

LAKE COUNTY GENERAL PLAN 2024 ANNUAL PROGRESS REPORT (APR)



Lake County
Community Development Department
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1.0 INTRODUCTION

General Plan Annual Progress Report

The General Plan is Lake County's blueprint for meeting the community's long-term vision for the future and contains the policies and actions necessary to achieve those goals. Pursuant to Government Code Section 65300 et seq., Lake County is required to prepare and adopt a comprehensive general plan following the guidelines provided by the State to assist in meeting its goals for physical growth, conservation, and community life in the unincorporated area. Each local general plan is a long-range policy document intended to guide physical, economic, and environmental growth.

Government Code Sections 65400 and 65700 (2019), requires all counties to submit an annual report on the status of the general plan and progress in implementing its goals, objectives, and policies. Both the General Plan Annual Progress Report (APR) and Housing Element APR are submitted at the same time to Housing and Community Development (HCD) and the Governor's Office of Planning and Research (OPR) by April 1st of each year. This will be the first year that Lake County has submitted an APR for its General Plan.

Annual progress reports explain how land-use decisions relate to adopted goals, policies, and implementation measures of the General Plan. The annual progress report provides enough information to identify necessary "course adjustments" or modifications to the General Plan, and ways to improve local implementation. After the Board of Supervisors (BOS) accepts the annual progress report, the County will submit copies to the California Office of Planning and Research and the Department of Housing and Community Development.

Acceptance by the Lake County Board of Supervisors

The 2024 ARP for the Lake County General Plan (2008) is tentatively scheduled for consideration by the BOS on March 25, 2025, in accordance with Government Code Section 65400.

Lake County Planning Context

Lake County is a local government that serves approximately 66,698 people, 45,355 of whom reside within the unincorporated County (January 2023 Department of Finance Estimates). The County is approximately 132.6 miles northeast of San Francisco and 110.5 miles northwest of Sacramento and includes the two incorporated cities of Clearlake and Lakeport.

The BOS has the critical role of determining the direction for the general plan and its implementation, through decisions on its adoption, proposed amendments, as well as scheduling and funding implementation and programs.

The Community Development Department protects public health and safety and promotes community wellbeing through land-use planning and development review. Within this role, the Department’s major responsibility is to serve the public with cost-effective and courteous service, and by carrying out applicable laws and creating fair and equitable policies and recommendations.

The following commissions, committees, and stakeholders serve key roles in land-use planning and development review in Lake County:

- The Planning Commission provides recommendations to the BOS regarding general plan amendments and zoning amendments and makes decisions on other discretionary approvals including land divisions, use permits, and zoning variances.
- The Zoning Administrator makes decisions on discretionary approvals including minor use permit and design reviews.
- Other Commissions and Committees provide recommendations to the BOS regarding the specific types of land-use applications, including the Development Review Committee, Municipal Advisory Council, General Plan Advisory Committee, Airport Land Use Commission, Design Review Committee, and Geothermal Advisory Committee.
- Applicants receive direct services from the Community Development Department including available information about existing parcels in the County, responses to inquiries about land-use policies and standards, as well as staff review and recommendations regarding development applications.
- The general public plays a key role in shaping the purpose, meaning, and effect of County policies and standards through participation in their preparation, drafting, and adoption of the general plan and other planning documents.
- Officials and County committee staff and departments, as well as other agencies play varying roles in shaping and implementing the general plan.

Like most counties, Lake County provides many services to both incorporated and unincorporated areas of the County. A total of 64 separate county entities provides a diversity of services to residents including the following: elections, road maintenance, public safety, development, solid waste disposal, and health and human services to name a few.

2.0 2024 REPORT ON GENERAL PLAN PROGRESS

Table 1 includes the current State required and optional Lake County General Plan Elements. The second column includes each Element’s purpose, followed by a brief description of actions the County takes to implement the Lake County General Plan (2008).

Table 1: General Plan Elements	
	Purpose
Land Use Element	This Element outlines proposed patterns of land use and policies and standards for future development and

	<p>redevelopment. The Element is divided into the following sections: land use diagram and standards, land use designations, general plan / zoning and entitlement consistency, growth and development, urban/rural boundary, residential development, commercial development, industrial development, economic development, design, administration/implementation, and implementation measures. All proposed projects must be consistent with the applicable Land Use Element goals and policies, as well as those from other General Plan Elements and in the Local Area Plan.</p> <p>In 2024, 44 projects were presented to the Planning Commission which included a consistency analysis with the Land Use Element.</p>
<p>Housing Element</p>	<p>The purpose of the Housing Element is to identify housing solutions that address local housing problems and to meet or exceed the County’s unincorporated area Regional Housing Needs Allocation (RHNA). The County recognizes that the provision of adequate housing is best met through a collaboration of various resources including County departments, state and federal agencies, and Lake County housing and special needs stakeholders. The Element establishes a housing goal, policies, and action orientated programs the County and its housing partners will implement to facilitate actions that address the County’s identified housing issues. All proposed projects must be consistent with the Housing Element goals and policies, as well as those from other General Plan Elements and in the applicable Local Area Plan.</p> <p>The 2024 Housing Element ARP is discussed separately in the body of this report.</p>
<p>Public Facilities and Services Element</p>	<p>The development and quality of life for Lake County is dependent on the availability of affordable, sustainable, and safe man-made infrastructure and services. Each type of public facility or service has a unique set of challenges and must adapt to growth and change differently. This element contains goals, policies, and implementation programs that establish the framework for the provision of public facilities and services to meet the needs of the County’s future development. All proposed projects must be consistent with the Public Facilities and Services Element goals and policies, as well as those from other General Plan Elements and in the applicable Local Area Plan.</p>

	<p>The following projects required a General Plan of Conformity and were approved in 2024:</p> <ul style="list-style-type: none"> • GPC 22-11 Wolf Creek Bridge Replacement Project • GPC 23-04 Request Vacate Portion of Collier Avenue
<p>Transportation and Circulation</p>	<p>A county is both defined and constrained by the network of highways, streets, sidewalks, trails, and transit services that move its residents and goods throughout the county. The Transportation and Circulation Element establishes the goals, policies, and implementation programs covering the following: roads and highways, public transportation, aviation, bicycle and trails, transmission lines and pipelines, boating, and implementation measures. All proposed projects must be consistent with the Transportation and Circulation Element goals and policies, as well as those from other General Plan Elements and in the applicable Local Area Plan.</p> <p>2024 Regional Transportation Improvement Program was adopted on December 13, 2023. The Regional Transportation Improvement Program (RTIP) is a program of highway, local road, transit and active transportation projects that a region plans to fund with State and Federal revenue programmed by the California Transportation Commission in the State Transportation Improvement Program (STIP).</p>
<p>Health and Safety Element</p>	<p>The Health and Safety Element establishes goals and policies to protect the County from risks associated with the following: seismic, geologic, flood, dam inundation, and wildfire hazards in addition to hazardous wastes and airport hazards to reduce the risk of death, injury, property damage, and the economic and social dislocation related to those hazards. This Element also includes policies that address emergency operations and the goal of sustaining healthy communities. All proposed projects must be consistent with the Health and Safety Element goals and policies, as well as those from other General Plan Elements and in the applicable Local Area Plan.</p> <p>In 2024, in coordination with the City of Lakeport and the City of Clearlake, the Lake County Office of Emergency Services (OES) begun the 2024-2025 Lake County Multi-Jurisdictional Hazard Mitigation Plan project. Lake County OES, the City of Lakeport, and the City of Clearlake have hired The Resiliency Initiative (TRI) consulting firm to support the updating process</p> <p>The County continues to work with community partners on wildfire preparedness. County partners include, but are not</p>

	<p>limited to, the California Environmental Research Center (CLERC), CAL FIRE, and the Sheriff’s Department.</p>
<p>Noise Element</p>	<p>Certain areas of the County experience noise levels that can be a concern to residents and visitors. Potential noise areas include those adjacent to highways and roadways that experience high traffic volumes, near large mining or industrial facilities, in proximity to certain agricultural uses, and near local airport facilities. The Noise Element contains goals, policies, and implementation measures that set noise standards and includes policies to protect noise-sensitive uses and citizens from excessive noise. All proposed projects must be consistent with the Noise Element goals and policies, as well as those from other General Plan Elements and in the applicable Local Area Plan.</p> <p>In 2024, the Community Development Department, Planning Division continued to require noise studies where appropriate in CEQA analysis for projects.</p>
<p>Open Space, Conservation, and Recreation Element</p>	<p>The purpose of the Open Space, Conservation, and Recreation Element is to protect and enhance the natural and cultural resources that make Lake County unique. This element contains goals, policies, and programs designed to address agricultural resources, mineral and energy resources, water resources, biological resources, cultural resources, scenic resources, open space, and recreation. The following topics are covered: biological resources, scenic resources, agricultural resources, mineral resources, energy resources, recreation and open space resources, Clear Lake, cultural resources, and implementation measures. All proposed projects must be consistent with the Open Space, Conservation, and Recreation Element goals and policies, as well as those from other General Plan Elements and in the applicable Local Area Plan.</p> <p>In 2024, the County hired a Resource Planner who is responsible for overseeing natural resource projects including but not limited to lakebed projects, and mining and grading among other things.</p> <p>During 2024 the CDD continued to work with tribal governments throughout Lake County in the protection of cultural resources.</p>
<p>Geothermal Element</p>	<p>The Geothermal Resources Element establishes the goals, policies and implementation measures that will be used by the County regarding the promotion, protection, use, and education pertaining to geothermal resources that are present in the County. Lake County is home to the largest geothermal</p>

	<p>company “The Geysers” in the United States. All proposed projects must be consistent with the Open Space, Conservation, and Recreation Element goals and policies, as well as those from other General Plan Elements and in the applicable Local Area Plan.</p> <p>In 2024, CDD drafted a Request for Proposals to retain a consulting firm to oversee the County’s geothermal operations under the State’s Assembly Bill 1359 (approved September 2024).</p>
<p>Water Resources Element</p>	<p>The primary purpose of the Water Resources Element is to ensure that Lake County’s surface and groundwater resources are protected and sustained. This element contains goals, policies, and programs designed to address water resources. All proposed projects must be consistent with the Water Resources Element goals and policies, as well as those from other General Plan Elements and in the applicable Local Area Plan.</p> <p>Throughout 2024, the County continued to require hydrology and drought management plans for projects under Ordinance 3106. The ordinance was adopted due to sever drought conditions preceding 2023, which included surface water drying up, groundwater wells going dry, and Clear Lake receding resulting in drinking water quality and quantity issues.</p> <p>In 2024, the Lake County Water Resources Department continued to oversee and manage several plans and programs that help to implement the Water Resources Element which include, but is not limited to the following:</p> <ul style="list-style-type: none"> • Aquatic Plan Management • Big Valley Groundwater Sustainability Plan • Clean Water Program • Drought Planning • Flood Management • Groundwater Management • Invasive Mussel Prevention • Lakebed Management • Middle Creek Restoration Project • Middle Creek Project Committee Documents • Stream Restoration

<p>Agricultural Resources Element</p>	<p>The purpose of the Agricultural Resources Element is to protect and enhance this vital component of the County’s economy and quality of life. This element contains goals, policies, and implementation measures designed to address agricultural resources in the County. The following topics are covered in this section:</p> <ul style="list-style-type: none"> • Agricultural Protection • Agricultural Enhancement • Agricultural Tourism • Agricultural Research and Education • Timber Resources <p>All proposed projects must be consistent with the Agricultural Resources Element goals and policies, as well as those from other General Plan Elements and in the applicable Local Area Plan.</p> <p>Although Lake County no longer accepts Williamson Act contracts, farmland throughout the county is still protected under CEQA. In 2024, one project that occurred on Prime Farmland required a Land Evaluation and Site Assessment.</p>
<p>Aggregate Resources Management Plan Element</p>	<p>According to the Aggregate Resource Management Plan, the goals, policies, and implementation measures in the plan serve as the basis for future management and regulation of the aggregate industry in this Lake County. All proposed projects must be consistent with the Aggregate Resources Management Plan Element goals and policies, , as well as those from other General Plan Elements and in the applicable Local Area Plan.</p> <p>In 2024, mining inspections and State reports were conducted and completed by the County’s Stormwater and Grading Inspector. There are several mining operations around Lake County, however, no discretionary permits requiring approval were received in 2024.</p>

Source: Lake County, 2025.

General Plan Amendments Completed in 2024

Lake County processed two General Plan Amendments and Rezones during 2024. Both were initiated by private landowners (Table 2). Both applications were received in 2023.

Project Number/ Name	Description	Date Adopted	Initiated by	Resolution

<p>GPAP 23-01; RZ 23-01, Reynolds.</p>	<p>Application to change the general plan designation of a portion of the parcel from Rural Lands RL to Industrial I and rezone a portion of the parcel from “RL” Rural Lands to Heavy Industrial.</p>	<p>December 19, 2023</p>	<p>Private Landowner</p>	<p>Lake County Board of Supervisors Resolution 23-144</p>
<p>GPAP 23-02; RZ 23-02, Lim M</p>	<p>Application to change the general plan designation from Public Facilities PF to Low Density Residential LDR and zoning designation from “O” Open Space-“SC” Scenic Combining to “R1” Single-Family Residential-“SC” Scenic Combining to allow for conversion of a former fire station to a single-family residence.</p>	<p>October 1, 2024</p>	<p>Private Landowner</p>	<p>Lake County Board of Supervisors Resolution 2024-103</p>

Source: Lake County, 2025.

Housing Element

California’s housing-element law acknowledges that, for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and not unduly constrain), housing development. As a result, housing policy in California rests largely upon the effective implementation of local general plans and particularly, local housing elements.

The housing element is the only general plan element that must be certified by the State, every 8 years (subject to change under SB 375). The 6-Cycle Housing Element was updated and adopted by the BOS on June 16, 2020 (Resolution No. 2020-71) and is valid to August 15, 2027. The adopted Housing Element was submitted to the State Department of Housing and Community Development for certification in 2020, although due to staff shortages, final certification did not occur until 2022.

The Housing Element contains the Regional Housing Needs Allocation (RHNA) for very low, low, and moderate housing units required for unincorporated Lake County. Table 3 includes completed entitlements, building permits, and building permits that were issued a certification of occupancy as reported on the County’s 2024 ARP for its housing element.

Table 3: 2024 Entitlements, Building permits, and Certificates of Occupancy		
<i>Completed Entitlement Issued by Affordability Summary</i>		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	27
Low	Deed Restricted	0
	Non-Deed Restricted	27
Moderate	Deed Restricted	0
	Non-Deed Restricted	34
Above Moderate		35
Total Units		123
<i>Building Permits Issued by Affordability Summary</i>		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	16
Low	Deed Restricted	12
	Non-Deed Restricted	12
Moderate	Deed Restricted	0
	Non-Deed Restricted	14
Above Moderate		37
Total Units		91
<i>Certificate of Occupancy Issued by Affordability Summary</i>		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	5
Low	Deed Restricted	0
	Non-Deed Restricted	1
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		15
Total Units		26

Source: Lake County, 2025. Accela Permitting Database.

Note: Data is from the Annual Element Progress Report Excel Spreadsheet.

According to Table 3, the total entitlement applications submitted in 2024 was 123, while the total building permits issued was 91, and there were 26 certificates of occupancy issued. Of the certificates of occupancy issued, there were 5 very low and 1 low. Table B of the APR for the Housing Element shows the following shortfall of RHNA by income level as follows:

- Extremely Low (Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1) =166
- Very Low=311
- Low=79
- Moderate=152
- Above Moderate=428

Housing Programs

The Lake County Department of Social Services (LCDSS) administers the County's housing programs. The LCDSS staffs the Lake County Housing Commission's office in Lower Lake and administers the HUD-funded rental assistance program for the entire county, including the cities of Clearlake and Lakeport.

Lake County continues to promote its housing programs and hired a Deputy County Administrative Officer of Housing in 2023. This position has an office in the Administrative Office in Lakeport. Currently, the Deputy County Administrative Officer Housing is working with a consultant on the preparation of a Housing Action Implementation Plan.

Other Key Considerations

Citizen Participation

Citizen participation occurs in the policy-making process which includes the BOS, Planning Commission, Zoning Administrator, as well as Advisory Committees. To accommodate those who cannot attend in person, all in-person meetings have a Zoom option where internet bandwidth will allow. Planners in the Community Development Department offer Microsoft Teams as an option to in-person meetings which developers and the public appreciate.

Tribal Cultural Resource Consultation

As of July 2023, approximately 5 percent of Lake County residents identify as American Indian or Alaska Native alone according to the US Census. This is a significantly larger portion compared to 1.3 percent for the entire US and 1.5 percent for California. Within Lake County there are multiple Pomo Tribes including:

- Big Valley Band of Pomo Indians
- Elem Indian Colony of Pomo Indians of the Sulphur Bank Rancheria
- Habematolel Pomo of Upper Lake
- Koi Nation of Northern California

- Middletown Rancheria of Pomo Indians
- Robinson Rancheria of Pomo Indians of California
- Scotts Valley Band of Pomo Indians of California
- Mishewal Wappo

The Lake County Community Development Department, Planning Division conducts outreach, notification, and consultation with local Native American representatives for General Plan Updates, for affordable housing projects as required under Assembly Bill 168, and for tribal cultural resources per CEQA requirements. In addition, the Planning Division notifies tribal governments of non-AB52 projects as well, so they are kept in the loop on all projects occurring around the County. In 2024, the Planning Division sent out AB52 Consultation Notifications for all applicable projects to tribal governments and representatives. The Planning Division continues to work with tribal governments to maintain and deepen relationships.

The CDD also continues to work with the County's Chief Climate Resiliency Officer/Tribal Liaison on tribal matter when needed. Also, a tribal representative was selected as a member on the General Plan Action Committee for the LakeCounty2050 General Plan Update.

Economic Development

The Lake County Marketing and Economic Development Program is a division of the Lake County Administrative Office and actively works to promote tourism and commerce in Lake County. The County Administrative Officer is Susan Parker. Efforts include the following: media relations, visitor attraction, film commission, community beautification, and business assistance. Staff member(s) meet with developers, business owners, and entrepreneurs to facilitate quality development and encourage business growth. Opportunities for business development are plentiful, local government is eager to assist, and numerous resources are available to help business and development interests.

In Lake County, a strong entrepreneurial spirit is present among local business owners, many of whom are active in their support of two local chambers of commerce and numerous local business associations. Lake County also has an efficient and friendly network of service providers ready to assist with business development and expansion. The Lake County Comprehensive Economic Development Strategy (CEDS) 2016 is a strategy-driven plan for regional economic development. It includes a regional planning process designed to build capacity and guide the economic prosperity and resiliency of Lake County (<https://www.lakecountyca.gov/DocumentCenter/View/4860/2016-CEDS-Report-PDF>).

When development requires an entitlement, developers and/or property owners are referred to the Lake County Community Development Department. In 2024, several calls were received as a result of referrals from the Lake County Marketing and Economic Development Program.

3.0 LAKE COUNTY GENERAL PLAN 2050 UPDATE

In September 2008, a comprehensive update to the Lake County General Plan was adopted by the Lake County BOS. Following the update, the County adopted eight area plans between 1989 and 2010. An update to the Lake County Zoning Ordinance occurred on July 11, 2014. This was the first comprehensive update to Lake County's General Plan and Zoning Ordinance in several decades.

In 2023, the County retained consultant firm PlaceWorks to provide planning services to update the 2008 General Plan and eight local area plans, prepare Lake County's first Climate Adaptation Plan, and prepare a draft Environmental Impact Report. The County is using the update as an opportunity to address issues related to climate adaptation and environmental justice, as well as other new State laws. To achieve these goals, the County is working closely with community members and stakeholders to ensure a full understanding of the key community issues, and to gain insight on how to address them.

Goals of the Update

- Address current and future needs of Lake County through development of community-driven long-range planning documents.
- Engage community members as key partners for adaptation, community resilience, public safety, and environmental justice.
- Comply with State regulations.

Grant Funding

In 2023, Lake County received or continued to utilize funds from three grants that helped to implement its general plan. Below is a list of those grants with the amount of funds received, and a brief explanation of how the funding was used. It should be noted that the County of Lake does not currently receive HOME funding.

Community Development Block Grant Program (CDBG)

The County of Lake received three CDBG grants in 2021 that were still active and being utilized mostly workforce development and COVID recovery. The total CDBG funding at the County of Lake for 2021-2023 is \$738,187.

Local Early Action Planning (LEAP) Grant

The County of Lake was awarded \$150,000 in LEAP funds. This funding was earmarked for the Local Area Plan updates, which began in 2023. Some LEAP funds were utilized in 2023, however, the remaining funds will continue to support development of the Local Area Plan updates until September 2024, when all funds will be expended, and the grant will sunset.

Regional Early Action Planning (REAP) Grant

The County of Lake was awarded \$149,682 in REAP funds from the Lake Area Planning Council. This funding was earmarked for the General Plan Update and Local Area plan updates, specifically the community engagement and advisory group aspects, as well as research and drafting of the General Plan Overview document, which were started in late 2023. Some REAP funds were utilized in 2023, however, the remaining funds will continue to support development of the updates until June 2024, when all funds will be expended and the grant will sunset.

Components of the General Plan Update

Apart from environmental justice, which is a new topic required by State law, the current General Plan addresses all State-required Elements (referred to as Chapters in the existing Lake County General Plan), plus some optional topics, as described below:

Land Use Element: Will establish a comprehensive set of goals, policies, and implementation measures to guide the future use and development of land in unincorporated Lake County. The Land Use Diagram and Density / Intensity Standards are critical parts of this Element, identifying allowed land uses and development standards on all unincorporated parcels in the county. This Element also presents Community Growth Boundaries that limit urban development around established communities.

Public Facilities and Services Element: Will include goals and policies that address the vital infrastructure and public services which are needed to maintain a high-level quality of life for current and future Lake County residents. Civic and public facilities are included in this Element.

Transportation and Circulation Element: Will discuss existing and proposed roadways and other means of transportation such as public transit, bikeways, and pedestrian routes. Analyzes traffic conditions and needed improvements so that existing and projected circulation needs may be adequately met.

Health and Safety Element: Will include goals and policies to minimize risk to people and property from natural and human-caused hazards. This includes discussion of emergency response goals and policies that would maintain the Emergency Operations Plan for the County. Additionally, the work to prepare this Element will include preparation of a Climate Vulnerability Analysis and Countywide Evacuation Plan.

Noise Element: Seeks to control environmental noise and protect the community from excessive noise exposure.

Open Space, Conservation, and Recreation Element: Sets goals and policies that protect and enhance the natural and cultural resources that make Lake County unique. This includes biological and scenic resources, as well as specific policies around Clear Lake, the County's single most valuable natural resource.

Geothermal Resources Element: Encourages research and development, protection, utilization, and collaboration around the geothermal resources in Lake County.

Water Resources Element: Addresses a range of water-related issues in Lake County, working to protect and sustain Lake County's surface and groundwater resources.

Agricultural Resources Element: Seeks to protect and enhance agricultural resources as a vital component of the county's economy and quality of life.

Aggregate Resources Management Plan Element: Will provide context and policies for aggregate mining operations in Lake County. [Note: The Aggregate Resources Management Plan is included in the current General Plan as Appendix A and was adopted in 1992; the update to this document will be a separate task and is not included in the Lake County 2050 project at this time.]

It should be noted that the Housing Element is updated on a separate schedule from the rest of the General Plan. The current Housing Element was adopted in 2019 and is valid through 2027.

General Plan Advisory Committee (GPAC)

The Lake County General Plan Advisory Committee (GPAC) has been formed by the BOS to provide community input on the General Plan and Local Area Plans Update process (Lake County 2050). The GPAC's responsibility is to serve as General Plan ambassadors to the community, and to provide valuable perspective for this process by sharing ideas, reviewing draft and completed work, providing feedback to County staff and consultants, and building stakeholder participation and support for the plan the GPAC is helping to create. GPAC members will review key interim, draft, and final products; advance review of public meeting materials; assist with outreach to stakeholder groups and the public; and provide general project guidance.

The GPAC does not have decision-making authority, and project staff will forward GPAC comments to the BOS as appropriate. The BOS holds ultimate approval authority regarding the updated General Plan and Local Area Plans.

The GPAC hold 3 meetings in 2024 from March 15 to July 11. All meeting materials can be found on the Lake County 2050 website here: <https://lakecounty2050.org/past-meetings-materials/>.

Local Area Plans

A comprehensive update to all eight local area plans (LAPs) will be included in the Lake County General Plan 2050 Update. Each LAP is a long-range plan which reflects the local characteristics while providing detailed policy and design guidance for the LAP area. The plans also complement and are consistent with the general plan. Each plan includes a zoning map that corresponds to the land use designations of the LAP. The eight LAPs include:

- Cobb Mountain Area Plan
- Kelseyville Area Plan
- Lakeport Area Plan

- Lower Lake Area Plan
- Middletown Area Plan
- Rivas Area Plan
- Shoreline Communities Area Plan

Upper Lake-Nice Area Plan

Local Area Plan Advisory Committees (LAPACs)

To advise the Local Area Plans Update process, the Board of Supervisors has formed eight Local Area Plan Advisory Committees (LAPACs), one for each Planning Area representing a cross-section of interests from throughout the county. The LAPACs will meet at key milestones throughout the Lake County 2050 process to provide feedback on project documents and studies.

The LAPACs hold 10 meetings in 2024 between September 18 to October 16. Recordings of the meetings can be found on the Lake County 2025 website at <https://lakecounty2050.org/past-meetings-materials/>.

Community Meetings

The County will hold three rounds of community meetings to gather input at key milestones in the Local Area Plans Update process. During each round, the County will hold one meeting in each of the eight Local Area Plan planning areas. These meetings may be held as part of a meeting hosted by the established advisory body for each planning area (e.g., the Cobb Area Council for the Cobb Mountain Area Plan planning area).

Local Area Plan Meetings Series 1 included meetings in the following locations in 2024 from April 8 to May 1:

- Upper Lake/Nice
- Shoreline Communities
- Lower Lake
- Middletown
- Rivas
- Kelseyville
- Cobb Mountain
- Lakeport

Additional information can be found on the Lake County 2025 website here: <https://lakecounty2050.org/past-meetings-materials/>.

Stakeholder Focus Group Meetings

Meetings focused on specific issues, like environmental justice and economic development, will be held during this process.

Three meetings were held in 2024 from May 20 to December 19.

Housing Action and Implementation Plan

The Housing Action and Implementation Plan (HAIP), funded by the American Rescue Plan Act (ARPA) will be a comprehensive manual with action steps to address the current and forecasted housing demand throughout Lake County. It is related to, but not a part of the General Plan. However, it will serve as a foundation for the County's 2027-2035 Housing Element Update, which will be a part of the General Plan. The HAIP will analyze demographic trends, market forces that shape the development and real estate industries, and challenges such as wildfire and the availability of utilities. Policies, regulations and development approval processes in the County of Lake, Lakeport and Clearlake will be evaluated. An inventory of sites that are suitable for residential development will be prepared. The HAIP process will incorporate input from a broad spectrum of community members to identify the needs of the community, understand opportunities and constraints and establish strategies to preserve the current housing stock and develop new housing options. The HAIP will provide decision makers and the community with action steps and information on partnerships, funding and resources to implement the identified strategies.

Climate Adaptation Plan

Scheduling for the Climate Adaptation Plan (CAP) is tentatively January 2024 to Spring 2025. The CAP, funded by the State's Adaptation Planning Grant Program (APGP) will include development of an adaptation framework for both unincorporated Lake County and the cities of Clearlake and Lakeport. The CAP process will identify problem statements based on the Climate Vulnerability Assessment, which will be prepared as part of the update to the Health and Safety Element. The CAP will determine Focus Areas for targeting places, assets, and people with the highest needs and vulnerabilities, for the development of specific climate adaptation goals and strategies. During this process, the County will engage the community and stakeholders through an inclusive, transparent, and collaborative process to learn about lived experiences in adaptation and gain local knowledge of resilience practices to ensure the CAP builds off existing adaptation efforts and improves the resilience of all communities in the county.

Environmental Impact Report

Preparation of the Draft Environmental Impact Report (EIR) is scheduled for Spring 2025 to Spring 2026. The California Environmental Quality Act (CEQA) requires the County to conduct a thorough analysis of the potential physical environmental impacts of implementing the updated General Plan to inform decision makers and the public where significant impacts would be, and methods to reduce those impacts to the extent feasible. The County will prepare an Environmental Impact Report, or EIR, which will include an analysis of each of the CEQA Guidelines Appendix G, Environmental Checklist, topic areas. The EIR will also include identification of baseline conditions; thresholds of

significance; range of reasonable alternatives; cumulative impact analysis; growth-related impact discussion; description of significant effects of the proposed project on the environment; and mitigation measures proposed to avoid, minimize, rectify, reduce, eliminate, or compensate for any identified significant impacts. This programmatic EIR will be used to evaluate the impacts of the General Plan Update; future development projects would still need to complete project specific CEQA reviews.

2050 General Plan Schedule

Table 4: below provides a general timeline for completing the County’s General Plan Update.

Table 4: General Plan Update Schedule	
Phase	Schedule
Project initiation, background research, website/initial outreach	Fall 2023 – Spring 2024
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

Source: County of Lake, 2024.

The project initiation, background research, website and initial outreach all occurred in 2023.

4.0 ANNUAL PROGRESS REPORT AUTHORIZATION

This annual progress report to the Lake County Board of Supervisors and the Governor’s Office of Planning and Research fulfills statutory reporting requirements on the status of the General Plan and progress on its implementation as set forth under Government Code Section 65400. This report shall be transmitted to the Governor’s Office of Planning and Research and the Department of Housing and Community Development.

Submitted By:

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