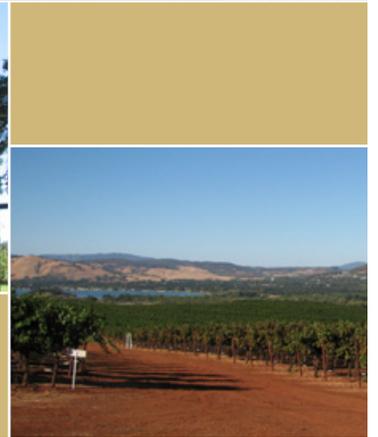


LAKE COUNTY Regional Blueprint Plan



October 2010

This Plan was developed for Lake County/City Area Planning Council with assistance from MIG, Inc., the Lake Family Resource Center, VESTRA Resources, Inc., and Omni-Means Ltd. The total project, which consisted of three phases, was funded by \$350,000 contributed by Caltrans and local sources. This funding supported the Lake APC staff, local agency staff, and the consultant team.



Regional Blueprint Plan

Lake County

OCTOBER 2010

Prepared by





Creating a Blueprint for Lake County

In 2008, the Lake County/City Area Planning Council, the agency that is responsible for the County's Regional Transportation Plan, launched a major new initiative, the Lake County 2030 Regional Blueprint planning process. Primarily funded through grants from Caltrans, this initiative springs from the recognition that coordinated visioning and planning at the regional level – of land use, transportation, water, energy, and other important policy areas – is vital if the County is going to grow in a healthy and sustainable manner.

The U.S. Census Bureau estimates that in 2007 Lake County had 64,664 permanent residents. According to the State of California's Department of Finance Demographic Research Unit, the County is projected to grow to around 101,000 residents by 2030, an increase of 56% over 2007. Whether this growth occurs before or after 2030, the Blueprint planning process is a proactive effort to ensure that we are prepared for it. Some of the questions that have been discussed throughout this process are: How shall we grow? Where should we grow? How will we travel around the region? What services will we need? How will growth affect our environment? How will growth impact our quality of life? How much growth is even desirable?

The Lake County 2030 Regional Blueprint process does not resemble anything that has ever been done in Lake County before. What makes it unique?

- It is county-wide (regional) in scale.
- It is long-term, with a 20-year horizon.
- It integrates multiple public policy areas, with primary emphasis on land use and transportation.
- It is a grass-roots effort, based on extensive citizen and stakeholder involvement.
- It employs scenario-based planning and a GIS-based computer modeling tool, UPlan, to educate stakeholders and the public on the impacts of various different scenarios for growth.

Finally, the Lake County 2030 Blueprint is not prescriptive for local governments; instead, it provides a framework that will help guide local planning decisions. In other words, implementation of the Blueprint Plan will need to be carried out by local planners and others from the public and private sectors. The Plan's strength lies in its widely shared vision and principles for growth as well as its Preferred Growth Scenario.

Phase I of the project took place in 2008, with Lake APC staff training in the use of the UPlan model and the development of GIS data layers

coordinated with Lake County and the Cities of Lakeport and Clearlake and other agencies.

Phase II launched in fall of 2008 with the receipt of a Caltrans grant and the engagement of the firm of MIG, Inc. (with the assistance of the Lake Family Resource Center), to conduct community workshops on a Blueprint vision and principles. A Blueprint Project Advisory Committee (BPAC), composed of a diversity of stakeholders (listed at the back of this Plan) was formed by the Lake APC and held meetings to guide the project at key points throughout Phases II and III.

In March 2009 during Phase II, the project team conducted a series of five identical community workshops in Lakeport, Kelseyville, Lucerne, Clearlake, and Middletown. Using a stakeholder database and a media campaign to contact interested persons, the phase II workshops attracted a total of 132 people for two hours of interactive exercises and discussion on the participants' vision and values that will help guide the future of Lake County. The results of these workshops, solidified during two Phase II follow-up workshops in April 2009, were a draft Lake County 2030 Blueprint Vision and Values document that is presented in its final form in this Plan.¹

Phase III, which started in fall of 2009 with an additional Caltrans grant, brought back the same consultant team with the addition of VESTRA Resources for UPlan modeling assistance.

1 - See "Report on Public Involvement, Lake County 2030 Blueprint Process" prepared by MIG, Inc., May 2009, and available on www.lakeapc.org, for details on the process.

During Phase III, the project team coordinated closely with local agency planning staff in the development of the data used in the UPlan model. The team also worked with BPAC to develop a series of four alternative growth scenarios that could be compared to each other in another series of community workshops, for the eventual consensus on a Preferred Growth Scenario. The five Phase III workshops were held in February and March of 2010, with two follow-up workshops on a draft Preferred Growth Scenario in June 2010.²

This Blueprint Plan summarizes all three phases of the Lake 2030 Regional Blueprint process and consolidates the results into a compact and usable form. All background materials are listed or included in the Appendices.



Lake County - A view of Mount Konocti across Clear Lake.

2 - See "Lake County 2030 Blueprint Process, Community Workshop Statistics, Summary Results" and "Lake County 2030 Blueprint Process, June 5, 2010 Community Workshops Summary Results," prepared by MIG, and available on www.lakeapc.org, for more details.

2009 WORKSHOPS ON BLUEPRINT VISION AND PRINCIPLES

In the Phase II workshops in March 2009, the 132 attendees (plus 41 additional people who filled out an on-line survey), agreed on the following:

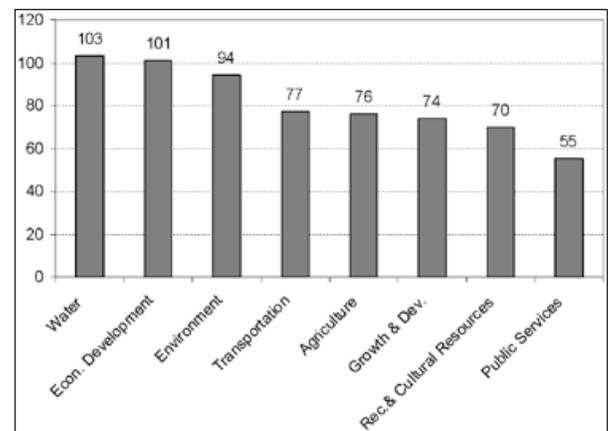
LAKE COUNTY CHALLENGES

1. Poor road conditions and lack of safe bicycle and pedestrian access.
2. Lack of shopping opportunities and access to goods and services.
3. Lack of medical resources, including local availability of quality facilities and care, and transportation to healthcare.
4. Unhealthy economy and lack of quality job opportunities.
5. Lack of activities and entertainment for all, but especially for youth.
6. Drug influence and increase in crime and blight.

LAKE COUNTY ASSETS

1. Tremendous natural beauty and abundant environmental resources, including clean air, stunning lakes, pleasing weather, and a rural landscape comprised of a mix of natural and agricultural land.
2. The importance of agriculture to the region's economy, security, and character, and the need to preserve it and make it sustainable.
3. The peace, quiet, solitude, and even isolation associated with low population density.
4. The friendly people, unique diversity, and sense of community throughout the region and within individual communities.

During an exercise that featured eight important policy areas in Lake County, workshop and on-line participants were asked to choose the most important policy areas to achieving their vision of the future (with the understanding that ALL are important and that these rankings are relative):



Consolidated votes of participants in all five workshops.

The participants then chose their preferred policy approach for implementation among four levels of intensity (status quo, and three levels of incentives/regulatory policies). Most chose a fairly aggressive approach (incorporating both regulatory policies and incentives) to highly ranked topic areas, and very few selected the status quo approach. Much of the value of these exercises was in the discussion and interaction that took place among the participants.

The complete workshop summary for these workshops, including complete vote tallies, can be found in Appendix F.

COMMENTS FROM WORKSHOP PARTICIPANTS

"We need a balance of development for job opportunities and preservation of lands and investment in cultural/recreational resources."

"People realized how everything is interconnected."

"People really care about Lake County's future."

The results from these community workshops were synthesized in a draft Blueprint Vision and Principles document that was validated, with a few changes made, during two April 2009 follow-up Phase II workshops in Clearlake and Lakeport, attended by 23 persons. In those workshops, the Principles were ranked as to how well they support the Vision.

COMMENTS FROM WORKSHOP PARTICIPANTS

"I'm very pleased with the preliminary draft vision. I think it is a fair representation of the workshop I was at."

"You did listen to us!"

"Surprised to see yet delighted that there was support for cultural diversity."

BLUEPRINT VISION

Our vision for Lake County 2030 is to:

- o preserve what we value about Lake County, including
 - beautiful natural environment and open space
 - clean air
 - Clear Lake and other lakes in the region
 - cultural diversity and history
 - agricultural heritage and rural lifestyle
 - a sense of community
- o improve the quality of life for all residents, focusing on
 - economic vitality, including job opportunities that help to retain youth in the County
 - vocational and higher education
 - physical infrastructure, including transportation, water, sewer, communications, and energy
 - healthy living and healthcare services
 - activities designed for all ages
 - public safety and removal of blight
 - housing for all incomes
- o attain elements of a sustainable lifestyle, including
 - growing slowly in a controlled, efficient and balanced manner
 - focusing growth within existing communities
 - less driving and more walking and biking
 - a secure and sustainable water system
 - increasing security by reducing our dependence on outside resources, such as energy, food, and jobs

BLUEPRINT PRINCIPLES

1. ENVIRONMENT

- avoid development of open space and critical environmental areas, including wildlife habitat and wetlands



Lake County - Open space should be preserved.

- maintain good air quality
- maintain and protect watersheds and groundwater
- protect Clear Lake from pollution and clean up contaminated sites that threaten the health of the lake

2. AGRICULTURE

- protect prime agricultural land as an essential source of food, income, and security



Lake County - Develop more organic farming.

- diversify crops
- develop organic practices
- develop sustainable small organic farms and co-ops
- develop markets for locally-grown agricultural products, including farmer's markets

3. GROWTH AND DEVELOPMENT

- focus growth and development within existing communities, using policies of infill, and mixed use development
- strengthen downtown and historic areas and develop town squares
- create walkable and bike-able neighborhoods
- encourage high quality building and community design



Lakeport, CA - The character of new housing should fit in with surroundings.

- promote the unique character of communities and maintain physical separation with open space and agriculture
- maintain the rural feel of the County
- provide quality housing for all ages, financial circumstances, and cultures
- clean up blight and degraded properties
- provide network of parks and trails

4. ECONOMY

- create public-private partnerships to support new industries, vocational education, and job opportunities within the County (focusing on jobs that pay at least a living wage)
- in addition to agriculture and tourism, encourage small manufacturing and light industry, high tech, healthcare, and “green” jobs
- encourage small businesses that serve local needs, such as grocery stores, other retail, and services



Lakeport, CA - Towns in the county can use existing buildings to help maintain the existing character of the area.

- manage the development of tourism, including agritourism, ecotourism, and health/wellness tourism
- improve Lake County’s image through marketing and outreach

5. PUBLIC INFRASTRUCTURE

Transportation

- improve the maintenance and safety of existing roads
- pave roads, add sidewalks, pedestrian lighting, and bike lanes

- add facilities that provide access for disabled persons, such as sidewalk ramps for wheelchairs and scooters
- develop a bike route around the lake
- expand fixed-route bus, dial-a-ride and shuttle services (and possibly a ferry) for daily needs, such as shopping and medical services
- improve public and private transit connectivity to other regions, for example to airports



Upper Lake, CA - Improvements that make streets safer for pedestrians, cyclists, and vehicles.

- improve the safety of roads for drivers, cyclists, pedestrians, and equestrians
- improve the roads that provide access in and out of the County

Water and Sewer

- repair and expand the water and sewer systems
- develop plans for managing and conserving water, managing sewers and septic systems, and flood control
- encourage water-conserving business, industry, home and gardening practices
- encourage on-site stormwater management practices

- develop innovative ways to capture and store water
- address water and sewer affordability

Communications

- expand the electronic communications network
- support widespread access to broadband, high speed Internet, cable, and satellite

Energy

- encourage energy conservation
- develop renewable energy resources, such as solar, wind, and geothermal
- invest in alternative fuel buses and fleet vehicles as well as related infrastructure

6. PUBLIC SERVICES

Law enforcement

- increase the overall amount and quality of law enforcement
- increase the effectiveness of code enforcement

Healthcare and Social Services

- develop more healthcare facilities, including mental health and substance abuse facilities
- improve the quality of healthcare
- improve access to healthcare
- increase social services for seniors, very low income, and special needs residents
- expand public and private transportation services to medical services within and outside the County

Education

- pursue a 4-year college in Lake County, possibly as a satellite or extension campus

of an existing college

- develop adult education and career technical training (vocational training) programs, for example nursing and teacher training, to match job opportunities
- strengthen partnerships between business and education

7. RECREATIONAL AND CULTURAL RESOURCES

- develop parks (skate parks, dog parks, sports parks, and general recreation parks) as well as pools, recreation centers, and libraries to serve residents of all ages
- develop recreational programs for all ages, especially youth and seniors
- support local arts
- support the integration of tribal history and culture into Lake County



Lake County - Clear Lake is rich in recreational opportunities.

- take advantage of the recreational opportunities of Clear Lake, for example water trails for kayaking and increased public access to the lake
- develop trails and paths for hiking, walking, bicycling, and equestrian use

Although the Lake County 2030 Blueprint Vision and Principles resulted from the answers to open-ended questions at community workshops, much of what Lake County residents desire can be described by the term “smart growth.” The Smart Growth Network, a group of private, public, and non-governmental organizations seeking to improve development practices nationwide, lists smart growth principles as:

1. Mix land uses.
2. Take advantage of compact building design.
3. Create a range of housing opportunities and choices.
4. Create walkable neighborhoods.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Preserve open space, farmland, natural beauty, and critical environmental areas.
7. Strengthen and direct development towards existing communities.
8. Provide a variety of transportation choices.
9. Make development decisions predictable, fair, and cost effective.
10. Encourage community and stakeholder collaboration in development decisions.³

2010 WORKSHOPS ON ALTERNATIVE GROWTH SCENARIOS AND THE PREFERRED GROWTH SCENARIO

During Phase III, a second round of five community workshops, with 96 participants, was conducted during late February and early March 2010 in the same locations as the 2009 workshops. The purpose was twofold: to review the Blueprint Vision and Principles with participants, and to introduce four alternative growth scenarios for discussion and voting with the goal of developing a Preferred Growth Scenario.

Participants reviewed the Vision and Principles, and then used a dot-voting exercise to rank the principles in terms of which were most important to achieving the Vision. The order of rankings was: 1. Public Infrastructure, 2. Environment, 3. Economy, 4. Growth & Development, 5. Public Services, 6. Agriculture, and 7. Recreational and Cultural Resources. Although all of the Principles are interlinked and important to Lake County residents, Public Infrastructure, the Environment, the Economy, and Growth & Development were rated as fundamentally more important.

The four alternative growth scenarios presented at the workshops represent different types and levels of change to existing land use development patterns. Consistent with the County and Cities General Plans, Scenarios A, B, and C assumed that the population will grow to 101,000 residents by 2030. Scenario D assumed 25% less population growth due either

³- “This is Smart Growth,” Smart Growth Network, no date.

to a slow growth policy or economic slowdown. For each scenario, a UPlan⁴ model was created by VESTRA Resources, Inc., and maps were generated to visually depict each scenario in the year 2030 in terms of where both residential and employment growth was likely to occur. A series of performance measures on land use, housing, transportation, jobs, and the environment was also calculated.⁵ These scenarios don't include funding strategies for transportation and other infrastructure, since there are many different ways this could be structured.

The following is a brief description of the four scenarios. For a full description, maps, and performance of these scenarios, see Appendix H.

Scenario A - Recent Trends

(2030 Population = 101,000)

Development "as usual" out to 2030, including residential and employment. Growth pattern is influenced by planned transportation, sewer, water, and other infrastructure. This is the most spread-out development pattern, with the most very low density (rural) development.

Scenario B – Inward Focus

(2030 Population = 101,000)

85% of new development will occur within community boundaries (including Clearlake

and Lakeport), based on the County of Lake's General Plan infill policy. Infill is subject to capacity and funding of sewer and water services. This is the least spread-out development pattern, with less rural-density development and more low, medium, and high-density development.

Scenario C – Large New Developments

(2030 Population = 101,000)

Includes potential large residential developments in areas not currently zoned for commercial or higher-density residential development. All other development would occur as in Scenario A, and the overall footprint of development resembles Scenario A.

Scenario D – Managed Growth

(2030 Population = 93,000)

Limits growth along the north shore to infill or redevelopment sites, limits large residential subdivisions, assumes infill within Clearlake and Lakeport, and clusters new rural development. As would be expected because of lower population, the overall footprint of development is the lowest in this scenario.

In each workshop, participants were asked to take one dot and vote on the scenario that best fit their idea of how Lake County should grow

4-UPlan was developed by the Information Center for the Environment at UC Davis as a tool for local agencies to use in efforts such as Blueprint planning.

5-The consulting firm of Omni-Means ran the Lake County travel model on each of the scenarios, for the purpose of calculating travel measures.

Scenario	# of Dot Votes
A. Recent Trends	1
B. Inward Focus	54
C. Large New Developments	8
D. Managed Growth	24

Scenario B, “Inward Focus” was the clear winner, with many participants stating that it was the best fit to the Blueprint Vision and Principles. Supporters of Scenario D voiced their desire for a smaller growth rate for Lake County or their belief that it won’t grow to 101,000 by 2030 for economic reasons. Many of those who voted for Scenario D said that they favored the planning approach in Scenario B, with the population of Scenario D. Scenario C supporters cited the benefits of large new developments – that they bring their own infrastructure and community plans, will provide needed housing and commercial development, can be controlled for quality and desirable features, and can substitute for at least part of a more scattered rural development pattern.

In April 2010, the BPAC held a meeting to discuss the results of the workshops and make recommendations on a draft Lake County 2030 Preferred Scenario for growth. The result is a hybrid of Scenarios B and C, with modifications to the large new developments that makes them more compatible with the vision of growth that is largely based on inward development. This Plan also acknowledges that, as supporters of Scenario D have pointed out, growth may not take place as projected by the State due to economic reasons. However, it takes the approach that a

COMMENTS FROM WORKSHOP PARTICIPANTS

“Consolidating growth inside communities is the key to a sustainable future.”

“I chose Scenario B because this keeps us closest to maintaining the “style” of Lake County and why we love to live here.”

“It’s better for small existing towns like Kelseyville to have new close-in development that supports its own local businesses.”

“I would prefer a blend of B & D – i.e. limiting overall growth but developing along the principles of B.”

plan for growth is preferable to restricting growth through policies (which can have unintended consequences such as high home prices).

Lake APC held two final workshops on the Preferred Scenario in June 2010, in both Lakeport and Lower Lake. While only ten people attended in total, the Preferred Scenario was reviewed and validated, with many comments and ideas about how it can be implemented. A list of on-going issues brought up at these meetings is also included in this Plan.

LAKE COUNTY 2030 PREFERRED GROWTH SCENARIO – “BALANCED GROWTH”

Overall Theme: Most new growth is accommodated inside existing community boundaries, allowing for some large new developments in or near existing communities. These new developments will incorporate appropriate Blueprint principles. The Preferred Scenario is called “Balanced Growth” because it envisions a future where:

There is a balance between rural and community development.

Reversing the trend towards more and more rural development that displaces agriculture and open space, Lake County 2030 places most growth within healthy, revitalized communities.

There is a balance between infill and new development.

This plan recognizes that although building on vacant or under utilized land within communities is preferred, not all growth can be accommodated without some expansion into previously undeveloped areas, and these new developments can be designed to follow Blueprint Principles.

There is more balance between jobs and housing growth.

Through economic development and housing policies, the Blueprint attempts to provide more jobs in housing-rich areas and more

housing in jobs-rich areas. The goal is communities that are more vital and self-contained, where more people will have the opportunity to live, work, and shop without long car trips.

There is a balance in the type of new housing that is built.

In addition to the rural single family housing that has been the norm, there is an increase in small-lot single family and multi-family housing within communities. This will help meet the need for a diversity of housing that is affordable and convenient to all ages and income levels.

There is a balance in modes of transportation.

Road development continues, but there are more bicycle and pedestrian facilities. Public transit service is increased and both housing and commercial developments are created along major routes so that taking transit is a convenient option for travel.

The following are the sub-themes of the Balanced Growth Scenario:

Subtheme: Inward Development

This scenario includes infill development and redevelopment in existing communities, including:

- Mid-sized infill developments within community boundaries, both residential and jobs (retail, office, industrial).

- Redevelopment of areas such as old resorts in Clearlake or the Strand in Lucerne, or in Nice.
- Redevelopment and revitalization of Lakeshore Drive in Clearlake, using an excerpt from Report of the Clearlake Vision Task Force (August 29, 2007) for guidance.
- Medium-density (and affordable to lower income) residential units.

Subtheme: Large New Developments

- Although infill development is prioritized in this scenario, it includes selected existing proposals for large new development (which are currently at different stages of the process), either in or close to existing communities. These development proposals may change over time or not ever be built, however for Blueprint planning purposes they have been selected with current boundaries.
- In this scenario, these developments incorporate appropriate Blueprint principles that are intended to create communities with walkable areas and preserve natural areas - such as town centers, a mixture of residential and commercial, clustering of development, and preservation of open space.
- The new developments will provide their own infrastructure and will replace some of the very low density rural development that might have otherwise occurred, with higher density clustered development.

Subtheme: Rural Development

- Single-family homes, built one at a time and sprinkled around agricultural areas on 10-20 acre parcels, have been a tradition in Lake County and will still occur in this scenario. However there will be fewer of

them than would otherwise be the case because of the emphasis on growth within or near communities and in the large new developments. This will likely result in less agricultural land going out of production.

Subtheme: Public Transit and Other Services

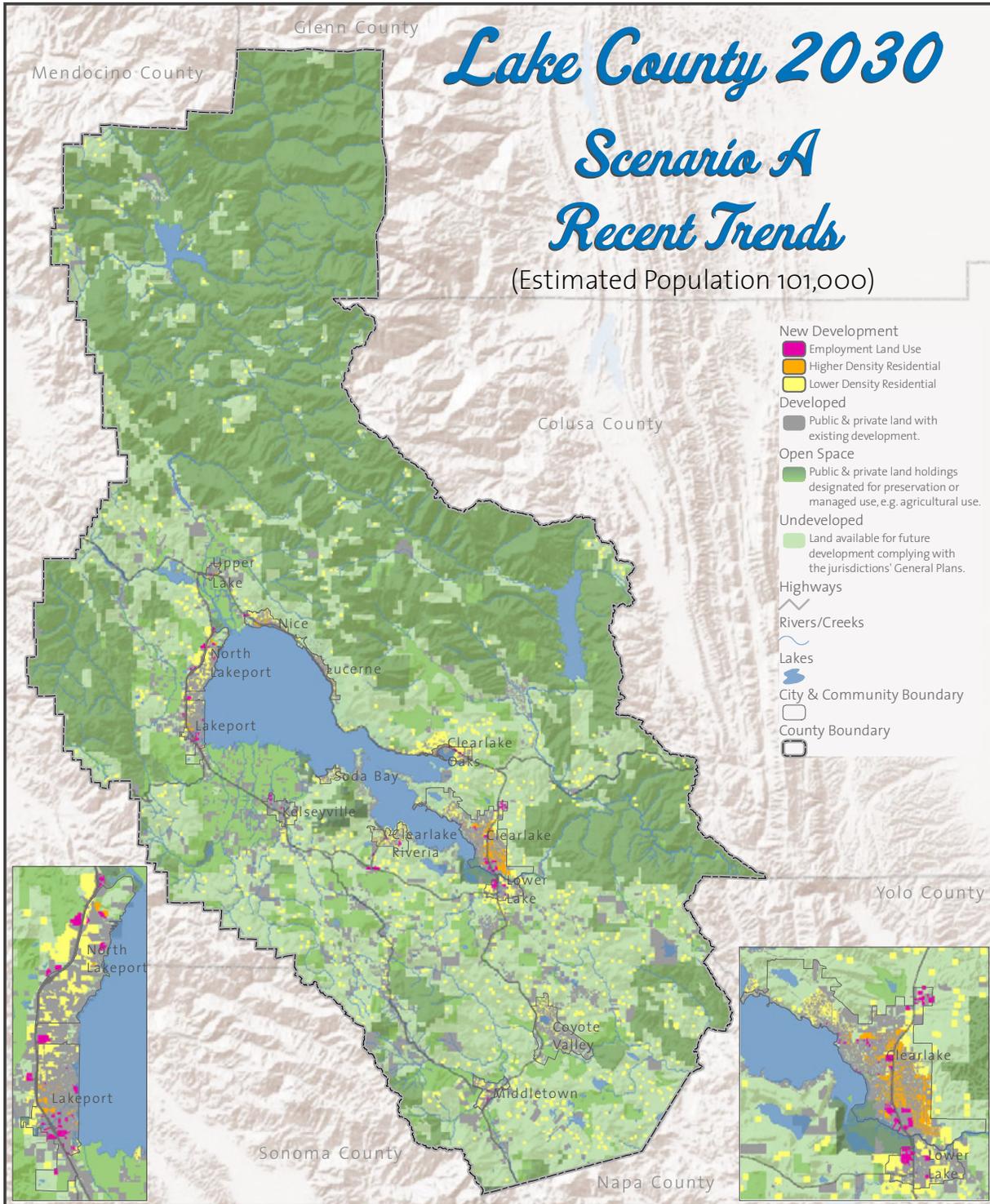
- In this scenario, more frequent transit service is included on existing routes in the South County, as well as added stops on the edges of large new developments. Assuming that the new developments are gated, there will be pedestrian/bicycle connections to the transit stops. Dial-a-ride service will need access inside of the developments. Although new routes are not envisioned, there will be more frequent transit service and more stops (such as Valley Oaks) in South County.
- “Transit Corridors” are defined as areas within a ¼ mile of transit routes, inside the boundaries of existing communities. In the Balanced Growth Scenario, transit corridors attract more development than other roads.
- This scenario doesn’t specifically cover health care needs, schools, recreational centers, parks, bike/pedestrian paths, access to goods and services by the elderly and disabled, and many other services that will be called for with added growth, but these will be needed too. However, the Balanced Growth scenario creates a situation where these services are easier to provide and use because more people will be located closer to them.

COMPARING THE RECENT TRENDS AND BALANCED GROWTH SCENARIOS

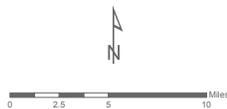
The following maps are provided so that comparisons can be made between how Lake County could look in 2030 with the current growth pattern (Scenario A - Recent Trends) and a new pattern based on the Blueprint Vision and Principles (Preferred Scenario - Balanced Growth). It is important to realize that these maps are illustrative only -- they do not dictate or mandate that any particular developments will take place or the future of any particular parcel of land. They are only intended to compare alternative possible futures, given the appropriate policies.

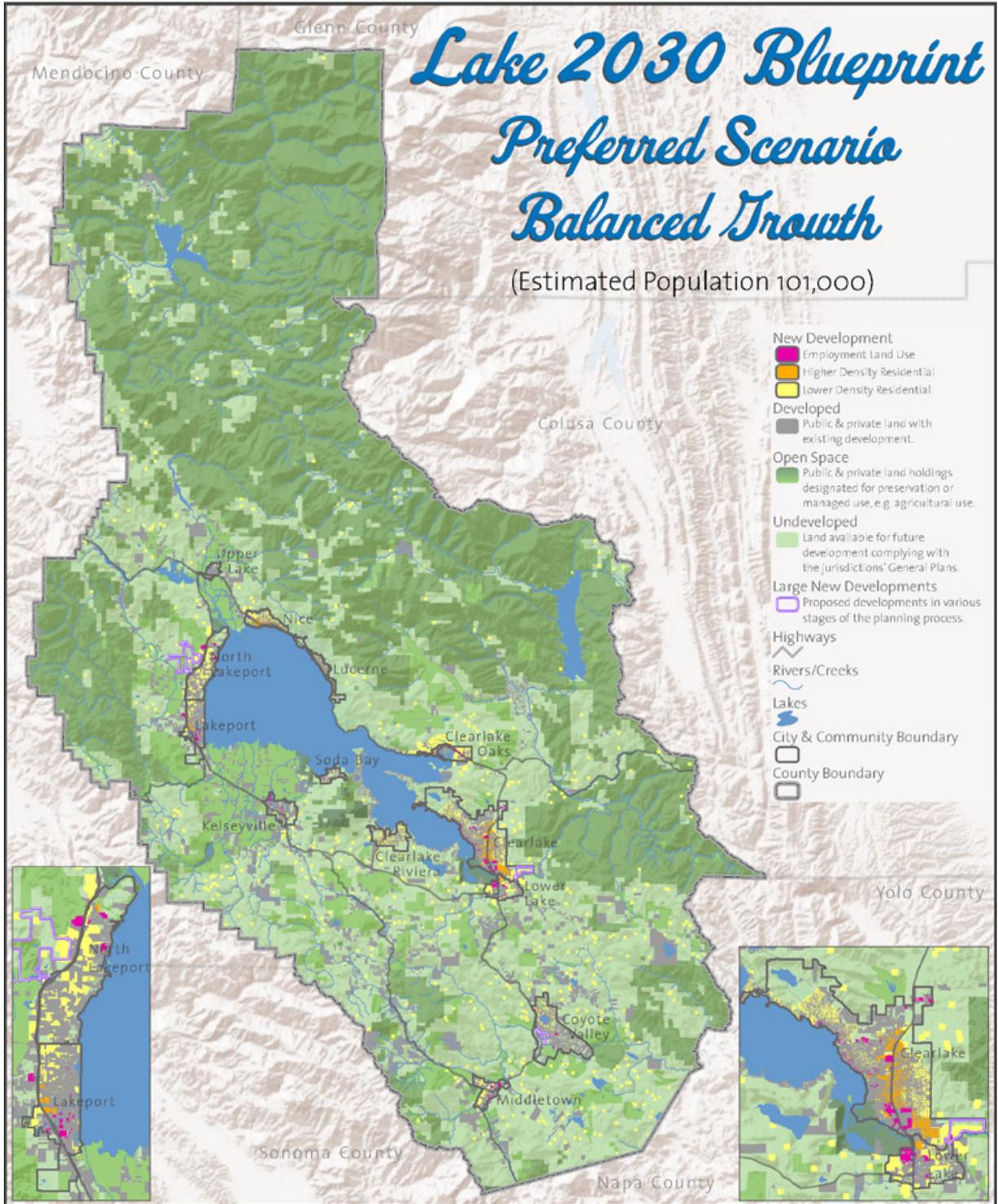
The maps (as well as most of the performance measures that follow), were created using UPlan, a GIS (or Geographical Information System) based computer model. In very simple terms, UPlan uses "layers" of data (for instance, locations of current developed land, General Plan land designations, infrastructure such as roads, water systems, and sewers, protected natural lands and sensitive habitat, water bodies, land with steep slopes, etc.). UPlan takes the added population and jobs that are anticipated for 2030 and

distributes them around Lake County according to "attractors" and "discouragers." For example, an attractor would be a road or sewer system – it provides access for a new development area. A discourager could be a wetland or a lake. Each area is coded for its levels of attractors and discouragers, and the model is run. Different scenarios are created because of changes in the attractors and discouragers due to public policies or incentives. Finally, scenarios can be compared using performance measures.



This exact map was presented at the workshops. Some changes have been made to the final model based on workshop attendee input. Those changes are reflected in the final "Balanced Growth" map on the opposite page.

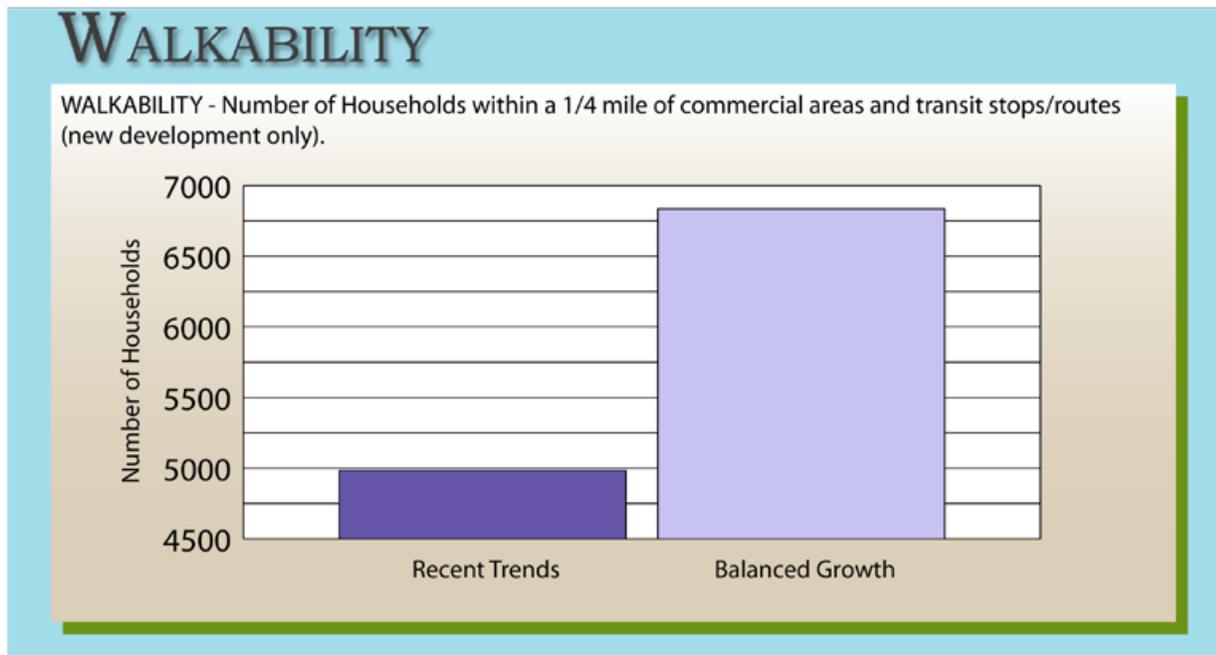




PERFORMANCE MEASURES

Walkability – The number of households within a ¼ mile of commercial areas and transit stops/routes (new development only).

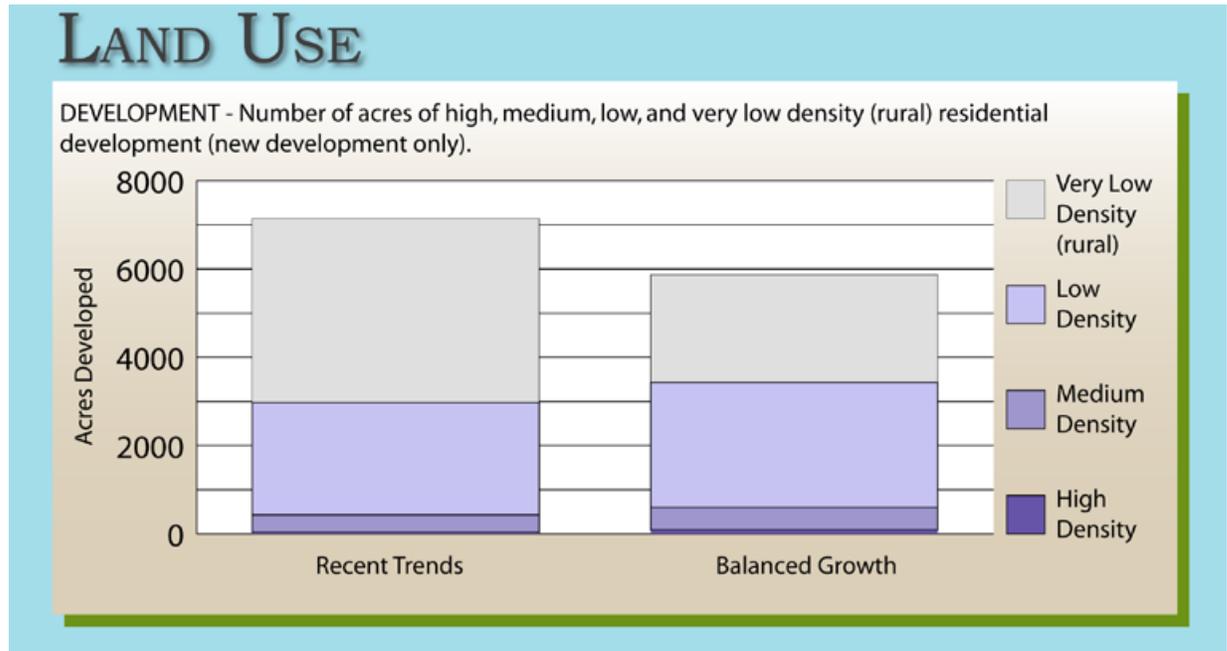
Because of the emphasis on infill development in the Balanced Growth Scenario, 40% of new development would be “walkable,” versus 29% in the Recent Trends Scenario.



Residential Land Use – The number of acres of high, medium, low, and very low density (rural) residential development (new development only).

For this measure, the number of acres in each housing type was an input to the model.⁶ It should be noted that given the land use types that are included in the County and City General Plans, there was not enough land designated as “high density” and “medium density” for

the amounts of these housing types that were asked for in the Balanced Growth scenario (as a consequence, the model was adjusted to allow some of the high and medium density residential growth to go into the “low” and “rural” density designated areas). The overall result is that the development “footprint” is about 18% smaller in the Balanced Growth scenario compared with the Recent Trends scenario.



Residential Types	Recent Trends (# of Acres)	Balanced Growth (# of Acres)
High Density	34	85
Medium Density	393	514
Low Density	2,545	2,831
Rural Density	4,171	2,437
Total	7,143	5,867

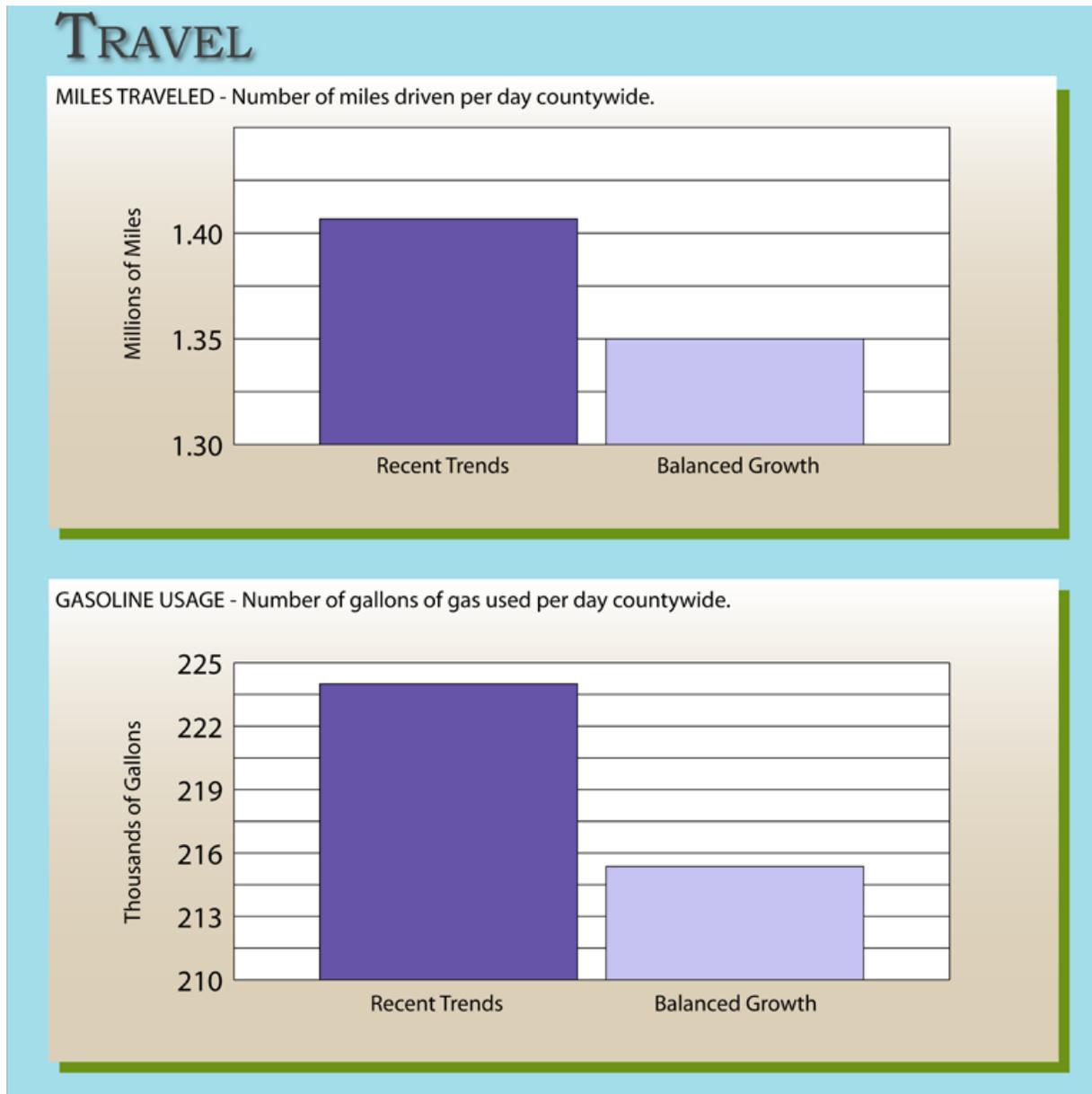
⁶-The numbers were agreed to by a Blueprint subcommittee of the Lake County/City Area Planning Council's Technical Advisory Committee.

Travel – Average daily vehicle-miles-traveled countywide, and average daily fuel consumption for all local trips countywide.

Countywide average Vehicle Miles Traveled daily is 1,406,698 in the Recent Trends scenario and

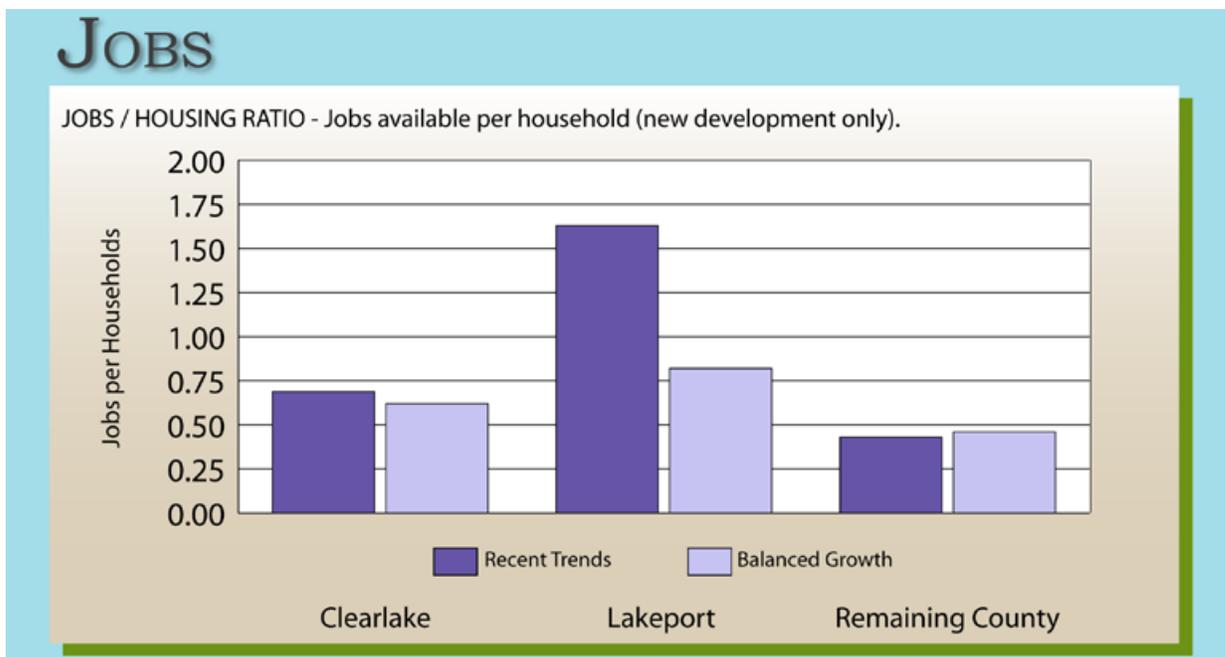
1,352,022. in the Balanced Growth scenario.

Gasoline usage is 224,073 gallons per day in the Recent Trends scenario and 215,363 gallons per day in the Balanced Growth scenario



Jobs and Housing - The “jobs to housing ratio” graph shows the ratio of *new* jobs created in Lake County to *new* homes being built by 2030. Generally a ratio below 1.0 is ideal. If the ratio is too high, the result is a scenario where people have to commute further from their home to get to their job, creating excess traffic, congestion and air pollution. The raw data below the graph shows that in the Recent Trends scenario, Lakeport for example has too few *new* homes being built for the number of *new* jobs that would

be created over the next 20 years. But in the Balanced Growth scenario, the number of *new* homes in Lakeport increases, while the number of *new* jobs will be slightly less, resulting in a more balanced jobs to homes ratio. This produces a scenario in which Lakeport benefits from less incoming commuter traffic, while other areas of the County benefit from receiving slightly more of the total *new* jobs in the County, and overall the commute distances for employees is shorter.



		Clearlake	Lakeport	Remaining County
Recent Trends	New Jobs	2,283	1,078	5,703
	New Households	3,313	662	13,333
	New Homes to Jobs Ratio	0.69	1.62	0.42
Balanced Growth	New Jobs	2,883	835	5,346
	New Households	4,628	1,019	11,661
	New Homes to Jobs Ratio	0.62	0.82	0.46

New Jobs, Households, and Homes to Jobs Ratios for Recent Trends and Balanced Growth Scenarios

WHAT DOES THE FUTURE LOOK LIKE?? Here's one vision...

It's a beautiful early fall morning in 2030.

Walking out of my small new house in the Kelseyville Senior Housing Village, where I retired recently with my husband, I head for my favorite coffee shop located on the downtown plaza, a few blocks away. Along the way, I'm passed by groups of kids bicycling in the bike lane on their way to school.

The sidewalk is shaded by big trees, which is good because it'll be hot later today! A few friends join me for coffee, then we head for the senior center. Meanwhile, my husband spends his morning up on Cobb Mountain enjoying a round of golf before going to his part-time job at the hardware store.

At the senior center, we board the shuttle bus, joining others from communities along the north shore to all go to Clear Lake State Park. Today's excursion includes our choice of a guided bird watching hike, or renting kayaks for a leisurely paddle along the shores of Clear Lake to enjoy the fall colors. As my friend and I select our two-person kayak, we see students from schools throughout the county...



Photo simulation that illustrates possible downtown development in Lake County.



Photo simulation that illustrates possible greenfield development in Lake County.

gathering at the outdoor Education Pavilion, ready to learn about all the plants and animals found in the Park.

On my way home later that afternoon, I go by the elementary school to walk my granddaughter home from school, which means a quick stop at the local market for an ice cream cone! Later her Mom stops by from her job at the hospital in Clearlake to take her to soccer practice. After such an active day, it's time to sit in the garden and enjoy the late afternoon sun going down. Strangely enough, I didn't need to hop in the car all day! I like this life!!

BLUEPRINT IMPLEMENTATION

The Lake County 2030 Blueprint is offered as guidance to local agencies and other supporters as they prepare for the County's future growth. One immediate result of this effort is that the next update of the Lake County Regional Transportation Plan, prepared by the Lake County/City Area Planning Council, will include the Blueprint Vision and Principles.

There are many different strategies in the Blueprint Implementation toolbox. To be successful (and success is already happening in other areas that have completed Blueprints), there will need to be education, political support, updated policies, public-private collaboration, and adequate technical tools.

What are some of the challenges and opportunities for Blueprint success?

Challenges

- An 18% smaller development footprint in 2030 (comparing the Balanced Growth Scenario to the Recent Trends Scenario) is an ambitious goal. It will require a change in direction that may very well meet with political and public opposition even though it was the Preferred Alternative in a grassroots public process.
- We are currently experiencing a "slow growth" period due to an economic recession. There is a natural tendency to not plan for growth when there are other more critical issues to attend to.
- When growth is slow and incremental, such as the spread-out pattern that has occurred in Lake County in recent decades, it is difficult to notice the cumulative effects.

- Although there are land use plans in Lake County that incorporate the Blueprint Principles, they are not always followed or enforced.
- Zoning ordinances and other plans will need to be updated to support the Vision and Principles.

Opportunities

- There is momentum from the Blueprint process that has taken place during the past two years. Participants want to see the Blueprint Plan implemented.
- The County has recently adopted a General Plan that incorporates many of the Blueprint Principles.
- A slow growth period is also a good time to plan for the future because there isn't so much immediate pressure from specific development projects.
- The State of California is supportive of Blueprint planning and there is likely to be funding available for infrastructure and planning projects that follow the Blueprint.
- Lake County will update its 5-year Economic Development Plan with redevelopment, infill, and countywide economic development.

THE IMPLEMENTATION TOOLBOX

The following are tools and strategies for Lake County agencies to consider during implementation.

Collaboration

- Establish a Blueprint Implementation Working Group among the relevant local agencies and other stakeholders. This group can meet regularly to share information, collaborate on projects, receive education/training, and generally offer mutual support.
- Find opportunities for collaboration with Planning Commissions, Transportation Commissions, and others.

Education

- Hold classes, seminars, and training sessions on smart growth, modeling tools, and implementation methods for local agency staff and other interested parties.
- Specifically, educate local planning commissions and decision-makers on mixed use development and how it could look in Lake County.
- Identify successes in other areas that can be adapted to Lake County.
- Use scenario planning where it is useful and appropriate.

Technical Tools

- Obtain additional modeling tools, including possibly a MicroSim travel model for Lake County, to be developed by Caltrans, for assessing the travel impacts of new developments.
- Hold training sessions on UPlan (and possibly MicroSim) for local agency staff.
- Make use of technical assistance

opportunities from State agencies, the University of California, and specialist consultants.

General Plans, Area Plans, Specific Plans, and Master Plans

- Update or coordinate local land use plans to be compatible with the Blueprint Vision, Principles, and Balanced Growth Scenario.
- Increase the amount of land that is designated within communities for medium and high density residential.
- Have the Lake APC review development plans and comment on their compatibility with the Blueprint.

Zoning Ordinances, Codes, Fee Structures and other Policies

- Update the local zoning ordinances to reflect the recently adopted General Plans (City of Lakeport, County of Lake) as well as the Blueprint Vision and Principles.
- Consider adopting form-based codes.
- Promote mixed use where it is already allowed within zoning codes.
- Consider using reduced or waived development fees for projects that incorporate Blueprint principles, particularly affordable senior housing near social services.
- Consider protected greenbelt areas between communities (agriculture or open space).

Performance Monitoring and Recognition of Achievement

- Set up a performance monitoring system, using key measures such as number of acres of new development of different densities, number of vehicle-miles-traveled countywide, water usage, etc.

- Establish a Blueprint awards and/or certification program.

Funding

- Consider awarding some amount of regional transportation funding to Blueprint-friendly infrastructure projects such as pedestrian and bike facilities, plazas, complete streets, etc.
- Pursue Blueprint Implementation grants that may be available at the federal or state level.

On-Going Planning

- Update the Blueprint Plan on a regular basis, incorporating performance monitoring.

ON-GOING ISSUES AND QUESTIONS

The Lake County 2030 Blueprint process, while it set the region on a course of comprehensive planning for the future, does not answer all issues and questions. Here are some that will require on-going monitoring and dialog.

Rate of Growth

- How quickly will the growth come?
- Is there an ideal population for Lake County?
- Are growth restrictions desirable?

Changing Demographics

- All over the U.S., the population is aging, and Lake County is no exception. This will require planners and developers to be sensitive to the housing, recreation, and service needs of an aging population. Retired people often need proximity to social services or transit services.
- There is large growth expected in the

Hispanic community. How will this affect housing demand and transportation facilities and services? For example, there is already a need for pedestrian access to downtown Kelseyville from housing on west side of SR 29.

- What will be the income profile of future residents of Lake County?

Economic Base

- Will visitors remain the main economic driver in Lake County? If so, it will be important to protect agriculture, open space, and natural resources like Clear Lake, because these are the foundation of the tourist industry.
- Will other industries develop?
- Will government stay the top employer?

Infrastructure Needs

- How will the County fund the infrastructure that is needed to keep up with growth and development?
- How can access to nearby counties be improved? (especially Napa and Sonoma)

Housing Needs

- How can the County provide affordable housing for active seniors?
- Some areas may need more "high end" housing in addition to affordable housing.
- What about high quality resort developments?

Building Density and Mixed Use Development

- How much density is likely or appropriate in Lake County?
- How can people begin to accept the idea of mixed use?

Public Transit

- How will transit be expanded when the existing land use pattern is so spread out?
- How can disabled and elderly people be best served by transit?
- How can non-emergency medical transportation be provided to those who are without it?

Bike/Pedestrian

- How will the gaps in the bicycle and pedestrian system be filled to improve connectivity within and between communities?
- Are bike/pedestrian facilities needed in rural areas?
- How can pathways be designed for disabled/elderly access?
- How can pedestrian access to transit stops be improved?
- How can we build on our existing assets (for example historic Upper Lake's pleasant and walkable Main Street)?

Availability of Land

- How can agricultural land and open space be protected and growth focused in communities when Lake County gives the impression of unlimited space?

Large New Developments

- Large new developments will remain controversial wherever they are proposed.
- How can new developments be planned to contain desirable features such as mixed use, community/town centers, clustered development with open space, or solar energy?
- How can local agencies coordinate with developers on a plan and develop good working relationships?

- How can the County attract interest in the redevelopment of large areas (for example, the Strand in Lucerne)?
- How will the County pay for infrastructure maintenance in new developments?

Additional Considerations

- Tribal casinos are large employers, as well as tribal communities that are sovereign nations. How can tribal cultural resources, found throughout the County, be protected?
- Lampson Field Airport, located outside of Lakeport, is an undervalued resource that can be economically developed as long as there are no incompatible land uses in its immediate vicinity.
- There is interest in siting a new airport in the South County since Pearce Field in Clearlake closed in the early 1990's.

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