

# COUNTY OF LAKE GENERAL PLAN 2025 ANNUAL PROGRESS REPORT



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# INTRODUCTION

## **General Plan Annual Progress Report**

The Lake County General Plan is a comprehensive plan that provides the County with a consistent framework for the sustainable management of natural and man-made infrastructure, as well as decision making associated with those resources and land use. The general plan has been called the “constitution” for land use development and management to emphasize its importance to land use decisions. Once a general plan is adopted, its maps, diagrams, and policies form the basis for County zoning, discretionary entitlements, subdivision, resource management, and public works actions. Under California law, no area plan, zoning, subdivision map, nor public works project may be approved unless the County finds that it is consistent with the adopted General Plan. The Lake County General Plan includes seven mandatory Elements that include Land Use, Circulation, Housing, Open-Space, Conservation, Safety, and Noise.

Government Code Sections 65400 and 65700 (2019), require 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 Land Use and Climate Innovation (LCI) - formerly the Governor’s Office of Planning and Research (OPR) by April 1st of each year.

## **Acceptance by the County of Lake Board of Supervisors**

The 2025 APR for the Lake County General Plan (2009) is scheduled for consideration by the County of Lake Board of Supervisors on March 24, 2026, in accordance with Government Code Section 65400.

## **Lake County**

Lake County lies within the Pacific Coastal ranges approximately 100 miles north of San Francisco, 90 miles northwest of Sacramento, and 35 miles east of the Pacific Ocean. Lake County is bounded by Mendocino County to the west, Yolo, Colusa, and Glenn Counties to the east, and Sonoma and Napa counties to the south. The major roadways that traverse the County include State Route 20, which joins up with Highway 101 and Interstate 5, and State Routes 29, 53, and 175. There are three major watersheds in the County: Cache Creek, Putah Creek and Eel River. Additionally, Clear Lake, the largest natural lake entirely within California, is located completely within Lake County.

## **County of Lake Planning Commission**

The County of Lake Planning Commission is responsible for providing recommendations to the County of Lake Board of Supervisors on land use policies, General Plan amendments, and zoning code changes. The Planning Commission also has direct decision-making authority over various discretionary entitlements including but not limited to Use Permits, Subdivision Maps and Parcel Splits, Variances, and Design Reviews.

## **Zoning Administrator**

The Zoning Administrator is responsible for reviewing and making determinations on minor discretionary approvals, including but not limited to: Minor Use Permits. The Community Development Director acts as the Zoning Administrator for the County of Lake.

## **Additional Commissions, Committees, and Advisory Bodies**

Several commissions and committees contribute to land use decision-making and policy recommendations in the County, including:

- The Local Area Plan Advisory Committee and the General Plan Advisory Committee are the advisory committees that are guiding the eight Local Area Plan and General Plan updates that are currently being updated.
- The Traffic Safety Advisory Committee – Provides input on transportation infrastructure, roadway improvements, and traffic management within the County.
- The Board of Supervisors – Serves as the final decision-making body for General Plan updates, zoning amendments, major development projects, and policy initiatives.

## **County of Lake Community Development Department**

The Community Development Department, Planning Division, is the primary point of contact for land use applications and the public. The department provides:

- Information on zoning, land use, and development standards.
- Guidance on permit applications, environmental review requirements, and General Plan policies.
- Coordination of project review with other agencies, including Lake County Departments, Caltrans, Cal Fire, and state regulatory bodies.
- Compliance monitoring to ensure projects align with approved plans and conditions of approval.

## **Public Engagement and Community Input**

The general public plays a crucial role in shaping the City's land use policies. Community members provide input through:

- Public hearings and workshops on planning projects and policy updates.
- Participation in advisory committees and stakeholder groups.
- Review and comment on draft environmental documents, zoning amendments, and proposed developments

## **2025 HOUSING ELEMENT ANNUAL PROGRESS REPORT**

### **Regional Housing Needs Allocation**

Since 1969, California has required that all local governments (Cities and Counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans (aka housing elements) as part of their General Plan (also required by the state). General Plans serve as the local government's blueprint for how the city and/or county will grow and develop and include seven elements: land use, transportation, conservation, noise, open space, safety, and housing.

Additionally, every city and county in the state of California is required to submit an Annual Progress Report (APR) on individual jurisdiction progress towards implementing the housing element of its General Plan. The report must be submitted to the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation on or before April 1st of each year. On March 24, 2026, the Housing Element Annual Progress Report will be presented to the Lake County Board of Supervisors and the Housing Element APR will be submitted successfully to both the California Department of Housing and Community Development (HCD) and Governor's Office of Land Use and Climate Innovation (LCI) --formerly the Governor's Office of Planning and Research (OPR) on April 1<sup>st</sup>, 2026.

In the 2025 Housing Reporting Year, Table 1 on the following page provides the current Regional Housing Needs Allocation (RHNA) and progress.

**Table 1 – 2025 Housing Reporting RHNA Progress**

Income Level		RHNA Allocation by Income Level	Projection Period - 01/01/2019-08/14/2019	2019	2020	2021	2022	2023	2024	2025	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted											
	Non-Deed Restricted											
Extremely Low	Deed Restricted											
	Non-Deed Restricted						2	5	1			8
Very Low	Deed Restricted	332								12		302
	Non-Deed Restricted						2	3	5			
Low	Deed Restricted	224					69		1			94
	Non-Deed Restricted					49		3	3	5		130
Moderate	Deed Restricted	207										83
	Non-Deed Restricted					24	9	8	22	20		124
Above Moderate	Deed Restricted	576										
	Non-Deed Restricted		1			30	31	49	50	25		186
Total RHNA		1,339										
Total Units			1	-	-	103	113	68	82	62	429	910

\* There is a mistake in the housing numbers for 2023. The Collier Avenue Apartments are not included in Table 1. I am working with HCD to make the necessary changes. The changes should be 20 – Extremely Low-Income Deed Restricted Units, 19 – Very Low-Income Deed Restricted Units, and 1 Low-Income Non-Deed Restricted Unit (Managers Unit) taking our RHNA numbers total to date 469 units with 870 units remaining.

In the 2025 reporting year, The County of Lake continued its efforts to meet the Regional Housing Needs Allocation (RHNA). A total of 62 new housing units were issued building permits in 2025, contributing to the overall housing productions goals.

**Housing Production Overview:**

New units permitted in 2025 include:

- 12 Very Low-Income Units (Deed Restricted)
- 5 Low-Income Units
- 20 Moderate-Income Units
- 25 Above Moderate-Income Units

It should be noted that California Department of Housing and Community Development (HCD) reporting requirements, housing units are only credited toward a jurisdictions’ RHNA upon issuance of a building permit.

**RHNA Progress and Remaining Need**

**RHNA PROGRESS AND REMAINING NEED**

To date, the County of Lake has issued building permits for a total of **469 housing units**, representing approximately **35%** of its overall RHNA allocation of 1,339 units for the 2019-2027 cycle. While the County continues to make progress toward the total obligation, housing production remains **disproportionately lower in the affordable income categories**, particularly within the Very Low-Income segment.

**RHNA Progress by Income Category** The following breakdown details the County's progress in meeting its specific state-mandated housing goals:

- **Extremely Low-Income (ELI):** The County has permitted **28 units**. Per RHNA accounting standards, 50% of Very Low-Income units are credited toward the ELI requirement. *Please note these numbers include the Collier Ave Apartments that were inadvertently omitted from the 2023 Housing APR.*
- **Very Low-Income (VLI):** There is a significant production gap in this category. With only **41 permits** (plus 28 Extremely Low-Income counted towards this total) issued to date, the County faces a **shortfall of 263 units** to meet its allocation. *Please note these numbers include the Collier Ave Apartments that were inadvertently omitted from the 2023 Housing APR.*
- **Low-Income:** The County has issued **131 permits** in this category. While this shows stronger activity than the VLI segment, we remain **93 units short** of the 224-unit allocation.
- **Moderate-Income:** To date, **83 permits** have been issued, leaving a **shortfall of 124 units** relative to the allocation of 207.
- **Above Moderate-Income:** The County has issued **186 permits**, currently **390 units short** of the 576-unit allocation.

### **Housing Programs and Grants**

During the 2025 reporting period, the County of Lake successfully secured and managed several state and federal grants aimed at increasing housing stability and affordability for unincorporated residents. These activities directly support the County's Regional Housing Needs Allocation (RHNA) and implementation programs identified in the 6th Cycle Housing Element.

- **Home -ARP Rental Housing (RH) Program:** In April 2025, the County was named as one of the recipients of the \$89 million HOME-ARP Rental Housing award. This funding is specifically directed toward "non-entitlement" jurisdictions (rural and unincorporated areas) to develop affordable rental homes for populations experiencing or at risk of homelessness.
- **Tribal Housing (Big Valley Band of Pomo Indians):** As part of the same April 2025 announcement, the Big Valley Band of Pomo Indians was awarded a portion of \$18.7 million (shared with the Yurok Indian Housing Authority) to fund the development of new housing units.
- **Emergency Solutions Grants (ESG):** Approximately \$805,980 was allocated to the County for the 2025 cycle. These funds are distributed through the Lake County Continuum of Care (LCCoC) and are intended for:

- Rapid Rehousing programs
- Emergency Shelter operations and essential services
- Homelessness Prevention and Street Outreach
- **Permanent Local Housing Allocation (PLHA):** As of early 2025, the County of lake continues to receive formula-based funding from the PLHA program. This provides a steady stream of revenue for the county to increase the supply of affordable housing and provide financial assistance for low-income households.
- **ReCoverCA Homebuyer Assistance:** Eligible residents in the County impacted by past disasters (specifically the 2018 wildfires) remain eligible for homebuyer assistance grants of up to \$350,000 in 2025 to help purchase homes in lower-risk areas.

**Table 2 – 2025 Key Grant Accomplishments**

Program / Grant	2025 Status & Accomplishments	Relevant Housing Element Policy
<b>HOME-ARP Rental Housing</b>	Awarded funding to facilitate the development of affordable rental units for populations at risk of homelessness.	<b>Policy H-1.1:</b> Support for Special Needs Housing.
<b>Emergency Solutions Grant (ESG)</b>	Utilized <b>\$805,980</b> for rapid rehousing and emergency shelter operations through the Lake County Continuum of Care.	<b>Policy H-4.2:</b> Homelessness Prevention and Shelter Support.
<b>Permanent Local Housing Allocation (PLHA)</b>	Ongoing formula funding used to assist low-income households and streamline affordable housing production.	<b>Policy H-2.3:</b> Preservation of Affordable Units.
<b>ReCoverCA Homebuyer Grants</b>	Facilitated access for residents to grants of up to <b>\$350,000</b> for wildfire recovery and resilient housing.	<b>Policy H-5.1:</b> Disaster Recovery and Housing Resilience.

**Lake County 2050**

**2025 Legislative Adoptions and Updates**

During the 2025 reporting period, the Board of Supervisors took several significant actions to modernize the County’s long-range planning documents and satisfy state housing mandates.

**General Plan and Local Area Plans (Lake County 2050)**

The County is currently in the midst of a multi-year comprehensive update titled Lake County 2050.

- **Public Review Drafts:** In 2025, the Board authorized the release of preliminary draft elements for public comment, including the Land Use, Circulation, and Safety elements.
- **Local Area Plans (LAPs):** The Board reviewed the statuses of the eight LAPs being concurrently. These plans are being integrated into the “Hybrid” General Plan model, which balances countywide policy with community-specific standards for areas like Middletown, Kelseyville, and the Shoreline Communities.
- **Climate Adaptation Plan (CAP):** Following extensive community workshops throughout 2025, the Board of Supervisors formally adopted the Lake County Climate Adaptation Plan (in conjunction with the Cities of Clearlake and Lakeport) in early January 2026, which satisfies SB 379 requirements for the General Plan Safety Element.

### Housing Element Implementation

While the 6<sup>th</sup> Cycle Housing Element was adopted in 2019, 2025 was a landmark year for adopting the specific ordinances required to remain in compliance with the CA Department of Housing and Community Development (HCD).

- **Housing Action and Implementation Plan (HAIP):** On August 5, 2025, the Board approved the HAIP and Site Analysis Summary Report. This serves as a “road map” for meeting the County’s RHNA goals and includes an interactive web map of potential housing sites.
- **Zoning Amendments (Ministerial Approval):** The Board adopted ordinances to allow “By-Right” (Ministerial) approval for multi-family housing on sites that have been identified in the last two housing elements cycles, provided they include at 20% affordable units.
- **Regulatory Barrier Removal:** In late 2025, the Board advanced a package of zoning changes to:
  - Permit supportive housing by right in specific zones.
  - Expand allowances for agricultural employee housing.
  - Remove Minor Use Permit requirement for second-story residential units in commercial zones.

### Development Agreements

- **Guenoc Valley Mixed-Use Project:** In October 2025, the Board completed a second reading and adoption of the Development Agreement 24-01, a major milestone for one of the County’s largest planned community projects, which includes significant housing and infrastructure components.

**Table 3 – 2025 Legislative Adoptions and Planning Milestones**

Date	Action Item	Document/Policy Impact	Purpose/Statutory Compliance
Feb 2025	<b>General Plan Update Phase 1</b>	Lake County 2050 Framework	Comprehensive update of Land Use & Circulation elements.
April 2025	<b>Housing Site Inventory Update</b>	6th Cycle Housing Element	Refined the inventory of available land to ensure RHNA feasibility.
Aug 2025	<b>Housing Action &amp; Implementation Plan (HAIP)</b>	Housing Element Program	Established a "Road Map" for affordable housing development.
Oct 2025	<b>DA 24-01 Approval</b>	Guenoc Valley Development	Major mixed-use project including residential and infrastructure.
Nov 2025	<b>Zoning Code Amendment</b>	Ministerial Approval Ordinance	Allows "By-Right" multi-family housing on specific sites.
Dec 2025	<b>Climate Adaptation Plan (CAP)</b>	Safety Element	Compliance with <b>SB 379</b> for wildfire and flood resiliency.
Jan 2026	<b>LAP Public Review Drafts</b>	Local Area Plans	Updates for Middletown, Kelseyville, and Shoreline communities.

**CONCLUSION AND 2026 OUTLOOK**

The 2025 reporting year represents a pivotal period for the County of Lake as it transitions toward the Lake County 2050 vision. By adopting the Climate Adaptation Plan and streamlining housing approvals through "By-Right" zoning, the Board of Supervisors has laid the groundwork for a more resilient and accessible community.

**2026 Priority Initiatives**

As the County moves into the next reporting cycle, the Community Development Department will prioritize the following:

- **Finalizing Lake County 2050:** Completing the environmental review (EIR) and seeking final adoption of the General Plan and the eight concurrent Local Area Plans.
- **Housing Site Development:** Leveraging the newly approved Housing Action and Implementation Plan (HAIP) to move from "planning" to "production," specifically targeting the Very Low-Income RHNA shortfall.

- **Grant Implementation:** Executing the HOME-ARP and ESG programs to provide immediate relief for unhoused populations and expanding the supply of deed-restricted affordable units.
- **Digital Transformation:** Enhancing the public's ability to track General Plan consistency through updated online GIS mapping and digital permit tracking.

The County remains committed to meeting state mandates while preserving the unique rural character and natural resources of Lake County.