



LAKE COUNTY

Lake County 2050

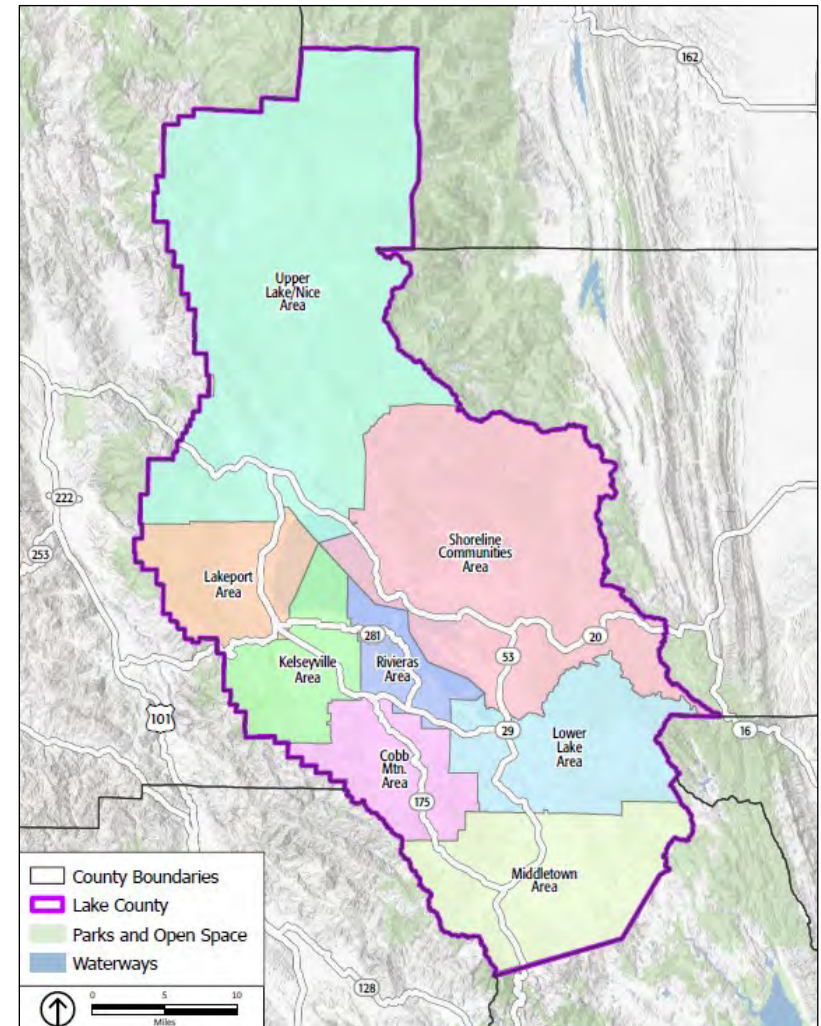
Planning Commission Presentation

March 14, 2024



Overview of Lake County 2050

- Comprehensive update to the General Plan and all eight Local Area Plans, including:
 - Cobb Mountain
 - Kelseyville
 - Lakeport
 - Lower Lake
 - Middletown
 - Rivieras
 - Shoreline Communities
 - Upper Lake-Nice
- Environmental review
- Preparation of a Climate Adaptation Plan



What is a General Plan?

- Long-range plan, mandated by State law
- “Constitution” for development and conservation
 - Establishes countywide vision and supporting goals, policies, and actions
 - Provides consistent direction for future development
 - Balances growth, conservation, and quality of life
 - Documents baseline environmental conditions



Components of the General Plan

- **Required Topics**

- Land Use
- Open Space
- Circulation
- Housing*
- Conservation
- Safety
- Noise
- Environmental Justice

**The Housing Element will be updated separately on a different schedule.*

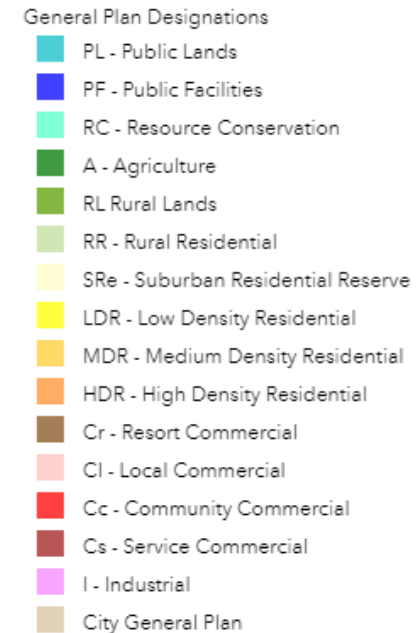
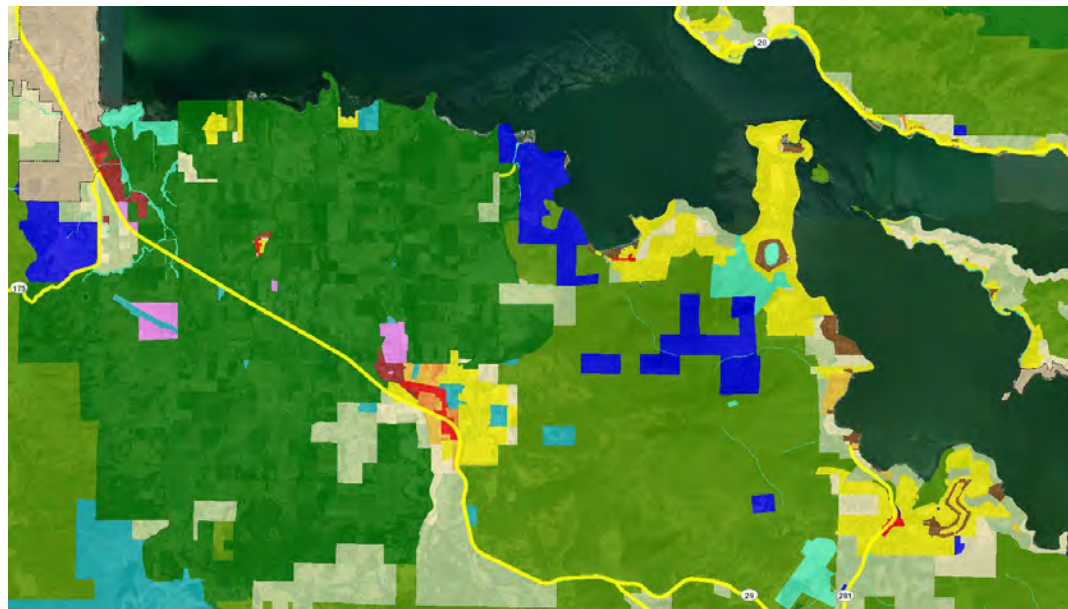
- **Optional Elements in Current General Plan**

- Agricultural Resources
- Public Facilities and Services
- Geothermal Resources
- Water Resources
- Aggregate Resources Management Plan*

**The Aggregate Resources Management Plan will be updated separately on a different schedule.*

Land Use Map

- **Development standards for each land use designation**
 - Maximum residential density (housing units per acre)
 - Maximum non-residential density (floor-to-area ratio, or FAR)
- **Provides the framework for the Zoning Code**



Cobb Mountain Area Land Use Designations

Health & Safety Element

- Mandatory part of a General Plan
- Identifies hazards of concern and related risks to the community
- Helps protect the community against natural disasters and other hazards



Introduction

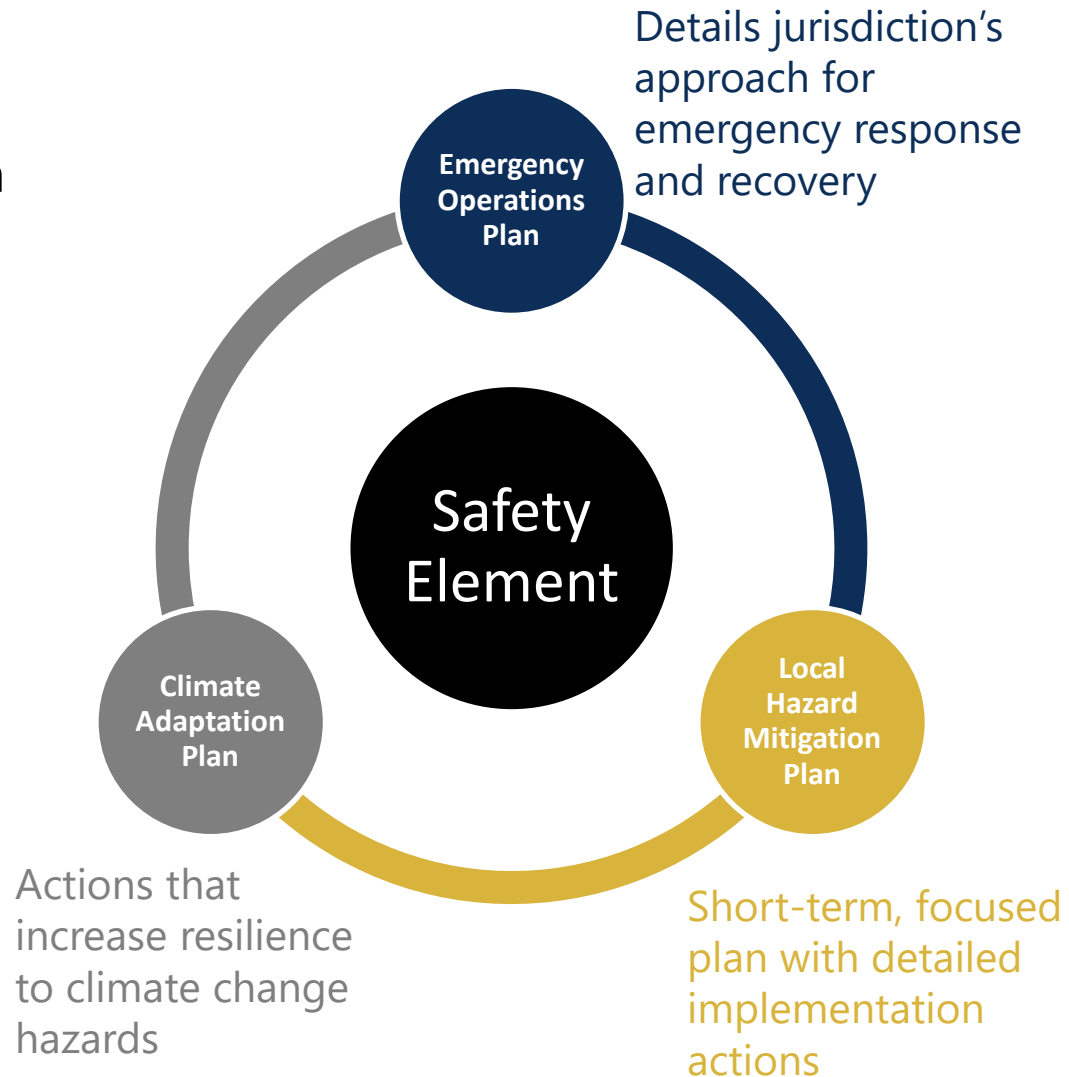
In order to maintain a high quality of life for Lake County residents, the County must minimize natural hazard risks (e.g., earthquakes, wildfire, flooding) as well as manmade hazards and nuisances (e.g., noise, poor air quality, hazardous materials). The Safety Element contains goal, policies, and implementation measures designed to protect the public health, safety, and welfare of the community from any unreasonable risks while minimizing damage to structures, property, and infrastructure resulting from natural and man-made hazards. Development in hazardous areas not only exposes land owners to unreasonable safety risks, but can also result in rescue workers being placed in unnecessary, dangerous situations.

Topic areas covered in this element are:

- General (Section 7.1),
- Geologic and Seismic Hazards (Section 7.2),
- Air Quality (Section 7.3),
- Airport Hazards (Section 7.4),
- Hazardous Materials (Section 7.5),
- Flood Hazards (Section 7.6),

Health & Safety Element Update

- Incorporate Lake County Local Hazard Mitigation Plan Update 2023 (LHMP)
- Ensure consistency with other General Plan Elements and applicable agency plans
- Enhance eligibility for grant funding
- Comply with State regulations



Health & Safety Element Update per State Law

SB 1241

- Update flood and wildfire sections
- Identify responsible agencies
- Minimize risks for new buildings and essential facilities

SB 379

- Prepare vulnerability assessment
- Develop goals, policies, and actions to increase adaptation and resilience

SB 2140

- Incorporate LHMP into Safety Element

SB 99

- Identify evacuation-constrained residential areas

AB 747/AB 1409

- Identify evacuation route capacity, safety, viability and evacuation locations

Health & Safety Element – Vulnerability Assessment

- Identifies how people and key community assets may be affected by climate change
- Evaluates availability of existing policies or programs to help people avoid or recover from impacts
- Prioritizes vulnerabilities that inform the resilience and adaptation policies and implementation programs of the Health and Safety Element
- Expected local impacts of climate change:
 - Increases in intense rainfall leading to flooding
 - More frequent extreme heat events
 - Increase in frequency and length of drought conditions
 - More frequent and intense regional wildfires

Environmental Justice Element

What is Environmental Justice?



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.

CALIFORNIA GOVERNMENT CODE §65040.12(E)



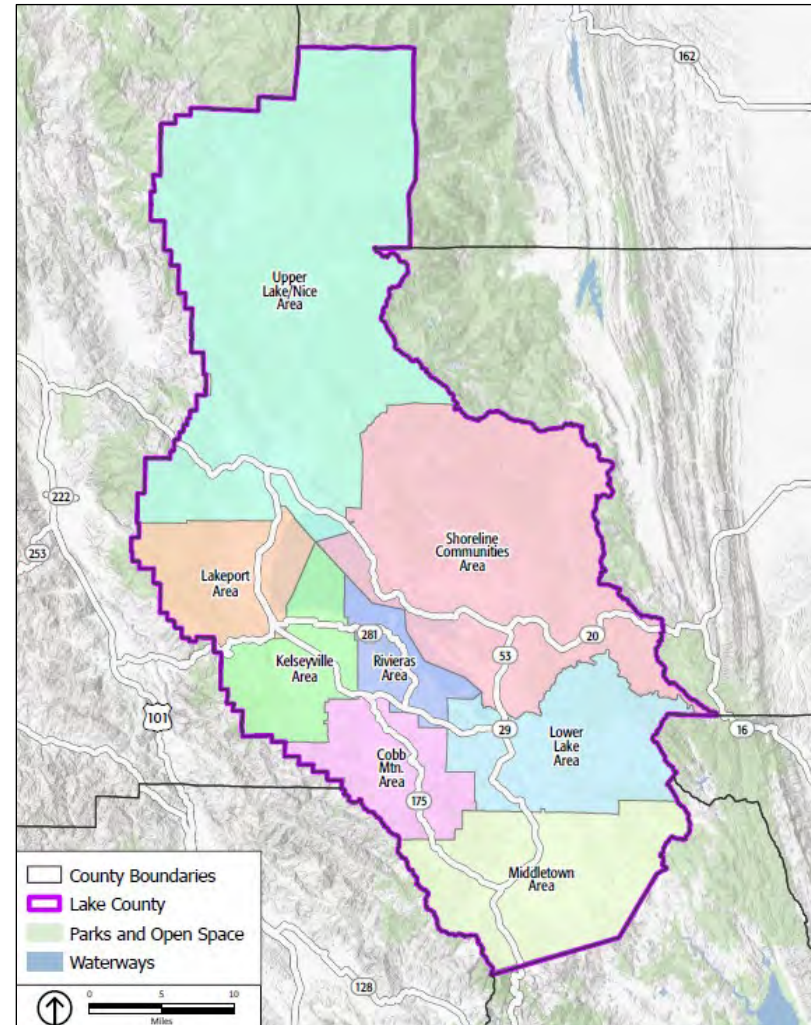
Environmental Justice Element – Senate Bill 1000

- **In disadvantaged communities:**
 - Reduce pollution exposure and improve air quality
 - Promote public facilities
 - Promote food access
 - Promote safe and sanitary homes
 - Promote physical activity
- **Engage the community in decision-making**
- **Prioritize improvements and programs that address needs in disadvantaged communities**



What is a Local Area Plan (LAP)?

- Long-range plan
- Reflects local characteristics
- Provides detailed policy and design guidance for the LAP area
- Complements and consistent with the General Plan
- Includes a zoning map that corresponds to the land use designations of the Local Area Plan



General Plan and LAP Organization

- **Countywide Elements**

- Health and Safety
- Noise
- Geothermal
- Agricultural Resources
- Water Resources
- Housing
- Aggregate Resources Management Plan

- **Local Area Plan Topics**

- Land Use
- Circulation
- Open Space, Conservation, and Recreation
- Environmental Justice
- Public Facilities and Services



Environmental Review

- **California Environmental Quality Act (CEQA) requires disclosure of a project's potential impacts on the physical environment**
- **Environmental Impact Report (EIR)**
 - Informational document for decision-makers
 - Discloses information about the effects a proposed project could have on the environment
 - Identifies mitigation measures
 - Describes feasible alternative to the proposed project
 - Must be certified prior to project approval
- **Public review**
 - Initial 30-day scoping period – tell us what to analyze
 - Minimum 45-day review of Draft EIR – comment on the analysis

Climate Adaptation Plan

- Part of the Lake County Adaptation Planning Grant

Climate Vulnerability Assessment

- Identify and assess climate hazards, impacts, adaptive capacity, and vulnerability
- Prepare Vulnerability Assessment Report



Adaptation Plan

- Develop adaptation framework
- Identify focus areas
- Prepare problem statements
- Develop Climate Adaptation Plan and implementation framework

Community and Stakeholder Engagement

- Community workshops
- Stakeholder meetings
- Online resources and activities

Lake County 2050 Process

Phase	Schedule
Project initiation, background research, website/initial outreach	Fall 2023 – Spring 2024
Climate Adaptation Plan	Spring 2024 – Fall 2025
Draft Countywide Element updates, Local Area Plan updates initiation and alternatives	Spring – Fall 2024
Draft Local Area Plans	Fall 2024 – Spring 2025
Environmental Impact Report	Spring 2025 – Spring 2026
Public review and adoption	Spring – Fall 2026

Community Engagement Objectives

- Solicit input about Lake County's future from a wide range of community members
 - Ensure community members understand the project and why it's important
 - Promote robust and diverse community participation that is representative of all perspectives
 - Build public trust in the process and support for the General Plan and LAPs



Target Audiences

- Low-income households
- Native American tribes
- Non-English speakers
- Older residents
- Younger residents
- Renters



Community Engagement Activities

- **GPAC**
 - Stakeholder perspectives to guide process, community ambassadors
 - Opportunities for public comment
- **Local Area Plan Community Meetings**
 - Community-focused workshops at key milestones in the LAP updates process
 - May be held as part of a meeting hosted by the established advisory body for the planning area (e.g., MAC meeting)
- **Stakeholder Focus Groups**
 - Focused on specific topics of concern for the project (tbd)
- **Project Website and Communications**
 - www.lakecounty2050.org
 - Online and hard copy survey
 - Marketing

Next Steps

- **Help spread the word!**
 - www.lakecounty2050.org
 - Online and hard copy survey
 - Community meeting series in April
- **Upcoming meetings:**
 - March 26, 2024: Board of Supervisors meeting
 - April 8-18, 2024: Local Area Plan community meetings

