Lower Lake Planning Area Elements

~~Public Review~~Revised Draft - ~~February~~ Summer 2026

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LOWER LAKE PLANNING AREA ELEMENTS

LOWER LAKE PLANNING AREA ELEMENTS CONTENTS

Introduction
Land Use
Circulation
Open Space, Conservation, and Recreation
Environmental Justice
Public Facilities and Services
Economic Development

Introduction

This chapter presents the General Plan elements specific to the Lower Lake Planning Area: Land Use; Circulation; Open Space, Conservation, and Recreation; Environmental Justice; Public Facilities and Services; and Economic Development.

These elements, combined with the countywide elements, make up the General Plan for the Lower Lake 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 Southeastern Pomo and Miwok people native to the Lower Lake region, this General Plan acknowledges the area as part of the ancestral homelands of the Elem Pomo, Koi Nation, and Miwok. The County affirms its commitment to working collaboratively with Tribal governments to preserve and promote Tribal Cultural Resources, sacred sites, and ~~Traditional~~Tribal Ecological Knowledge.

This chapter 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~~Tribal 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 Lower Lake Planning Area requires honoring the cultural continuity, environmental stewardship, and historical resilience of the Elem Pomo, Koi Nation, and Miwok people indigenous to the land.

Location and Setting

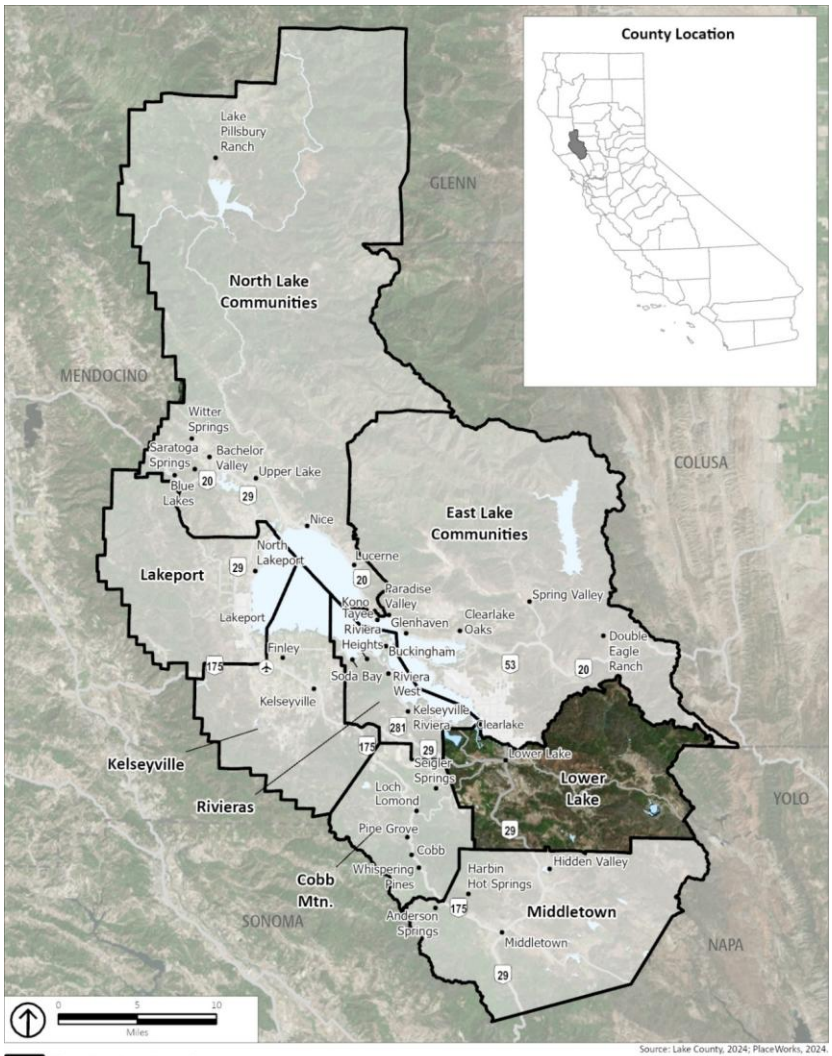
The Lower Lake Planning Area (sometimes referred to as the Lower Lake Area or the Planning Area) is in southeastern Lake County, bounded by the Middletown Planning Area to the south, the Cobb Mountain Planning Area to the west, the Rivieras Planning Area to the northwest, the East Lake Communities Planning Area to the north, and Yolo County to the east.

At 119 square miles, the Lower Lake Planning Area encompasses 9 percent of the county's land area and is mid-sized in comparison to the seven other Planning Areas. **Figure LL-1** shows the location of the Lower Lake Planning Area in relation to the other seven planning areas in Lake County.

Located within the Putah Creek and Cache Creek drainage basins, the Lower Lake Planning Area is mostly mountainous and interspersed with small valleys and basins. The elevation ranges from approximately 1,300 feet to slightly over 3,000 feet above sea level.

The Lower Lake Planning Area has a Mediterranean climate. Summers are dry and warm to hot, with temperatures frequently exceeding 90 degrees Fahrenheit. Winters are cool and wet with some frost and snowfall at higher elevations. The western parts of the Planning Area receive slightly greater amounts of precipitation, with average rainfall decreasing to the east.

Figure LL-1 Lower Lake Planning Area Regional Setting



Lower Lake is the only established community in the Planning Area. Lower Lake is a quiet, rural town of roughly 600 residents four miles south of the City of Clearlake. The Lower Lake community features a historic downtown spanning several blocks along Main Street with restaurants and local retail.

Outside of Lower Lake, the Planning Area is primarily made up of agricultural, rural, and resource conservation land. The major roadways accessible to the Planning Area include State Route (SR) 29/Main Street running east to west and the SR 53/SR 29 connector running north to south. Circulation in the Planning Area is highly dependent on highway transportation.

Signage promotes sense of place in the Lower Lake community.

Based on data from the 2023 American Community Survey (ACS) administered by the U.S. Census, the Lower Lake Planning Area has a population of just under 3,000 total residents. According to America's Labor Market Information System (ALMIS) Employer Database, as of 2024, the largest employers in the Planning Area are the Lake County Department of Social Services and Lower Lake Elementary School in the Konocti Union School District. The Lower Lake School District is also a significant employer in the area. [1]

The Lower Lake community is an important node in Lake County, located at the crossroads of local north to south and east to west highways. It features a historic small-scale commercial downtown area with restaurants, local retail, and Lower Lake Park. Settled initially as an agricultural town, Lower Lake went through a brief period in the late 1800s when mining was the most important economic driver in the area. Important mines of the time included the McLaughlin Gold Mine in the eastern portion of the Planning Area. However, by the turn of the twentieth century, agriculture once again prospered in the region, and continues to be the main economic driver in the Planning Area.

In 2016, the Clayton Fire burned 3,929 acres of land in the Lower Lake community and immediately south, destroying nearly 300 structures, including a winery and other businesses along Main Street, as well as 189 single family homes.

History and Planning Context

The Southeastern Pomo, Lake Miwok, and Patwin Native American tribes are the historic inhabitants and original stewards of the area. Prior to European colonization, part of the Southeastern Pomo territory encompassed the northwestern-most portion of what the Lower Lake Planning Area is now. Lake Miwok inhabited 17 villages throughout the area and Patwin inhabited the easternmost portion of the Planning Area.

[1] https://labormarketinfo.edd.ca.gov/majorer/countymajorer.asp?CountyCode=000033

In 1841, Salvador Vallejo entered the Clear Lake area looking for tribal communities to help harvest grain in the Napa Valley. When local tribes refused, Vallejo sent a small detachment of Mexican troops who kidnapped tribal members to use as slaves and massacred approximately 200 people in the area of Koi Island Village. In 1851, Colonel Redick McKee was sent to negotiate a treaty and establish a reservation. Tribal communities from the Lower Lake Planning Area were forcibly moved to Mendocino County and eventually to the Round Valley reservation established there in 1856. When Euro-American colonizers first arrived in the Clear Lake region, the indigenous population is estimated to have been between 6,000 and 8,000 people, compared to an estimated 1,355 in Lake County, as of the 2020 US Census.

The Planning Area's abundant game at Anderson Marsh and good agricultural land on the fringes of the lake made it an attractive place to settle among tribes and later, Euro-American settlers. The community of Lower Lake began to take form in the late 1850s at the junction of roads from Napa and Calistoga. The first house was built in 1858. Some of the earliest settlers were the Anderson, Copsey, Herndon, and Slater families, all of whom assigned their names to local landmarks. Among this early wave of settlers were members of the Copsey wagon train that came to the area in the early 1850s from Missouri.

Around 1860, prospectors discovered mercury in the eastern portions of the Lower Lake Planning Area and northern Napa County, in the vicinity of the McLaughlin Gold Mine area. In the following years, they established several mines, the largest of which was the Redington Mine at Knoxville. The mines prospered, and the workforce grew during the early 1860s through the mid-1880s. During the last decade of the century, the combination of a nationwide depression and a dramatic increase in the price of wool (used in the storage and transport of mercury) contributed to a decline in mercury mining, which slowed the growth of the Lower Lake Planning Area's population. Today, many nineteenth-century buildings remain in and around the Planning Area from the mercury mining days. By the 1910s, much of the land in the Planning Area was used for grazing and agriculture.

The Lower Lake Historic Schoolhouse Museum offers a sense of what it was like to go to school in nineteenth century California.

Agriculture continued to be a primary source of jobs in the Planning Area throughout the early and middle twentieth century, in addition to some sporadic and limited mercury mining operations, which increased during war times (specifically 1915 to 1918 and 1939 to 1943). Most recently, the Lower Lake area became a local employment center when the McLaughlin Gold Mine began operating in 1985 until the closure of the mine in 2002. Since then, residents in the Planning Area primarily work in service-based fields, including the social services, healthcare, retail, and some manufacturing and agricultural fields. Today, the Lower Lake Planning Area is known for its quiet, rural character. The community of Lower Lake's small historic downtown offers local restaurants, retail, and opportunities for community gatherings, while also serving as the gateway to Cache Creek to the north, Anderson Marsh to the northwest, and vast stretches of scenic rolling hills and canyons extending along Morgan Valley Road to the east.

Past and Present Tribal Habitation and Stewardship

The Lower Lake area lies within the ancestral territory of the Koi Nation, Southeastern Pomo people, who have maintained a continuous relationship with the land since time immemorial. The region's valleys, creeks, and uplands are part of a living cultural landscape that reflects thousands of years of Indigenous stewardship, community, and ecological knowledge. The Koi Nation's village sites, traditional gathering areas, and sacred places are woven throughout this landscape.

The history of the Lower Lake Planning Area cannot be fully understood without recognizing the continued presence, stewardship, and resilience of the Koi Nation. The Koi people are not solely the historic inhabitants of this land; they remain an active and sovereign community whose cultural, spiritual, and ecological relationships with Xa'batin (Clear Lake), Anderson Marsh, and the surrounding valleys continue today. Despite the violence, displacement, and forced removal of the nineteenth century, Koi citizens maintain enduring connections to their homelands through family networks, cultural practices, and environmental stewardship. The land, water, and resources of the Lower Lake area remain inseparable from Koi identity and traditional knowledge. Today, the Koi Nation's Tribal Historic Preservation Officer (THPO) continues to protect cultural sites, safeguard ancestral landscapes, and revitalize ~~Traditional~~Tribal Ecological Knowledge, including fire management, gathering, and restoration practices.

Recognition of this living history is critical to a truthful understanding of the region's past and to equitable, forward-looking planning. The County acknowledges that the legacy of colonization, resource extraction, land dispossession, and cultural erasure continues to shape contemporary environmental and social conditions. Collaborative, government-to-government consultation with the Koi Nation is essential to ensure that land use, conservation, environmental justice, and economic development activities honor the Nation's inherent sovereignty and the enduring cultural significance of this landscape.

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 LL-12**.

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 LL-12**.

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.

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.

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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.

The Land Use Element works to maintain Lower Lake's unique character and small-town charm.

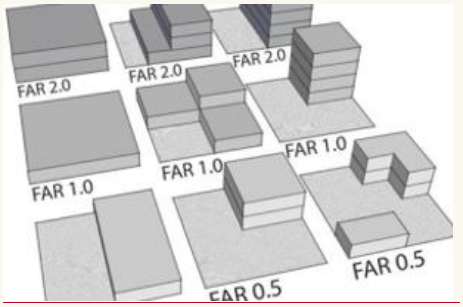
This Land Use Element fosters continued conservation of agricultural lands and open space while supporting cohesive communities. It shapes the future physical development of Lower Lake and works to conserve and enhance livability and quality of life for residents. The element also supports the protection of cultural and sacred sites, traditional gathering areas, and landscapes of ongoing tribal significance as well as the incorporation of ~~Traditional~~Tribal 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 LL-2** (countywide) and **LL-3** (Lower Lake 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 LL-1**. Finally, Appendix E includes a comparison of land use designation acreages between this Plan and the previously adopted General Plan.

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, a FAR of 0.5 would allow 5,000 square feet.



This illustration shows how various building configurations represent different FARs on similarly sized lots. This graphic is intended only to show the relative differences in FAR and does not represent an intensity standard for this General Plan.

Substandard Older Subdivisions

Prior to the preparation of General Plan 2050, throughout Lake County, including in the Lower Lake 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 relation 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 re-designated to 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 change in land use designation.

Community Growth Boundaries

Figures LL-2 and **LL-3** also show community growth boundaries (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 (1 or more DU/acre) from land to be protected for conservation or developed at lower densities (1 DU/5 or more acres). Land beyond the boundary of the CGB is preserved for uses such as agriculture, forestry, open space, greenbelts, and conservation. The Lower Lake CGB in the northwestern portion of the Planning Area is the Planning Area's only CGB and supports downtown Lower Lake serving as the area's focus of commercial activity.

Figure LL-2 Countywide Land Use Map

Commented [AH1]: This figure has been updated.

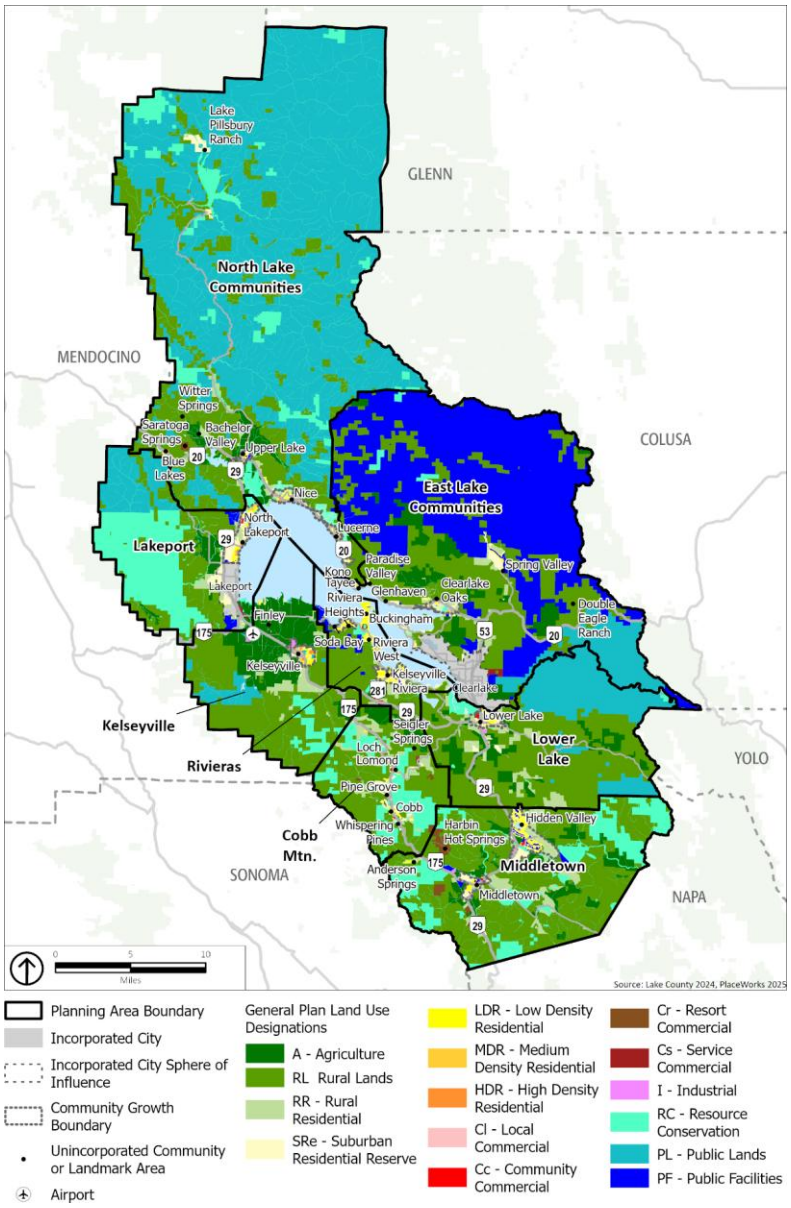


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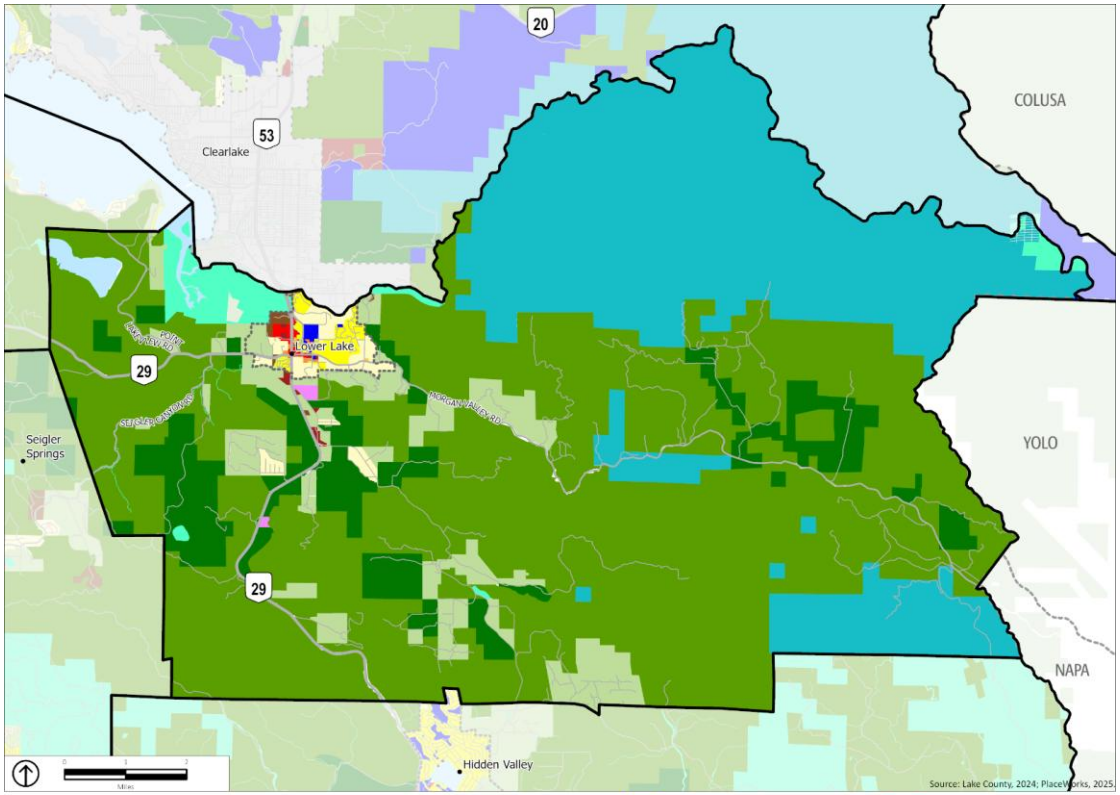
Figure LL-3 Lower Lake Planning Area Land Use Map

Commented [AH2]: This figure has been updated.



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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. Agricultural operations are protected from nuisance complaints by the Couty's Right to Farm Ordinance, located in Chapter 3 (Agriculture), Article IV, of the County Code of Ordinances. The Right to Farm Ordinance is discussed in the Agriculture Element.

Density/Intensity: 1 DU/40 acres

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. ~~Expansion of this land use designation outside of CGBs may be considered to implement **Action LL-LU-5.d** for appropriate mixed-use resort or business/industrial park developments.~~ This designation has the potential to result in conflict when located on the fringe of 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~~-~~6~~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: ~~7~~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. Residential uses are also allowed in this designation, either as the primary or secondary use. 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~~ 1-9 DU/acre~~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 1-22 DU/acre~~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)

Public Lands

This land use designation identifies lands owned or managed by federal, State, or local public agencies for recreation, education, resource management, public safety, utilities, or other governmental purposes. These lands are generally expected to remain in public ownership, although compatible ancillary uses may occur.

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

Table LL-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~~6 DU/acre	N/A	Inside[4]
Medium-Density Residential	MDR	~~6~~7-9 DU/acre	N/A	Inside[4]
High-Density Residential	HDR	10-22 DU/acre	N/A	Inside
Local Commercial	CL	~~6~~1-9 DU/acre[5]	0.5 FAR	Inside/Outside[3]
Community Commercial	CC	1~~0~~-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

Land Use Designation	Label	Residential Density	Nonresidential Intensity	Located Inside/Outside Community Growth Boundary
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 LL-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 the Koi Nation-Southeastern Pomo, and other indigenous peoples.

Policies

LL-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.

LL-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.

LL-LU-1.3

Require proposed developments within designated Community Growth Boundaries served by special service districts to demonstrate capacity to sustain growth as a condition of approval.

LL-LU-1.4

Review development proposals for adequate parking while encouraging multi-modal travel options.

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

~~**LL-LU-1.3**~~**LL-LU-1.5**

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

~~**LL-LU-1.4**~~**LL-LU-1.6**

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.

~~**LL-LU-1.5**~~**LL-LU-1.7**

Limit urban development to the areas within designated Community Growth Boundaries, as shown in **Figures LL-2** and **LL-3**.

~~LL-LU-1.8~~

Encourage residential development at densities higher than one dwelling unit per 3 acres to be located in areas where infrastructure is available, or can be extended, and applicable source capacity is adequate.

~~LL-LU-1.6~~LL-LU-1.9

Consider development intensity in areas outside of Community Growth Boundaries 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.

~~LL-LU-1.7~~LL-LU-1.10

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

~~LL-LU-1.8~~LL-LU-1.11

Integrate ~~Traditional~~Tribal Ecological Knowledge from the Koi Nation into resource conservation strategies, including watershed management, forest management, and habitat restoration.

Actions

LL-LU-1.a

Amend the Zoning Ordinance to include a provision that would exclude land lakeward of 7.79 Rumsey from being used in the calculation of lot coverage.

LL-LU-1.b

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

~~LL-LU-1.c~~

Work with Tribal Governments to promote Tribal co-management of public lands.

~~LL-LU-1.d~~

Develop educational materials regarding Tribal Ecological Knowledge practices.

Goal LL-LU-2

Development patterns that support a sustainable lifestyle and integrate cultural stewardship.

Policies

LL-LU-2.1
Promote and practice the principles of smart growth.

LL-LU-2.2
Encourage infill development.

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

LL-LU-2.3
Encourage urban development that locates origins and destinations in close proximity to reduce vehicle trips and enhance visual and pedestrian access.

LL-LU-2.4
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.

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

LL-LU-2.5
Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use.

LL-LU-2.6
Encourage and support preservation and planting of shade trees within the Community Growth Boundary, particularly in downtown Lower Lake.

Actions

LL-LU-2.a
Develop incentives to promote infill development.

~~**LL-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.~~

~~LL-LU-2.c~~LL-LU-2.b

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

Goal LL-LU-3

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

Policies

LL-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.

LL-LU-3.2

Support efforts to enhance gateways and transitional zones around the Lower Lake community, including the installation of gateway features, to make the community distinct and inviting for residents and visitors.

LL-LU-3.3

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

LL-LU-3.4

Collaborate with the Municipal Advisory Council to identify preferred locations for infill, mixed use, public gathering spaces, pedestrian improvements, and tourism related uses.

~~LL-LU-3.4~~LL-LU-3.5

Promote the creation of community focal points and gathering places in the Lower Lake community.

~~LL-LU-3.5~~LL-LU-3.6

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

~~LL-LU-3.6~~LL-LU-3.7

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.

Some of the topics addressed under this goal are also covered in other elements or sections, including historic preservation and Tribal Cultural Resources, which are addressed in the Open Space, Conservation, and Recreation Element.

~~LL-LU-3.7~~LL-LU-3.8

Encourage preservation of open areas within Community Growth Boundaries to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.

~~LL-LU-3.8~~LL-LU-3.9

Review commercial and industrial development to ensure compatibility with the Lower Lake Area Design Guidelines, to be developed under **Action LL-LU-3.c**, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.

~~LL-LU-3.9~~LL-LU-3.10

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.

~~LL-LU-3.10~~LL-LU-3.11

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 the Koi Nation, in public spaces, street landscaping, and in new public and private developments.

~~LL-LU-3.11~~LL-LU-3.12

Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs and input, including from the Municipal Advisory Council.

~~LL-LU-3.12~~LL-LU-3.13

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

~~LL-LU-3.13~~LL-LU-3.14

Recognize and incorporate Koi Nation heritage in public art, interpretive signage, community events, and wayfinding throughout the Lower Lake Planning Area.

LL-LU-3.15

Encourage community and regional events that comply with parking, traffic, sanitation, and emergency regulations.

Actions

LL-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 downtown Lower Lake to support the 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 the community.

~~**LL-LU-3.b**~~

~~Investigate a 1 percent assessment on development permits or other types of permits/assessments to fund art installations supported in **Action EL-LU-3.a.**~~

~~**LL-LU-3.b**~~**LL-LU-3.c**

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 LL-LU-3.9** to ensure compatibility with the Lower Lake Area Design Guidelines to be developed under **Action LL-LU-3.c**, and revisions to Article 54, Design Review Permit, as needed.

~~**LL-LU-3.c**~~**LL-LU-3.d**

Work in collaboration with the community to prepare Design Guidelines for the Lower Lake Planning Area to support attractive developments that enhance the community's identity and complement its existing development, including historic structures.

~~**LL-LU-3.e**~~

~~Work in collaboration with the community to prepare Design Guidelines for commercial development on Main Street.~~

~~**LL-LU-3.f**~~

~~Develop and implement a tree preservation ordinance.~~

~~**LL-LU-3.d**~~**LL-LU-3.g**

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.

~~**LL-LU-3.e**~~**LL-LU-3.h**

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

~~**LL-LU-3.f**~~**LL-LU-3.i**

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

~~LL-LU-3.g~~LL-LU-3.j

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

Goal LL-LU-4

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

Policies

LL-LU-4.1

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

LL-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.

LL-LU-4.3

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

LL-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.

LL-LU-4.5

Work with the Municipal Advisory Council, business organizations, and community to update this Planning Area Element in a timely manner.

LL-LU-4.6

Promote co-management of public lands with Tribal governments.

~~LL-LU-4.5~~LL-LU-4.7

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

Actions

LL-LU-4.a

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

LL-LU-4.b

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

~~LL-LU-4.c~~

Update the Planning Area Elements no less than every five to eight years.

~~LL-LU-4.e~~LL-LU-4.d

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.

~~LL-LU-4.d~~LL-LU-4.e

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.

~~LL-LU-4.e~~LL-LU-4.f

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 LL-LU-5

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

Policies

LL-LU-5.1

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

LL-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.

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.

LL-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.

LL-LU-5.4

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

LL-LU-5.5

Encourage high-density residential development (e.g., apartments and townhouses) within Community Growth Boundaries along collector roadways and transit routes and within walking distance of schools, libraries, parks, shopping, and entertainment areas.

LL-LU-5.6

Encourage and support efforts to develop affordable housing for older adults in the Lower Lake community's central residential area.

LL-LU-5.7

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

LL-LU-5.8

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

LL-LU-5.9

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.

LL-LU-5.10

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

LL-LU-5.11

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

Actions

LL-LU-5.a

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

LL-LU-5.b
Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development.

LL-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.

LL-LU-5.d
Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow up to a 20 percent density bonus for mixed-use residential development projects within a Community Growth Boundary that include an employment-inducing industrial or business park development component.

LL-LU-5.e
Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.

LL-LU-5.f
Continue to promote the development of affordable, senior, and energy-efficient housing by informing developers of the benefits of density bonuses in preapplication conferences.

LL-LU-5.g
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.

LL-LU-5.h
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 LL-LU-6
Commercial and mixed-use areas that serve community needs and support a robust local economy.

Policies

LL-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.

LL-LU-6.2

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

LL-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.

LL-LU-6.4

Continue to allow parking reductions for residential use 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.

LL-LU-6.5

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

LL-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.

LL-LU-6.7

Encourage development of larger regional commercial centers within 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.

LL-LU-6.8

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

LL-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.

LL-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, lakefront resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.

LL-LU-6.11

Require proposals for budget retailers and discount chains to include a community meeting with the Municipal Advisory Council 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.~~

LL-LU-6.12

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

Actions

~~**LL-LU-6.a**~~

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

~~**LL-LU-6.a**~~

Investigate options to provide permit technical assistance for older resorts, retreat centers, and underused commercial properties.

LL-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.

LL-LU-6.c

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

LL-LU-6.d

Develop a parking plan for downtown Lower Lake.

Goal LL-LU-7

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

Policies

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

LL-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.

LL-LU-7.2

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

LL-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.

LL-LU-7.4

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

LL-LU-7.5

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

LL-LU-7.6

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.

LL-LU-7.7

Require new industrial and commercial uses to have adequate setbacks for landscaping along SR 29 and SR 53.

LL-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.

LL-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.

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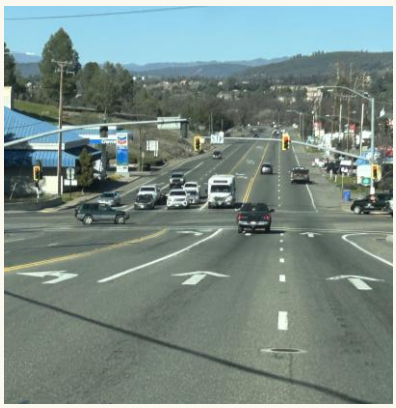
Circulation

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.



The Circulation Element supports mobility options for those driving, walking, and biking.

This Circulation Element aims to provide a transportation network that moves people and goods in and around the Lower Lake Planning Area conveniently and with minimal risk of injury. The Lower Lake Planning Area's circulation network is highly dependent on highway transportation. There is limited pedestrian, bicycle, and equestrian 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, equestrians, 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, 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 Lower Lake Planning Area circulation network features local roads and streets, collectors, and arterials depicted in **Figures LL-4** (*Existing Countywide Roadway Functional Classifications*) and **LL-5** (*Existing Lower Lake Planning Area Roadway Functional Classifications*). **Table LL-2** describes major roadways in the Lower Lake Planning Area by their functional classification and **Table LL-3** shows Lake County road standards by functional classification.

Two primary highways underpin the Planning Area's roadway system, State Route (SR) 29 and SR 53. SR 29 is a two-lane principal arterial providing access to the Lower Lake Planning Area from Middletown to the south and the Kelseyville and Rivieras Planning Areas to the west. SR 53 is a four-lane principal arterial that reaches its terminus in the community of Lower Lake at the intersection of Main Street and SR 29 and continues north to intersect with SR 20 north of Clearlake. Major collectors in the Planning Area include Main Street, Morgan Valley Road, Seigler Canyon Road, and Point Lakeview Road. Main Street runs east to west and intersects with SR 29 where it merges with SR 53 in the center of Lower Lake. Main Street turns into Morgan Valley Road on the western edge of the community. Seigler Canyon Road connects with SR 29 to the north and runs south towards Seigler Springs and Bonanza Springs in the adjacent Cobb Mountain Planning Area. Point Lakeview Road intersects with SR 29 to the south and runs north towards the adjacent Rivieras Planning Area. Other roadways in the Planning Area are minor collectors 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 LL-4 Existing Countywide Roadway Functional Classifications

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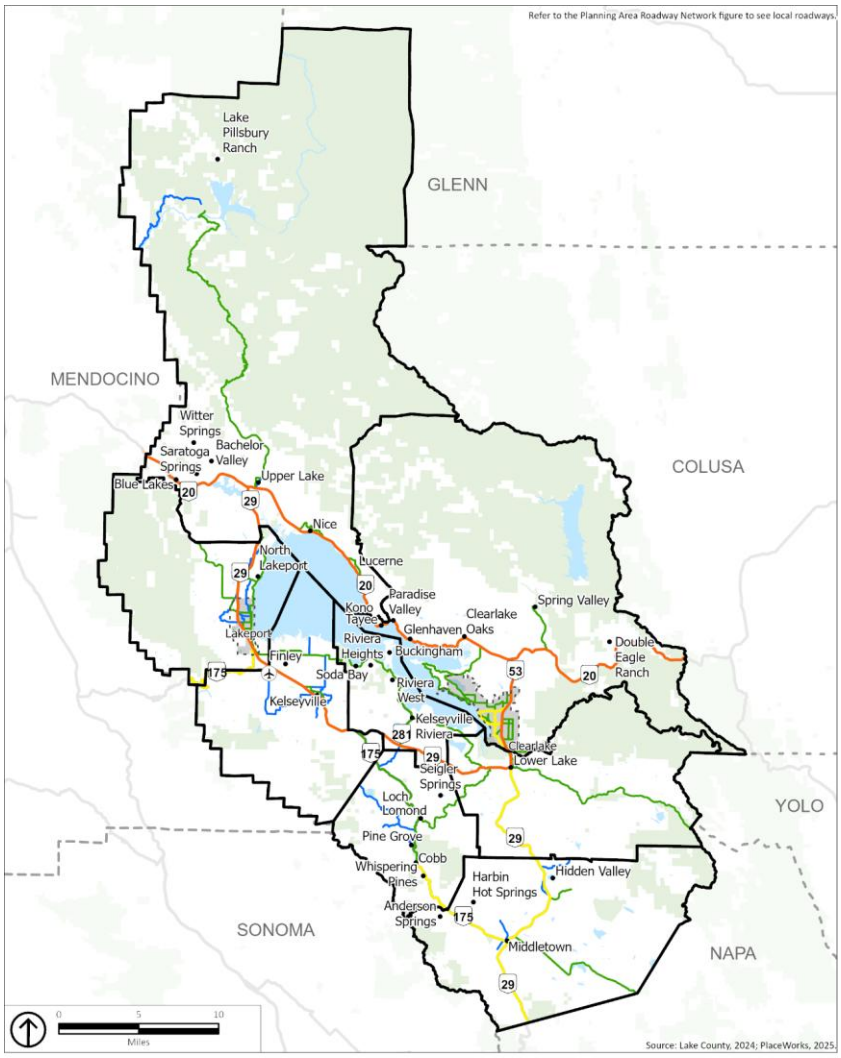

Table LL-2 Functional Road Classifications for Major Roadways in the Planning Area

Function	Number	Name	Limits
Principal Arterial	SR 29	Highway 29	County Line to SR 20
Principal Arterial	SR 53	Highway 53	SR 29 to SR 20
Major Collector	CR 140	Main Street/Morgan Valley Road	SR 53 to County Line
Major Collector	CR 137	Seigler Canyon Road	SR 29 to Siegler Springs Road
Minor Collector	CR 219	Point Lakeview Road	SR 29 to Soda Bay Road

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

Table LL-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

Figure LL-5 Existing Lower Lake Planning Area Roadway Functional Classifications

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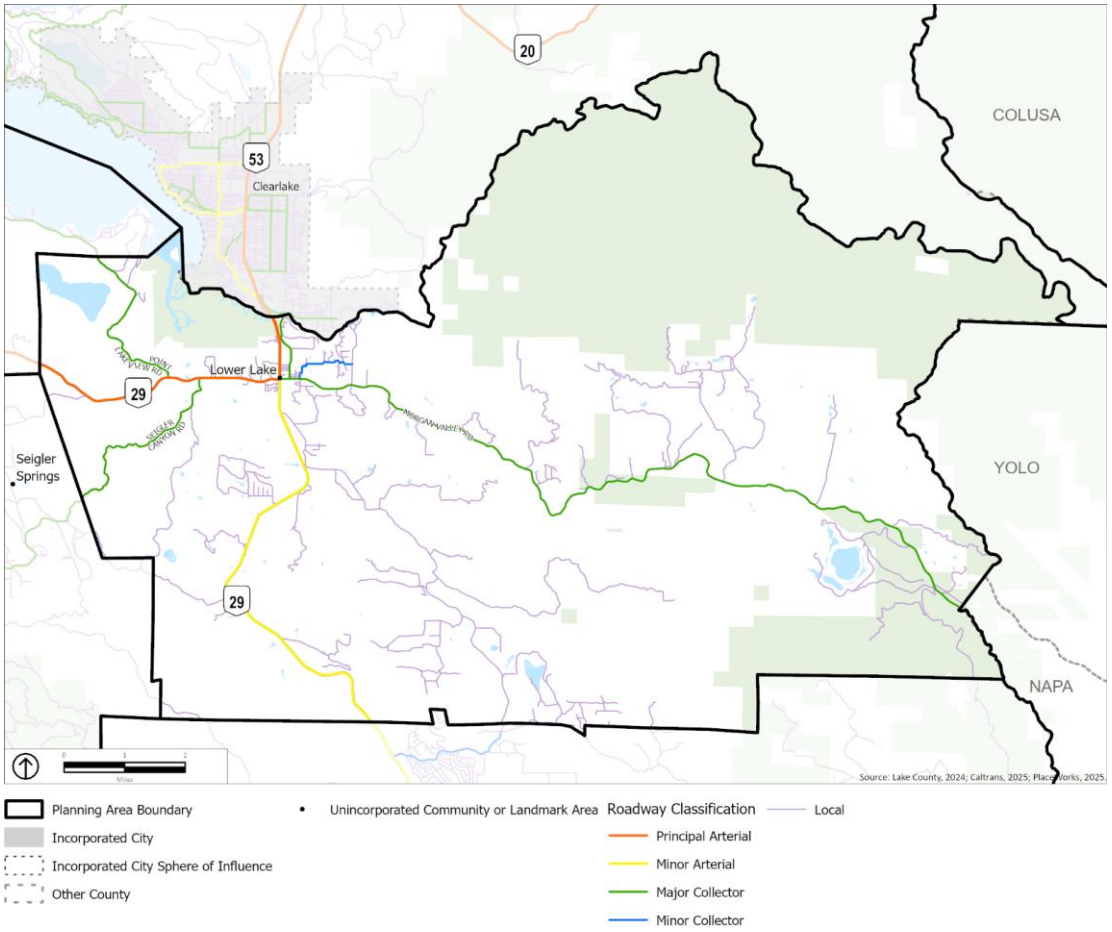

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Level of Service

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, Main Street in the community of Lower Lake also becomes busier during the summer (over 3,400 vehicles daily).

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. All County-owned roadways studied in the Lower Lake Planning Area operate at a daily LOS of A. However, several State-owned facilities, including SR 29 through the Lower Lake community, operate at an average daily LOS of E.

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 LL-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.

Goods Movement

Many businesses and residents in the Lower Lake Planning Area rely on goods movement for deliveries and importing or exporting products. Goods in the Lower Lake Planning Area are primarily transported along SR 29 and SR 53, which are Surface Transportation Assistance Act (STAA) terminal access routes. **Figure LL-6** shows the County's designated truck routes to accommodate large vehicles, including for goods movement.

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.

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.

Figure LL-7 shows the County's planned, financially constrained roadway network improvements from the RTP. The most significant of these is the Konocti Corridor roadway project along the stretch of SR 29 between the communities of Lower Lake and Kelseyville to the west. ~~,~~ The~~this~~ project will widen SR 29 from a two-lane highway to a four-lane divided highway with controlled access, and widen the roadway shoulder in several locations. The project is designed to address current safety concerns ~~and,~~ accommodate ~~both~~ existing and projected traffic volume, and reroute truck traffic from SR 20 north of the Lake to south of the Lake~~s~~. As of spring 2025, the westernmost 3.1-mile section of the project has been completed. ~~With the completion of the Konocti Corridor heavy truck traffic through SR 20 in the north shore communities will be rerouted to the south through SR 53 and SR 29.~~ SR 29~~,~~ through the community of Lower Lake and through the Planning Area south of Lower Lake~~,~~ is also planned for roadway shoulder widening and safety improvements.

Figure LL-6 Countywide Designated Truck Routes

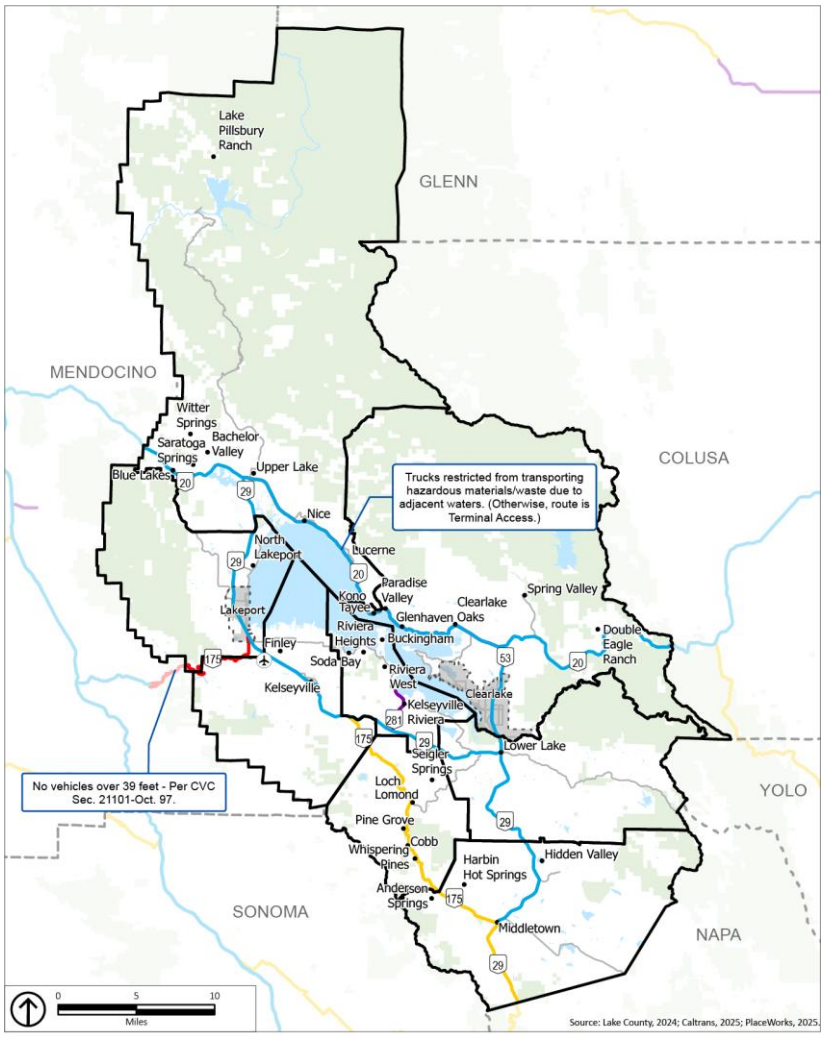
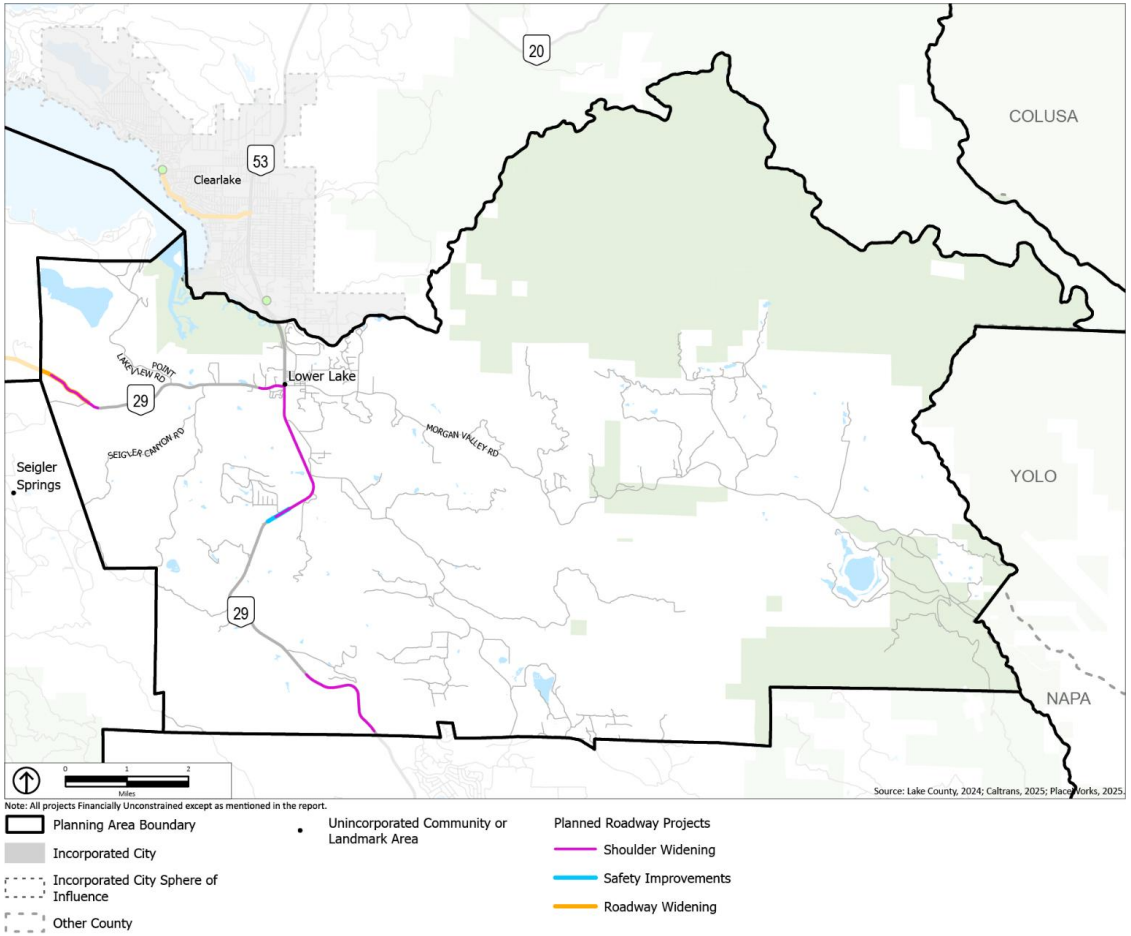


Figure LL-7 Lower Lake Area Planned Roadway Network



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Active Transportation

Active transportation is defined as the transport of people or goods through non-motorized means, based around human physical activity. Most of the Lower Lake Planning Area lacks active transportation facilities, such as sidewalks, crosswalks, and bicycle lanes, though there are several exceptions, as noted here. The Open Space, Conservation, and Recreation Element includes information about recreational trails.

Existing Pedestrian Facilities

The downtown commercial center of the community of Lower Lake has sidewalks and marked crosswalks along Main Street. However, sidewalks and crosswalks do not exist along the neighborhoods connecting to the downtown Lower Lake commercial area. Lake Street and Winchester Street, where Lower Lake High School and W.C. Carle Continuation High School are located, also lack sidewalks. Only a short segment on SR 53 directly north of Main Street has sidewalks.

Existing Bicycle Facilities

The California Streets and Highways Code Section 890.4 establishes three primary bikeway classifications, described in the text box. In addition to those listed, Class IV Separated Bikeways are classified in the California Vehicle Code. Only a few Class II facilities exist in the community of Lower Lake. There are no existing Class I or Class III bike facilities in the Planning Area. There are Class II and III facilities proposed for parts of the Planning Area. These are described in the later subsection discussing planned active transportation improvements.

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 located 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 utilized 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.

Existing Equestrian Facilities

While no equestrian facilities have been identified in the planning area, non-vehicular methods of transportation, including equestrian facilities, are also important planning components for the community area of Lower Lake. Moreover, Lake County residents have expressed strong support for expanding non-vehicular transportation options, including walking, biking, and horseback riding. Equestrian facilities are seen as an important part of the community's rural character and recreational opportunities, and residents have emphasized their value in promoting connectivity, outdoor access, and sustainable transportation alternatives.

Planned Active Transportation Improvements

The County's 2022 Active Transportation Plan is the County's guide to improve walking, biking, and other active forms of transportation in the community. The 2022 Active Transportation Plan identifies several planned but unfunded pedestrian improvements along Lake Street in the Lower Lake Planning Area. This is listed in the RTP as a long-term (10-20 years) project.

Table LL-4 lists the planned bicycle facilities in the Lower Lake Planning Area from the County's 2022 Active Transportation Plan. These projects are all financially unconstrained.

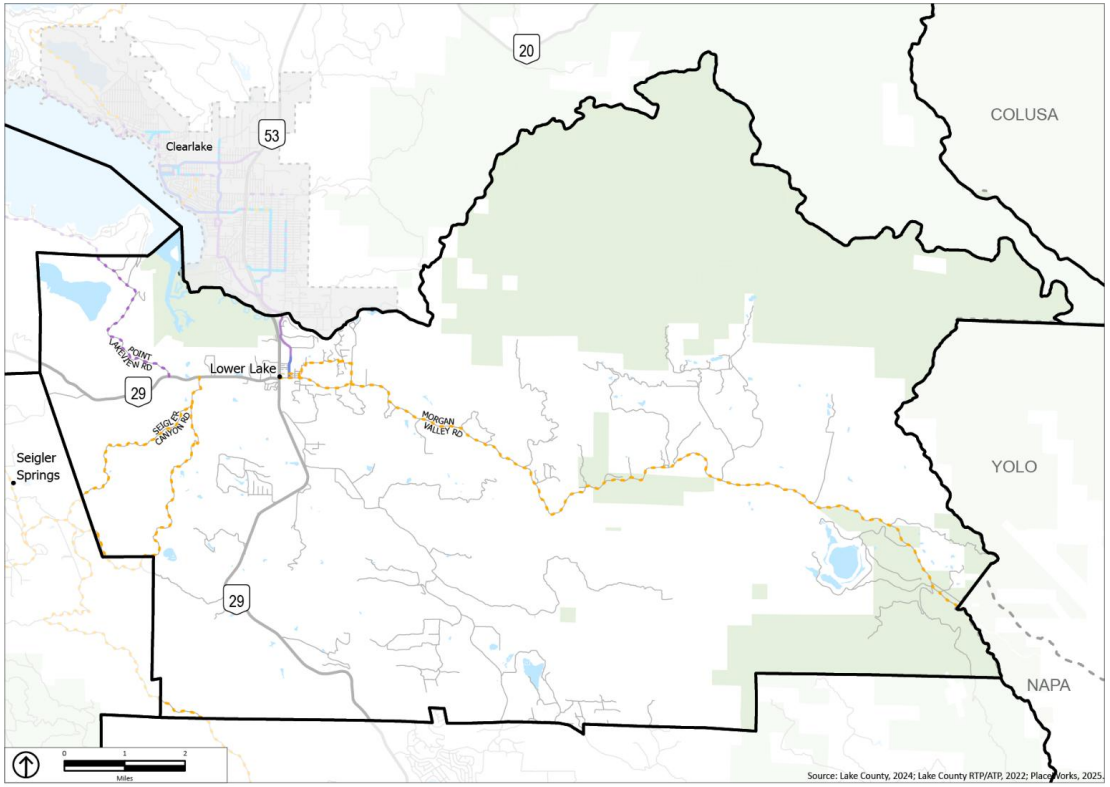
Table LL-4 Planned Bicycle Facilities

Class	Roadway	From	To	Length (Miles)
III	Big Bear Road	Winchester Street	Copsey Creek Way	0.6
III	Bonham Road	Morgan Valley Road	Quarterhorse Lane	0.3
III	Copsey Creek Way	Big Bear Road	Quarterhorse Lane	0.1
III	Quarterhorse Lane	Copsey Creek Way	Bonham Road	0.2
III	Mill Street	Main Street	Winchester Street	0.1
III	Winchester Street	Mill Street	End of Winchester Street	0.3
III	Morgan Valley Road	Lake Street	Bonham Road	1.1
III	Morgan Valley Road	Bonham Road	County Line	12.9
III	Perini Road	Big Canyon Road	Seigler Canyon Road	5.2
III	Second Street	Lake Street	Mill Street	0.2
III	Seigler Canyon Road	Loch Lomond Road	SR 29	5.0
III	Main Street	SR 29/53	Lake Street	0.2

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

Figure LL-8 shows future bicycle and pedestrian facility improvements planned in the Lower Lake Planning Area. All projects are currently unfunded. The County or other responsible agencies are actively seeking funding, but if none is identified, projects may not be developed.

Figure LL-8 Lower Lake Area Existing and 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 LL-9**). In the Lower Lake Planning Area, LTA operates two routes, Route 3 that runs along SR 29 (south of Main Street) and SR 53 (north of Main Street), and Route 4 extending west along SR 29 from Main Street to the adjacent Rivieras Planning Area. Route 3 starts at the Walmart shopping center in the City of Clearlake and runs south along SR 29, circling around the Lower Lake downtown area and continuing south to Napa County where it ends at Adventist Health St. Helena Hospital in Deer Park. Route 4 connects Lower Lake to Clearlake in the north and to the Rivieras, Kelseyville, and Lakeport Planning Areas to the west, ending in the City of Lakeport. Route 3 runs four daily roundtrips Monday through Friday, with limited trips on the weekends. Route 4 runs Monday through Fridays from 6:00 a.m. to 6:58 p.m.

In addition to the two fixed routes, LTA offers Dial-a-Ride and Medi-Links services, though these are currently only available in the City of Clearlake/Lower Lake and City of Lakeport. LTA offers Flex Stop service in areas not served by Dial-a-Ride, 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

As noted, the Lower Lake Planning Area is currently served by two fixed routes, Route 3 and Route 4, along with the Flex Stop service. The 2023 Lake County Transit Development Plan does not propose any changes to these routes. However, the RTP identifies some financially constrained transit improvement projects like bus stop amenity improvements, 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.

Aviation

There are no public airports in the Lower Lake Planning Area but there are several private airfields. The nearest public airports are Lampson Field 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)

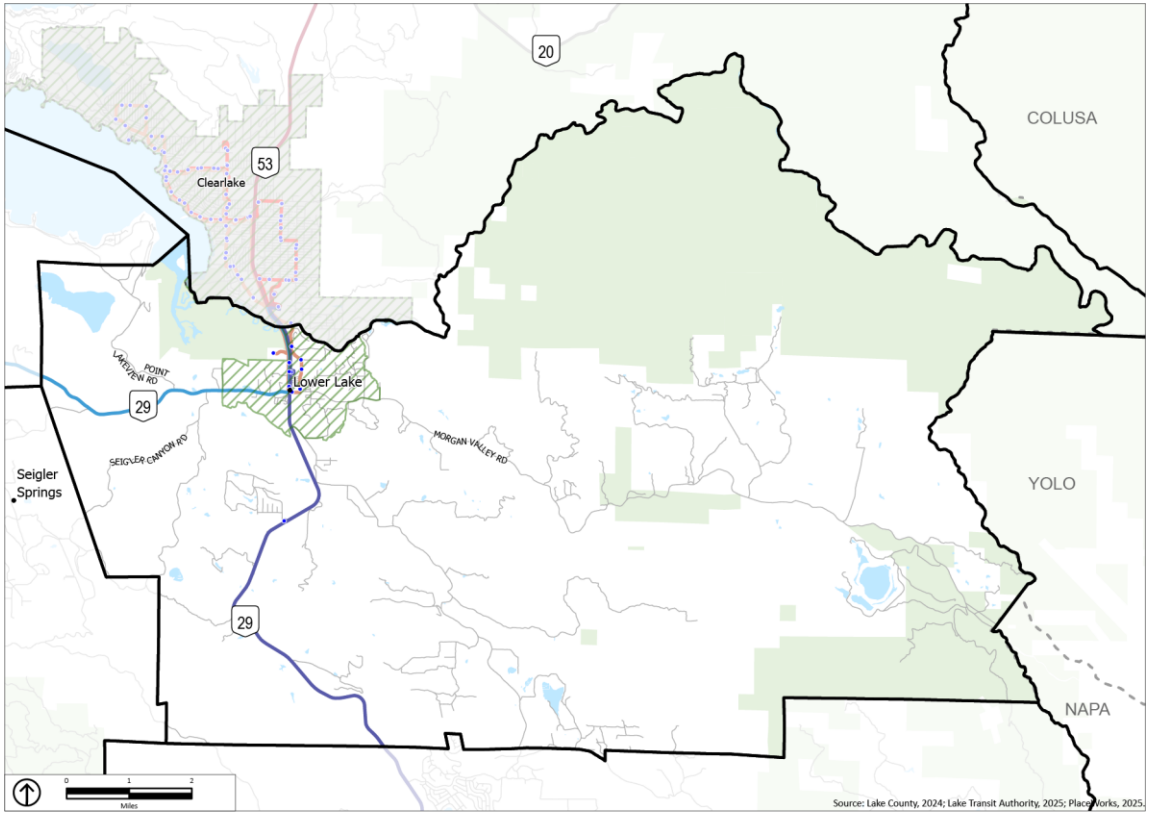
Ride-sharing services offer residents, workers, visitors, and students the choice to travel by automobile to their desired destinations. Given the distances between origins and destinations in Lake County, this service offers one of the fastest travel time options in the county for those that do not 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 Lower Lake 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.

Figure LL-9 Lower Lake Planning Area Transit Service and Facilities



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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 LL-C-1

Effective intergovernmental communication and cooperation on transportation issues.

Policies

LL-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.

LL-C-1.2

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

Actions

LL-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.

LL-C-1.b

Work with local agencies to identify road improvement opportunities.

LL-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.

LL-C-1.d

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

LL-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 LL-C-2

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

Policies

LL-C-2.1

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

LL-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.

LL-C-2.3

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

LL-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.

LL-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 ~~.~~ However, Caltrans no longer receives funding to maintain operational levels of service and instead receives funding that support strategies to minimize vehicle miles traveled and maximize the safety of all road users.

LL-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. The County is best able to assess the feasibility of making roadway connections to local or lower order roads,; however, Caltrans right of way designations and permit requirements will govern the ability of applicants to obtain Caltrans encroachment permits.

LL-C-2.7

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

LL-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.

LL-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 LL-6**.

LL-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

LL-C-2.a

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

LL-C-2.b

Improve and construct roads to the Lake County Road Standards, as shown in **Table LL-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.

LL-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.

LL-C-2.d

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

LL-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.

LL-C-2.f

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

LL-C-2.g

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

Goal LL-C-3

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

Policies

LL-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.

LL-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, when feasible, prioritizing downtown Lower Lake.

"**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

LL-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.

LL-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).

LL-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.

LL-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.

LL-C-3.7

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

LL-C-3.8

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

LL-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.

LL-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

LL-C-3.a [2]

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.

[2] General Plan policies and actions marked with an asterisk (*) denote policies and actions that work to mitigate effects of cumulative development expected during the life of the General Plan, identified in the General Plan Environmental Impact Report (EIR).

LL-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.

LL-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.

LL-C-3.d

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

LL-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).

LL-C-3.f

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

LL-C-3.g

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

Goal LL-C-4

A transportation system that protects human life.

Policies

LL-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.

LL-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.

LL-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, while avoiding offsite light impacts, including dark skies best practices.

LL-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."

LL-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.

LL-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.

LL-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.

LL-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.

LL-C-4.9

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

Actions

LL-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.

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)

LL-C-4.b

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

Goal LL-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

LL-C-5.1

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

LL-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.

LL-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.

LL-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.

LL-C-5.5

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

LL-C-5.6

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

LL-C-5.7

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

Actions

LL-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.

LL-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.

LL-C-5.c

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

Goal LL-C-6

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

Policies

LL-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.

LL-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.

LL-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.

LL-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~~within Community Growth Boundaries. 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.

LL-C-6.5

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

LL-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.

LL-C-6.7

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

LL-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.

LL-C-6.9

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

LL-C-6.10

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

LL-C-6.11

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

Actions

LL-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 Lower Lake Planning Area are met.

LL-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.

LL-C-6.c

Pursue funding to eliminate gaps in the existing sidewalk network and/or upgrade pedestrian facilities, with priority given to facilities near schools, connections between residential areas and commercial centers, and facilities in Equity Priority Areas.

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

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 Lower Lake 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.

Anderson Marsh State Park is a celebration of the area's history and supports passive recreation, such as walking and bird watching.

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 time of publication for this General Plan, all three are still in the draft stage.

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

Biological Resources

Natural Communities and Habitats

Natural vegetation communities in the Lower Lake Planning Area host a variety of wildlife species and support important processes such as carbon sequestration, nutrient cycling, erosion control, and recreation. Vegetation is dominated by a mix of chaparral (i.e., dense, low shrubs), California blue oak woodlands, and mixed deciduous and evergreen forests. Together, these vegetation communities make up a landscape pattern that is typical of northern California's interior coastal foothill regions.

Chaparral communities are found throughout the area's eastern and central portions and most frequently found on steep hillside terrain with shallow, rocky, serpentine soils. Blue oak canopy and grassland also occur throughout the eastern and central portions of the area, generally at lower elevations in valleys where slopes begin to decrease.

Mixed chaparral woodlands containing features of both woodland and chaparral communities are found throughout the Planning Area. Communities of mixed deciduous trees (i.e., that lose their leaves in the winter) and evergreen (i.e., coniferous) forests occur in wetter western portions and are often intermixed with communities of oak woodland.

Grasslands occur predominantly in valleys and at lower foothill elevations in the Planning Area, where soils are deeper and richer with organic material compared to the relatively compacted and shallow serpentine soils found on steep hillsides. Valley oaks are found in most of these low valley grasslands.

As also discussed in the following subsection, aquatic vegetation communities, like wetlands and riparian woodlands, are found throughout the Planning Area. Wetlands and riparian vegetation communities are highly biodiverse and valued as critical wildlife habitat, in addition to serving important ecosystem functions like filtering pollutants and excess nutrients like nitrogen from waterways.

The Open Space, Conservation, and Recreation Element recognizes the ecological and cultural importance of Lower Lake's native habitats. Through partnership with the Koi Nation, 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) support the widest array and highest number of mammals, reptiles, birds, and amphibians of the vegetation communities in the Planning Area. In addition to being a State Park, Anderson Marsh State Historical Park provides the Planning Area's richest wetland and quality riparian habitats.

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 Planning Area. 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. Ecologically sensitive resource areas, especially Clear Lake and its tributaries, are vital to the health of local ecosystems and the cultural heritage of Native Sovereign Nations. Through collaborative stewardship, habitat protection, and integration of Tribal knowledge, Lake County will safeguard these lands and waters for ecological resilience and cultural continuity.

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. This General Plan establishes a 20-foot Resource Conservation buffer around Clear Lake and its tributaries, as shown in **Figures LL-2** and **LL-3**, to protect the area from development that might further impact the hitch population.

While not comprehensive, other critical resource areas in the Lower Lake Planning Area are described below. These areas are environmentally sensitive because they provide outstanding plant and wildlife habitat, resources, rare and endangered species, noteworthy geologic features, or are of particular scientific or historic interest.

Anderson Marsh

Anderson Marsh is a critical habitat area for hatching fish species in Clear Lake, as well as nesting and overwintering waterfowl and riparian-dependent wildlife like insects, amphibians, and fish. Significant archaeological and historical resources are also located near the marsh. In 1983, the California Department of Parks and Recreation purchased an 871-acre site in the Anderson Marsh area for integration into the State Parks system. Approximately 540 acres of the park are classified as wetlands and are managed as a natural preserve. The 253-acre McVicar-Audubon Reserve is adjacent to the western boundary of State-managed Anderson Marsh lands, and although managed separately, is a continuation of the same habitat found in Anderson Marsh State Historic Park.

Cache Creek from Copsey Creek to Yolo County Line

Cache Creek is the only water outlet flowing from Clear Lake itself. It flows eastward from Clear Lake and forms the northern border of the Planning Area and of the community of Lower Lake. The Cache Creek corridor, between where it intersects with Copsey Creek at the northeastern part of the Lower Lake community to where it meets the Cache Creek dam 4 miles east, supports a mixture of biodiverse wetlands and riparian lands. Although the dam, which regulates the level of Clear Lake, interrupts the continuous flow of Cache Creek at that location, the continuous riparian corridors upstream and downstream from the dam support numerous animal species, including the tule elk (*Cervus canadensis nannodes*) and bald eagle (*Haliaeetus leucocephalus*).

Huntington Creek Area

This open space area is south of Morgan Valley and the Mclaughlin Gold Mine/McLaughlin Natural Reserve area, around Huntington Creek near the boundary with Yolo County. The area is relatively undisturbed wilderness managed by the Bureau of Land Management (BLM), although it is possible that impacts from historic operation of the McLaughlin Gold Mine have resulted in some contaminated water and/or soil in the area.

McLaughlin Natural Reserve

This natural reserve is adjacent to the McLaughlin Gold Mine. It was established in 1993 through an agreement with Homestake Mining Company and the University of California. It is generally reserved for research affiliated with the University and not open to the public, but lectures, workshops, and guided field hikes are available for booking.

Seigler Canyon Creek from Seigler Valley to near State Route 29

Siegler Canyon Creek is a biodiverse habitat for a range of riparian species. The creek extends across the northwest corner of the Planning Area, starting from where it intersects with Cache Creek at the northern boundary between the community of Lower Lake and the City of Clearlake to where it ends in the Siegler Springs community in the Cobb Mountain Planning Area to the west.

Snows Lake

Snows Lake provides habitat for numerous birds in the area. The lake is enclosed by a small circular shaped internal drainage basin. The State has identified several protected plant species at Snows Lake.

Wilson Valley

This area supports a wide variety of animal life and is virtually untouched by development. It is in the center of the Cache Creek Tule elk (*Cervus canadensis nannodes*) range, which is a large swathe of open space/recreation land in the Planning Area managed by BLM that was designated as wilderness area in 2006. This area provides critical habitat for protected species like the bald eagle and Tule elk, among others.

Other Ecologically Sensitive Resource Areas

Anderson Marsh is a critical habitat area for a variety of wildlife species. Photo by Laura Lamar, 2009

Other unique natural or sensitive areas include wetlands found in Seigler Valley, Steinhart Lakes, Pinkeye Lake, and various other smaller localities. Portions of Upper Copsey Creek, Lower Herndon Creek, and larger intermittent creeks in the eastern portion of the Planning Area, including Hunting, Rocky, and Soda Creeks, also provide critical riparian habitat for a range of plant and animal species.

BLM administers extensive tracts of land in northeast and eastern portions of the Planning Area, which also provide critical habitat for a diverse range of wildlife species. Much of this land is located around Cache Creek, generally between Morgan Valley Road on the south and SR 20 on the north. Although not recommended for permanent wilderness status, BLM designated the federal lands within a one-mile-wide corridor of Cache Creek as an area of critical environmental concern (ACEC) in recognition for its use by bald eagles and tule elk. Bald eagles, which are protected by the Bald and Golden Eagle Protection Act, are known to heavily utilize the carp found in Cache Creek as a food source during the winter months.

Tule elk are a unique subspecies of elk found only in California and are classified as fully protected by the State. The Cache Creek Tule Elk herd ranges over some 93,000 acres of oak grassland and chaparral, including some of the area north of Morgan Valley Road in the Planning Area. The main range of the herd is centered around Cache Creek. Several kinds of unique natural areas are found in the Planning Area, including vernal pools (i.e., a type of seasonal pond or wetland) and areas with unusual combinations of geology, waterfalls, and/or plant life. Several vernal pools have been identified in the Lower Lake community area and one unique natural area is identified in the vicinity of Spruce Grove Road and Steinhart Falls.

Cultural Resources

The Lower Lake Planning Area has a vivid and deeply rooted history. The region contains numerous ancestral village sites, ceremonial areas, petroglyphs, trails, and historic structures, which remain vital to both the tribal and broader community's identity. For tribal communities, these 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

The Lower Lake Planning Area is one of the most archaeologically rich and culturally sensitive regions in Northern California, containing the highest density of prehistoric sites in Lake County. Though only a small portion of the area has been formally surveyed, findings confirm extensive ancestral village sites, habitation areas, and ceremonial landscapes, reflecting thousands of years of continuous human occupation and stewardship.

Key pre-contact sites, such as the Anderson Marsh Archaeological District, Borax Lake-Hodges Site, and Cache Creek Archaeological District, are listed on the National Register of Historic Places (NRHP) and represent both cultural heritage and scientific value. These landscapes are living ancestral territories that continue to hold ceremonial, ecological, and educational significance for Tribal communities.

The protection and management of these resources require collaboration between Lake County, Tribal governments, and State and federal agencies to ensure respectful treatment, cultural sensitivity, and the integration of ~~Traditional~~Tribal Ecological Knowledge (TEK) in preservation efforts.

The Lower Lake Planning Area also contains important historic-era archaeological resources related to mining, livestock ranching, farming, and the remains of early settlers that further contribute to the region's rich history and heritage. One building, Lower Lake Stone Jail, is listed as a State Landmark. Four other buildings are designated to be evaluated and proposed for the NRHP, if found to be of sufficient historic significance based on the NRHP criteria:

- Lower Lake Schoolhouse

- Brick Hall
- Lower Lake Justice Court Building
- Odd Fellows/Rebekah's Hall

Other properties in Lower Lake that may require recording and evaluation include the Methodist Church, the Old Locker Plant, the Head Start building, Magoon's building, the Link property (flour mill), the Vernon House, the Parks House, and the Babe Smith House. Additional buildings that may require recording and evaluation include the Lower Lake Brewery, a two-story brick schoolhouse, and many nineteenth century buildings used today.

Tribes and Tribal Cultural Resources

The Lower Lake Planning Area lies within the ancestral territories of Southeastern Pomo, including the Koi Nation and Elem Pomo as well as the Lake Miwok, whose villages and cultural landscapes on and near Lower Lake Island remain significant today. Descendants of these tribes maintain a living presence in the area, continuing traditional practices and stewardship of ancestral lands.

Tribal Cultural Resources include both tangible and intangible elements, such as archaeological sites, village locations, ceremonial areas, and landscapes with sacred, historical, or spiritual significance, including viewsheds of Mount Konocti and other key natural features. It is important to note that archaeological, cultural and historical resources can all be determined as Tribal Cultural Resources (TCRs) as well.

This rich tribal history and living tribal culture are reflected in the range of Tribal Cultural Resources found throughout the Planning Area. For example, Anderson Marsh in the Lower Lake Planning Area holds profound archaeological, historical, and cultural importance for tribal communities in addition to being one of Lake County's most important ecological resources supporting biodiversity and watershed health. Tribal ancestors lived, fished, and conducted ceremonies in and around the marsh for thousands of years, and the area remains central to the tribes' cultural identity and ongoing stewardship efforts. Tribal Cultural Resources can also include more intangible resources compared to an object or a site. For example, access to views of ridgelines can hold sacred cultural significance; as with the neighboring Planning Areas, views of Mount Konocti are an important resource to several tribes.

Tribal Cultural Resources are protected under AB 52, which requires consultation with culturally affiliated Tribes to identify, evaluate, and mitigate potential impacts, and under SB 18, which establishes notification and consultation responsibilities for local planning processes. Pursuant to Senate Bill (SB) 18, the County notified and consulted with local Tribal governments throughout the General Plan update process. The policies and actions in this element reflect that tribal consultation and emphasize continued collaboration with Tribal governments to protect, sustain, and integrate Tribal Cultural Resources into land use, conservation, and development decisions, ensuring that the heritage, stewardship, and living culture of Indigenous communities remain integral to the Planning Area's future.

Energy Resources

The Lower Lake Planning Area has a total population of approximately 3,000 people. The highest energy demand is from recreational, hotel and resort, and residential 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 from eligible renewable resources (wind, geothermal, biomass, solar, small hydro), 8 percent from hydroelectric facilities, and 5 percent 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.

Electricity utilities throughout California, including PG&E, have begun to occasionally "de-energize," or turn off the electricity for power lines that run through areas where there is an elevated fire risk. This is intended to reduce the risk of power lines being damaged and igniting 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. However, the California Geological Survey has mapped mine locations in the county, including in the Lower Lake Planning Area. One mining operation in the area, Point Lake View, produces sand and gravel.

Historically, gold and mercury mines operated in the Lower Lake Planning Area, the largest of which is the McLaughlin Gold Mine that operated between 1985 and 2002. As described in the Biological Resources section, the area around the mine was designated as the Mclaughlin Natural Reserve in 1993 in an agreement between the landowner, Homestake Mining Company, and the University of California.

Conflicts between mining and urban uses throughout California led to the passage of SMARA, which established policies for conservation and development of mineral lands. It contains specific provisions for the classification of mineral lands by the State Geologist.

The 1992 Lake County Aggregate Resources Management Plan, provided as **Appendix A** to this General Plan, provides more detail on the mineral resources and mining operations in Lake County.

Open Space and Recreation

Open space and recreation areas are depicted in **Figures LL-10** (countywide) and **LL-11** (Lower Lake Planning Area).

Figure LL-10 Countywide Open Space, Conservation, and Recreation Areas

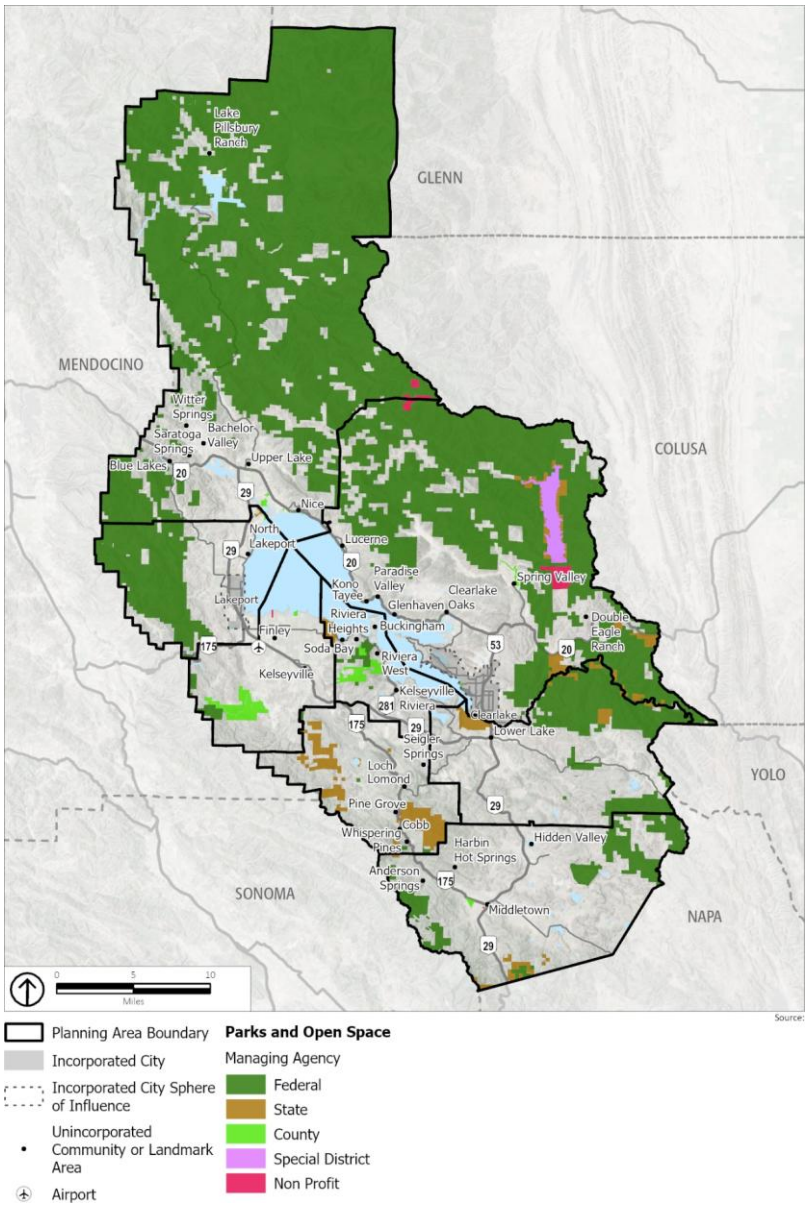
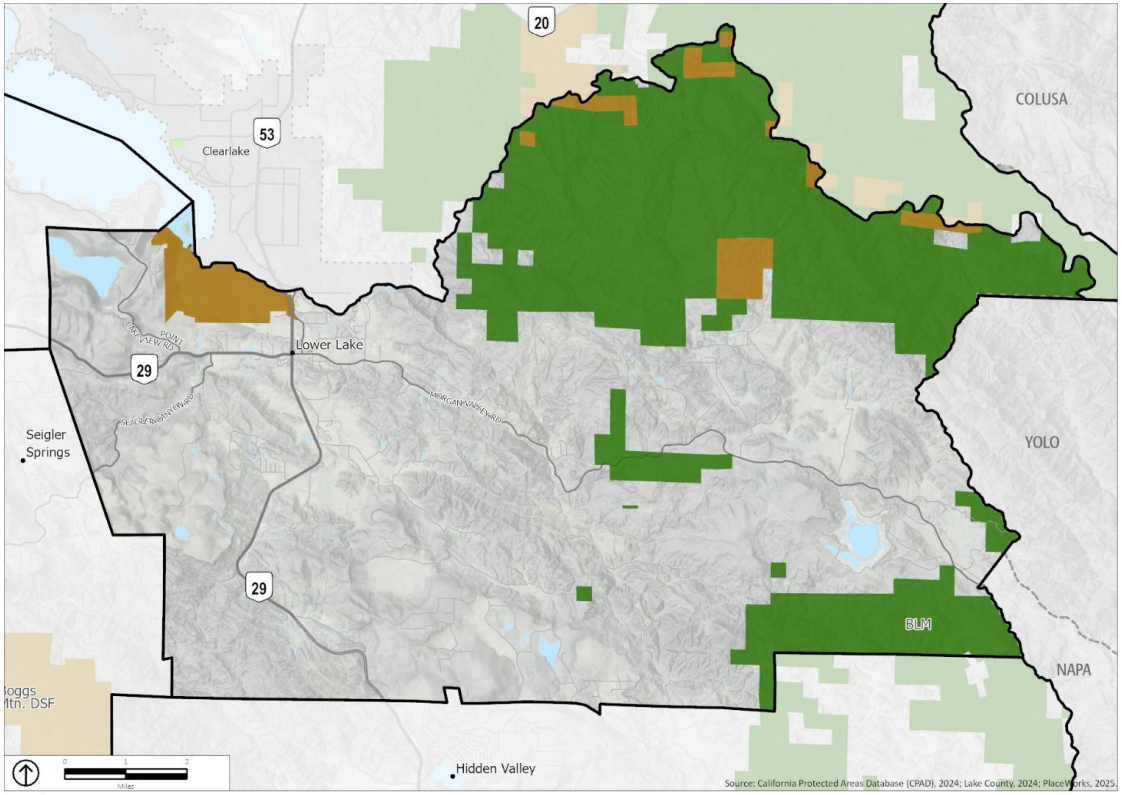


Figure LL-11 Lower Lake Area Open Space, Conservation, and Recreation Areas



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The Lower Lake Planning Area contains one park and multiple open space preserves.

Lower Lake Park (also known as Russell Rustici Park) is approximately 1 acre in size and features a playground, large picnic shelter, and barbecue pit. It is south of Lower Lake Elementary School and Lower Lake High School in the Lower Lake community. Several sports facilities, including baseball and football fields, are also available to the public through the Konocti Unified School District.

State and federal lands in and around the Lower Lake Planning Area offer recreational use, such as Anderson Marsh State Historical Park, managed by the California Department of Parks and Recreation.

The Ranch House at Anderson Marsh State Park was built in the late 1800s.

Residents countywide generally have limited opportunities for stream and riverside recreation. The two-mile stretch of Cache Creek from the junction of Herndon Creek at the eastern edge of the Lower Lake community to Clear Lake Dam is one of the county's few accessible year-round creeks. As the Clearlake and Lower Lake Area populations grow, this stretch of Cache Creek offers both a unique opportunity for the County and the City of Clearlake to develop regional park facilities and improve access to recreational uses, while preserving and protecting the integrity of the riparian ecosystem.

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 increasing recreational amenities in the Lower Lake Planning Area by renovating and adding amenities to Lower Lake Park or by acquiring additional park land.

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. Implementation of these plans is ongoing; several trail projects remain in the planning, permitting, or funding stages.

Scenic Resources

Sweeping landscapes are typical among Lower Lake's stunning scenic resources.

The Lower Lake 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, mountainous and hillside landscapes, agricultural and pastoral settings, and riparian and wetland areas are all valued scenic resources that also attract visitors and promote a sense of place and pride in the community. 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 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 because it is often 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.

Well-maintained scenic resources, especially scenic routes and highways, can bolster the Planning Area's recreation-based economy, providing value for residents and visitors. Scenic routes are publicly accessible roadways that traverse picturesque landscapes. They offer extensive views of scenic areas or prominent features. SR 29 and SR 53 in the Lower Lake Planning Area are eligible to be designated as State Scenic Highways. These roadways offer vistas of visible ridgelines, unique riparian and wetland wildlife habitat, and pastoral or canyon settings.

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

- Point Lakeview Road
- Big Canyon Road
- Morgan Valley Road

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

Goals, Policies, and Actions

Goal LL-OS-1

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

Policies

LL-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.

LL-OS-1.2

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

LL-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.

LL-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.

LL-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.

LL-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, such as Snows Lake, Wilson Valley, and Cache Creek bald eagle habitat.

LL-OS-1.7

Encourage rural property owners to participate in the California Department of Fish and Wildlife's Private Lands Management program to manage their properties in a way that benefits wildlife in exchange for incentives.

LL-OS-1.8 *

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.

LL-OS-1.9

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.

LL-OS-1.10 *

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 wetland resources, require mitigation measures prior to project approval.

LL-OS-1.11 *

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.

LL-OS-1.12 *

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.

LL-OS-1.13

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

LL-OS-1.14

To protect important habitat, prohibit development of dams, water impoundments, or diverting devices on Cache Creek below the Clear Lake Dam to the Yolo County Line.

LL-OS-1.15 *

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 within the buffer zone when appropriate.

LL-OS-1.16 *

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

LL-OS-1.17

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, and particularly Clear Lake hitch and their habitat.

LL-OS-1.18 *

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.

LL-OS-1.19

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, especially in Equity Priority Areas.

LL-OS-1.20

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.

LL-OS-1.21

Encourage and support development of erosion-control programs and soil conservation efforts by the Lake County Resource Conservation District.

LL-OS-1.22

Refer proposals for parcel splits and subdivisions to the Lake County Resource Conservation District for review and recommendation whenever soil erosion and conservation are potential issues.

LL-OS-1.23 *

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.

LL-OS-1.24

Discourage use of fencing that poses risks to wildlife.

LL-OS-1.25

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

LL-OS-1.26

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

LL-OS-1.27 *

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.

LL-OS-1.28

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

Actions

LL-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.

LL-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. The inventory should include bald eagle habitat and a half-mile buffer around Cache Creek between Clear Lake Dam and the Yolo County line.

LL-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.

LL-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 and their habitat.

LL-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 and their habitat, prioritizing distribution to landowners with riparian areas on their property.

~~LL-OS-1.f~~

Develop, adopt, and implement an Oak, Landmark, and Heritage Tree Preservation Ordinance.

~~LL-OS-1.f~~LL-OS-1.g

Develop and implement a countywide Wildlife Migration Corridor Preservation Plan.

~~LL-OS-1.g~~LL-OS-1.h

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 LL-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.

LL-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 (TCRs), or if they have the potential to hold such resources and if so, implement mitigation to protect the resource.

LL-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.

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

LL-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 Community Development Director prior to resuming site development work.

LL-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.

LL-OS-2.5 *

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

LL-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.

LL-OS-2.7

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

LL-OS-2.8

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

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)

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

LL-OS-2.9

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

LL-OS-2.10

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

LL-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.

Actions

LL-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.

LL-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.

LL-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.

LL-OS-2.d

Engage the Lower Lake community to identify appropriate sites in downtown Lower Lake for the Historic Preservation Combining District and apply the District to identified sites.

LL-OS-2.e

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

LL-OS-2.f

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

LL-OS-2.g

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

Goal LL-OS-3

Celebrated, amplified, and preserved tribal influences and Tribal Cultural Resources throughout the Lower Lake Planning Area.

Policies

LL-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.

LL-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 Lower Lake Planning Area, and how the County's relationship with Tribal governments has evolved.

LL-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.

LL-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.

LL-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.

LL-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.

LL-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.

LL-OS-3.8

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

Actions

LL-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.

LL-OS-3.b

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

LL-OS-3.c

Collaborate with the Koi Nation and other 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 the Koi Nation and these lands.

LL-OS-3.d

Work collaboratively with tribes to develop and maintain a tribal cultural resource preservation policy.

Goal LL-OS-4

Conserved energy resources.

Policies

LL-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.

LL-OS-4.2

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

LL-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.

LL-OS-4.4
Participate in local and State programs that reduce the consumption of energy.

LL-OS-4.5
Work with energy providers to promote and expand cost-saving options for low-income households.

LL-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.

LL-OS-4.7
Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.

LL-OS-4.8
Coordinate with energy providers to place transmission systems in locations that minimize environmental and other impacts.

Actions

LL-OS-4.a
Prepare a new General Plan Energy Element to guide the development, governance, financing, and ongoing management of energy generation projects and energy resources within the county in a manner that maximizes benefits to the Lake County community.

LL-OS-4.b
Investigate use of community benefit agreements for new energy generation developments.

~~**LL-OS-4.a**~~**LL-OS-4.c**
Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Areas and Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.

~~**LL-OS-4.b**~~**LL-OS-4.d**
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 in Equity Priority Areas and for Equity Priority Populations.

~~**LL-OS-4.c**~~**LL-OS-4.e**
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.

~~LL-OS-4.dLL-OS-4.f~~

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

Goal LL-OS-5

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

Policies

LL-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.

LL-OS-5.2

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

LL-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).

LL-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.

LL-OS-5.5

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

LL-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 LL-OS-6

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

Policies

LL-OS-6.1

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

LL-OS-6.2

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

LL-OS-6.3

Work with public land managers to support improved access and recreational opportunities on State and federal lands.

LL-OS-6.4

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

LL-OS-6.5

Support the continued maintenance and improvement of existing recreational facilities and expansion 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.

LL-OS-6.6

When constructing new County parks, use the following guidelines:

- Locate the park to promote an equitable distribution of facilities within 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.

LL-OS-6.7
Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for Equity Priority Populations and residents of Equity Priority Areas, 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.

LL-OS-6.8
Strengthen the role of county parks as community focal points by constructing meeting halls and recreational buildings on existing parks where feasible.

LL-OS-6.9
Prioritize and promote recreational activity programs and opportunities in Equity Priority Areas.

LL-OS-6.10
Support expanded access to indoor and outdoor recreation opportunities by working with other agencies to co-locate recreation spaces, parks, and trails with public facilities, such as schools and utility easements, prioritizing Equity Priority Areas.

LL-OS-6.11
Require large development projects to construct and maintain parks within the development, when appropriate.

LL-OS-6.12
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.

LL-OS-6.13
Involve community members in the design and development of all park and recreation facilities, with special emphasis on engaging Equity Priority Populations and residents of Equity Priority Areas.

LL-OS-6.14
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.

LL-OS-6.15
Promote passive recreation in flood-prone areas to absorb floodwater and protect developed areas.

LL-OS-6.16
Maintain a safe boating environment on the County's waterways.

LL-OS-6.17
Maintain and expand County boat launch facilities to ensure adequate and convenient access to Clear Lake.

Actions

LL-OS-6.a

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

LL-OS-6.b

Seek funding to implement the Parks, Recreation, and Trails Master Plan and to keep parks safe, attractive, and responsive to community needs, including funding for park acquisition, planning, capital improvements, lifecycle replacement of amenities, recreation programming, recreation centers, and maintenance operations.

LL-OS-6.c

Work collaboratively with community organizations to identify opportunities for a town center-style park or community gathering space.

~~LL-OS-6.c~~**LL-OS-6.d**

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

~~LL-OS-6.d~~**LL-OS-6.e**

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.

~~LL-OS-6.e~~**LL-OS-6.f**

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

~~LL-OS-6.f~~**LL-OS-6.g**

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

~~LL-OS-6.g~~**LL-OS-6.h**

Establish temporary docking areas for boats used in commuting across Clear Lake in locations where the County maintains dock facilities.

Goal LL-OS-7

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

Policies

LL-OS-7.1

Encourage and support efforts to develop a multiuse path along Seigler Creek, between Anderson Marsh State Historic Park and downtown Lower Lake.

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

LL-OS-7.2
Encourage and support efforts to develop a passive-use regional parkway along Cache Creek between Herndon Creek and Cache Creek Dam.

LL-OS-7.3
Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails.

LL-OS-7.4
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.

LL-OS-7.5
Continue to support equestrian activities in the Lower Lake Planning Area, including through land use regulations that support horse ownership and stewardship.

LL-OS-7.6
Increase public awareness and support for county trails through promotions, interpretive programs, exhibits, publication, maps, and the County's website.

LL-OS-7.7
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

LL-OS-7.a
Develop incentives to encourage dedication of trails.

LL-OS-7.b
Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding.

Goal LL-OS-8
Preserved and enhanced scenic resources and viewsheds in the Lower Lake Planning Area.

Policies

LL-OS-8.1 *
In rural areas outside of Community Growth Boundaries, 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.

LL-OS-8.2
Develop and maintain roads and highways in a manner that protects natural and scenic resources.

LL-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 Lower Lake Planning Area and region.

LL-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.

LL-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 Discourage the use of herbicides wherever possible.

LL-OS-8.6
Ensure light does not impact the dark skies of Lake County.

Actions

LL-OS-8.a *
Develop an ordinance that regulates development on or near ridgelines and hilltops to minimize impacts to scenic viewsheds.

LL-OS-8.b
Amend the Scenic Combining District to include ridgelines, working in consultation with Tribal governments.

LL-OS-8.c
Amend the Scenic Combining District regulations in the Zoning Ordinance to prohibit billboard signage on commercial properties.

LL-OS-8.d
Apply the Scenic Combining District to the following roadways in the Lower Lake Planning Area: SR 29, SR 53, and Morgan Valley Road.

LL-OS-8.e
Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.

Goal LL-OS-9

Preserved and enhanced visual quality within community areas.

Policies

LL-OS-9.1

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

LL-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.

LL-OS-9.3 *

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

LL-OS-9.4 *

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

LL-OS-9.5

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

LL-OS-9.6

Encourage activities to underground existing and new utilities whenever feasible.

Actions

LL-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.

LL-OS-9.b

Establish a coordinated roadway signage program for the Lower Lake Planning Area that identifies routes and major destinations, provides traffic information, and provides directional information to major destinations while supporting the visual character of the region.

LL-OS-9.c

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

LL-OS-9.d

Work with PG&E to form an underground utilities district in the Lower Lake 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 Lower Lake Planning Area accomplishes the following:

- Introduces the concept of environmental justice.
- Summarizes the process used to identify communities in the Lower Lake Planning Area impacted by environmental justice issues (termed Equity Priority Areas).
- Identifies environmental justice issues in the Lower Lake Planning Area, which include pollution exposure, access to public facilities and services, food security, availability of 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 Lower Lake 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. Because there are no federally recognized tribal lands in the Lower Lake Planning Area, no Equity Priority Areas were identified based on this criterion.

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. Based on this approach, the Lower Lake community was identified as an Equity Priority Area.

Equity Priority Areas are shown in **Figures LL-12** (countywide) and **LL-13** (Lower Lake Planning Area).

In addition to these designated Equity Priority Areas, the County recognizes 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

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.

Figure LL-12 Countywide Equity Priority Areas

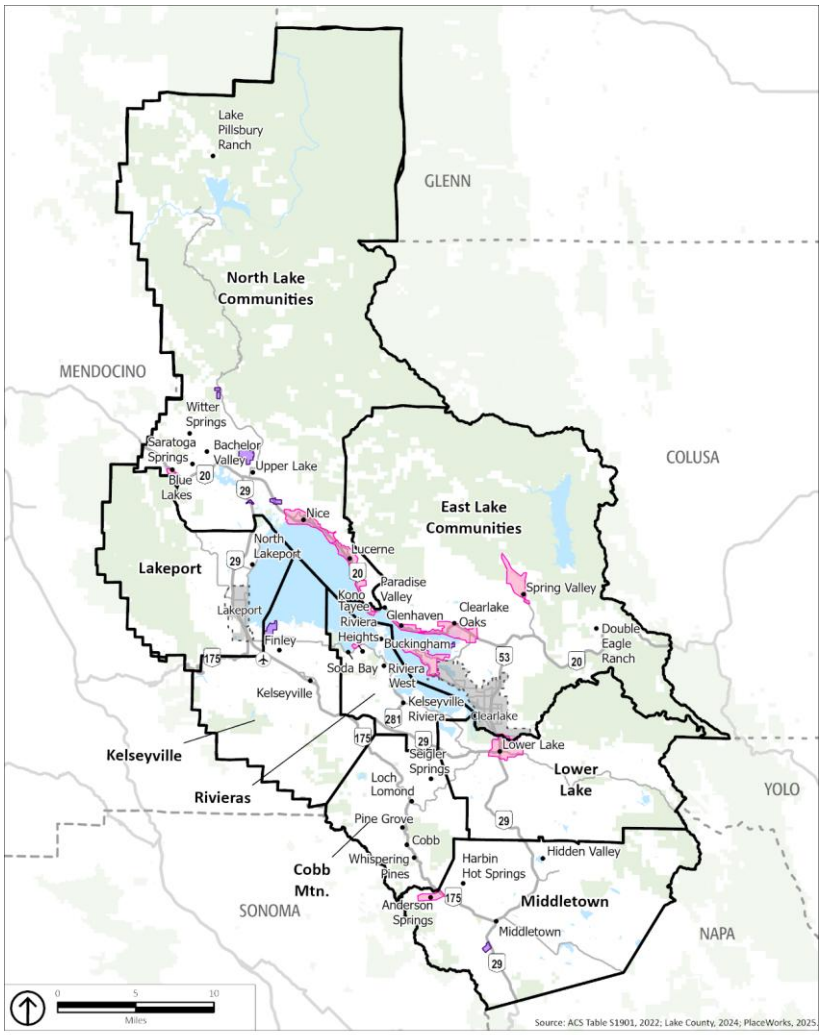

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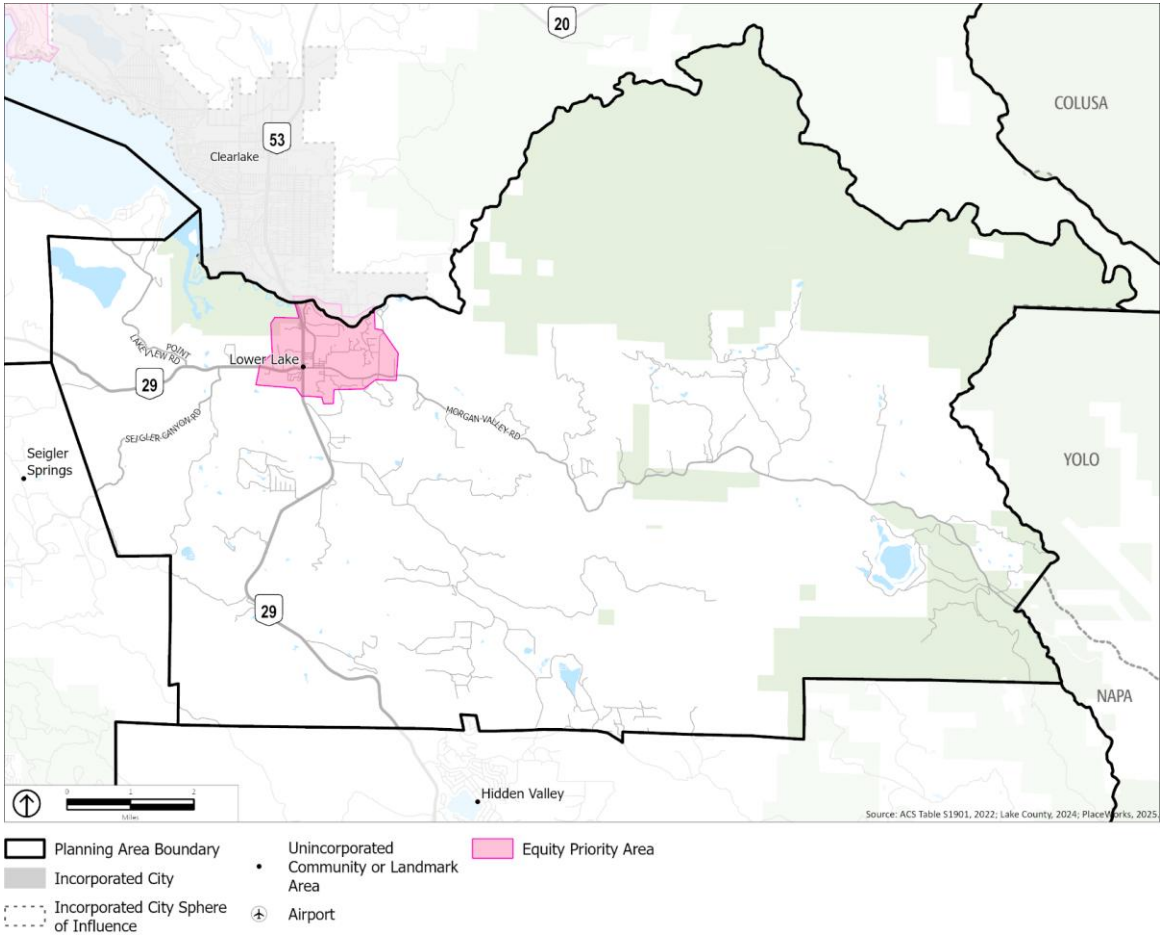
Figure LL-13 Lower Lake Planning Area Equity Priority Areas



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Environmental Justice Issues in the Lower Lake Planning Area

This section describes environmental justice issues identified in the Lower Lake Planning Area based on State data and conversations with community members, including tribal communities.

State Data

The Office of Environmental Health Hazard Assessment (OEHHA), which is part of CalEPA, developed and maintains a tool called CalEnviroScreen, which measures pollution and population characteristics using 21 indicators related to environmental justice (see **Table LL-5**). CalEnviroScreen ranks each census tract in the state for each indicator, with higher scores indicating the census tract fares worse for that issue than census tracts with lower scores. For example, a ranked score of 75 indicates that the census tract is more impacted for that indicator compared to 75 percent of all other census tracts in the state. Higher scores always indicate a higher burden or negative impact. **Figure LL-14** shows the census tract encompassing the populated Lower Lake Planning Area used to evaluate environmental justice-related data from CalEnviroScreen.

Table LL-5 CalEnviroScreen Scores for Lower Lake Planning Area

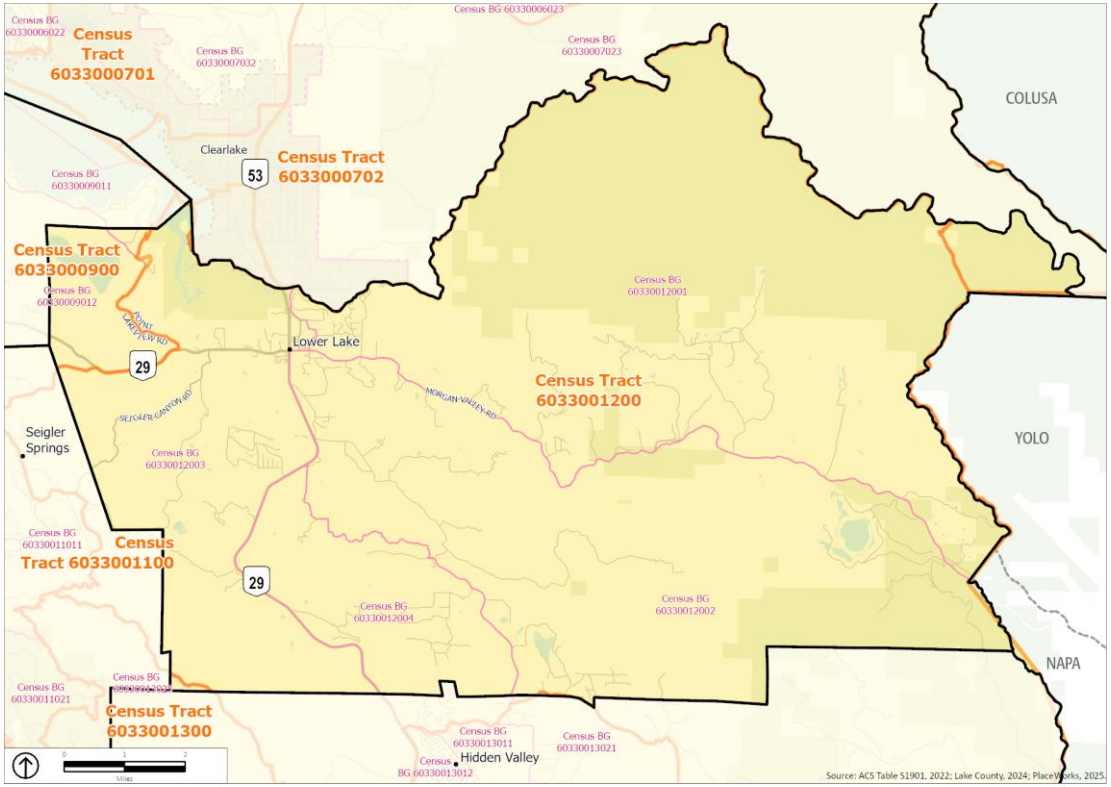
Indicator	Census Tract 6033001200 Score (higher scores indicate higher impact or burden)
Cumulative CalEnviroScreen Percentile Score (all indicators combined)	32
Air Quality: Ozone Concentration	21
Air Quality: Particulate Matter Concentration	0
Diesel Particulate Matter Emissions	3
Pesticide Use	50
Concentration of Toxic Releases	1
Traffic Density	4
Concentration of Drinking Water Contaminants	63
Children's Lead Risk from Housing	15
Concentration of Cleanup Sites	82
Susceptibility to Groundwater Threats	69
Density of Hazardous Waste Facilities	0
Proximity to Impaired Water Bodies	51
Proximity to Solid Waste Sites	0
Asthma-Induced Emergency Room Visits	79
Low Birth Weight Infants	36

Indicator	Census Tract 6033001200 Score (higher scores indicate higher impact or burden)
Heart Attack-Induced Emergency Room Visits	43
Population Without a High School Degree	47
Limited English-Speaking Households	0
Poverty	69
Relative Unemployment	94
Housing Burdened Low-Income Households	48

Source: CalEnviroScreen 4.0; California Office of Environmental Health Hazard Assessment, updated 2021.

As shown in **Table LL-5**, the census tract encompassing the populated parts of the Lower Lake Planning Area scores above the 50th percentile for 8 of the 21 indicators. Critically, 3 of these surpass the 75th percentile, including a 93rd percentile ranking for relative unemployment, 82nd percentile ranking for concentration of cleanup sites, and a 79th percentile ranking for asthma-induced emergency room visits.

Figure LL-14 Lower Lake Area Census Tracts and Block Groups



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Relative Unemployment (93rd Percentile)

The score for relative unemployment is measured by the percentage of the population over the age of 16 that is unemployed and eligible for the labor force, excluding retirees, students, and military personnel on active duty, and those not looking for work. Unemployment is highly correlated with generational poverty and has a wide range of effects on physical and mental health that can further compound other burdens faced by vulnerable communities.

Concentration of Cleanup Sites (82nd Percentile)

The score for concentration of cleanup sites is measured by the number of places that are contaminated with hazardous chemicals and require clean up by the property owners or government. Chemicals at cleanup sites can move through the air or groundwater and people living near these sites have greater potential to be exposed to chemicals from the sites than people living further away. There are two cleanup sites in the census tract: the historic Red Elephant Mine and White Elephant Mine, which were both small-scale mercury mines operating sporadically through the early 1900s.

Asthma-Induced Emergency Room Visits (79th Percentile)

The score for high asthma rates is measured by the number of asthma-related emergency department visits between 2015 and 2017. Asthma rates tend to be closely linked to high poverty rates; prevalence of toxic building materials, like mold and asbestos; low access to healthcare, particularly pre-natal and pediatric healthcare; and high rates of pesticide use from agricultural activities.

Community-Identified Issues

The CalEnviroScreen indicators provide a general high-level snapshot of potential environmental justice issues in the area, but the data must be 'ground-truthed' or used in concert with community engagement to develop a complete understanding of environmental justice and public health issues specific to each community. Therefore, this section summarizes public health and environmental justice issues raised by community members and public health advocates during the General Plan 2050 engagement process. It also describes environmental issues faced by tribal communities based on tribal consultation.

Pollution Exposure

Air quality is very good overall in Lake County and in the Lower Lake Planning Area, as detailed by the related CalEnviroScreen indicators in **Table LL-5**. However, the Lower Lake Planning Area is susceptible to high asthma rates, indicating that air quality, whether outdoor or indoor air quality, is likely an issue in some parts of the Planning Area.

CalEnviroScreen ranks pesticide use at the 50th percentile in the Lower Lake Planning Area, indicating that pesticides may contribute to localized outdoor air pollution. Smoke can also degrade air quality; sources of outdoor air pollution from smoke include residential burning, prescribed vegetation burning, agricultural

burning, and wildfires. Indoor pollution can also be a contributing factor, like second-hand smoke or toxic building materials used in older homes.

Air pollution is not an issue exclusive to the Lower Lake Equity Priority Area and Equity Priority Populations throughout the Planning Area may be more vulnerable to health impacts from poor air quality due to preexisting health conditions, limited incomes, and other constraints, like access to quality healthcare. Policies and actions related to agricultural pesticide use are included in the Agricultural Resources Element, and those addressing air quality and wildfire risk mitigation are included in the Health and Safety Element.

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 Lower Lake Planning Area. The Agricultural Resources; Water Resources; and Open Space, Conservation, and Recreation Elements discuss these issues in more detail and provide policies and actions to address this concern.

Access to Public Facilities and Services

Due to the Lower Lake Planning Area's remote location and rural setting, access to vital public services is sometimes limited, which can be exacerbated for Equity Priority Areas and Populations that face economic constraints. Specific issues facing the Lower Lake Planning Area's Equity Priority Areas and 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 standards for emergency response times and power shutoffs are found in the Health and Safety Element. Policies and actions addressing water, sewer, and solid waste disposal services are found in the Public Facilities and Services Element.

Food Security

Equity Priority Areas and Populations both face barriers to 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 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 Areas and 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, like asthma. 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 Lower Lake 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

Lower Lake Planning Area residents need more active recreation opportunities, especially for youth. While expanded recreation opportunities is a priority for all Lower Lake Planning Area residents, public recreation facilities and after-school programs are particularly important for Equity Priority Areas, whose residents 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 of multipurpose trails, park system expansion, community participation in park design, and broadening of recreation 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 Tribes 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 the Elem Pomo, Koi Nation, and Miwok Tribes 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 LL-EJ-1

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

Policies

LL-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.

LL-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.

LL-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.

LL-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.

LL-EJ-1.5

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

LL-EJ-1.6

Support efforts to attract medical professionals to the Lower Lake Planning Area.

LL-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.

LL-EJ-1.8

Encourage and support efforts to expand access to community health workers, ~~promotores~~promoters, peer navigators and support specialists, and neighborhood-based mutual aid networks that reduce social isolation; strengthen community connections; and connect residents to services, benefits, food resources, telehealth, and civic processes before challenges escalate into crises.

~~LL-EJ-1.8~~LL-EJ-1.9

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

~~LL-EJ-1.9~~LL-EJ-1.10

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

Actions

LL-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.

LL-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.

LL-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.

LL-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.

LL-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.

LL-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.

LL-EJ-1.g

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

LL-EJ-1.h

Work with North Coast Opportunities (NCO) to activate the AmeriCorps/Senior Corps Retired Senior Volunteer Program (RSVP) program 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 LL-EJ-2

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

Policies

LL-EJ-2.1

Ensure housing in the Lower Lake Planning Area provides safe and sanitary environments for residents.

LL-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.

LL-EJ-2.3

Ensure adequate living conditions through ongoing and effective code enforcement, including for rental housing and unpermitted structures, with priority given to housing in Equity Priority Areas.

LL-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

LL-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 in Equity Priority Areas and housing units occupied by Equity Priority Populations.

LL-EJ-2.b

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

LL-EJ-2.c

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

LL-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 in Equity Priority Areas and those housing Equity Priority Populations.

LL-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.

LL-EJ-2.f

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

LL-EJ-2.g

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

Goal LL-EJ-3

Convenient and affordable access to healthy food for all Lower Lake Planning Area residents.

Policies

LL-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, Tribal food gardens, and school lunch access.

LL-EJ-3.2

Support transit route changes or expansions and active transportation network improvements that link Equity Priority Areas to healthy food sources, including grocery stores. In addition, encourage new healthy food retailers near existing transit connections.

LL-EJ-3.3

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

LL-EJ-3.4

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

Actions

LL-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, prioritizing locations in or near Equity Priority Areas.

LL-EJ-3.b

Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access, prioritizing markets in or near Equity Priority Areas.

LL-EJ-3.c

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

LL-EJ-3.d

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

Goal LL-EJ-4

Effective decision making that seeks and incorporates the voices of Lower Lake Planning Area residents, including from Equity Priority Populations and those living in Equity Priority Communities.

Policies

LL-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 and those living in Equity Priority Areas—to participate and influence outcomes.

LL-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.

LL-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.

LL-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.

LL-EJ-4.5

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

LL-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

LL-EJ-4.a

Hold periodic public meetings in each Equity Priority Area to hear from residents of these communities about issues impacting their quality-of-life outcomes and use that input to inform the County's annual budgeting process.

LL-EJ-4.b

Support Municipal Advisory Councils to develop best practice guidelines to support all County departments with conducting effective outreach in the Lower Lake 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.

LL-EJ-4.c

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).

LL-EJ-4.d

To inform existing and potential future Mmunicipal Aadvisory Ccouncils (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."

LL-EJ-4.e

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.

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 Lower Lake Planning Area. Aging infrastructure, especially aging water infrastructure, is of particular concern. 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 Lower Lake 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 Law Enforcement Service
- 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 Lower Lake Planning Area.

In the Lower Lake Planning Area, the Lake County Fire Protection District operates out of Station 65.

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 Law Enforcement Service

The Lower Lake Planning Area is served by the Lake County Fire Protection District, which covers 165 square miles along the eastern shores of Clear Lake, including the City of Clearlake and the unincorporated Lower Lake area. The District maintains one station in the Lower Lake Planning Area: Station 65 at 16354 Main Street in Lower Lake. District staff include one Fire Chief, three Captains, three Fire Apparatus Engineers, nine Firefighter/Paramedics/Emergency Medical Technicians (EMTs), one Emergency Medical Services (EMS) Liaison, one Fire Marshal, three Paramedics, three EMTs, one Financial Analyst, one Finance Assistant, and nine volunteers. The District established in 2001 when the Lower Lake Fire Protection District and the Lakeshore Fire Protection District consolidated to create the Lake County Fire Protection District.

The population served by the District ranges from 16,500 to over 50,000 during the summer tourism season. The District responds to over 5,300 calls a year for structure and wildland fires, vehicle accidents, technical rescues, hazardous materials, and medical aid.

The District also has mutual-aid agreements between the District, California Department of Forestry and Fire Protection (CAL FIRE), and surrounding fire districts.

The Lake County Sheriff's Office provides law enforcement, patrol, and coroner services to the Lower Lake Planning Area. Their closest active substation is in the City of Clearlake just north of the community of Lower Lake. The California Highway Patrol (CHP) also serves the Lower Lake 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.

The countywide Health and Safety Element provides additional details and policy guidance related to wildfire hazards and emergency response.

Water and Wastewater Service

There are two public water systems in the Planning Area that are regulated by the State Water Resources Control Board, Division of Drinking Water. Both systems are classified as community water systems, which are defined as systems that 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.

The water systems in the Lower Lake Planning Area are:

- **Lower Lake County Waterworks District #1**, a community water system that provides potable water to the Lower Lake community.
- **Twin Creek Mobile and RV Village**, a community water system that provides potable water to a mobile home community in the northwestern portion of the Planning Area.

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 Lower Lake 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 mineral 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 sources water from a combination of surface water and groundwater via private irrigation wells. The Countywide Water Resources Element provides additional information on water sources throughout the county.

Wastewater services generally involve the transmission of wastewater to a treatment facility, treatment of the wastewater, and disposal of the treated wastewater and residual waste solids. The Lake County Sanitation District (LACOSAN) provides sewer collection services to the community of Lower Lake. The collected wastewater is directed to a treatment plant and treated. Liquid waste, called "effluent," is discharged to the Southeast Geyser Effluent Pipeline, where it is injected into the Geysers steam field to help maintain the pressure necessary for power production.

The remainder of the Lower Lake Planning Area, primarily the eastern and northeastern portions, relies on on-site wastewater treatment systems (OWTS), commonly known as septic or leach field systems. These systems require permits from Lake County EH, who conduct site evaluations to determine whether each site is appropriate for the installation of a new OWTS and the type of system needed.

Stormwater Management

The Lower Lake 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 involving removing vegetation and soil and installing impermeable surfaces (like asphalt and concrete) increase 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

The Lower Lake Planning Area is serviced by Lake County Waste Solutions, which provides curbside pickup of solid waste, yard waste, and some recyclables. Garbage, recycling, and green waste are transported to the Lake County Transfer Station. Compostable material and construction debris are transferred to the Quackenbush Mountain Resource Recovery and Compost Facility. Waste tires are transported to Ukiah. Remaining solid waste is transported to the Eastlake Sanitary Landfill.

Illegal dumping remains a concern in rural and agricultural areas around Lower Lake. The County has launched community clean-up programs, free dumping days, and public outreach campaigns to combat this issue.

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, unincorporated areas of Lake County, including the Lower Lake 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 Lower Lake Planning Area are available from numerous providers. Cellular service is provided by major carriers like Verizon, AT&T, and T-Mobile. Landline services are available in the Lower Lake Planning Area through providers like Spectrum and AT&T. Internet providers serving Lower Lake include AT&T, Mediacom, and satellite-based providers like HughesNet and Viasat. Many Lower Lake Planning Area residents are concerned about limited cell phone and high-speed internet service.

According to the Federal Communications Commission (FCC) National Broadband Map, high-speed internet access (i.e., with download/upload speeds at or above 25/3 megabytes-per-second) is generally limited to the western portion of the Planning Area in the community of Lower Lake, extending eastward along Morgan Valley Road up until the intersection with Oak Haven Road and extending southward in patches serving the Twin Lakes community and residences along Spruce Grove Road and Riata Road in the Excelsior Valley. Many Lower Lake Planning Area residents are concerned about limited cell phone and high-speed internet service.

Educational Facilities and Services

The majority of the Lower Lake Planning Area is served by the Konocti Unified School District. The Konocti Unified School District serves a wide area in Lake County, including Clearlake, Clearlake Oaks, Spring Valley, and a portion of the Cobb Mountain Planning Area. The Konocti Unified School District operates four school sites in the Lower Lake Planning Area: Lower Lake Elementary, Lower Lake High School, Highlands Academy, and W.C. Carle Continuation High School. The Middletown School District serves a small southeast portion of the Planning Area, but all schools are situated in the Middletown and Cobb Mountain Planning Areas. School locations are depicted in **Figures LL-15** (countywide) and **LL-16** (Lower Lake Planning Area).

There are currently no institutions of higher education in the Lower Lake Planning Area, but the Woodland Community College Lake County Campus in Clearlake is situated just north of the Planning Area boundary.

There are no public libraries in Lower Lake; however, the County operates the Lake County Bookmobile, a 24-foot mobile library that travels to many locations in Lake County, including Lower Lake. Established in 2023, the Bookmobile features about 1,000 books, DVDs, and more. The Bookmobile can also request items from any library in the Lake County, Mendocino County, or Sonoma County Library system if an item is unavailable. The Lake County Bookmobile has free public Wi-Fi, as well as Wi-Fi Hotspots and Chromebooks available for check out. Currently, the Bookmobile makes a weekly stop at the Schoolhouse Museum in Lower Lake on Thursdays.

Figure LL-15 Countywide Schools

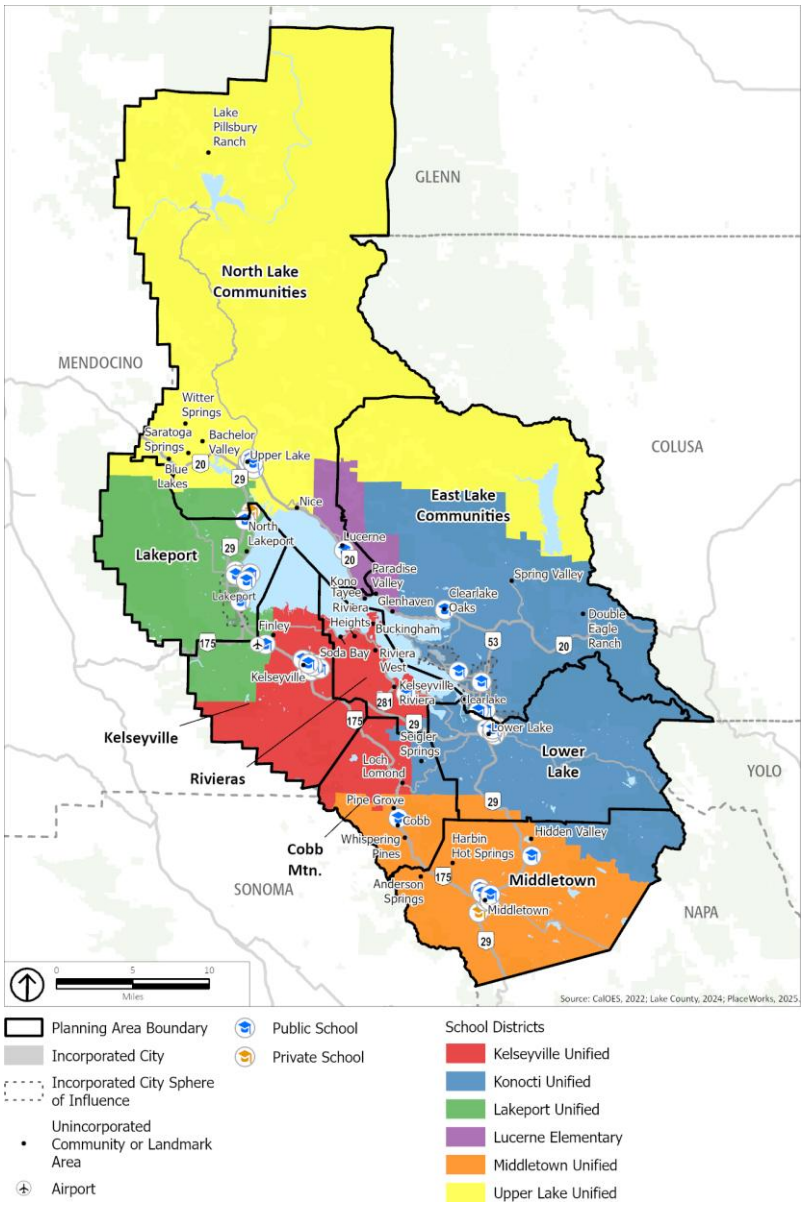
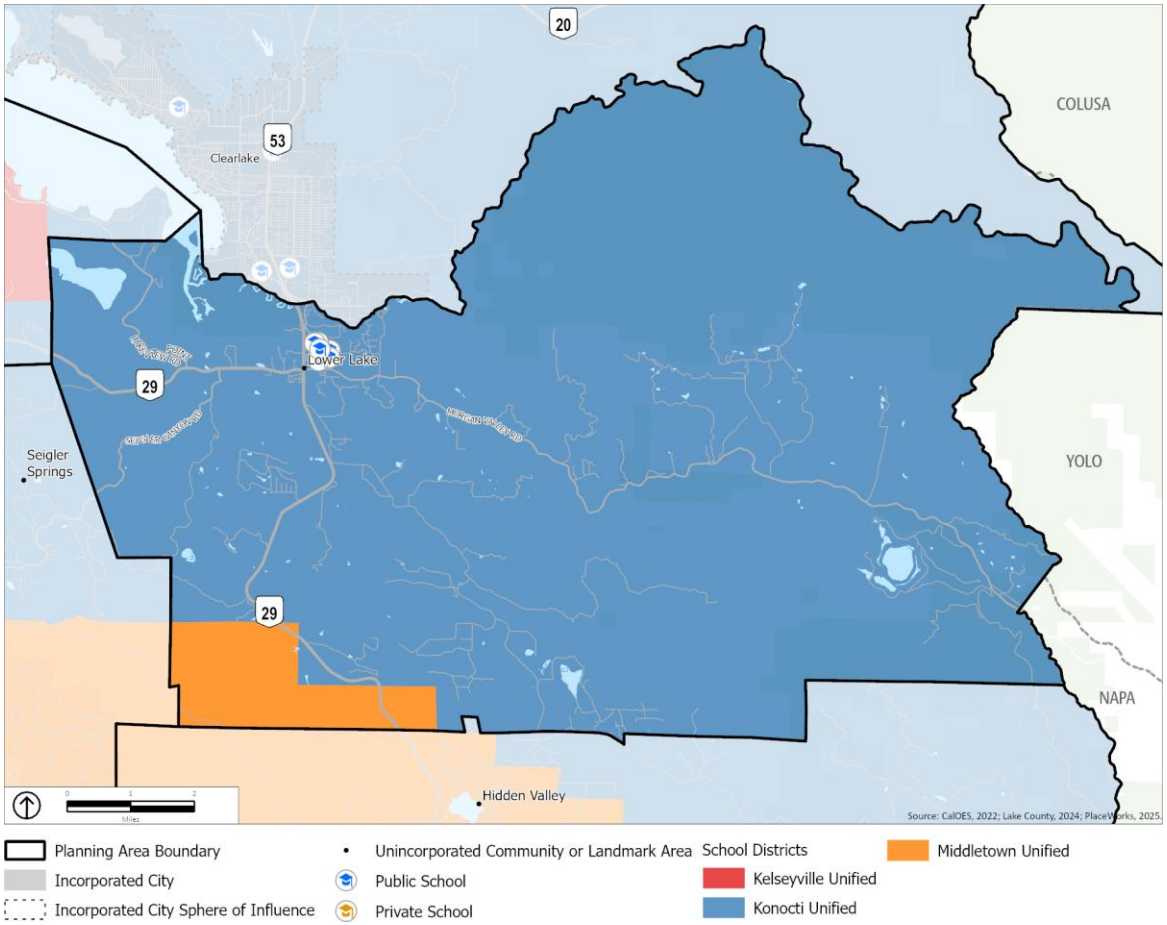


Figure LL-16 Lower Lake Planning Area Schools



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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. The DUC analyses are summarized in **Appendix B**, *Disadvantaged Unincorporated Communities*. As required by State law, this Public Facilities and Services Element includes goals, policies, and actions to address infrastructure deficiencies, as they are identified in each update to the DUC analysis.

Goals, Policies, and Actions

Goal LL-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 Lower Lake Planning Area.

Policies

LL-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.

LL-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 and residents of Equity Priority Areas.

LL-PF-1.3

Work with the City of Clearlake, local special districts, and Tribal governments to coordinate public service improvements in the Lower Lake Planning Area.

LL-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 and residents of Equity Priority Areas.

LL-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.

LL-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.

LL-PF-1.7

Require new subdivisions in the Community Growth Boundary to include dark sky compliant streetlights.

LL-PF-1.8 *

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.

LL-PF-1.9 *

Prior to project approval, ensure that new development projects will not create significant adverse impacts on existing infrastructure by implementing County-approved mitigation measures to reduce the impact.

LL-PF-1.10

Ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.

LL-PF-1.11

Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure.

LL-PF-1.12

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

Actions

LL-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.

LL-PF-1.b

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

LL-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.

LL-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 LL-PF-2

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

Policies

LL-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, including Tribal Cultural Resources.

LL-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.

LL-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.

LL-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.

LL-PF-2.5
Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.

LL-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.

LL-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.

LL-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.

LL-PF-2.9
Encourage joint use of existing right-of-way corridors and utility easements.

LL-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 LL-PF-3
Fire protection and law enforcement services that protect community members and property.

Policies

LL-PF-3.1 *
Work with the Sheriff's Office, Lake County 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 Health and Safety Element.

LL-PF-3.2
Locate new fire and police stations to minimize response times to the Lower Lake Planning Area, while prioritizing effective use of existing facilities.

LL-PF-3.3

Support efforts to expand fire protection service to continue to meet the needs of the Lower Lake Planning Area.

LL-PF-3.4

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

LL-PF-3.5

Consult with the Lake County 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.

LL-PF-3.6

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

LL-PF-3.7

Promote environmental stewardship employment opportunities for local and Tribal communities that support forest health, prescribed burns, defensible space, watershed restoration, trail stewardship, ecological monitoring, native plant restoration, and cultural interpretation activities.

~~LL-PF-3.7~~LL-PF-3.8 *

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.

~~LL-PF-3.8~~LL-PF-3.9

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

Goal LL-PF-4

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

Policies

LL-PF-4.1

Discourage extension of water and sanitary sewer lines into areas outside of Community Growth Boundaries, except to serve public and semi-public uses that are not growth inducing, or when such extension is necessary to address a declared public health emergency.

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

~~LL-PF-4.2~~

Encourage and support efforts to extend sewer service to existing communities.

~~LL-PF-4.2~~LL-PF-4.3

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.

~~LL-PF-4.3~~LL-PF-4.4 *

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 project approval, 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.

~~LL-PF-4.4~~LL-PF-4.5

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

~~LL-PF-4.5~~LL-PF-4.6

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

~~LL-PF-4.6~~LL-PF-4.7

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

~~LL-PF-4.7~~LL-PF-4.8

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

~~LL-PF-4.8~~LL-PF-4.9

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.

~~LL-PF-4.9~~LL-PF-4.10

Encourage the formation of septic maintenance districts as an interim management practice if on-site septic systems are documented to have contributed to violations of water quality standards.

~~LL-PF-4.10~~LL-PF-4.11

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

~~LL-PF-4.11~~LL-PF-4.12

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

LL-PF-4.a

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

LL-PF-4.b

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

LL-PF-4.c

Update the County Code of Ordinances to comply with water quality regulations.

~~LL-PF-4.c~~LL-PF-4.d *

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

~~LL-PF-4.d~~LL-PF-4.e

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.

~~LL-PF-4.e~~LL-PF-4.f

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.

~~LL-PF-4.f~~LL-PF-4.g

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

~~LL-PF-4.g~~LL-PF-4.h *

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.

~~LL-PF-4.h~~LL-PF-4.i *

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

~~LL-PF-4.i~~LL-PF-4.j *

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

Goal LL-PF-5

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

Policies

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

LL-PF-5.2

Require curbs and gutters for new development within Community Growth Boundaries to direct storm drainage in a way that is consistent with the overall drainage system.

LL-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.

LL-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.

LL-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.

LL-PF-5.6

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

LL-PF-5.7

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

LL-PF-5.8

Reduce the flow of stormwater drainage into sewer cleanouts and other similar mechanisms that have the ability to inundate the local sewer collection system, including by enforcing penalties for violators purposely directing stormwater into sewer cleanouts and educating the community about how stormwater drainage can impact the local sewer collection system.

LL-PF-5.9

Direct runoff from upstream community development east of SR 53 to reduce pollution from entering Anderson Marsh.

LL-PF-5.10

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

Actions

LL-PF-5.a

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

LL-PF-5.b

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

LL-PF-5.c

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

Goal LL-PF-6

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

Policies

LL-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.

LL-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.

LL-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.

LL-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.

LL-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.

LL-PF-6.6

Use recycled materials and products when available and economically feasible.

LL-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 and in Equity Priority Areas.

LL-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

LL-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.

LL-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, and by supporting educational programs to teach youth about composting.

LL-PF-6.c

Continue to support community chipping and portable chipping programs.

LL-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.

LL-PF-6.e

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

LL-PF-6.f

Continue existing abatement programs that assist private property owners with removal of unsightly trailers, signage, and trash, prioritizing cleanup in Equity Priority Areas.

LL-PF-6.g

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

Goal LL-PF-7

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

Policies

LL-PF-7.1

Encourage and support efforts to expand and enhance internet and broadband service throughout the Lower Lake Planning Area and encourage marketplace competition from multiple service providers, while minimizing visual and cultural impacts.

LL-PF-7.2

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

LL-PF-7.3

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

Actions

LL-PF-7.a

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

LL-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 LL-PF-8

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

Policies

LL-PF-8.1

Collaborate with the Konocti Unified School District and Middletown School District to plan for future growth.

LL-PF-8.2

Work with the Konocti Unified School District and Middletown School District 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.

LL-PF-8.3

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.

LL-PF-8.4

Encourage and support efforts to enhance and expand access to higher education, including trade schools and 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.

LL-PF-8.5

Encourage and support ongoing bookmobile services in the Lower Lake Planning Area.

LL-PF-8.6

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

Action

LL-PF-8.a

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

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.

The historic, western-themed facades of Lower Lake's commercial core contribute to local character and support the sense of place and economic development.

This element works to promote economic development in Lower Lake with policies to support small and home-based businesses, bolster tourism compatible with the character of the Planning Area, generate a wide range of job and workforce development opportunities, and foster a thriving local economy that benefits all residents and community members in the Planning Area.

Local Economy

The Lower Lake Planning Area's location presents a set of advantages and disadvantages for economic development. The location of Anderson Marsh State Historical Park and the spillover effects around the park was originally the anticipated focal point for the economic development strategy in the previous Lower Lake Area Plan. However, land has not been developed around the park to the extent anticipated and the focus has since shifted to downtown Lower Lake.

The closing of McLaughlin Gold Mine in 2002 removed a significant economic driver from the Planning Area. The mine previously employed upwards of 280 employees, most of which lived in Lake County, and produced 3.5 million ounces of gold over its 17-year history.

The community of Lower Lake is a local commercial hub with restaurants, gas stations, and other amenities, as well as unique historical features like the Schoolhouse Museum and the Stone Jail. Other tourism opportunities, like family wineries, can be found just outside the community of Lower Lake in addition to the area's ample outdoor 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 Lower Lake 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 plan.

Employment

According to the Longitudinal Employer Household Dynamics (LEHD) survey administered by the U.S. Census, there were over 870 employed residents in the Lower Lake Planning Area as of 2022, the latest year for which LEHD data is available. As detailed in the Introduction, employers in the Lower Lake Planning Area span several industries, including health care and social assistance, retail, manufacturing, and educational services. 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 5 percent as of March 2025.

Based on the 2022 LEHD survey, roughly 18 percent of residents in the Lower Lake Planning Area work in the Planning Area and an additional 12 percent work elsewhere in Lake County (primarily in the City of Clearlake). The remaining 70 percent commute to other cities in Sonoma, Napa, Mendocino, Marin, Sacramento, or Solano Counties, primarily to Santa Rosa in Sonoma County (9 percent), or to Calistoga (5 percent) and St. Helena (3 percent) in Napa County.

Goals, Policies, and Actions

Goal LL-ED-1

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

Policies

LL-ED-1.1

Continue to develop a diversified economic base for the Lower Lake Planning Area by promoting agriculture, equestrian opportunities, recreation services, and commerce.

LL-ED-1.2

Support economic development strategies that promote local procurement, strengthen business resilience to power shutoffs, encourage the adaptive reuse and site improvements of existing buildings, and expand environmental stewardship employment opportunities.

LL-ED-1.3

Establish incentives that encourage local ownership, investment, and development by Lake County residents.

LL-ED-1.4

Encourage and support local education and job opportunities for careers in health care and law enforcement.

~~LL-ED-1.2~~LL-ED-1.5

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.

~~LL-ED-1.3~~LL-ED-1.6

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

LL-ED-1.7

Work with local stakeholders to define a "creative economy" and develop strategies to cultivate a creative economy through support for artist studios, galleries, and live/work spaces.

~~LL-ED-1.4~~LL-ED-1.8

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

~~LL-ED-1.5~~LL-ED-1.9

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

~~LL-ED-1.6~~LL-ED-1.10

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

LL-ED-1.11

Support broadband-enabled economic development activities, including remote work, telework hubs, coworking space, digital entrepreneurship, and online business support.

Actions

LL-ED-1.a

Prepare and implement an economic development strategy for the Lower Lake Planning Area that emphasizes advantages associated with Anderson Marsh State Historic Park, proximity to Clear Lake, the historic downtown, McLaughlin Gold Mine, and the potential for enhancing community amenities. 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.

LL-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.

LL-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.

LL-ED-1.d

Establish incentives that encourage local ownership, investment, and development by Lake County residents.

~~**LL-ED-1.d**~~**LL-ED-1.e**

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.

~~**LL-ED-1.e**~~**LL-ED-1.f**

Work with stakeholders in the area to explore development of a transitional employment program that integrates unhoused individuals into public or private-sector work focused on neighborhood beautification and maintenance, prioritizing central commercial areas and other locations.

~~**LL-ED-1.f**~~**LL-ED-1.g**

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

~~**LL-ED-1.g**~~**LL-ED-1.h**

Investigate the benefits of establishing a business license program.

~~**LL-ED-1.h**~~**LL-ED-1.i**

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

LL-ED-1.j

Evaluate the Zoning Code for potential amendments to encourage a greater diversity of land uses to enhance the ability of commercial property owners to compete with businesses in nearby cities.

~~**LL-ED-1.i**~~**LL-ED-1.k**

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

~~**LL-ED-1.j**~~**LL-ED-1.l**

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

LL-ED-1.m

Investigate the benefits of establishing a cannabis retail license for oversight.

Goal LL-ED-2

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

Policies

LL-ED-2.1

Bolster the Lower Lake Planning Area as a premier vacation destination by growing local attractions, including resorts, hot springs, hotels, entertainment venues, restaurants, wineries, and visitor activities, especially on Main Street.

LL-ED-2.2

Encourage and support a small-business and adaptive-reuse assistance program for older resorts, retreat centers, and underused commercial properties.

~~LL-ED-2.2~~LL-ED-2.3

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

~~LL-ED-2.3~~LL-ED-2.4

Encourage and support development of compatible recreation and related commercial activities near Anderson Marsh State Historic Park, including overnight camping facilities, a motel, and shopping center. Require early consultation with the Koi Nation and ensure that recreation and commercial activities do not encroach on culturally sensitive areas of Anderson Marsh or surrounding landscapes.

~~LL-ED-2.4~~LL-ED-2.5

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

~~LL-ED-2.5~~LL-ED-2.6

Consider approval of proposals for mixed-use resorts requesting increased residential density outside of 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.

~~LL-ED-2.6~~LL-ED-2.7

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

~~LL-ED-2.7~~LL-ED-2.8

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

LL-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 wineries, outdoor recreation including lake sports, Main Street festivals, agri-tourism, and 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.

LL-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.

LL-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.

LL-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, wastewater capacity, and account for emergency ingress/egress and emergency needs.

LL-ED-2.e

Amend the Zoning Code to establish requirements for mixed-use resorts that request increased density outside of Community Growth Boundaries. Requirements should ensure the following:

1. The project will advance the County's tourism objectives.
2. The resort provides substantial resort and recreational facilities that will be available to the public.
3. The developer demonstrates that the additional residential units are necessary to support the infrastructure and public resort amenity costs for the overall project and the overall project is economically infeasible without the additional residential units.
4. The primary scope of the project is resort commercial.
5. The residential component is secondary and subordinate.

6. There are fewer residential units than resort units, unless the project is adjacent to a Community Growth Boundary and public water, wastewater, and school services are available to serve the development, in which case the ratio of residential units to resort units must not exceed 2:1.
7. Residential densities are less than one residential unit per gross acre.
8. Applications are submitted as planned developments to determine the appropriate number of residential units allowed.

LL-ED-2.f

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.

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