.

Traditional development that involves removing vegetation and soil and installing impermeable surfaces (like asphalt and concrete) increases stormwater runoff and can exacerbate flood risk, so the General Plan encourages low-impact development and green infrastructure.

Low-impact development refers to systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration, or use of stormwater to protect water quality and associated aquatic habitat. **Green infrastructure** refers to the management of wet-weather flows that use these processes, and the patchwork of natural areas that provide habitat, flood protection, cleaner air, and cleaner water. At both the site and regional scale, low-impact development/green infrastructure practices aim to preserve, restore, and create green space using soils, vegetation, and rainwater harvest techniques. Examples of green infrastructure include rain harvesting systems, bioswales (channels that provide stormwater treatment and retention), permeable pavements, green roofs, and urban tree canopies.

- United States Environmental Protection Agency, 2024

Solid Waste Disposal

Solid waste in the Planning Area is collected by Lake County Waste Solutions, which transports garbage, recycling, and green waste to the Lake County Transfer Station. Compostable material and construction debris are transferred to the Quackenbush Mountain Resource Recovery and Compost Facility. Solid waste is transported to the Eastlake Sanitary Landfill, and waste tires are transported off-site to a location in Ukiah (Mendocino County). With the institution of new landfill regulations, the Cobb Mountain Dump Site was closed in the 1970s and is subject to regular inspections by Lake County Environmental Health.

The County's efforts are guided by the Countywide Integrated Waste Management Plan (CIWMP), mandated by State law under AB 939. The CIWMP outlines local waste diversion and disposal conditions while establishing programs to meet state waste diversion goals. The CIWMP serves as the County's primary tool for developing countywide waste reduction programs and addressing landfill needs. In alignment with the CIWMP, the County's Solid Waste Management Plan outlines additional strategies to increase diversion rates, expand green waste composting programs, and comply with State recycling mandates. Despite these initiatives, areas of Lake County, including parts of the Cobb Mountain Planning Area, face challenges in meeting waste diversion goals, as reflected in CalRecycle data. However, ongoing education, enforcement, and expanded services aim to address these gaps and foster more sustainable waste practices in the region.

Communications Systems

Telephone services in the Cobb Mountain Planning Area are available from numerous providers. Cellular service is provided by major carriers like Verizon, AT&T, and T-Mobile, with 4G service mostly available throughout the Planning Area and limited 5G service. Landline services are available in the Cobb Mountain Planning Area through providers like Spectrum and AT&T. Internet providers serving the Planning Area include AT&T, Mediacom, and satellite-based providers like HughesNet and Viasat.

According to the Federal Communications Commission (FCC) National Broadband Map, much of the Cobb Mountain Planning Area is without high-speed internet access (i.e., with download/upload speeds at or above 25/3 megabytes-per-second). Communities in the Planning Area that do have access to high-speed internet are primarily along Highway 175 beginning near Mount Hannah Lodge just north of Loch Lomond and continuing southward to Whispering Pines at the border with the Middletown Planning Area. Many Cobb Mountain Planning Area residents are concerned about limited cell phone and high-speed internet service.

Educational Facilities and Services

The Cobb Mountain Planning Area is served by three school districts: the Middletown Unified School District, Konocti Unified School District, and Kelseyville Unified School District. The Planning Area's one school site is Cobb Mountain Elementary School, located in Cobb and part of the Middletown Unified School District. The remainder of the Middletown Unified School District schools are in the Middletown Planning Area. The Kelseyville Unified School District schools are in the Kelseyville and Rivieras Planning Areas and the Konocti Unified School District schools are in the Lower Lake and East Lake Communities Planning Areas. School locations are depicted in **Figures CM-12** (countywide) and C**M-13** (Cobb Mountain Planning Area).

There are currently no institutions of higher education in the Cobb Mountain Planning Area.

The Lake County Library's Bookmobile is stationed weekly at Hardester's Market in Cobb. The Bookmobile, a 24-foot mobile library that has traveled throughout the county since 2023, features about 1,000 books, DVDs, and more. It has free public Wi-Fi and Wi-Fi hotspots and Chromebooks are available for check out. The nearest full-service libraries are in Middletown and Clearlake.

Figure CM-12 Countywide Schools

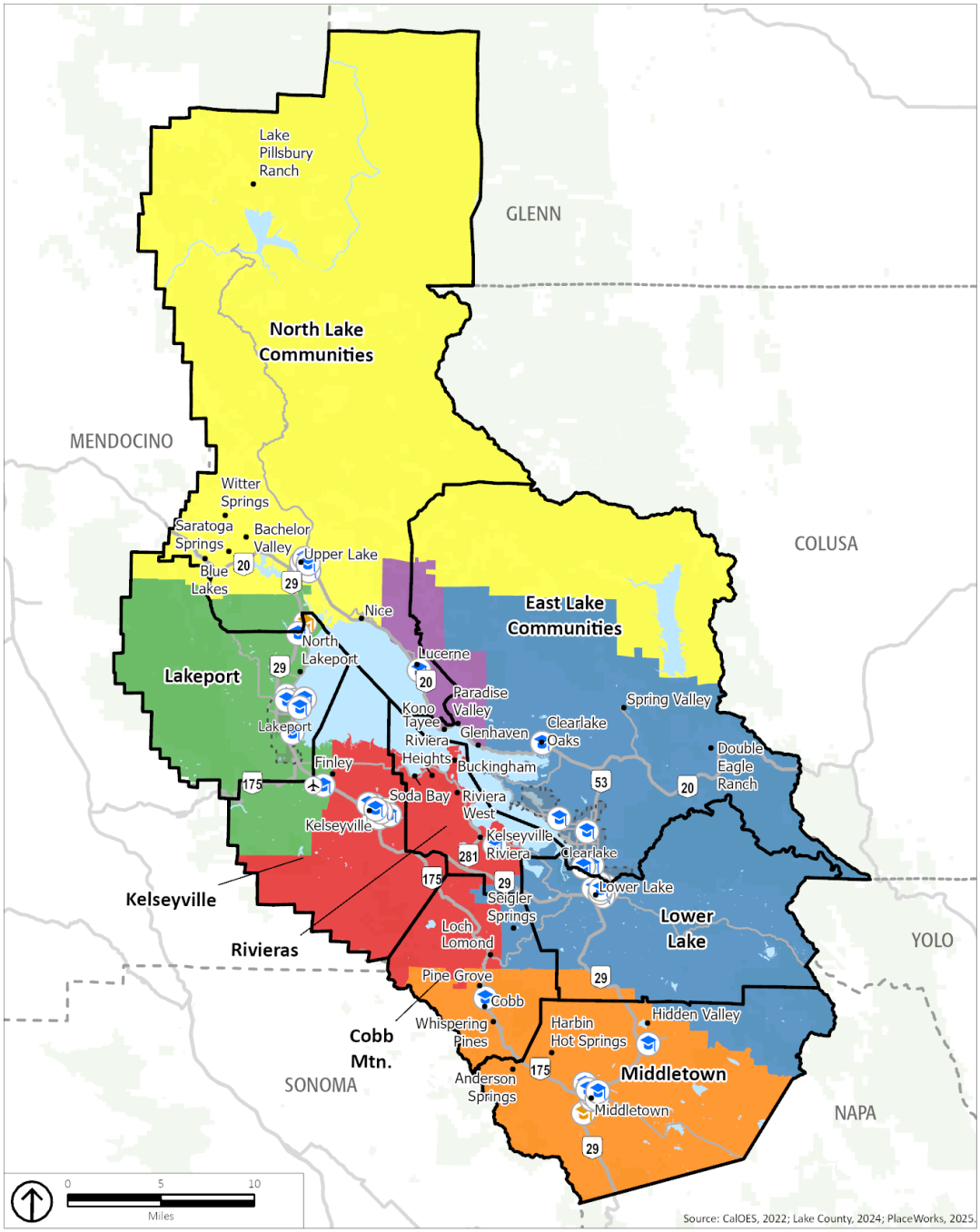
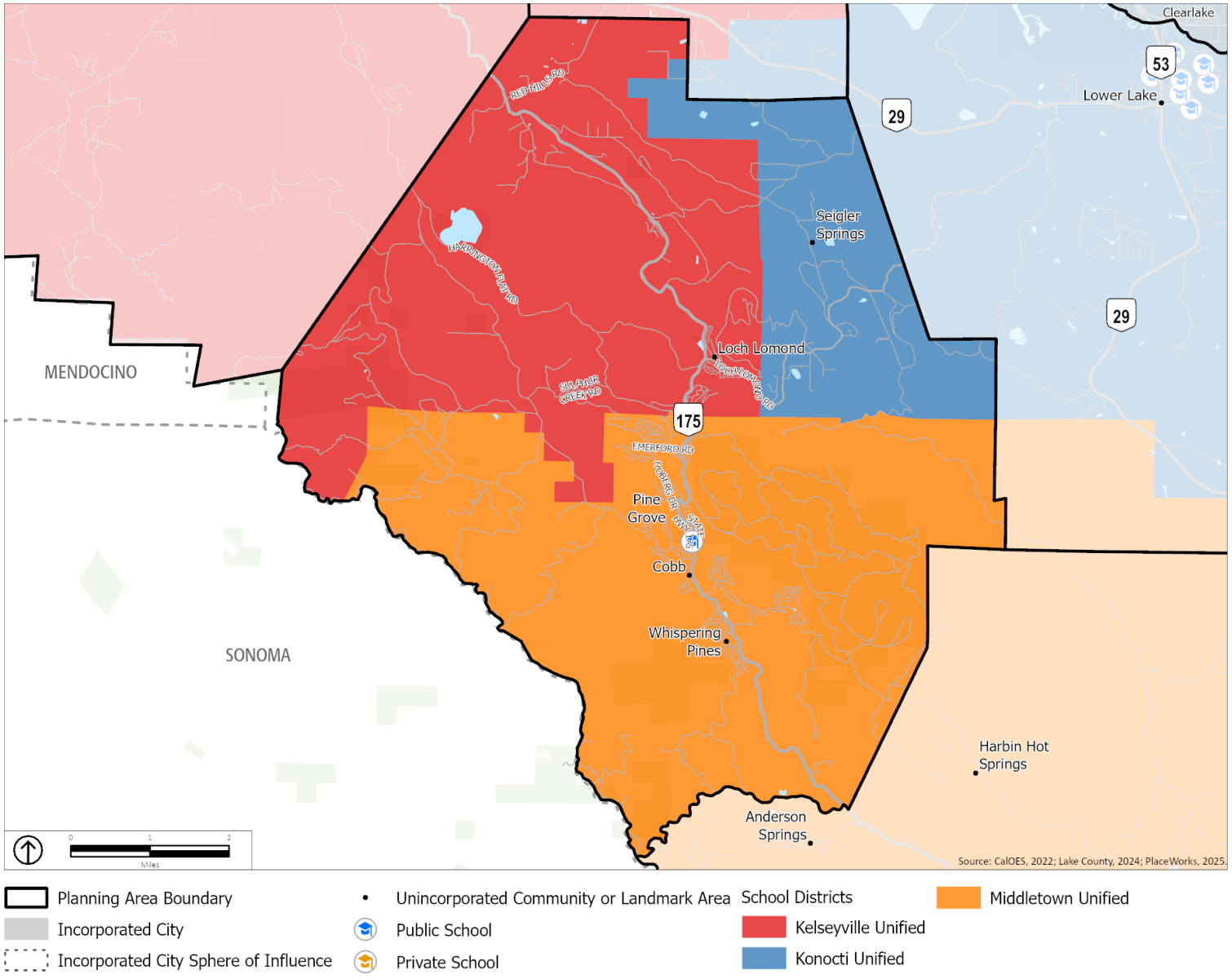


Figure CM-13 Cobb Mountain Planning Area Schools



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Disadvantaged Unincorporated Communities

Through SB 244, State law requires that General Plans address the needs of disadvantaged unincorporated communities (DUCs), which are unincorporated communities with an annual median household income that is less than 80 percent of the statewide annual median household income and either within an incorporated jurisdiction's sphere of influence (SOI), an island within an incorporated jurisdiction's boundary, or geographically isolated and has existed for at least 50 years—these are known as legacy communities. DUCs often lack adequate infrastructure to sustain public health and safety, which can foster economic, social, and educational inequality. Therefore, the law requires that counties and cities identify DUCs, analyze infrastructure and fire service needs and deficiencies, and assess potential funding mechanisms for needed expansions of services and facilities. Counties are responsible for conducting these analyses and planning for the needs of legacy community DUCs, while cities are responsible for addressing these requirements for DUCs in their SOIs. With each update to the County's Housing Element, the County is required to identify DUCs, evaluate their infrastructure and service deficiencies, and assess potential funding mechanisms to address those deficiencies.

Goals, Policies, and Actions

Goal CM-PF-1

Resilient and well-maintained public facilities and services that meet the needs of all community members, are adequately funded, and enhance quality of life in the Cobb Mountain Planning Area.

Policies

CM-PF-1.1

Ensure that all neighborhoods have access to safe, well-maintained public facilities, utilities, and services that meet community needs now and as the community grows.

CM-PF-1.2

Prioritize County expenditures on infrastructure, public facilities, services, recreation and open space amenities, and environmental enhancements that benefit and respond to the needs of Equity Priority Populations.

CM-PF-1.3

Work with local special districts and Local Tribal governments to coordinate public service improvements in the Cobb Mountain Planning Area.

CM-PF-1.4

Continue to assess existing and future needs for public facilities and services, such as internet access, meeting rooms, and libraries, and work to develop, retrofit, or expand facilities and services, as necessary, to meet those needs, prioritizing the needs of Equity Priority Populations.

CM-PF-1.5

Work with utility service providers to ensure service and program offerings align with existing and planned development patterns to meet current and future community needs.

CM-PF-1.6 *

Coordinate with public utility providers to acquire adequate rights-of-way and co-location to facilitate expansion of services in a timely manner.

CM-PF-1.7 *

Require new development projects to provide their own infrastructure, tie into existing infrastructure, or be required to provide infrastructure that will tie into future infrastructure, as determined by the County and other affected agencies.

CM-PF-1.8

Ensure that new development projects will not create significant adverse impacts on existing infrastructure.

CM-PF-1.9

Prior to project approval, ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.

CM-PF-1.10

Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure by implementing County-approved mitigation measures to reduce the impact.

CM-PF-1.11

Continue to support the Department of Animal Care and Control in its efforts to minimize pet overpopulation and abuse.

Actions

CM-PF-1.a

Upon each update to the Housing Element, perform an analysis of infrastructure needs and deficiencies in disadvantaged unincorporated communities (DUCs), explore funding mechanisms that could make extension of needed services and facilities feasible, and update the associated information, policies, and actions of the General Plan as needed to reflect new conditions.

CM-PF-1.b

In cooperation with other service providers as appropriate, develop long-range facility master plans for relevant public services.

CM-PF-1.c

Consider the creation of additional assessment districts, county service areas, and/or special districts to fund and manage new and improved infrastructure, where needed.

CM-PF-1.d

Update and maintain policies and procedures that govern the County's use of artificial intelligence (AI) to ensure the County's and community's data is protected, appropriate oversight of any AI-generated products or activities, and that the use of AI does not conflict with the best interest of the County or its constituents.

Goal CM-PF-2

Public facilities that are designed to provide quality service while minimizing impacts on the environment.

Policies

CM-PF-2.1

Require public facilities installations and extensions to be sited and designed to minimize or avoid potential adverse impacts to the community and environment.

CM-PF-2.2

When infrastructure, such as sewer, water, and transmission lines, must cross agricultural lands, locate the infrastructure in the public right-of-way or along lot lines whenever possible.

CM-PF-2.3

Coordinate with utility companies to minimize the visual and cultural impact of new or expanded facilities through appropriate facility sizing, design, and placement on the landscape. Generally encourage utility lines to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.

CM-PF-2.4

Require mitigation for inter-county regional transportation facilities, high-voltage electrical transmission lines, and energy or water pipelines that do not serve the local population and provide little or no long-term benefit to the local affected area.

CM-PF-2.5

Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.

CM-PF-2.6

Encourage public and other facilities designed for direct public use, such as libraries, to be located along major thoroughfares and/or near the center of general community activities.

CM-PF-2.7

Design new or redeveloped governmental and civic facilities to accommodate multiple community uses, such as recreation and community gathering spaces, and to be accessible to all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.

CM-PF-2.8

Encourage the development of joint school facilities, recreational facilities, and educational and service programs between school districts and other public and non-profit agencies.

CM-PF-2.9

Encourage joint use of existing right-of-way corridors and utility easements, especially for transmission lines from geothermal resource power generation facilities.

CM-PF-2.10

Ensure that County-managed spaces and facilities support a feeling of safety for users and require new development projects to provide adequate lighting, clearly marked crosswalks, and other safety-promoting features in public spaces, as appropriate.

Goal CM-PF-3

Fire protection and law enforcement services that protect community members and property.

Policies

CM-PF-3.1 *

Work with the Sheriff's Office, South Lake County Fire Protection District, Kelseyville Fire Protection District, and CAL FIRE to support each agency's ability to maintain adequate staffing and incident response times in accordance with State and federal guidelines.

Emergency preparedness and response is further addressed in the countywide Health and Safety Element.

CM-PF-3.2

Locate new fire and police stations to minimize response times to the Cobb Mountain Planning Area, while prioritizing effective use of existing facilities.

CM-PF-3.3

Support efforts to expand fire protection service to continue to meet the needs of the Cobb Mountain Planning Area.

CM-PF-3.4

Continue to promote cooperative fire protection agreements with CAL FIRE to provide adequate fire protection throughout the Cobb Mountain Planning Area.

CM-PF-3.5

Consult with the South Lake County Fire Protection District and Kelseyville Fire Protection District when reviewing new development proposals to identify any facility, infrastructure, or equipment upgrades needed to support the development and ensure the development pays for any identified upgrades.

CM-PF-3.6

Support development of local firewise communities and fire safe councils and work collaboratively to manage hazardous vegetation on private properties.

CM-PF-3.7 *

Require that new development demonstrates adequate water supply and service for effective fire protection and that all infrastructure meets the fire protection standards of Lake County or the responsible agency.

CM-PF-3.8

Promote public safety programs and activities, including neighborhood watch programs, child identification kits, fire hazard prevention and awareness, and other public education efforts.

Action

CM-PF-3.a

Consider enacting local shooting restriction zones, when supported by the community.

Goal CM-PF-4

Affordable, reliable, and safe water and wastewater service that meets existing and future community needs.

Policies

CM-PF-4.1

Coordinate with Lake County LAFCO in the preliminary stages of development proposal entitlement application reviews for projects that may require an expansion of current service district boundaries to determine whether LAFCO will have a role in the approval process.

The related issue of water supply is addressed in the countywide Water Resources Element.

CM-PF-4.2 *

Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound water delivery system with adequate capacity, including by securing a will-serve letter from the water purveyor within the service area prior to the issuance of construction permits, to ensure that the water purveyor has the capacity to supply water to the project. Have water purveyor delineate if interior fire sprinklers can be connected to the system.

CM-PF-4.3

Prioritize water conservation measures over the development of new water sources like dams and reservoirs.

CM-PF-4.4

Discourage the formation of new water distribution systems unless long-term fiscal and technical feasibility can be demonstrated prior to approval.

CM-PF-4.5

Encourage efforts to consolidate small water distribution systems to improve service and financial stability, in alignment with the County's Drought Resilience Program.

CM-PF-4.6

Partner with water service providers to ensure that low-income households maintain continuity of service and are offered financial relief if prices rise.

CM-PF-4.7

Promote the development of and connection to municipal wastewater systems where failing septic tanks, leach fields, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise.

CM-PF-4.8

Promote and support programs to educate homeowners on the care and maintenance of septic systems.

CM-PF-4.9

Prior to the approval of a building permit with a proposed addition/modification to an existing structure that would impose an additional burden on an existing system by increasing the waste flow, the buyer or project applicant shall demonstrate to the Lake County Environmental Health Department that the onsite wastewater treatment system is operating properly.

Actions

CM-PF-4.a

Pursue all available State and federal funding sources to upgrade publicly managed community water systems.

CM-PF-4.b

Work with water service providers to upgrade substandard water systems to ensure adequate fire flows and backup power sources.

CM-PF-4.c *

Periodically review standards for septic tanks to ensure they continue to protect water quality and public health, consistent with current best practices.

CM-PF-4.d

Explore rural wastewater systems that can serve as alternatives to conventional systems and develop standards and guidelines for their use in new development, as appropriate.

CM-PF-4.e

Develop a program to periodically test waterways, groundwater, and/or select private wells, as applicable, for contamination in areas where on-site septic system densities are greater than one dwelling unit per acre.

CM-PF-4.f

Conduct water pollution investigations in areas suspected of having a significant number of failing on-site sewage disposal systems.

CM-PF-4.g *

In water districts where there is insufficient water to serve new development, require new development to offset demand so that there is no net increase in demand through measures such as the installation of low-flow water fixtures, water conservation efforts, or the retrofit of existing uses to offset increased demand. These measures shall be achieved in partnership with the applicable water district.

CM-PF-4.h *

Require renovations requiring a building permit to install low-flow water fixtures to reduce the amount of water usage.

CM-PF-4.i *

Require new development projects to obtain a will-serve letter from the wastewater agency within the project's service area prior to project approval to ensure that the agency has the capacity to accept wastewater from the project and provide water for interior sprinkler systems.

Goal CM-PF-5

Stormwater facilities that protect people, property, and the environment.

Policies

CM-PF-5.1

Ensure stormwater collection and drainage facilities are properly designed and sited to protect people and property while conserving water resources, supporting groundwater recharge, protecting water quality, and minimizing impacts on natural and cultural resources.

The countywide Water Resources Element contains additional strategies to address runoff, supporting both stormwater management groundwater recharge. The issue of flooding is addressed in the countywide Health and Safety Element.

CM-PF-5.2

Require curbs and gutters for new development in established urban areas to direct storm drainage in a way that is consistent with the overall drainage system.

CM-PF-5.3

Require development projects to use green infrastructure and low-impact development designs to prevent off-site drainage impacts and support groundwater recharge.

CM-PF-5.4

Require on-site stormwater detention facilities and velocity reducers when necessary to maintain existing storm flows and velocities in natural drainage systems.

CM-PF-5.5

Encourage project designs that minimize drainage concentrations and impervious coverage, complement groundwater recharge, and where feasible, provide a natural watercourse appearance and maintain natural watershed functions.

CM-PF-5.6

Integrate green infrastructure, such as permeable paving surfaces, bioswales, and rain gardens, into County infrastructure projects, including road improvements and parks.

CM-PF-5.7

Encourage designs for stormwater detention basins that provide temporary or permanent wildlife habitat and/or recreational opportunities, where appropriate.

CM-PF-5.8

Encourage green infrastructure, Tribal Ecological Knowledge practices, wildlife habitat integration, and protection of culturally sensitive areas.

Actions

CM-PF-5.a

Identify damaged and/or deficient storm drainage facilities and acquire funding to restore or upgrade the facilities.

CM-PF-5.b

Work with appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and improve groundwater recharge.

CM-PF-5.c

Work with appropriate agencies to develop stormwater facility maintenance programs establishing timelines for regularly cleaning and maintaining storm drain systems.

Goal CM-PF-6

Accessible, affordable, safe, and efficient disposal or recycling of solid waste.

Policies

CM-PF-6.1

Ensure efficient and affordable solid waste disposal options are available for all, including unhoused populations, low-income households, and other Equity Priority Populations.

CM-PF-6.2 *

Prior to project approval, require development proposals to demonstrate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste, and ensure that the development provides adequate solid waste storage, handling, and collection accommodations.

CM-PF-6.3

Encourage and support establishment of adequate sites for collection of household hazardous waste, unused pharmaceuticals, and universal waste (commonly produced hazardous wastes, such as batteries and electronics), along with provisions for residents who are physically unable to deliver materials to a collection site.

CM-PF-6.4

Protect solid waste facility sites from the encroachment of sensitive and/or incompatible land uses and convert abandoned solid waste facilities to open space use.

CM-PF-6.5

Promote the maximum feasible solid waste reduction and diversion through recycling and composting. Strive to continually reduce commercial and industrial waste on an annual basis and pursue a financing mechanism for solid waste reduction programs to meet reduction and diversion goals.

CM-PF-6.6

Use recycled materials and products when available and economically feasible.

CM-PF-6.7

Enforce prohibitions and fines against illegal dumping, abandoned property and vehicles, and outdoor storage, and prioritize clean-up of illegal dumping on County-owned land in community centers.

CM-PF-6.8

Support cleanup efforts by private property owners to remove garbage and refuse from their properties and obtain grant funding to assist in removing the refuse at no-cost waste disposal events.

Actions

CM-PF-6.a

Seek funding to support low- or no-cost waste disposal programs for unhoused populations, low-income households, and other Equity Priority Populations.

CM-PF-6.b

Promote community education about responsible waste disposal, including by distributing informational resources promoting alternatives to sending waste to landfills or burning green waste, such as recycling, composting, and chipping.

CM-PF-6.c

Continue to support community chipping and portable chipping programs.

CM-PF-6.d

Install signage regarding the prohibition of dumping at locations with recurring issues and increase education, monitoring, and rapid cleanup to discourage future illegal dumping.

CM-PF-6.e

Partner with community organizations to host community clean-up days, as needed, prioritizing events in downtown areas.

CM-PF-6.f

Continue existing abatement programs that assist private property owners with removal of unsightly trailers, signage, and trash.

CM-PF-6.g

Seek additional funding for the ongoing operation of the Abandoned Vehicle Abatement (AVA) program.

Goal CM-PF-7

Internet, cellular, and landline communications services that are accessible and reliable throughout the Cobb Mountain Planning Area.

Policies

CM-PF-7.1

Encourage and support efforts to expand and enhance internet and broadband service throughout the Cobb Mountain Planning Area and encourage co-location of infrastructure and marketplace competition from multiple service providers, while minimizing visual and cultural impacts.

CM-PF-7.2

Encourage and support efforts to improve cellular phone coverage and reliability, especially during extreme weather and hazard events.

CM-PF-7.3

Require new or updated cellular towers to be designed to minimize their visual impact.

Actions

CM-PF-7.a

Work with the California State Association of Counties and others to lobby the State to require continued access to landline telephones.

CM-PF-7.b

Identify and implement strategies to streamline the permitting process for cellular tower installations while ensuring quality design and mitigation of potential impacts.

Goal CM-PF-8

High-quality schools and educational facilities that serve the needs of local students.

Policies

CM-PF-8.1

Collaborate with Kelseyville, Konocti, and Middletown Unified School Districts to plan for future growth.

CM-PF-8.2

Support efforts to transition Loch Lomond into the Middletown Unified School District.

CM-PF-8.3

Work with Kelseyville, Konocti, and Middletown Unified School Districts to ensure any new schools that are developed in the Planning Area incorporate bicycle and pedestrian access, are close to the residential areas that the school serves, and avoid hazards.

CM-PF-8.4

Support efforts to retrofit and/or upgrade existing educational facilities to ensure safety and comfort of students and educators, including through expedited permitting reviews and fee waivers, where feasible.

CM-PF-8.5

Encourage and support efforts to enhance and expand access to higher education, including by working with Woodland Community College Lake Center and Mendocino College Lake Center to increase access to transferable general education and major preparation courses in alignment with the University of California and California State University transfer pathways and articulation agreements.

CM-PF-8.6

Encourage and support ongoing bookmobile services in the Cobb Mountain Planning Area.

CM-PF-8.7

Encourage and support efforts to incorporate tribal cultural education and awareness in school curriculums.

Action

CM-PF-8.a

Coordinate residential development proposal reviews with Kelseyville, Konocti, and Middletown Unified School Districts to inform future enrollment estimates and ensure adequate capacity for the development project.

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Economic Development

A healthy local economy is an important aspect of community life. It can affect whether there are jobs that pay living wages available in the community, in turn affecting household incomes. Successful local businesses and families earning living wages affect how well they maintain their properties and their ability to contribute to local taxes that sustain public facilities and services. A healthy local economy can also support small-scale commercial development that attracts visitors and brings the community together.

This element works to promote economic development in the Cobb Mountain Planning Area, emphasizing support for existing and new businesses, especially small- and home-businesses; bolstering tourism by establishing town centers and expanding entertainment options; attracting jobs supporting local food security; and increasing high-paying job opportunities.

Local Economy

The Planning Area's economic base relies mostly on the utilization and enhancement of its local resources, including the resort uses and attractive natural environment that support tourism and recreation industries, along with geothermal resources and some agriculture.

Pristine mountainous forests, expansive views, open space, and wildlife environments make the Cobb Mountain Planning Area an attractive place for both residential and resort development. Resort development in the Cobb Mountain Planning Area dates to the 1920s. The industry's success began to decline after the 1950s as improvements to roadway infrastructure and changes in recreation trends led to an increase in tourism activity in other parts of California. Historic resorts in the Planning Area included Seigler Springs (est. 1868), Adams Springs (est. 1871), Glenbrook Resort (est. 1871), Howard Springs (est. 1877), Bonanza Springs (est. 1882), Hoberg's Resort (est. 1885), and Gordon Springs (est. 1890). Ettawa Springs Resort, Mandala Springs Wellness Retreat Center, Pine Grove Resort, and Whispering Pines Resort are all currently operating in the Planning Area as of 2025. While a portion of the historic Siegler Springs property was subdivided into single-family residential parcels, part of the historic Siegler Springs property continues to operate as a private religious retreat.

Community-scale commercial areas provide important goods and services consistent with the small-town character of the Planning Area

Future economic growth and development in the Planning Area should ensure natural amenities like hot springs are maintained and protected. The economic rejuvenation and sustainability of resorts and tourism will also depend on the provision of compatible public recreation opportunities.

Since its approval in 2011, the Lake County Economic Development Strategic Marketing Plan has helped increase visitation, attract tourism investment, and increase the economic impact of the tourism industry countywide, including in the Cobb Mountain Planning Area. Local tourism industry stakeholders, including lodging establishments, restaurants, caterers, retailers, wineries and tasting rooms, events and attractions, tribal gaming, event venues, and local business associations, collaborated with a Strategic Advisory Group to prepare the Strategic Marketing Plan.

Geothermal energy development also influences the local economy in the Cobb Mountain Planning Area, creating jobs and revenue that in turn influences residential and commercial development. Direct uses for geothermal resources, such as heating for residential and commercial uses, commercial greenhouses, and warm spring resorts and spas, have potential to increase economic development while minimizing environmental impacts. Strategies to capitalize on the economic opportunities of the Planning Area's geothermal resources are included in the Geothermal Resources Element.

Agriculture is a major contributor to Lake County's overall economy. In the Cobb Mountain Planning Area, agricultural production is challenging due to poor soil quality, erosion, and significant slopes. Most of the Planning Area's agricultural operations, which are dominated by English walnuts, are at the north end of the Planning Area near Red Hills and Seigler Springs Roads. Other agricultural activities in the Planning Area include ranching, Christmas tree farming, vineyards, and timber harvesting.

Most of the commercial activity in the Planning Area is concentrated in the Cobb and Loch Lomond communities and includes restaurants, shops, and other retail businesses. Commercial activity is limited in other parts of the Planning Area. Popular attractions and events specific to the Cobb Mountain Planning Area include the Adams Springs Golf Course and the Blackberry Cobbler Festival.

The Cobb Area Council is dedicated to supporting the local economy for the Cobb Mountain community, including through its role in overseeing development and subsequent implementation of the 2022 Cobb Mountain Regeneration After Catastrophic Wildfire: A Community Resilience and Development Strategy .

Employment

According to the Longitudinal Employer Household Dynamics (LEHD) survey administered by the U.S. Census, there were over 1,700 employed residents in the Cobb Mountain Planning Area as of 2022, the latest year for which LEHD data is available. Employers in the Cobb Mountain Planning Area span several industries, including educational services, health care and social assistance, and retail. Data provided by the State of California's Employment Development Department Labor Market Information Division shows that the unemployment rate of the Planning Area was 8 percent as of March 2025.

Based on this same 2022 LEHD survey, roughly 3 percent of employed residents work in the Cobb Mountain Planning Area, an additional 10 percent work elsewhere in unincorporated Lake County, 7 percent work in the City of Lakeport, and 5 percent work in the City of Clearlake. The remaining 75 percent of employed residents commute to other cities in Sonoma, Napa, Mendocino, or Solano Counties, including 6 percent in the City of Santa Rosa in neighboring Sonoma County, 2 percent in the City of Ukiah in neighboring Mendocino County, and even 2 percent commuting to San Francisco nearly three hours away by car.

Goals, Policies, and Actions

Goal CM-ED-1

A strong, diverse, and resilient economy that supports local employment opportunities.

Policies

CM-ED-1.1

Continue to develop a diversified economic base for the Cobb Mountain Planning Area by promoting agriculture, recreation services, and tourism and by expanding efforts to increase entertainment options and encourage geothermal resource development.

CM-ED-1.2

Prioritize business retention, expansion, and attraction efforts that strengthen the local economy, generate local tax revenue, and/or offer jobs in alignment with local skills.

CM-ED-1.3

Purchase products and services for County operations from locally owned businesses whenever possible.

CM-ED-1.4

Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.

CM-ED-1.5

Acknowledge local tribal communities as an economic stakeholder and encourage opportunities for tribal enterprises that align with cultural preservation, environmental stewardship, and community character.

CM-ED-1.6

Support workforce-development partnerships benefiting tribal citizens and incorporating Traditional Ecological Knowledge, protecting Tribal Cultural Resources, and/or promoting sustainable land stewardship, where appropriate.

Actions

CM-ED-1.a

Prepare and implement an economic development strategy for the Cobb Mountain Planning Area that emphasizes advantages associated with the geothermal, agriculture, and tourism industries, along with the area's natural setting. The strategy should address recruitment of new businesses that promote a balance between local and visitor-serving uses, use the area's existing labor pool, create living-wage jobs and career advancement opportunities, support a circular economy in which local dollars are spent locally and reinvested in the community, and minimize environmental degradation.

CM-ED-1.b

Coordinate efforts with local business associations and stakeholders to attract clean industries to the area. Ensure new clean industries are located and designed to avoid Tribal Cultural Resources.

CM-ED-1.c

Partner with private and non-profit agencies to provide business incubation and workforce training to help economic vitality and foster employment, including tribal workforce partnerships and training for tribal citizens in cultural resource protection, environmental restoration, and sustainable economic practices.

CM-ED-1.d

Identify or develop programs to expand economic opportunities to Equity Priority Populations, including through outreach efforts and incentives for local small business owners and tribal citizens and enterprises.

CM-ED-1.e

Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.

CM-ED-1.f

Investigate the benefits of establishing a business license program.

CM-ED-1.g

Expand County support for business growth and development, including by partnering with outside agencies and associations working in economic development.

CM-ED-1.h

Identify and eliminate barriers to supporting home-based business as part of the local, circular economy.

CM-ED-1.i

Develop strategies to encourage shopping at locally owned businesses whenever possible.

Goal CM-ED-2

A strong and resilient tourism sector that contributes to the local economy while balancing community and visitor needs and priorities.

Policies

CM-ED-2.1

Reestablish the Cobb Mountain Planning Area as a premier vacation destination by strengthening the town centers and growing local attractions, including resorts, hotels, camping, hot springs, entertainment venues, restaurants, wineries, and visitor activities.

CM-ED-2.2

Encourage and support development of wineries, microbreweries, distilleries, farm stands, U-pick operations, and other agritourism related uses, provided those uses do not negatively impact ongoing agricultural operations and they avoid disturbance of known or potential Tribal Cultural Resources.

CM-ED-2.3

Encourage restoration, rather than replacement, of unique and historic resorts and related facilities, when practical.

CM-ED-2.4

Consider approval of proposals for mixed-use resorts requesting increased residential density outside of any future Community Growth Boundaries when such densities are needed to make the project economically feasible and the resort will provide important public benefits, including advancing the County's tourism objectives and providing recreational facilities to the public.

CM-ED-2.5

Support development and redevelopment activities that would enhance and expand views of geothermal activity in the area to support tourism and economic development.

CM-ED-2.6

Encourage tourism initiatives that interpret, respect, and help protect tribal cultural heritage.

CM-ED-2.7

Support the development of tribal-led or tribal-partnered cultural education programs, guided tours, and visitor materials—where appropriate and approved by the tribes—ensuring protection of sensitive locations.

Actions

CM-ED-2.a

Partner with other interested parties to leverage and expand promotional efforts to attract visitors, especially multiday visitors, to the county's diverse attractions, including agritourism, outdoor recreation, and various lodging options. Require all promotional materials referencing tribal history or cultural sites to be reviewed by the affiliated tribes to ensure accuracy and to avoid disclosing sensitive locations.

CM-ED-2.b

Update the Zoning Ordinance to allow farm-stay development, which would allow volunteers to stay at farms with compensation in exchange for their work on the farm as an apprenticeship, on appropriate agricultural sites.

CM-ED-2.c

Partner with local groups and agencies to develop and distribute resources for tourists to identify and access the many opportunities to experience Lake County, such as self-guided tour maps, farm trail maps, and/or informational kiosk installations. Exclude sensitive Tribal Cultural Resources from public maps and develop tribal-approved interpretive content, where appropriate.

CM-ED-2.d

Identify incentives and other opportunities to encourage and support development, redevelopment, and expansion of lodging spaces to serve a broad range of visitors, including luxury boutique hotels and resorts, retreat venues, conference centers, family-oriented motels, hot springs, and camping areas. Ensure that any new or expanded uses are compatible with the surrounding environment.

CM-ED-2.e

Explore options to dedicate a portion of the County's Transient Occupancy Tax revenue to efforts to conserve natural resources to maintain and enhance the county's natural beauty.

CM-ED-2.f

Install directional and interpretive signs with details about the area's geothermal resources and seek opportunities to establish vista points offering views of the area's geothermal activity.

CM-ED-2.g

Explore partnership opportunities with Calpine to establish a geothermal visitors center in the Cobb Mountain Planning Area.

Commercial and Industrial Design Guidelines

Note: these guidelines were originally prepared in 1989 and will be updated through a community-driven process through the implementation of this General Plan, in accordance with Action CM-LU-3.c.

People who live or vacation in the Cobb Mountain Planning Area typically enjoy the mountain landscapes, deep valleys, tall evergreen forests, clean air, and pure water that characterize this scenic part of Lake County. The dominant element here is the natural, more than the human-made, environment. Thus, it is important that development complement the natural features that provide such an attraction for residents and visitors alike.

These design guidelines serve to ensure new development and redevelopment complement the existing built and natural environments and foster attractive buildings and landscaping that maintain each community's uniqueness, enhance its visual character, and support business attraction efforts. The guidelines address such topics as signage, landscaping, lighting, and parking. Guidelines are intended as recommendations to consider in the project planning process while maintaining flexibility to allow for variety and diversity, which the community encourages. The design guidelines are used by County staff and the Planning Commission in evaluating changes to existing properties and new construction.

Applicability

These guidelines focus on commercial and industrial development and are applicable throughout the Planning Area.

Guidelines

General

Design Goals

1. To encourage attractive buildings and landscaping that reflect the values of the community.
2. To project a positive Cobb "village" image to the traveling public, which enhances local business opportunities.
3. To promote architectural diversity and creative, cost-effective design solutions that are compatible with the rural environment of the Cobb Mountain Planning Area.
4. To provide safe and efficient access and parking, while minimizing conflicts between vehicles and pedestrians.

Desirable Characteristics

1. Attractive color schemes
2. Interesting surface and texture
3. Compatible size and style of buildings
4. Natural materials such as wood or stone
5. Steep, multi-planed roofs and overhangs
6. Prominent entries and windows
7. Facades with varying depths and corners

Undesirable Characteristics

1. Highly reflective surfaces
2. Large blank, monotonous exteriors
3. Unpainted concrete or corrugated metal siding
4. Square, boxlike buildings
5. Mix of unrelated styles
6. Unscreened storage and loading areas

Commercial

1. Building designs should foster the Cobb "village" image. Typical elements supporting this image include alpine or old resort styles, natural wood exteriors, steeply pitched roofs, balconies, and covered porches.
2. New buildings should be largely consistent with local development in terms of scale, height, and setback.
3. While no particular color schemes are recommended, in general, earth tones on large expanses are encouraged, along with contrasting colors that accent architectural details such as trim, windows, and entrances.
4. Complementary color schemes and routine maintenance should be encouraged for existing older buildings with interesting architectural features.
5. Roof-mounted equipment and/or duct work should be screened from view.
6. Entries should be covered by porches or roof extensions.

Scale and Setback Recommendations

SCALE

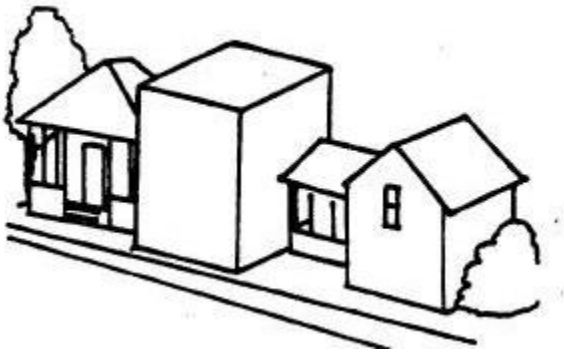
Recommended

Relate the size and proportions of new commercial structures to the scale of adjacent buildings.

Discouraged

Avoid commercial buildings that violate the existing scale of the area in height, width, or massing.

Maintain the historic façade lines of streetscapes by locating front walls of new commercial buildings in the same plane as the facades of adjacent buildings.

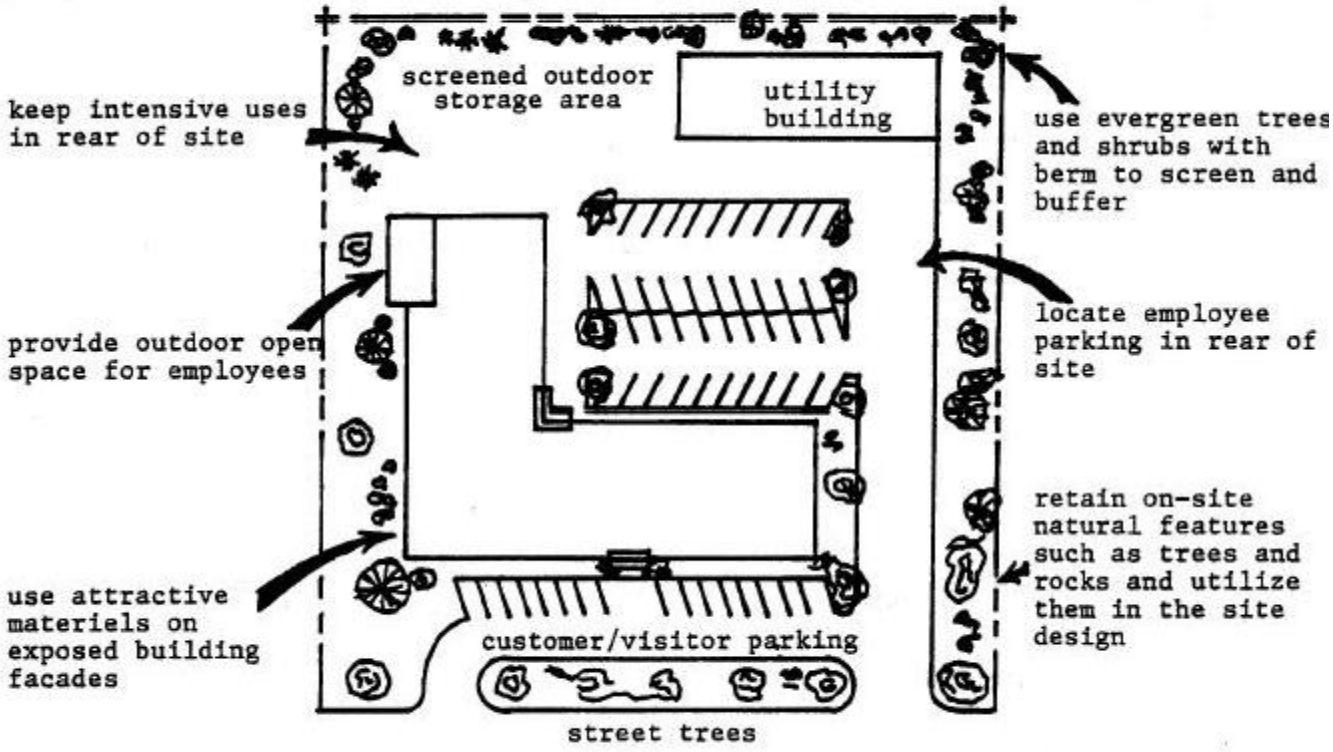


Avoid violating the existing setback pattern by placing new commercial buildings in front or behind the historic façade line.

Heavy Commercial/Light Industrial

1. Storage, loading, overhead doors, and garages should be oriented away from major streets and highways.
2. Entries should portray a quality office or storefront appearance.
3. Modern metal buildings may be used that incorporate attractive factory-applied color coatings or roof and siding that are designed to look like wood, masonry, tiles, shakes, shingles, or similar materials.
4. Rooftop mechanical equipment and/or duct work should be screened or painted consistent with the color scheme of the building.

Industrial Development Concept Sketch



Signage

1. Signs with a brief, succinct message are usually more attractive, simpler, and easier to read. Cluttered, hard-to-read signs are discouraged.
2. Signs should be a harmonious element of the overall building design, using complementary building materials and colors. Signs should not dominate building architecture through inappropriate sizes, colors, or designs.
3. Additional sign standards are found in Section 21-45 of the Lake County Code.

Landscaping

1. Existing trees and native vegetation should be retained to the greatest extent feasible.
2. Landscaping should consist largely of plants native or well-adapted to the Cobb Planning Area. Drought-resistant vegetation is encouraged.
3. Parking areas should be landscaped as topography allows.
4. Trash bins should be screened from public view to the greatest extent possible.
5. Additional landscaping standards are found in Section 21-41 of the Lake County Code.

Circulation and Parking

1. Parking areas should be clearly separated from street frontages by landscaping and/or curbs as existing topography permits.
2. Parking lot circulation should be clearly marked. Parking areas should be designed with clearly defined ingress and egress.
3. Additional parking standards are found in Section 21-46 of the Lake County Code.

Site Preparation

1. Site grading should minimize disturbance to existing terrain and drainage patterns.
2. Balancing of cuts and fills is encouraged.
3. Large cut slopes and abrupt transitions should be avoided.
4. Fills should be contoured, and site designs that retain existing trees are encouraged.
5. Revegetation of disturbed areas should be completed as quickly as possible.
6. Additional grading requirements are found in Chapter 30 of the Lake County Code.

Utilities and Lighting

1. Where feasible, utilities should be constructed underground.
2. Trash bins should be screened from public view to the greatest extent possible.
3. Lighting should be hooded, subdued, and compatible with surrounding development. Sign lighting should be indirect rather than internally illuminated.
4. Additional lighting standards are found in Section 21-41.8(a) of the Lake County Code.

Energy Conservation

1. Buildings should be designed for energy efficiency consistent with an attractive public appearance.

Where solar panels are proposed, it is encouraged that they be integrated into the roof design, flush with the roof slope. Frames should match the roof color. Support solar equipment should be enclosed and screened from view.