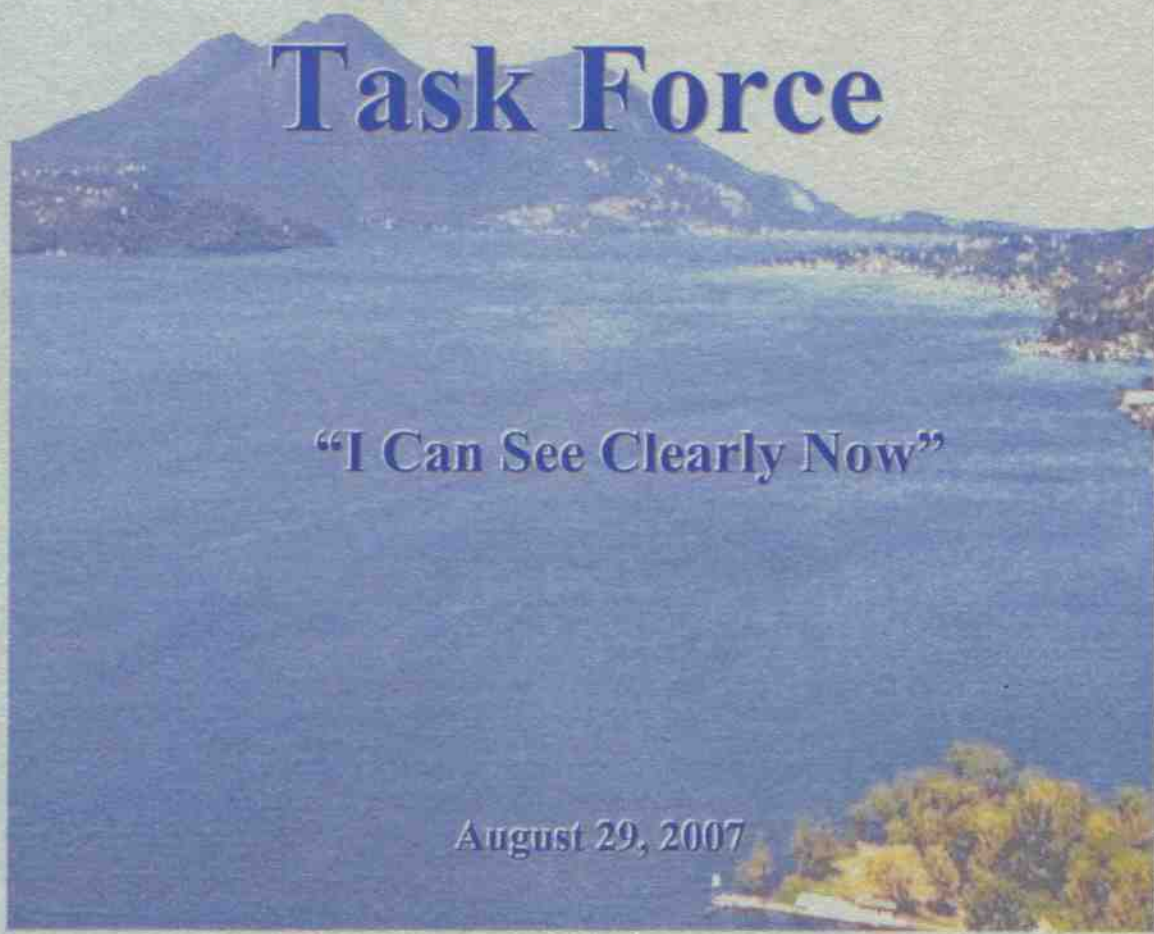


The Report of the Clearlake Vision Task Force

"I Can See Clearly Now"

August 29, 2007



A Vision for Clearlake's Future

Our vision for the City of Clearlake in 2020 is for a community that balances its natural beauty and traditional values with its full potential, as described in the following statements:

- The city is situated in the midst of natural beauty. The Lake is a natural wonder and our city is bounded by beautiful oak studded hills. Our air and water are clean. These are the precious physical assets that distinguish this City from others.
- The City of Clearlake values our county's geological uniqueness, its lakes and American Native heritage. It supports educational opportunities for our children and visitors to share in our truly unique heritage.
- Our community welcomes tourists to enjoy what our Lake has to offer. It is a destination of choice for boaters, fishermen, eco-tourists, and others. The city of 2020 offers first class facilities to our visitors for accommodations, entertainment, conventions, tournaments, special events, and dining.
- Our Lake is accessible to our citizens for their recreation and enjoyment through parks and marinas for public use.
- The City of 2020 is a retail center for the county. Retail needs for our citizens as well as the county are well served. Being a retail hub provides jobs for our citizens, revenues for the City of Clearlake, and amenities to attract future citizens and employers.
- The City of 2020 is committed to the education of our children, young adults, and adults. Our government works cooperatively with our educational institutions to sustain a first class reputation for education.
- The City of 2020 is recognized for its support, provision, and coordination of youth activities. A wide variety of sports and other recreational activities are available to our children year around.
- The City of 2020 is known as a safe environment for children, citizens, and visitors. Our city collaborates with our educational, and other, institutions to promote a caring environment.
- Throughout its growth, the City of 2020 has maintained its unique rural quality. It has a "small town" feel of friendliness. Development has maintained the rural feeling of being tied to the land and natural beauty.
- The City of 2020 has continued to provide housing that is affordable. This is an asset for our community in that it attracts young families, retirees, and wage earners who work at home.
- The City of 2020 serves the needs of our senior citizens. Our City provides them with affordable housing as well as educational and recreation activities.
- The City of 2020 is recognized for its transition from a small resort town to a world class small City.
- Through a policy of managed growth, the City of 2020 has used its public improvements such as sewer and water facilities to expand its town center and its stock of housing while building parks and schools and preserving open space.

CLEARLAKE VISION TASK FORCE

"I CAN SEE CLEARLY NOW"

We are pleased to submit the following report to the City Council, and hope it will serve as a useful guide to planning the City's future.

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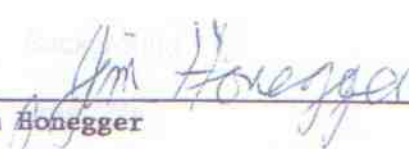
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CLEARLAKE VISION TASK FORCE

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We are pleased to submit the following report to the City Council, and hope it will serve as a useful guide to planning the City's future.


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Robert Coker

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None of this could have happened without the able assistance of Adeline Leyba-Brown.

Introduction to the Report of the Clearlake Vision Task Force

The view from a distance:

When arriving in Clearlake, I was struck with the incredible world class beauty of its surroundings and the fact that Clearlake has been blessed with an opportunity to forge a future very few communities can ever hope to have. Looking around, it was apparent that in order to get to where it might go, the community would have to find its way back to the fork in the road when the community was allowed to grow like Topsy, and start down the other path. What a rare gift the community has been given, but what a challenge. My biggest concern was not the condition of the streets or the City's current financial difficulties, but the possibility that these problems existed in a culture of acceptance: that this is the way things are and this is the way they are going to be. Then I met the people that I have had the good fortune to work with and felt that, yes, it can happen. I figured that with the love of the community and optimism I felt in the people around me, their generosity of spirit, their willingness to work hard to bring out the best Clearlake has to offer, the challenge would be worth the effort. Seven months later, I am convinced that the City has real choices, if only because of the talent and commitment of people like those with whom I've worked.

It won't happen tomorrow, but it can happen. It took a long time for the City to get this way and it will take a long time to change it. But there is the most important and immediate challenge of triage, what must be done to stop the bleeding. This means protecting that which is sacred, those characteristics that set Clearlake apart, so that no matter what happens, these qualities will endure. Second, is to quickly put an end to the damage being created daily, incrementally, by allowing development practices that perpetuate old patterns that serve only to put the vision further out of reach: to take a hard line to change the culture of acceptance by demonstrating that change is possible. This must be done by amending the rules where they need to be changed. And third, and most importantly, following through. In other words, a commitment to enforcement, otherwise it is pointless to have rules. The message that exists in the community must change and it needs to be clear that if we say it, we mean it. These are the most difficult tasks, partly because there hasn't been a community-wide shared vision and partly because it isn't obvious that individual decisions add up, bringing us closer to or farther from the vision. But Clearlake is a small community and what one person does indeed make a difference. So spreading the word is important, so that more and more people come to believe that this can be a proud community; that everyone who lives here is a stakeholder who, by his or her actions will make the community they leave to their children a little better or a little worse; that making it better can be done and must be done.

An important consideration when recommending the formation of a Task Force was not only to develop a community-driven planning process where the community itself charts the course for its future, but to place the responsibility for the City's future in the hands of the residents themselves, because that is where the long-term commitment and the momentum must come from. Their charge was simple, but their commitment was intense. The members of the Task Force had only to decide what kind of community they wanted to leave for their grandkids. And they did just that. For this, the community owes the

Task Force a debt of gratitude, even though the results will not be evident for many years. The members of the Task Force are the City's continuity. My job is done, theirs' is just beginning.

If there is one piece of advice I would give to those with whom I've worked, it would be to understand that Clearlake's endowments are unlike those offered to any other community and they must not be squandered. You need to be patient, but determined: and don't settle for less.

Cities, like Clearlake's precious oaks, don't grow overnight.

Irwin Kaplan
August 29th, 2007

Report of the Clearlake Vision Task Force

August 29, 2007

I Can See Clearly Now

Background:

On May 3, 2007, 50 residents and Business owners in Clearlake who volunteered their services to participate in an intense effort, gathered to launch a community-driven planning process to help Clearlake be the best it can be. The role of the Task Force was to chart a course for Clearlake's future, formulating a vision to capture the imagination of the community and to recommend policies to fulfill the vision.

The objective of the Task Force was to develop a framework for an updated General Plan, so that a General plan could subsequently be prepared relatively easily (i.e. efficiently and hopefully, inexpensively), translating policy into the technical and legal document needed to conform to California's Government Code, since the fundamental policy issues will have been addressed by the community itself. The General Plan, sometimes referred to as "a City's Constitution" would be the basis for the City's implementation programs, such as the regulatory tools of Zoning and Subdivision Codes, or its economic and redevelopment programs.

The process used by the Task Force was deliberation and compromise. Although the Task Force was totally committed to the development of a Vision that captured the City's best interests, the Task Force was a microcosm of the community, reflecting diverse views as to what these best interests might be. As expected, some members of the Task Force dropped out during the process, but most stayed on. When there were disagreements on a particular issue (which was not unusual), the matter was put to a vote. Although individuals felt strongly about their own points of view, the members were gracious and respectful of the process, so the Task Force was able to make choices and move forward. This is a tribute to the team effort by the Task Force that has produced this to the community.

The approach to the planning process by the Task Force was to:

- Identify those characteristics of the community that were deemed to be sacred, to be nurtured and protected, by virtue of their uniqueness to the area, or because they represent community core values, so that no matter what type of development takes place, these character-defining qualities of the community would always be part of Clearlake's heritage.
- Eliminate provisions of the Zoning Code that allow development that would be inconsistent with the Task Force Vision of what Clearlake should be.
- Propose policies that would guide future development or program decisions.

But the City should not be satisfied with the fact that the work of the Task Force is done. The Report you hold in your hand should be seen as the beginning, not the end of the process, and the momentum of the Task Force should be maintained so that the City's future options will not be foreclosed by inaction. Accordingly, we would recommend that if the Council chooses to accept the Task Force Report, the Council should create a mechanism for follow through at the same time. The responsibility for continuity should be assigned to an individual special committee, or to the Planning Commission whose role it would be to draw recommendations from the Task Force Report and to bring them forward for formal consideration on a regular basis.

Anna McAtee – Task Force Facilitator
Irwin Kaplan

Preamble

Proposals for large scale development tend to be highly visible, but as properties continue to change hands and permits for new development are issued, small scale development takes place on a daily basis that incrementally changes the face of the community.

Triage: Regulatory Programs that can be implemented immediately to prevent further erosion of the City's priceless resource; its natural beauty.

A. Tree Protection and Replacement Program

The very first resource the Task Force identified as sacred were the oak trees. In its deliberations, the Task Force recommended a tree protection ordinance for both native oaks and laurel trees. The following are the highlights for such an ordinance. A more detailed outline is included as Appendix 'E'.

- Protected trees are defined as native oaks and Laurel. (Species need to be identified)
- Permits would be required for the removal of protected trees.
- Replacement for protected trees that cannot be preserved should be at a ratio of 3:1 ratio for trees planted on site.
- Where replacement of trees cannot be accommodated on site, the replacement ratio for trees planted off-site should be 4:1.
- Off-site replacement may be on private or public property, in locations to be determined by the City.
- Although not a protected tree, development plans for sites containing walnut trees should be designed to retain as many of the existing walnut trees as possible.
- Existing single family residential parcels of 5,000 square feet or less and diseased trees are exempt from the replacement tree requirements.
- There should be substantial penalties for the illegal removal of protected trees.

Copies of the ordinance should be distributed to landscape architects, tree care and removal services and equipment rental services doing business in the Clear Lake area.

B. Control of Predevelopment Activities

- With few exceptions, pre-development activity should be permitted only in conjunction with a development application. The combination of incremental approvals and lack of adequate enforcement has often allowed much of the site preparation activities to occur before a project is submitted for formal consideration. By that time, there may be little left to approve, other than a structure that meets code. These pre-development activities may include tree removal and grading, denying the City the opportunity to evaluate the impacts of the development as a whole, foreclosing its options to promote quality development. It is strongly recommended that the regulations be amended to prohibit any predevelopment activity to occur, except perhaps for demolition of substandard or blighted structures (with substantial penalties that will discourage violations, rather than simply make the project more expensive) without

development plans for the site. In these cases the “big picture” would be available and action on the project would be discretionary, subject to environmental review (CEQA), which is how the City can be in the position to protect those resources the Task Force has identified as “sacred.”

C. Effective Enforcement Programs

- Lack of consistent follow-through on conditions of approval and enforcement to correct code violations send out the message that our laws need not be taken too seriously. It amounts to a system of voluntary compliance, which undermines the purpose of laws. It is suggested that the City commit itself to routine follow through on conditions of approval, as well as a program of high visibility, which should include a systematic approach to concentrated code enforcement, neighborhood by neighborhood, so that the results are immediate and obvious, changing the message that goes out to the community.

D. Infrastructure Requirements in Conjunction with New Development

- Establish a self-implementing program to upgrade the quality of residential development, requiring new development to provide storm drain facilities and to provide, or commit to the provision of paved streets as a condition of approval. Currently, development is permitted on unpaved streets with no storm drainage facilities, making it even more difficult to solve an already overwhelming problem. Storm drainage should be accommodated on site for any new development or substantial redevelopment of property. In addition, as a condition of approval, new development should be required to either pave the street to the nearest continuous paved street, or commit to paving its fair share of a paved street at such time as it is feasible for a street to be constructed. (This proposal is outlined in greater detail under the Housing section.)

Report of the Clearlake Vision Task Force

Land Use

The Task Force began its deliberations with discussions of land use, defining the desirable character of various locations throughout the City where development is likely to take place. Using the existing zoning regulations as their point of reference, the group recommended that certain uses currently permitted, that are deemed to be inconsistent with the desirable character for each of these areas, be deleted from the General Plan and Zoning Code.

The Task Force emphasized the need for follow through and enforcement, to make sure conditions of approval are met and that violations are corrected. Lack of consistent follow through was felt to undermine the purpose and effectiveness of the planning process.

The specific uses recommended for elimination in each zone are listed in the Appendix to this Report. The following is a description of what the Task force envisioned for the future character and development for each of these areas.

A. Lakeshore Drive.

Lakeshore Drive is unique among tourist destinations in that it is part of a loop road immediately off a State Highway, so it is isolated from through traffic. As soon as one enters Lakeshore Drive the visitor is transported into a tranquil setting along the Lake.

The Role of Lakeshore Drive:

- Lakeshore Drive should develop as a destination resort and supporting uses, with a distinct Lake orientation on the Lake side and visitor support services on the land side. (See Appendix 'A' for list of uses proposed to be included and excluded in support of this recommendation.)
- As a destination resort, an integrated program of activities should be developed (as part of the city's economic development program) for each season of the year, designed with the entire family in mind and catering to the interests of young and old. Such a program should be developed, coordinated and marketed in conjunction with the County and participating businesses, so that there are always reasons to visit.

The Design of Lakeshore Drive

- A Specific plan should be prepared for Lakeshore Drive as a whole that will allow each new development to maintain its individuality, but also to be developed as part of a unified Lakeshore Drive which may include such elements as locations of promenades/pedestrian network connecting Redbud, Highlands and Austin Parks, maximized view opportunities and open space, location of parking and access, etc.
- Design Standards should be prepared to guide future development and to promote an identity for Lakeshore Drive as a special place without dictating conformity.

Design Standards should create a unifying theme while accommodating design flexibility.

- First and foremost, Design standards should reinforce the uniqueness of the Lake environment, maintaining frequent vistas that can be appreciated from the public ways and from surrounding properties, establishing criteria for the size, massing and placement of structures, protection of view corridors, plaza and courtyard locations and design, signage, range of color choices and public and private improvements, street furniture, or street treatment, which may include interconnected “promenade type” sidewalks (which may include an option for interested property owners considering redevelopment to have the promenade run through their properties), street lamps, trees types and landscaping.
- These Design Standards should be available for voluntary participation by property owners choosing to remodel, upgrade and rehabilitate existing properties.

Development along Lakeshore Drive:

- There should be a clearly defined Town Center in the vicinity of Austin Park, designed to accommodate a variety of year round activities for the entire family, including facilities that convey the uniqueness of the area, such as a freshwater aquarium. (See section on Economic Development)
- Existing uses should be allowed to continue, but zoning standards that define future uses that are appropriate or inappropriate should be prepared that will reflect the recommendations of the Task Force, so that as new development takes place, Lakeshore Drive will gradually transform itself. (See Appendix for specific list of uses.)
- The uses permitted under the current zoning on the Lake side of Lakeshore Drive are generally acceptable for the future, with the exception of financial services, excessive outdoor merchandise displays and recreational parks.
- In general, uses on the land side of Lakeshore Drive should be supportive of the tourist and destination objectives, but such uses as business, professional and governmental offices and financial institutions should not be allowed in the future.
- Residential uses should be permitted above commercial uses on the land side.
- Public administration buildings should not be permitted on either side of Lakeshore Drive.
- Building heights on the land side may be up to four stories. Height limits on the Lakeside should be lower than the land side, but variations in height may be justified if the design of the building provides greater views of the Lake from Lakeshore Drive and from properties on the land side of Lakeshore Drive and beyond.
- In general, views of the Lake from Lakeshore Drive should be across landscaped areas, rather than parking lots.
- There should be a plan for in-lieu parking, either on sites controlled by the City and/or with incentives offered to developers in conjunction with private development (preferably in modules that would allow for development of parking structures, should that ever be necessary). The purpose of an in-lieu parking program would be to consolidate parking in locations that would serve multiple uses. In-lieu parking facilities should be located in key locations, so that all the

commercial uses along Lakeshore Drive are within walking distance, or approximately 300 feet of parking facilities. With such a program, property owners are able to develop their properties without providing on-site parking, but would instead contribute toward the cost of development and maintenance of centrally located shared parking facilities, approximately 600 feet from each other. Property owners participating in the in-lieu parking program would be exempt from on-site parking requirements and would have greater flexibility with respect to site development, provided such development is consistent with the objectives of the Design Standards.

- Street design should consider amenities to slow down traffic and to increase safety at pedestrian crossings.
- At some point, consideration of a shuttle to run the length of Lakeshore Drive may be warranted.

NOTE: See additional detail in Appendix 'A' for the C-2DD and the C-3DD Design District, Combining (overlay) District.

B. Highway 53, the entrance to the City.

- Although the Task Force identified three segments of distinctly different character, development throughout this area should be subject to Design Review (presumably by the Planning Commission) to assure that development in each of the three areas achieves a scenic quality consistent with the development objectives for the specific area. Development along the length of Highway 53 would be subject to the same tree protection/replacement requirements that are outlined in Appendix 'E'.

Highway 53 between Olympic Drive and the City's northern boundary

- The area along Highway 53 between Olympic Drive and the City's northern boundary is the City's Welcome Mat and should be designated as Scenic. The Scenic highway designation should be extended well beyond the current 300 foot limit, so as to encompass the hillsides visible from Highway 53.
- Development along the scenic corridor should be in locations, at a scale and landscaped to reinforce the rural quality of the area, both in the types of uses permitted and the intensity of development.
- This section of the highway should be retained as two lanes to reinforce the rural/scenic quality of the corridor.
- In general, development should be designed to blend into the existing topography so as to maintain as much of the natural terrain and landscaping as possible, and should not occur along ridge tops.
- With the exception of Ogulin Canyon and the land in the vicinity of Old Highway 53, permitted uses would include wineries, hotels of modest scale, and related businesses (e.g. wine tasting rooms, wine cellars, Bed and Breakfast facilities, restaurants and shops incidental to these uses. To the extent compatible with the overall objectives for the area and the adjacent uses, specifically traffic, parking and noise control, small scale amphitheatres would be permitted.)

- Strip malls, automobile fuel or service stations and shopping centers or other free-standing commercial uses should not be allowed. Signage should carefully regulated, so as to reinforce the scenic corridor objectives.
- Very low residential development should be allowed, at a density not to exceed one dwelling unit for each five acres and clustering would be encouraged in order to confine site development to locations that would result in minimal disruption to the native vegetation, allow for the efficient development of infrastructure and designed to have minimal visual impact on the overall scenic quality of the scenic corridor.
- Residential development may be clustered and may be single and/or multi-family, provided that the overall density is not exceeded and the criteria for scenic protection are observed.

Highway 53: Vicinity of Ogulin Canyon and old Highway 53

- Considering that these locations are visible, readily accessible and are either undeveloped or developed at very low intensity, there is the potential for additional future development.
- The Task Force concluded that the area around Old Highway 53 may be able to serve as an employment opportunity center for low intensity, low impact uses, such as campus office or light manufacturing (such as Parker Plastics), subject to the tree replacement and scenic protection criteria for other development along the northern section of Highway 53.
- Ogulin Canyon is among the few locations in the community where the small scale industrial uses that serve community needs could be located. As such, the Task Force recommended that the area be zoned to accommodate the types of uses that are already there (e.g. muffler shops, auto repair facilities, and paint shops), maintaining the existing scale, low intensity industrial character and low traffic generating uses. This was felt to be a desirable area for the relocation of similar uses along Lakeshore Drive as Lakeshore Drive is developed to serve the needs of visitors to the community. (As the community evolves, it is likely that market forces will result to interest in change the character of this area and to intensify the uses. If this were to happen, the City could then reconsider whether or not an alternate plan for the area should be developed that would better serve the community.)
- In keeping with the spirit of the scenic corridor, however, the Task Force recommended that the uses in these areas also be set back some distance from the highway, with limited development of a modest scale to retain the rural quality, so they can be effectively screened with landscaping and the use of buffer berms to soften the urban effect of development
- The standards applicable to the scenic corridor should also apply with respect to maintenance of native vegetation and for tree removal and replacement.

Highway 53: South of Olympic and Lakeshore Drive.

- The character of this area is mixed, but it is the area which has the greatest potential to grow into an important source of employment and the retail center for the region.

- Recognizing that development in these areas benefit from highway visibility, efforts should be made to retain and integrate scenic and environmental features into development proposals within areas visible from the highway.
- Residential uses may be clustered to maintain open space.
- The tree removal and replacement requirements should be the same as for the other segments of Highway 53, except that trees may be removed to enhance visibility. To the extent consistent with the need for visibility, the use of buffer berms and landscaping should be used to soften the urban effect of structures and maintain continuity with the scenic corridor.
- There should be a coordinated signage program to create a harmonious environment.

C. Olympic Drive:

- Olympic Drive should be the area for the daily (convenience) shopping needs of local residents.
- Multiple family residential uses should not be allowed as freestanding uses along the frontages of commercially zoned properties. Such uses may either be developed above commercial developments along the commercial frontage, or to the rear of commercial development fronting on commercial streets, provided that they are self-contained and not adversely impacted by proximity to commercial uses and provide adequate, usable recreational open space.
- Segments of Olympic Drive currently are used for heavy commercial/light industrial. The boundaries of this district should be defined and these types of uses should be allowed to continue, but because Olympic is an entry to the City, future development and redevelopment should be subject to design review.

D. Airport Business Park:

The City is currently pursuing opportunities to redevelop this site so that it will provide a wide range of retail sales not currently available in the area, so that it serves regional as well as local needs, providing much needed jobs and revenue for the City. No policy is needed other than the full support of the City, County and Caltrans for this effort.

E. Other Commercial locations:

- The 32+/- acres of C-3 property between Austin, Davis and Hwy 53 is relatively isolated and has highway visibility, but has limited access through residential areas. Although the location may be suitable as a low density employment center designed as a campus for office and light manufacturing uses (such as Parker Plastics), future development must respect neighborhood concerns. If access can be brought to the site with proper safeguards for the neighborhood, the current zoning may provide the basis for such development. To accomplish this, it should be determined if a program of public improvements could result in the creation of a campus-type employment center that is compatible with the surrounding neighborhood, possibly with redevelopment assistance. If this is not feasible, the City should consider rezoning the property for residential uses.

F. Land use policy for Borax Lake.

In recognition of its rich historical, cultural and natural characteristics, the Borax Lake Area has been listed on the National Register of Historic Places. Because of its uniqueness and the role it can play as a resource that should be protected for future generations, any plans for the area should be developed to protect and enhance this rare resource. Such a plan would be subject to the California Environmental Quality act (CEQA) reviews, which, because of its unique characteristics, would presumably require special expertise, such as that of a qualified archaeologist.

- All development should be structured around the theme of conservation, where conservation is a primary consideration and development is a secondary consideration.
- Conservation issues will include the area's natural, cultural and historic resources.
- No plans are to be submitted to the City, or activities undertaken for grading, removal of trees, construction of fences requiring permits, the division of land, alterations in parcel lines or proposed development, without prior consultation with City and Tribal representatives for the proposed activity. Any written report submitted by the Tribal Council will be included in the record and considered prior to action taken by the City on the proposal.
- Overall development will be of very low density and in accordance with the Guidelines established by the Secretary of the Interior for such properties, with cluster development encouraged to the extent that it would be consistent with the Secretary of Interior Guidelines, for the specific purpose of preserving open space, natural features, cultural and historical resources, and for the efficient provision of infrastructure.
- Opportunities should be pursued for open space created by cluster development to be transferred to public or tribal ownership/management in perpetuity as a cultural, historical or natural resource, and to reduce homeowner maintenance responsibility and costs.
- To the extent consistent with the Secretary of Interior Guidelines, development of the area shall be for residential and recreational uses available to the public and commercial uses to the extent necessary to serve residents of the Borax Lake area.
- Adequate access to and from proposed developments shall be designed for safety and convenience.

It may be appropriate to establish a local Native American Cultural Resources Advisory Committee. The purpose would be to make recommendations to the Planning Commission and City Council on matters within the City's jurisdiction concerning Native American cultural resources, heritage preservation and education programs, and other matters as directed by the City Council.

G. Zoning for other areas of the Community:

The Task Force reviewed the list of permitted uses in residential and non-residential areas and recommended changes to ensure that the regulations in the various Zone districts

more accurately reflected the intent of the Task Force. The character-defining recommendations for specific locations are identified above. The following is a generalized summary of the uses permitted in the City's various Zoning Districts with additional detail in the Appendix. (See the Zoning Ordinance for a complete listing of permitted uses.)

Specific Plan (SP)-

General Location: Borax Lake Area. (Requires adoption of a plan in accordance with State Law and the prerequisite environmental reviews. The purpose is to provide flexibility for the planning of large areas, allowing a mix of [undefined] compatible uses with emphasis on slope stability, traffic, drainage, scenic value, open space, agriculture, housing, employment and infrastructure.) The Borax Lake area is addressed in the previous section of the Task Force Report and provides an outline of proposed development standards for the preparation of a Specific Plan.

Residential Zoning

Agriculture (A)

General Location. Cache Creek (Farm-related uses and single family residences on large lots) **See Appendix 'D' for changes.**

Resource Protection (RP)

General Locations: Parkwoods, Burns Valley Area, Ogulin Canyon/Chapman Tract area. (To allow development in environmentally sensitive areas that is compatible with environmental constraints.) **See Report for special conditions applicable to Ogulin Canyon that may warrant rezoning of the area. See Appendix 'D' for changes in other RP Zone Districts**

Rural Residential (RR)

General Locations: Parkwoods, Burns Valley. (For low density residential on large lots to preserve rural character.) **See Appendix 'D' for changes**

Burns Valley (BV)

General Locations: Burns Valley (Single family residences and agricultural uses to preserve rural quality of the area.) **See Appendix 'D' for changes**

Low Density Residential (R-1)

General Locations: Throughout the community (For low density single family residences) **See Appendix 'D' for changes**

High Density Residential (R-3)

General Locations: Burns Valley, In-Town, Chapman Tract, Highlands Harbor Area (To allow high density concentrations of multiple family units and a mix of residential uses.) **See Appendix 'D' for changes**

Mixed Use Residential (MUR)

General Locations: Two MUR areas exist in the community; one is located north of Austin Park in the Manatee Beach area and the southern MUR Zone in the area of mobile homes, between Anderson Marsh and Redbud Park. The Task Force recognized that they are of different character and recommended that they be subject to different regulations. **No changes were proposed for the southern MUR Zone. Changes limiting the range of uses in the Manatee Beach (northern) area are shown in Appendix 'D' under the MUR Designation.**

Non-Residential (Commercial and Industrial)

Professional and Administrative Office (PA)

General Locations: Yuba College Area. (For offices and residential uses that are appropriate for transition to office uses.) **No changes proposed.**

Neighborhood Commercial (C-1)

General Locations: Swap meet location and isolated areas primarily in residential areas. (To serve the daily needs of adjacent residential area.) **No changes proposed.**

Community Commercial (C-2)

General Locations: Wal-Mart, Ray's, Mendo Mill, most of Olympic Drive, old Post Office, liquor store on Lakeshore/Country Club, Water Park. (To serve the needs of residents and visitors) **With the exceptions noted for specific areas, such as Lakeshore and Olympic Drives, no further changes are proposed.**

Visitor Commercial (C-3)

General Locations: Large area between Seventh Day Adventist School on Davis, Duncan and Highway 53 and along Lakeshore Drive (To serve visitors and vacationers) **With the exceptions noted for specific areas, such as along Lakeshore and Olympic Drive of the community elsewhere in the Task Force Report, no further changes are proposed.**

Heavy Service Commercial-Light Industrial (C-4)

General Locations: Along Highway 53 including Ogulin Canyon and Boat Storage Area, Four Corners, Fisher's Towing on old Hwy 53, most of Pearce Airport (Wholesale, heavy commercial, light industrial uses unsuitable in other commercial zones) **With the exceptions noted for specific areas of the community elsewhere in the Task Force Report, no further changes are proposed.**

Industrial (I)

General Locations: (No areas identified on Zoning Map.) (For industrial uses insulated from residential uses.) **No changes proposed.**

Visitor Accommodation (VA)

General Locations: (No areas identified on Zoning Map.) (To provide facilities and services for visitors.) **No changes proposed.**

Combining Districts (Also called Overlay Districts, in that they can be superimposed over the Base Districts, modifying the regulations of the Base Districts)
General Locations. The Combining Districts are attached to Base Districts throughout the community. (To promote development that is consistent with the General Plan.) Changes proposed for the Combining Districts would apply to the Scenic Corridor (SC) designation along Highway 53 and the Design District (DD) designation in conjunction with Lakeshore Drive.

H. Housing:

A major goal is to upgrade the quality of affordable housing for existing residents and to promote employment opportunities that will create a more equitable jobs-housing balance. Until this occurs, it is not in the City's best interests to encourage or accommodate development that promotes the City as an affordable bedroom community, which would only exacerbate the existing jobs-housing imbalance. It would be irresponsible to encourage commuter traffic on a primitive and inadequate local road network and underserved residential development with additional traffic that would increase the need for services the City cannot currently afford or provide and that would not be offset with revenue to pay for the services the municipality is obligated to provide its residents. Consequently, the City's near-term efforts should emphasize efforts to create jobs and revenue sources within the community to help the City meet its fiscal responsibilities so as to be able to upgrade the quality of its affordable housing and infrastructure to serve the well-being of its residents, before it is able to assume additional costs and responsibilities for those who do not yet have a stake in the community's future. The Task Force recommends that the City prepare an updated Housing Element in accordance with these objectives and the following recommendations that would meet the statutory requirement for full compliance with the State Housing Element law, as contained in Article 10.6 of the Government Code.

- Establish a self-implementing program to upgrade the quality of residential development, requiring new development to provide storm drain facilities and to provide, or commit to the provision of paved streets as a condition of approval. Currently, development is permitted on unpaved streets with no storm drainage facilities, making it even more difficult to solve an already overwhelming problem. Unless the City stops allowing the problem to continue to get worse, it is allowing tomorrow's problems to grow faster than the City can solve today's problems. Storm drainage should be accommodated on site for any new development or substantial redevelopment of property, through the use of collection and retention facilities such as French drains and cisterns, to accommodate the run-off from the structures and the site. The facilities should be located in a configuration and location that would not require disturbance of the development should the option of connecting to a public storm water drainage facility become available. This will serve the dual purpose of flood control and recharge of the aquifer. In addition, as a condition of approval, new development should be required to either pave the street to the nearest continuous paved street, or commit to paving its fair share of a paved street at such time as it is feasible for

a street to be constructed. This can be done thru deposit of a fair share fee for construction, or a covenant to be recorded with the deed to participate in an assessment district or equivalent mechanism when there are enough properties to form a district. The Task Force acknowledged the need for property owners to take the initiative to do what the City is unable to do at the present time and in spite of the failure of such a measure to pass before, endorsed the proposal for a self-imposed ½ cent addition to the sales tax for the purpose of providing much needed infrastructure. In addition, there was support for the assessment district mechanism available for this purpose, where adjacent property owners join together to commit to annual payments to repay the cost of infrastructure improvements for streets and storm drainage and for maintenance these improvements. (There may be opportunities to join programs such as these with State grant programs to make them more readily accessible to neighborhoods and to accelerate the process.) As the City is able to generate the revenues to become increasingly self-sufficient, it should be able to assume greater responsibility to participate in the provision and maintenance of infrastructure. Properties already developed should also be given the option of joining into an assessment district for the on-site retention of storm water for multiple properties, as well as for the installation of paved streets. (This proposal is also included under the “Triage” section.)

- Explore opportunities to negotiate the acquisition of blighted residences and the relocation of residents to replace mobile homes with stick-built housing that will appreciate in value rather than lose value, in conjunction with such programs as HOME, the first-time homebuyers program, Habitat for Humanity, etc. Such programs should concentrate acquisition efforts in specific locations, so as to assemble properties where infrastructure improvements can be made on a wholesale basis, adding value for the eventual sale of acquired properties.
- Amend the Redevelopment Plan to extend beyond its current termination date so that the City can create an ongoing program of blight removal and infrastructure improvements,
- Reinstate the rental re-inspection program for all rentals, creating a self-supporting program to maintain standard housing conditions.
- Institute a “home handyman” program that has been used by other communities and could be funded under the Community Development Block Grant Program. Under this program, minor repairs could be made under certain circumstances where the residents cannot afford, or are otherwise unable (such as low income elderly) to make the repairs themselves. The Home Handyman program could be used in conjunction with Career Tech students as well as a volunteer program. The Green Thumb program that served a similar purpose should be reinstated.
- Institute concentrated code enforcement activities, one area at a time, so that the results are evident and the message is clear.
- Promote Owner/Neighborhood responsibility in Community Cleanup and institute a Recognition program for those who initiate upgrade/upkeep.
- Explore opportunities to expand rehabilitation programs and to make loans for housing development that would upgrade run-down areas.
- Redevelopment: Use the 1st time homebuyer program to target median household incomes in order to balance the disproportionate low to moderate income families.

- Develop housing while simultaneously teaching skills by using sweat-equity programs (Habitat for Humanity), working with Career Tech students.
- Ensure that Development Impact Fees are adequate to cover the costs of public improvements needed as a result of such development.

Education

The Vision Committee explored several areas of education and ultimately divided the categories into three distinct areas:

- Youth Education,
- Adult Education and
- Education related to Community and Social Issues which are intertwined with Youth and Adult Education.

Technology is a key component, in that it will impact the future of Clearlake and its citizens. The following recommendations may contain opportunities to combine overlapping programs. In order for any of these recommendations to move forward, responsibility must be assigned to specific individuals to oversee or to shepherd whichever programs are selected for follow through.

Overall Objective of the City of Clearlake should promote education as a primary community value for all of its citizens and we should therefore educate at all levels on a number of topics.

A. Technology is and will likely become more important in the future as both an educational tool and as an educational subject. The committee strongly recommends that the city utilize technology to disseminate information as well ensure that the employees of the City receive adequate training to take full advantage of what technology has to offer. Additionally, the following recommendations are submitted.

1. Technology as an Educational Tool:
 - Educate business community as to what positive steps other business are using to attract and increase business/commerce and highlight a local company periodically.
 - Use video conferencing to educate at all levels: city employees, businesses, children, adults, and youth.
2. Technology as an Informational Tool:
 - Provide a Community based Web Site and post educational information from Yuba College, KUSD and other community and county educational opportunities.
 - Increase number of links on the Web Site and include City Council minutes, board reports, PTA reports etc.
 - Provide a Community Message Board on the web site.
 - Take advantage of such other facilities that may be available for the dissemination of information, such as the Community Access Channel 8.

3. Technology as a Promotional Tool:

- Use web site to promote what is good in the community.
- Use internet and web site to educate the world that Clearlake is a place of opportunity and growth.

4. Programs to increase Accessibility to Technology:

- Partner with the schools to recycle computers from business to donate to children for use at home.
- Provide computer access to the public at City Hall.
- Through private donations encourage use of computers through give-away program to students of need.

B. Adult Education and Extended Education involves many different levels and a number of subjects ranging from promoting non-violence, boating safety, adult literacy, English proficiency, extended short courses on specific subjects and so on. The Committee stressed the need to provide educational opportunities at all levels, by considering the following recommendations.

Outreach Programs:

- Sponsor and promote an “Education Day Event” at Austin Park and invite participation from schools, County, service clubs, Forest Service, Police Department, and any number of other clubs and agencies.
- Include an educational component to all local events that are now in place such as the Christmas Parade, Fourth of July Fireworks, Earth Day, Bluegrass Festival etc.
- Provide written pamphlets that include educational resource addresses and phone numbers i.e. Domestic Violence, 12-Step Programs, Elder Abuse, Court Locations, County Services etc.
- Create advocates for education through youth and community sponsored programs, involving churches, service clubs and citizen groups – form a special committee chaired by the City with a specific goal of educational needs of the community.
- Work with Lake County Resource Center to educate parents on resources that are available for child care classes, parenting classes, hot lines, drug and alcohol and 12 step progress, domestic violence, elder abuse. Serve as a conduit for getting the information to the public. Place resource information in Clearlake city offices and businesses.

- Work with advocacy groups to assist in locating resources, land, grants etc. to encourage and increase education and protection of elderly, youth and other citizen populations in need.

1. Additional resource Needs

- Work to obtain a Social Advocate for Youth Programs in Clearlake.
- Provide a discretionary fund to assist parents to participate in school activities when otherwise unable to get off work to do so.
- Work with Yuba College to co-sponsor short term educational classes in parenting, drug & alcohol awareness and other topics of social interest.

C. Youth Education begins with education of the parents and families to increase awareness and participation. Many of our local school children lack role models in the home and come from homes struggling with survival in many areas. The schools have their hands full with required curriculum and need help from the community in a variety of ways.

1. Reinforce the role of education:

- Reinvent PTA – provide financial incentives to facilitate parental participation. This could range anywhere from a free bus pass to compensating time off from work to participate in parent teacher conferences.

2. Provide Additional Career Preparation Opportunities

- Volunteer Coordinator hired by partnership with City, Yuba College and KUSD to screen applicants from the community for mentoring programs, class room volunteers. Set up a Volunteer Mentoring Program – partnered with seniors in the Community and KUSD work readiness programs/career advancement programs through County Programs. (The use of volunteers to provide a wide variety of services is a recurring Task Force theme. The prevailing sentiment was that there is an abundance of volunteer talent and that the success of voluntarism will depend upon the coordination of volunteer efforts.)
- Have the City actively become an advocate for education working with schools on a work readiness program and providing internships at the City and Chamber of Commerce to train youth for the work world.
- City to provide free screening through Police Department for applicants willing to work with youth or monitor a joint fund from schools and City for purposes of background checks and screening fees.

3. Strengthen involvement between education and government

- Partner with School District to initiate and provide paid scholarship programs at City Hall to train College age or High School age youth in clerical, engineering, building inspection, computer technology, parks and recreation, human resources, volunteer coordination or any other job that is lacking full time funding and could be filled by a paid intern.
- Survey existing and prospective businesses to identify skills needed and to develop the curriculum for skills that can be used in the local community. Develop practical programs that connect directly to businesses so that students can more easily transition into the “real world.” (Note: Career Tech Center for Clearlake youth for work readiness will be opening at KUSD in Lower Lake in 2008.)
- Provide funding for field trips for high school students to attend City Council or Board of Supervisors Meeting and/or participate in open discussions or specific training to school to educate students about how local government works.
- Initiate a job shadow day for high school students interested in specific careers with City Police, City Hall and volunteer businesses.
- Initiate a Get out and Vote Campaign in local and national elections to promote government involvement.

4. Promote the importance of Education

- Include an education component at all community events from Earth Day to Redbud Parade to foster a positive working relationships between schools and city hall.
- Use Lake County Resource Center to provide pamphlets and distribution related to youth educational programs etc.
- Involve the community in building the self esteem of children by continuously marketing the value of children and education in our community.

5. Provide Educational Support Activities

- City Supported Youth Group/Boys and Girls Club – provide social education (AIDS, Drinking & Driving, Drugs & Alcohol, Domestic Violence etc) and encourage health activities that enhance the futures of local youth.
- By example, lead in non violence education – alternate dispute resolution – Valuing education as hand up – not a hand out. Teaching gentleness as a true strength. Prepare news release and articles and work with local News Editors to promote Clearlake as a place of change, opportunity, and values, and to provide a balanced view of the community, instead of one with an emphasis on violence and police calls.

- Through determination and its actions, the Task Force recommends that the City work closely with the County to build support and to draw upon Clearlake's fair share of County resources to advance the City's educational objectives.

Services for Seniors

Establish a System of Support for Seniors and Elderly who may otherwise not be adequately served

- Retain a Community Outreach Director whose role is to encourage use of services – using Senior Model. (An individual in this role may serve a variety of constituencies in addition to seniors.)

Prioritize programs that emphasize the Health and Welfare of all Seniors

- Improve Quality of Services as Senior population increases through coordination with other agencies
- Use video conferencing to check on seniors in their homes
- Study senior population to plan future needs such as financial assistance, health care, transportation and housing – likely will increase

Develop a comprehensive program for the dissemination of information to Seniors(as well as to youth)

- Maintain a centralized source for the collection and dissemination of information related to Senior services
- Utilize technology to access public information/meetings/make it interactive
- Mail out information
- Provide public information in shopping centers, city offices – at particular times a month when seniors shop
- Provide computer access at senior complexes
- Use existing resources– such as Channel 8 – pump up video conferencing

Integrate Seniors into mainstream community activities:

- Use seniors as the Community Eyes and Ears – A senior forum
- The Senior Center is a good model and should be used for other services in the city related to youth and other groups.

- Encourage political involvement with our elders – use elder wisdom whenever possible, adopt a city where seniors and elderly are valued members through our support and community behavior.

Provide growth and involvement opportunities for Seniors

- Foster more partnerships between the youth and elderly in our community.
- Promote greater access to computer and technology by marketing the underutilized existing facility to learn technology
- Provide a social setting with recreational activities to bring people together for educational purposes.
- Partner with Yuba College to use technology
- Create universal access to computer technology for Seniors through the Wireless Community

Transportation:

- Increase mileage reimbursements for programs like meals on wheels to encourage more volunteers.
- Formulate a volunteer bank for transportation services.
- Provide smaller vehicles for seniors through public transportation.
- Support taxi reimbursements/expand usage and reimbursement programs for elder care such as doctor visits and required appointments.
- Provide transportation for medical purposes

Affordable Senior Housing

- City Planning – Identify locations most suitable for future development of housing for Seniors with access to services and transportation
- Maintain Rental and Home Ownership housing opportunities for Seniors – apartments are not for everyone. Investigate other alternatives, such as community co-ops, co-op housing
- Through a comprehensive program of Senior services, enhance the opportunities to remain in their own homes as long as possible
- City funded Rehab Program for people who want to keep their homes, such as the Home Handyman program.

- Provide assistance with yard maintenance to help people stay in their homes longer.
- Provide housing to replace mobile homes that no longer serve as viable housing.

Services for the Well Being and Safety of Youth in Our Community;

Representatives from the Konocti Unified School District and the Lake County Youth Center met with the Task Force on July 18th to discuss the existing situation and their respective roles in providing needed services.

Pursue funding opportunities

- Use City, Service Agencies to pursue Local, State and Federal Funding and Programs which are set up and specifically targeted for low income areas. Cultivate partnerships and cooperation between all existing and future organizations committed to youth services.
 - Youth Build
 - Social Advocates for Youth
 - Red Cross (for teaching swimming safety)
 - Circuit Riders
 - Career Technical Education Program at KUSD
- Require all new development (condos, housing communities, hotels, businesses) to pay an appropriate amount per year and/or to contribute toward parks and recreation facilities and programs, to the extent the law allows.
- Work with County to secure fair share of Probation Resources from the County for our local schools.
- Work with Lake County Transit to initiate YOUTH TRANSPORTATION PASSES
- Initiate community fund/consciousness raising efforts to raise money for a community pool.

Develop supplemental support systems

- City to hire a paid coordinator for coordinating volunteers, recreation for youth and coordinate community resources. (The importance of voluntarism and the need to coordinate volunteer efforts is a recurring Task Force theme for a wide range of activities.)
- Work with Foster Care Agency to set up more group homes and safe houses
- Establish a Peer Hotline and Crisis Counseling Program partnering with Lower Lake High School, County Social Services Department, Lower Lake Action

Agency and any new agency coming in such as SAY. Train youth to help each other.

- Partner with local resorts to use pools for swimming lessons
- Encourage community entertainment which involves families and actively solicit new entertainment businesses to open in Clearlake such as video arcades, bowling, CHOPS, miniature golfing etc.

Mobilize youth talent and participation

- Create a youth advocacy group with all youth service agencies, with city representation.
- Involve Courts to provide Community Service Hours to local Probationary kids (which may also be used to provide services needed for some of the Senior programs).
- Utilize Students to run the Recreation Center – get involvement from schools to screen, recommend students for key positions so that they can learn leadership, responsibility etc.
- Initiate Supervised Work Programs for Youth.
- Campaign and advertise for Youth Volunteers....keep positive information in the Newspapers....create a positive village where we all own our youth activities programs.

Strengthen Outreach efforts

- Use local resources (discounts at print shops, Yuba College, KUSD, City to pay for a resource pamphlet to distribute information in schools....safe house #'s, crisis hot line, youth activity centers, sports information, swimming etc.
- Partner with schools, city and service clubs to conduct survey for youth concerns and activities needs.
- Work with Lake County to provide County run programs in our city.
- Create employment opportunities for youth through strengthening of our TOURISM INDUSTRY.

Promote additional youth activities

- Promote City initiated Sports Programs sponsored by local business.
- Internet Based ROP Video Program – kids using technology to do films and videos and have fun being creative....to tell their story.

- Youth Team Building – a place for kids to talk, do ropes courses – use our natural resources to get kids together.
- Get a list of donors, fundraisers, contributors, youth advocates and how they can help.
- City to recognize good works going on in the community for purposes of positive new articles and community esteem building.
- Summer fun Programs funded by service clubs/non profits and money from City, County and interested donors.
- Privately owned resort – solicit organizations such as a major hotel to create a resort for family and kids in the downtown area. Similar to Holiday Inn project in Idaho.
- Reward kids for parent participation – mandate parent participation when possible.
- Initiate a We are the Government Program – bring kids into City Government – create a village with the kids. Honor their existence within the City. Support local school and City government partnerships. Bring City Officials to schools for assemblies. Have mock City Council Program using students. Provide talk forums at City Hall regarding fund raising to insure that the distribution of funds does not leave out the kids – listen to the kids. (Also included in Education Policy recommendations)
- Have projects that the City can sponsor for local High School Senior projects program. For example, student run crisis hot line could be set up by high school students with training from County Social Service Workers...meetings could be held at City and City should have a representative.
- Use student energy to research and make contacts with SAY, Circuit Riders etc. for their senior projects overseen by City Representative or City Council.
- Proposal for local businesses to get recognition for sponsoring local youth programs.

Safety –Fire and Police

A. Police:

- Emphasis from fire and police services should be placed upon the citizens who obey the law and victims - not just those who continually break the law. Victim restitution/community service should be a larger part of law enforcement services.
- The City should have a no tolerance policy for unlawful activities and behavior within the City's limits, which should be designated a drug free zone with stronger penalties for violations, including fines and sentencing for violators.
- Police policy should be focused on community awareness and involvement. We should know our officers and they should be accessible and visible in the community.
- The City, Police Department and Fire Department and local hospital and ambulance services should have a coordinated policy to deal with emergency services and disaster preparedness in conjunction with State and Federal Agencies.
- Since we are primarily a recreational area, boat safety and recreational safety should be included in community awareness related to safety.
- The City should develop strong relationships with County Offices, Fire Districts, Courts and County Sheriff's Department to remain proactive in law enforcement and fire policies.
- The City carries a disproportionate share of the burden with respect to parolees in the community and should seek ways to reduce the impact on the community, such as by not accepting more parole releases than the rest of the county and by actively pursuing opportunities to correct the problem.

B. Fire Safety:

Adequacy of Water Resources:

- According to Fire Chief Jim McMurray, Fire protection capability within the City based upon availability of water hydrants, condition of water pipes and necessary water pressure to fight fires in an emergency vary from one water company to the next. Although new developments are required to meet Fire Department standards, water systems older neighborhoods remain vulnerable and in many cases are inadequate with respect to repair or replacement of worn and insufficient pipes. Because there is no centralized responsibility, it may be appropriate for the City to take the initiative to broker strategies to secure the financial resources and the necessary commitments from water companies to upgrade facilities in order for bring older water districts in compliance with the new Federal Standards.

Sources of Potential Fire Danger:

- Weed and structural abatement within the City limit were identified as major fire safety concerns. Weed abatement needs to be initiated in April to ensure that weeds have been properly removed prior to fire season. Vacant properties present a clear and present fire danger for surrounding properties that warrant a structural abatement program. It is recommended that an aggressive, organized and consistent abatement program be initiated which includes placing a lien against the property when owners fail to comply. (A volunteer in Clearlake has been

recommended who reportedly will identify and send mailers to property owners who are in violation, including out-of-town owners.) It is further recommended that the City work closely with the Fire District to ensure safety codes are followed and fire prevention methods are in place.

Issues Affecting Response Time.

- Road Conditions and proper road signage remain important issues. Emergency calls require accessibility by emergency vehicles, including fire trucks, ambulances and other heavy fire fighting equipment. Response time is greatly increased when addresses cannot be located because signs are missing or vandalized, or in severe winter conditions when roads cannot be used due to wash outs, pot holes or where access is limited because roads are too narrow. (The Task Force has recommended a series of actions to upgrade the existing street system. See section on “Infrastructure.”) The condition of our roads, along with properly located signs that are visible in the dark and in good condition is a joint concern of the City and other agencies that provide emergency services. Whenever these issues are addressed, it is recommended that representatives from the Fire District, Hospital and Ambulance Service be included in discussions.
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Conservation, Open Space, Parks and Recreation.

NOTE: The following is a strong statement intended to make development and conservation equal partners, so as to assure that Clearlake can develop, but in a manner that will retain its unique qualities. As such, it is an important policy and should be carefully scrutinized, as it will set the stage for the future regulations for development in Clearlake. The Task Force approached these as broad policies, recognizing that its recommendations will have to be carefully worked out to respect the needs of diverse and legitimate interests.

Conservation:

The natural resources that are held as sacred are those that honor the natural resources and local characteristics that set Clearlake apart from other places. While commercial, residential and industrial development are essential and desirable for the economic health and the quality of life for Clearlake’s residents, we cannot sacrifice those very qualities that are the foundation for Clearlake’s economic well-being (such as tourism), and the lifestyle so precious to its residents. Accordingly, the following factors must be considered an equal partner in any plan for development, carefully weighing and balancing the need for both the development and conservation of our valuable resources, so that we do not inadvertently kill the goose that lays the golden egg.

- *Wildlife, plants & native vegetation, trees, and fertile soils* – these are intertwined and cannot be separated from the survival one from the other. Wildlife is dependent upon native plants and vegetation, trees and fertile soil to maintain life itself. The City has the obligation and responsibility to preserve and protect what cannot be replaced while balancing the needs of commerce, industry and the human population within its bounds. Replanting guidelines to preserve native habitat of wildlife, plant & native vegetation, trees, oaks and

Heritage Oaks must be included as a condition of the permit issuance process whenever natural environments have been disrupted.

- *Ecosystems such as the Wetlands, Borax Lake and Clear Lake, Anderson Marsh, Cache Creek* are the jewels of the City of Clearlake's crown – it is what makes us unique and special. It is what the tourist comes to see and residents have moved here for. Altering any area that has been set aside for recreational purposes cannot be changed into development opportunities, and outlining development should be carefully managed to ensure that run-off, pollution, erosion etc is minimal. Lake beds, fish habitats, creek beds, waterways and marsh lands cannot be compromised by buildings, housing, industry or misuse of individuals who use these areas for dumping garbage. Air Quality in Lake County is #1 in the State of California. Cars, pollutions from field burning, and industry are potential threats to what we are in our own interests to preserve. Permits for development must include environmental review for air and water quality sustainability. Agencies such as the Lake County Air Quality Board and Water Protection agencies should be consulted to ensure air and water quality which each proposed development.
- *Scenery, Views, Open Space, eco tourism/recreation, fishing, bicycling, kayaking, boating, hiking, equestrian, off-road adventures, archeology, and bird watching.* Clearlake is a recreational destination with endless possibilities for enjoying natural settings in a rural environment. Commerce, industry, housing and civic land uses can at times be in direct competition for unused land. Buildings, industry and commercial permits should be carefully designed to complement, not compete with scenic views and should not encroach on land that has been set aside specifically for open space or otherwise prohibit outdoor activities that preserves the lifestyle of the area. Business that encourages and supports outdoor activities such as wind surfing, boat, kayaking and jet ski rentals, fishing tours etc. not only enhance what we want to preserve, but can also bring needed jobs and commerce to the area (especially when in operation on Lakeshore Drive). Biking, walking and hiking trails which highlight scenic areas should be integrated into the City's plans and private development proposals whenever the opportunity presents itself. Off Road adventures and equestrian trails could be appropriately placed and when properly managed could attract additional eco-tourism in this area. Green design offers alternatives to preserve the ecology while allowing for responsible development to preserve oak trees, views and natural habitats.
- *Geothermal Energy, Groundwater, Fertile soils, Mineral* – The Geothermal Energy industry along with City Planning must monitor and provide guidelines for sustainability. Groundwater must be protected from pollutants working with the Agricultural Commission to ensure sustainability and quality of water supply. Fertile Soil conservation should be monitored for chemicals, pollutants and improper usage with the Agricultural Commission. Mineral rights and access within the City of Clearlake should be monitored for sustainability and

proper removal of minerals should be monitored for run-off and pollutants entering the lake and creek beds from improper mining practices.

- *Conservation of parks & ball fields, walking trails and paths, paved streets, waterfront, beach & lake access, 4th of July fireworks over the Lake, investing in the education and development of the children in the community through education, appreciation of the quiet and rural nature of our city* - are to name a few things that add to the quality of life for local residents. Taking care of and ensuring that people have a place to go – to spend time together as a community – to have a sense of pride for what is seen by the eye. Communities need a place to gather – to celebrate – to say to each other that we are proud of what we have created. These are things that we hold sacred. The City plays a critical role by providing and maintaining the spaces where people come together – parks, recreational fields, streets and sidewalks, paths and walkways, swimming and picnic areas.
- *California History, Cultural Facility & Artifacts, Native American Heritage, Local History* - An interactive for all age groups, museum and visitors center that has a map showing local businesses and their location, which includes California, Native American and Local History should be established within the city limits – this provides an anchoring point for visitors and local residents to come to first to pick up information and learn about who we are as a community. Partnerships with local tribes, cultural and history clubs and organizations are resources for not only providing the required wealth of information, but likely partners in procuring grants, volunteers and artifacts for exhibits. A designated area on Lakeshore Drive preferably close to a visitor's center or park would be a practical location for this site.
- *Natural sunshine – rain and dark skies – Recycle glass, metal, paper and other materials, Recycle, Reduce and Reuse* – Lake County has a bounty of sun and incentives for new business to go green is a natural – any building that the City builds, whether it is for a visitor's center or housing redevelopment, can be solar powered and grant money should be actively pursued for alternative energy sources. The city can utilize benches and picnic tables that are made from recycled material in parks and open space areas, and proper disposable containers to encourage recycling is recommended. The City and Police Department should be role models and have a recycling plan for their offices, along with educating the public about the importance of recycling. Coordinated efforts with County, State and other municipalities to recycle, reuse and reduce waste should be prioritized in land fill operations and new industries and business. New businesses should be held at the highest standard in reducing waste in the land fill. Events that are sponsored and held within the City limits should contain an element of education regarding recycling, solar power and alternative energy usages including water conservation. Specially designed lights for streets, developments and homes, which are shielded and focused downward for all outdoor lighting should be installed to protect dark skies and prevent blockage of stars that lighten the sky naturally. New residential and commercial buildings and multi unit developments should

include a lighting plan taking into consideration the blockage of sky and star light. Neighborhoods and business should be conservative with lights – and whenever safety is not an issue, lights should be minimal. (Examples of standards and ordinances are available from various cities, including Tucson, Arizona and San Jose, California.)

Noise

Several issues were identified as current or potential problems with noise. Clearlake is a resort town and should expect boat and people noise....all of which are signs of a good economy.

- Enforce existing ordinances but also initiate a system to mediate complaints with provisions for binding agreements on long standing noise issues.
- Promote awareness of the existing Noise Ordinance through Channel 8 or on printed literature made available to the public.
- Specific issues related to Vacation Rentals are an ongoing problem. Again, the existing ordinance should be enforced, whether people who violate the ordinance are city residents or visitors from out of town. The Police Department needs to quickly answer calls and assist residents who want to file formal complaints.
- The City needs to be more effective in enforcing Business Licenses/Bed & Breakfast Licenses and Landlord Permits. Many of the noise issues in residential areas are caused by out of town owners who rent their properties without appropriate licenses. Fines should be imposed and strict guidelines of the noise ordinance followed to ensure safety and property rights of people who do live here.
- High density building has the potential to create traffic and people noise. The city should consider noise issues when considering the number of units allowed when issuing new building permits.
- Post signs and encourage alternate truck routes and do not allow trucks to travel down Lakeshore Drive creating excessive or unnecessary noise (using air brakes etc.)

Beautification

- Use incentives to assist property owners to participate when renovating, such as for paint, loans for renovations. One approach might be for the City to sponsor a concept contest with professional and/or amateur designers – soliciting artist concepts from the community. (Any program should use a broad palette of color to allow for individuality.)
- Provide rewards for people who fix up their properties, such as an annual awards program.
- Future development on all streets should contribute to beautification, including litter abatement in front of their stores.
- Because we live in a hot area – there should be more trees down Lakeshore Drive and in Austin Park, which may include volunteer tree donations and City planting day. (See also proposed tree ordinance)
- New resort development should be a showcase that set the design theme.
- Pursue an aggressive and concentrated Code enforcement program which has visible and immediate results. Work with the courts to help cut through the red tag/red tape to find ways to accelerate the process of demolition of properties and fines to property owners who don't take care of their properties.
- Design parks and attract new business with the whole family in mind – something that everyone can do. Make the town family friendly again – places to walk, ride bikes, sit and look at the lake.
- Clean the roads – more litter pick up volunteers
- Plant trees, flowers, and ask service clubs, schools etc to be caregivers. Start a beautiful downtown in Austin Park Community Garden.
- Make it easier for merchants to come here – provide support and encouragement through the tough times. Offer incentives to beautify properties and make them safe, comfortable, shady.
- As part of the program to retain scenic quality, ban ridge top development. (Excluded would be applications in process.) Development would be permitted below the ridge tops.

(The following are also included among the economic development programs.)

- Develop reasons to be here – wine tours by boat – wind surfing days – garden shows in the park – think county wide and include other cities into themes.
- Build on successes – foster outside organizations to come in and be a part of the community – such as the bass tournaments.
- Develop a year round schedule of things to do in Clearlake and market the information through Lake County Marketing.

Infrastructure:

A. Streets

Together with storm water control, street improvements are the most pressing and difficult issues to resolve. Because so much development had already taken place in Clearlake as a summer cabin community without regard to permanence, the transition to a year round community is especially challenging. There are options available, but they will require a belief in the future of the community, time and determination. (Also discussed under the preamble to this report under “Triage”.)

- New development should be required either to pave the street to the nearest continuous paved street, or commit to paving its fair share of a paved street at such time as it is feasible for a street to be constructed. This can be done thru deposit of a fair share fee for construction, or a covenant to be recorded with the deed to participate in an assessment district or equivalent mechanism when there are enough properties to form a district.
- In spite of the failure of such a measure to pass before, The Task Force endorsed the proposal for a self-imposed ½ cent addition to the sales tax for street and related improvements.
- Promote and utilize the assessment district mechanism, where adjacent property owners join together and commit to annual payments to repay the cost of infrastructure improvements for streets and storm drainage and for maintenance of these improvements.
- Pursue a demonstration assessment District project. Lend money to property owners to improve streets, with the money repaid to the fund over a period of time and reused. The purpose would be to create a showcase of what can be done, which will also be reflected in property values.
- Explore the availability of grant funds to assist and to accelerate the process.
- As the City is able to generate the revenues to become increasingly self-sufficient, it should assume greater responsibility to participate in the provision and maintenance of infrastructure.

B. Sanitary Sewer System:

Mark Dellinger, Special Districts Administrator, discussed the sanitary sewer system and offered a series of proposals for Task Force consideration. The following policy proposals reflect the deliberations and conclusions of the Task Force

- ❖ Properties within the entire City boundaries and the Borax Lake area should be provided with sewers, including sewer service extended through the Avenues...
- ❖ Goal of a sewer facilities upgrade program should be “No-spills.”

In general, it was recommended that the City support the efforts of Special Districts in the following programs

- Improved compliance with source control for all customers, particularly to keep certain materials such grease out of the wastewater collection system.
- Reduce infiltration & inflow (I/I) into the system by 50% or more.
- Replace diesel generators at pump stations with propane to reduce air emissions. (Several members of the Task Force felt very strongly that biodiesel or vegetable oil should replace diesel fuel in the diesel generators and that propane should not be used.)
- Increase hydraulic capacity to assist Leaking Underground Storage Tank (LUST) sites
- Increase the use of recycled water. This includes the types of uses and areas/volumes of uses.
- Develop sewers in areas close to Clear Lake (i.e. Pirates Cove to Sulfur Bank Point).
- In order to add treatment and hydraulic capacity for Clearlake, develop a new sewer system for Lower Lake/Twin Lakes Subdivision.
- Develop a buffer zone for the treatment plant site in order to avoid the “Airport Syndrome” (in which a land use such as a sewer plant located away from populated areas eventually becomes a target for land use conflicts as development moves closer) is an issue that currently involves property under the County’s jurisdiction.

C. Storm Water Control: Flooding and Erosion

The Task Force considered both:

- The immediate problem of continued flooding and erosion caused by a lack of storm drain facilities
- The development of a storm drainage infrastructure that would address both the long term needs of the community as it continues to develop and the serious problems of flooding and property damage that are the result of early development that occurred with little thought given to the necessity of providing storm drainage facilities.

D. Storm Water Drainage:

Recognizing that better control of drainage from higher ground would help alleviate flooding problems at the lower elevations, the Task Force recommended the following:

- For prospective development, on-site drainage should be a condition of approval, wherein French (curtain) drains are used to capture on-site flows and cisterns are used for retention and on-site drainage, allowing water to be stored on-site and to recharge the aquifer. Facilities should be developed in such a manner as to not require expensive reconstruction in order to connect to potential public storm drain facilities, should they become available.
- Although the problem is more complex with respect to existing development, the same techniques would be applicable, should the property owner choose to use them. It is estimated that Clearlake has approximately 7,000 houses that have not dealt with runoff issues. (These improvements could be required in conjunction with major renovations and additions.) (The Task Force recognized that on-site drainage facilities should be responsible only for the drainage from the development site, but that upslope problems still need to be addressed. One alternative is the creation of assessment districts for the purpose of alleviating existing drainage problems across multiple properties.)
-
- ❖ Develop a system of retention basins/conservation ponds to capture the overflow from creeks, as has been done in other communities. (Note: some communities develop dual purpose detention basins that function as parks and playfields for most of the year.)

E. Storm Water Management:

Based upon the Storm Water Management Plan prepared for the City of Clearlake in 1994, it is recommended that the City undertake a study of the following issues, and at the same time explore various funding sources, such as impact fees, assessment districts, establishment of a storm drainage utility company, federal and state grants and local matching funds. The 1994 Management Plan outlined strategies to address the serious problems of flooding and property damage. In 1994 dollars, the Report estimates that the cost to provide the desired level of service for existing conditions is \$4,337,372, while the estimate for the cost of capital improvements at full development is \$7,119,528. The annual maintenance cost was estimated at \$774,316. (These numbers are provided strictly as a frame of reference, since they would now be substantially higher as a result of inflation, land, materials and construction costs. The Report outlines a rational approach that allows the City to approach the problem one step at a time. It suggests that a “Storm Water Utility Company” may be the logical structure to tackle the problem. Prior to the creation of a utility company, the Report suggests that the City study the following issues:

- The basic issue to be resolved is to decide who will benefit, and therefore who should pay for the services.
- The second issue is to determine the basis for payment, which is typically calculated by the amount of storm water generated from a property.

- Third, is to determine the revenue requirements, which includes funding of existing services and budget estimates for facility planning and mapping, construction of capital improvement projects, operation and maintenance activities, performance monitoring, regulatory review and enforcement, emergency response, and public information and education.
- Fourth, billing options should be studied, which would include either implementation of a new billing system or an annual collection by the tax collector. Ease and cost of implementation, legal implications including mechanisms to deal with non-payment, administration, and billing data need to be studied in order to determine the appropriate billing and collection method.

F. Water:

At the present time, the City is served by three water companies, each with its own service area and varying rate structures. Since the cost of extending service to outlying areas is prohibitive, new wells continue to be developed and existing wells are expanded to serve more than one parcel within existing water service. The services are fragmented, with somewhat different financial or service objectives, limited ability to coordinate infrastructure with City street projects, or to take full advantage of economies of scale. There have been unsuccessful efforts to bring about change in the past.

W.T. Cole, Task Force member and with the Konocti Water District said that the three separate water districts serving Clearlake were continuing to explore the possibility of a merger, so as to simplify the process and the community would be better served. He outlined the process and indicated that financial assistance is available to make the transition feasible. The Task Force supported his conclusion that it is in the City's best interests to unify water districts and although he recommended that it should be a publicly owned entity, there was no clear consensus as to whether the governing entity should be public or private,.

G. Other Utilities:

- The Task Force supported the proposal for continued discussions with PG&E to explore a County-wide approach to bringing gas service to the City of Clearlake. Such a plan would involve routing a pipeline through a number of communities that would also benefit from PG&E service. The result of a large larger market for PG&E services could reduce or eliminate the need for local financial support to bring PG&E gas service to the area. (At the present time, local financial support for such service is not deemed likely.)
- The Task Force also recommended that we take advantage of our climate to encourage the development of "green" buildings for both residential and commercial development that utilize renewable resources and are designed for efficiency and environmental protection through the following programs:
 - Promote solar usage by making information available in key locations that make it easy for an individual who is considering property improvements to understand what alternatives might exist and how to go about exploring them further.

- Adopt a solar access protection ordinance to assure that development of solar facilities on one property will not be located in a manner that will deny the same opportunity to neighbors.
- Require developers to offer alternate source of energy options in conjunction with new subdivisions and buildings.

Economic Development opportunities

A. Tourism:

Objectives:

- Create opportunities for all age groups and families to enjoy Clearlake across all seasons of the year
- In conjunction with Lakeport and the County, develop a coordinated program of activities and events that are organized, published and marketed in a comprehensive year-round schedule.

Program possibilities:

- Expand the list of activities and weaving them into a year-round calendar of events in conjunction with a marketing program, which may include, in addition to existing activities (e.g. bass fishing tournament, triathlon, trails, bike paths, camping, wine cellars and tasting rooms etc.), such activities as:
 - Wine cruise
 - Music Festivals for different audiences, such as the Bluegrass Festival
 - Artist workshops in a vacation environment (such as in San Miguel de Allende, Mexico).
 - Performance center for plays, concerts, dance (such as in Ashland, Oregon. Explore interest by potential West Coast artists-in-residence and performers who might develop an off-season summer festival, such as is held in Tanglewood, Massachusetts or Carmel, California. This could consist of summer/off season artist-in-residence teaching programs, with performers looking for opportunities to showcase their talent. This would require publicity and critic reviews in large markets.)
 - Formulate a comprehensive program for an interactive Ecotourism Center, such as a “Museum of the Lake” for all age groups, with a theme such as: “In the Beginning, There Was Clear Lake,” featuring the multi-faceted character of the area, including its history and ancient cultures, unique geology, freshwater aquarium, etc. (This might be explored with theme park sponsors)
 - Windsurfing tournament

- Kite flying festival
- **Regional retail**
Objective: Clearlake as the shopping center for the region, with expansion capability to grow and change with changing demographics. This will provide important revenue to the community and create jobs.
- **Development of small industry:**
Currently, sites for such development are limited, but there may be opportunities for small home-grown industries and relocated industries whose locational requirements are dictated more by the lifestyle choice of the CEO and a trained local as recommended in the “Education” section of this report, labor force than the transportation requirements for the import and export of goods, materials and labor force.

B. Business retention and expansion for existing and start-up businesses

Chamber of Commerce to take the leadership to coordinate programs with such organizations as the Greater Lakeport Chamber of Commerce and the Mt. Konocti Facilitation Group that assist new businesses by providing expertise and mentors from the successful business community. The Chamber should actively promote the educational, technical and financial resources available to assist businesses with a focus on:

- Marketing
- Product
- Financial management

The objective would be to identify the support systems that are available and to make the connections with existing businesses, start-up businesses and new businesses we wish to attract into the area.

Specific examples include participation in such programs as:

- The Lake County survey of the types of businesses that we want to attract using marketing, business attraction, business retention, and advocacy.
- The professionally-conducted “secret shoppers” program in which businesses participate on a self selecting basis and pay a small fee. to be evaluated in order to improve and increase business, increasing the bottom line. (Businesses)
- Marketing program for tourism with stories sent out via Sunset Magazine, pamphlets and brochures, in conjunction with marketing activities throughout the entire County.
- Lake County Community Board, which is a group that is 100% volunteer-based, donating their services and their knowledge to businesses. (This service is confidential and available at no cost.)
- Lake Leaders Roundtable – A group of business people who are actively soliciting businesses, especially recreational and tourism oriented businesses and small manufacturing and technology industries.

- Advocacy for State legislation as it affects local businesses.

Important sources of financial and technical assistance include:

- SAFE-BIDCO (State Assistance Fund for Enterprise, Business and Industrial Development Corporation), which serves as a non-traditional financing source for small businesses whose financing needs are underserved by traditional lending institutions. They help fund start-up businesses and expand existing businesses with loans for such expenses as business acquisition or start-up, real estate and equipment purchases and working capital.
- SBDC – Small Business Development Corporation
- The specialized skills available from SCORE (Service Corps of Retired Executives)

C. Twenty-first Century Opportunities; Future trends to consider

- Establish a “wireless” community.
- Establish an all-weather airport, capable of accommodating general aviation and corporate aircraft.
- Promote and maintain an environment that will establish Clearlake as a “lifestyle” community. The objective would be preserve development options that will offer a lifestyle choice to the 21st Century wage earner who is able to work primarily from home, who has the luxury of choosing his or her home on the basis of the climate and the beauty of the surroundings and not the proximity to work. (World travelers visiting Lake County have compared its natural beauty to that of Lake Geneva in Switzerland and the Lake District in Northern Italy.) Our ability to achieve our full potential will be determined in part by our success in creating the family-friendly community, with a solid educational base, good shopping opportunities, major infrastructure upgrades, Lakeshore Drive as a destination, attractive to visitors and tourists, with recreational and cultural activities and a nearby all-weather airport. In other words, although we are in the right place at the right time, we still need to get our house in order. And that is exactly what we have initiated through the work of the Task Force.

D. Marketing and Promotion

Integrate the components of an Economic Development Strategy into an ongoing marketing program in conjunction with Lakeport, County, business and event sponsors.

- Encourage innovative business ventures, using the incubator model.

Additional Program and Resource Recommendations:

A. Voluntarism:

- Enlist a highly motivated and dedicated volunteer coordinator to assemble talent, to seek out program opportunities and to coordinate volunteer efforts for youth, seniors, and community. The coordinator might initially be a volunteer (although the “burn-out” factor may ultimately require this to be a paid position.) Volunteer activities may include:
 - Coordination of Senior and Youth activities
 - resources to supplement Chamber of Commerce activities
 - playground group activities
 - art projects
 - drama
 - basketball
 - volley ball league
 - minor home improvements and repairs for residents who may qualify for this service.
 - weed abatement
 - litter pick up along the streets
- Coordinate opportunities for joint usage of facilities with schools.
- Enlist service organizations with mandates for civic involvement in volunteer activities, including the Rotarians, Lions, the Lady Lions, Soroptomists, Kiwanis, the Chamber of Commerce, Boy and Girl Scouts. (Service organizations and individuals have been responsible for many civic improvements, such as bus shelters, the Gazebo Rose garden, design for the landscaping the Senior/Community Center (Thank you, Dr. Debra).
- The City would prepare an annual “wish list” and the Volunteer Coordinator would pitch the projects to the various organizations.
- A coordinated effort by all the service organizations to provide the impetus for a community swimming pool for the City...Swimming lessons for kids and aerobic exercise for the seniors. Grant opportunities should be pursued for supplemental funding for this effort. Using the lake, in a designated area where kids can also learn to swim is an option.
- Encourage activities that would involve youth and seniors in City parks such as Bocce and Horseshoe competitions between the Juniors and Seniors. Juniors are any one under 49 years of age. Seniors are 50 +.
- Program for school kids to paint murals at the skate park, or other blank public walls that might be tagged using a theme.
- Develop a City Slogan. This is a wonderful opportunity for a student and/or City-wide competition. Another opportunity might be for the design of entry signs to the community that are unique and which people will associate with Clearlake.
- Bike rental program at Austin (and other) parks. (Safety is an issue with respect to the roads in Clearlake.)

B. General:

The City should consider the adoption of other programs to improve the safety and health of the community. To assist the City in its enforcement activities, it should use public service announcements (PSA) to call attention to new and existing regulations and enforcement activities that would be featured in a set box on the front page of the newspapers so they are not lost in the back of the paper. For example:

- Enforcement of no camping on property or use of camp trailers as a residence on private property.
- Enforcement of time limits regulating yard sales and the signs associated with them.
- Eliminate duplicate or incorrect addresses, so that there is no confusion for emergency vehicles.
- Designate a Heat/ Distress center for the elderly and children.

Appendix A

Summary of Task Force Zoning recommendations along Lakeshore Drive based upon current zoning regulations; for permitted uses and prohibited uses (shown as strike-outs),.

(Note: Although the Task Force questioned the wisdom of the requirement to provide public improvements that reportedly discourages rehabilitation of Lakeshore Drive properties, it made no recommendation regarding changes in current City policy.)

In the C2-DD Zone (land side of Lakeshore Drive), the permitted uses should be limited to:

- Retail trade and service, with limited outdoor merchandise displays
- Printing and duplication establishments.
- Parking lot, public or private
- ~~Business, professional and governmental offices~~
- ~~Financial services~~ -ATM Machines
- Indoor recreation, amusement and cultural facilities
- Multiple family residential development not to exceed a density of 10 units per acre
- Eating establishments, including with accessory drinking establishment, outdoor eating area and drive-through service
- Boat and water oriented rentals
- ~~Small collection facility (Enclosed, not to exceed 500 sq. ft.)~~
- Sidewalk vendors
- Residential dwelling accessory to other allowed uses
- ~~No outdoor storage~~

The Conditional uses should be limited to:

- Other retail trade and service
- Drinking establishments
- Multiple family development up to a density not to exceed 20 units per acre
- ~~Tires, batteries and accessories sales and services~~
- Department stores (over five thousand square feet) (This requires additional study)
- Transient lodging including hotels, destination resorts, motels and recreational vehicle parks
- Theater and auditorium
- ~~Veterinary offices with enclosed boarding structure~~

In the C3-DD Zone (lake side of Lakeshore Drive), the permitted uses should be limited to:

- Limited retail trade and service, with limited outdoor merchandise displayed tastefully within reason (Possibly as Conditional use)
- Personal services
- Bait and tackle shop
- ~~Financial services~~
- Sidewalk vendors
- Eating establishments, including with accessory drinking establishment or accessory outdoor eating area
- Residential dwelling accessory to other allowed uses

The Conditional uses should be limited to:

- Drinking establishment
- Transient lodging including hotels, destination resorts, motels, ~~and recreational parks~~
- Retail trade and service, with no outdoor storage or display, or a combination of separate commercial structures on one lot of record exceeding 3,000 sq. ft.
- Indoor recreation, amusement and cultural facility
- Marine sales and service and related storage

Conditional uses generally allowed for both C-2-DD and the C-3-DD zones should be as follows:

- Marinas and similar facilities
- ~~Public and quasi-public uses of an administrative, public services or cultural type including special district, City, County, State or Federal facilities~~
- Cultural type or visitor center

Appendix ‘B’

Summary of key provisions of Clearlake’s Combining (Overlay) Districts. 6-06-07.

The following Districts are additional regulations that are applied to the basic Zoning Districts when special circumstances warrant their use. Although they could be applied within any Zone, not all of the following Districts are currently in use. Combining District designations are shown as suffixes to the basic Zone District Designation when they are used.

| Combining (Overlay) District | Purpose and Summary of Current Key Provisions |
|--|---|
| Airport (AP) | No Longer In Use |
| Design District (DD) (Changes proposed under sections discussing Lakeshore Drive) | (Sub-district A- Lakeshore Drive) (No other Sub-districts noted on Map.)To improve appearance, circulation and parking. 25’ height limit without CUP. 60% lot coverage and extra setbacks. See-through fences, unless waived by Planning Director (No other locations or specifications identified) |
| Housing Standards (HS) | To assure that the external appearance of residential uses will be compatible and harmonious with surrounding residential properties and scenic qualities. Specifies minimum 1,000 sq. ft. floor area, concrete/masonry foundations. All units with wood, stucco or masonry walls; composition, tile, shake shingle, architectural metal or tar and gravel roofs and roof overhangs. Driveways in the RR and BV zones minimum 4” compacted aggregate; all other driveways surfaced with asphalt. Requires upgrading the appearance of existing mobile homes. |
| Hazardous Waste (HW) | To impose land use restrictions on land designated as Hazardous Waste Property. State department of Health Clearance required for residential uses, hospitals and schools. (No areas designated) |
| Planned Development (PD) | To permit flexibility in design to achieve development “equal or better” than would result from traditional design. Minimum site 2 acres. Density in excess of base zone permitted in exchange for extra open space. Planning Commission must find that development will be “demonstrably superior.” |
| Scenic Corridor (SC) (Changes proposed under section discussing Highway 53) | To Preserve the scenic quality of the land within 300’ of State Highway 53. Aside from discouraging the placement of transmission lines 50 KV or greater and a policy to minimize grading, no special requirements. |
| Transition (T) | To assure compatibility among properties designated for transition from one land use activity to another. (No locations or standards specified) |

Appendix ‘C’

The following chart summarizes the key Zoning provision for Clearlake’s Commercial and Industrial Zoning districts. The chart prepared for the Combining (Overlay) Districts would apply to these Districts as well, when the Combining District suffix is attached to the basic Zone, as shown on the Zoning map.

NOTE: Where RV parks are allowed, the Task Force recommended occupancy restrictions clarified and enforced as to the length of time guests can stay. The key is to prevent uses where permanent occupancy in travel trailers occurs.

NOTE: Geothermal and other forms of energy development (eg. windfarms and solar panels), permitted in Zone Districts as shown, only if an array of environmental conditions can be met (such as strict noise standards) and the project is deemed a benefit to the City of Clearlake or for individual use and not for large scale commercial use.

| Zone Purpose and Regulations | Professional and Administrative Office (PA) <i>(For offices and residential uses that are appropriate for transition to office uses.)</i> | Neighborhood Commercial (C-1) <i>(To serve the daily needs of adjacent residential area.)</i> | Community Commercial (C-2) <i>(To serve the needs of residents and visitors)</i> | Visitor Commercial (C-3) <i>(To serve visitors and vacationers)</i> | Heavy Service Commercial-Light Industrial (C-4) <i>(Wholesale, heavy commercial, light industrial uses unsuitable in other commercial zones)</i> | Industrial (I) <i>(For industrial uses insulated from residential uses.)</i> |
|-------------------------------------|---|---|---|--|--|--|
| General Locations | Yuba College Area | Swap meet location and isolated areas primarily in residential areas. | Wal-Mart, Ray’s, Mendo Mill, most of Olympic Drive, old Post Office, liquor store on Lakeshore/Country Club, Water Park. (Most of Lakeshore Drive, although not part of this discussion) | Large area between Seventh Day Adventist School on Davis, Duncan and Highway 53 (Some of Lakeshore Drive, although not part of this discussion) | Along Highway 53 including Ogulin Canyon and Boat Storage Area, Four Corners, Fisher’s Towing on old Hwy 53, most of Pearce Airport | No Areas specified |
| Permitted Uses | Medical, Professional, Administrative Offices; Pharmacy and Drug Stores; Financial Services; Duplicating, Printing Services; Parking Lot; Residential | Services-Personal, Financial, Printing and Duplicating, Retail repair (except automobile); Convenience stores (no gas stations); Eating (with accessory | Retail Trade and Service (with no outdoor storage), Business, Professional, Governmental Offices; Financial services; Duplicating/Printing; Eating with accessory drinking establishment and outdoor eating area, | (In buildings 3,000 sq. ft. or less) Retail Trade and Service (with no outdoor storage), Business offices; Financial, Personal services; Eating with | Automobile sales, products and services; Furniture, home furnishings, appliance sales and service; Warehousing, storage; Building | Same as C-4; |

| Zone Purpose and Regulations | Professional and Administrative Office (PA) <i>(For offices and residential uses that are appropriate for transition to office uses.)</i> | Neighborhood Commercial (C-1) <i>(To serve the daily needs of adjacent residential area.)</i> | Community Commercial (C-2) <i>(To serve the needs of residents and visitors)</i> | Visitor Commercial (C-3) <i>(To serve visitors and vacationers)</i> | Heavy Service Commercial-Light Industrial (C-4) <i>(Wholesale, heavy commercial, light industrial uses unsuitable in other commercial zones)</i> | Industrial (I) <i>(For industrial uses insulated from residential uses.)</i> |
|-------------------------------------|---|---|--|---|--|---|
| | dwelling accessory to permitted uses; Home occupations; | outdoor dining); Sidewalk vendors; Retail Trade and Service (with no outdoor storage), Business, Professional, Governmental Offices, not to exceed 1,000 square feet; Residential dwelling accessory to permitted uses; | drive thru service; Boat, water-oriented rentals; Indoor recreation, amusement, cultural facilities; Sidewalk vendors; Small collection facilities; Parking lot, public or private; Multi-family to 10 units/acre; Accessory residential dwellings; | accessory drinking establishment and outdoor eating area; Bait and Tackle shop; Sidewalk vendors; self-service laundry; Public or private parking lot; Residential as accessory to permitted uses; | material, farm equipment; Pawn shops, sidewalk vendors, eating and drinking, printing and duplicating; Collection facility; Residential dwelling accessory to permitted uses. | |
| Conditional Uses | Single family dwelling; Eating establishments | Business, Professional, Governmental Offices, retail trade that exceed 1,000 square feet; Gas stations; liquor stores; retail food store; large collection facility; H ospitals, churches, schools, clubs, cemeteries, geothermal development, marinas, etc. | Multi-family, up to 20 units/acre; Group quarters; Hotels, motels, resorts, RV parks; Other retail trade, service; Drinking establishments; Department stores greater than 5,000 sq. ft.; Gas stations; Car wash; Automobile repair; Tires, batteries, etc.; Theater, auditorium; Veterinary offices with enclosed boarding; Large Collection facility; H ospitals, churches, schools, clubs, cemeteries, geothermal development, | Hotels, motels, resorts, RV parks; Indoor recreation, amusement, cultural facility; Liquor store, Drinking establishments; Drive-up eating establishments; Dry cleaner; Hotels, motels, resorts, Recreational RV parks; Retail trade, service greater than 3,000 sq. ft.; Convenience Store; Marine sales and | Contract construction; Manufacture of apparel, fabricated metal, furniture and fixtures, food, stone clay and glass; Petroleum refining; Outdoor recreation, storage; H ospitals, churches, schools, clubs, cemeteries, geothermal development, marinas, etc. | Similar to C-4; Accessory dwelling Unit; H ospitals, churches, schools, clubs, cemeteries, geothermal development, marinas, etc. |

| Zone Purpose and Regulations | Professional and Administrative Office (PA) (For offices and residential uses that are appropriate for transition to office uses.) | Neighborhood Commercial (C-1) (To serve the daily needs of adjacent residential area.) | Community Commercial (C-2) (To serve the needs of residents and visitors) | Visitor Commercial (C-3) (To serve visitors and vacationers) | Heavy Service Commercial-Light Industrial (C-4) (Wholesale, heavy commercial, light industrial uses unsuitable in other commercial zones) | Industrial (I) (For industrial uses insulated from residential uses.) |
|-------------------------------------|--|---|---|---|---|---|
| | | | marinas, etc. | service; Hospitals, churches, schools, clubs, cemeteries, geothermal development, marinas, etc. | | |
| Maximum Density | | | | | Minimum 3,000 sq. ft. lot | Minimum 5,000 sq. ft. lot |
| Maximum Height | May exceed 35 ft. with CUP | 35 feet | 35 ft; 60 feet with CUP | May exceed 35 ft. with CUP | May exceed 35 ft. with CUP | May exceed 35 ft. with CUP |
| Setbacks | | Front, side, rear required | | Front, side, rear required | Front required | Front required |
| Special Conditions | No rear setback required along the Lake and Cache Creek. | No rear setback required along the Lake and Cache Creek. | No rear setback required along the Lake and Cache Creek. | No rear setback required along the Lake and Cache Creek. | | |

Minimum Parking Requirements for commercial uses. With the exception of Shopping Centers and Mixed Use Development which establishes a single parking ratio for the entire development and generally doesn't distinguish between each individual use, the Code establishes parking for specific uses, making a distinction between such uses as retail sales, eating establishments, drinking establishments, barber shops, beauty shops, etc.

Appendix 'D'

The following is a summary of Zone standards applicable to the residential and agricultural districts of the City.

NOTE: The Task Force recommended changing the language for all areas from "Mobile Home" to "Manufactured Home".

NOTE: Geothermal and other forms of energy development (eg. windfarms and solar panels), permitted in Zone Districts as shown, only if an array of environmental conditions can be met (such as strict noise standards) and the project is deemed a benefit to the City of Clearlake or for individual use and not for large scale commercial use.

| Zone Designation | Agriculture | Resource Protection (RP) | Rural Residential (RR) | Burns Valley (BV) | Low Density Residential (R-1) | High Density Residential (R-3) | N |
|---------------------------------------|---|--|---|--|---|--|---------------|
| Permitted Uses | Single family home or mobile home ; Second residential/granny unit; Home occupations, agricultural crops and animals | Single family home or mobile home; Second residential/granny unit, Home occupations: multi family units up to 10/acre , agricultural crops and animals | Single family home or mobile home ; Second residential/granny unit, Small family day care and residential facilities, Home occupations: agricultural crops and limited quantities of animals | Agricultural crops and limited quantities of animals: Single family home or mobile home, Second residential/granny unit, Home occupations: small family day care and residential facilities | Single family home or mobile home ; Second residential/granny unit; Home occupations: Small family day care and residential facilities | Single family home or mobile home ; Second residential/granny unit; Duplexes: Home occupations: Multi-family units up to 10/acre: Small family day care and residential facilities | |
| Maximum Density/Minimum Lot Size | Minimum 10 acres | 5,000 sq. with water 15,000 sq. ft if no water, 40,000 sq. ft if no sewer or water | 1.25 acres | 20,000 sq. ft. if only sewer or water, 40,000 sq. ft if no sewer or water | 5,000 sq. ft. with water, 15,000 sq. ft. if no water, 40,000 sq. ft. if no sewer or water | 5,000 sq. ft. | 5,000 sq. ft. |
| Conditional Uses (CUP) Generalized | Resource extraction , energy development: Winery | Multi family up to 20 units/acre ; Mobile home parks ; RV park , campgrounds, golf course. Resource extraction, etc. Shooting range Hospitals, churches, schools, clubs, cemeteries, equestrian establishment, guest ranch, community care facility, including large residential geothermal development, marinas, etc. | Resource extraction , energy development: Large day care and residential care facilities: Animals in excess of those in the "permitted" uses: Hospitals, churches, schools, clubs, cemeteries , geothermal development , marinas, etc. | Animals in excess of those in the "permitted" uses: Large day care and residential care facilities: Winery: Hospitals, churches, schools, clubs, cemeteries , geothermal development, marinas, etc. | Mobile home parks ; Bed and breakfast inns ; Large day care and community care facilities, airport , geothermal development , hospital , convalescent hospital , sanitarium , cemetery , columbarium , crematory , mausoleum , marinae , utility/communication bldg , public/quasi-public use of administrative, public services, or cultural type | Multi-family up to 20 units/acre: Mobile home parks: Boarding/Rooming: Large day care and residential care facilities: Bed and breakfast inns: Hospitals, churches, schools, clubs, cemeteries, geothermal development marinas, etc. | |

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|---------------------|---|--|---|--|--|--|----|
| Special Regulations | Steep slopes, wetlands to remain as open space and subtracted from gross project area for Conditional Use Permits (CUP) | | Zones may be modified up to 5 acre minimum lot size | | Zone may modified to 5,000 sq. ft. min. lot size | | Ma |
|---------------------|---|--|---|--|--|--|----|

Appendix 'E'

Outline for a suggested Tree Protection and Replacement Ordinance

Tree Protection and Replacement Program

The very first resource the Task Force identified as sacred were the oak trees. In its deliberations, the Task Force recommended a tree protection ordinance for both native oaks and laurel trees. The specific species to be protected and the diameter at breast height (generally defined as the tree trunk diameter at a height of five feet) will need to be specified when the actual ordinance is prepared. The following is an ordinance outline.

- Protected trees are defined as native oaks and Laurel. The specific species of oak to be included in the protected class should be identified and criteria should be established for the minimum diameter and the height at which the diameter is to be measured in order to be considered a protected tree. Although not a protected tree, development plans for sites containing walnut trees should be designed to retain as many of the existing walnut trees as possible.
- Permits are required for the removal of protected trees.
- A tree replacement program shall be required for protected trees that cannot be preserved on site.
- Protected trees and walnut trees on sites to be developed shall be surveyed and mapped and, with the exceptions noted below, shall not be removed unless a tree removal and replacement program is approved for the protected trees in conjunction with an approval for the division of land or development of property.
- Wherever possible, development shall be designed to retain protected trees, so as to minimize the need for tree replacement.
- The replacement ratio for trees planted on site shall be 3:1
- Where replacement of trees cannot reasonably be accommodated on site, trees shall be planted off-site at a ratio of 4:1. Off-site replacement may be on other property owned or controlled by the applicant, or on public property, in locations to be determined by the City upon recommendation of the Parks and Recreation Committee.
- A minimum size 24 inch size box tree of the species of tree removed shall be required to replace trees that cannot be preserved on site.
- Planting of replacement trees shall be under the supervision of an arborist.
- A maintenance bond shall be posted with the City, guaranteeing maintenance of replacement trees for a period not less than 5 years to minimize loss.
- With the exception of diseased trees and existing single family residential parcels of less than 5,000 square feet as described below, permits for removal of protected trees will be issued only in conjunction with, and as part of applications for divisions of land, residential and non-residential construction, remodels, renovation or expansion and prior to any grading or clearing activities, whether or not permits are required for such activities. (Note: Recommendation to prohibit pre-development site clearance by requiring a development application to be prior to removal of all species of trees or grading would be separate from the Tree Protection Ordinance.)

- Existing single family residential parcels of 5,000 square feet or less and diseased trees are exempt from the replacement tree requirements.
- To reduce the potential for abuse, removal of protected trees from existing single family residential parcels of 5,000 square feet or less should require a tree removal permit, which should be issued at no cost to the property owner.
- Removal of diseased trees are subject to a determination by an arborist retained by the City at the applicant's expense.
- Protected trees removed or damaged so as to result in the loss of the tree without a permit issued for an approved tree replacement program shall be subject to fines calculated in accordance with the industry standard implemented by the International Society of Arboriculture for the removed tree. Minimum fine shall be \$1,000. Penalties for the illegal removal of trees are separate from the requirement for an approved tree replacement program.

Copies of the ordinance should be distributed to landscape architects, tree care and removal services and equipment rental services doing business in the Clear Lake area.