

II. LAND USE ELEMENT

Purpose

The Land Use Element functions as a guide for the ultimate pattern of development for the City at build-out. The Land Use Element has perhaps the broadest scope of the seven mandatory elements of the General Plan. It provides an overview of the land use characteristics, objectives, policies, and implementation programs for achieving the City's land use goals over the next 20 years. The General Plan Land Use Map, which is also a part of this Element, graphically represents the City's land use goals and objectives.

Existing Land Use

Existing land use information is essential to an understanding of current development patterns and acreages devoted to particular land uses. Existing land use information and a vacant and underutilized land use inventory for the Lakeport Planning Area was developed by the Lakeport Community Development Department. The information was then entered into a geographic information system at the parcel level, then used for statistical analysis and mapping.

General Plan Land Use Classification System

To translate objectives and policies of the Land Use Element into diagram or map form, a set of designations or classifications must be adopted to serve as a guide for general land use distribution. Determining the land use designation for any area is generally based on multiple criteria, which may include:

- Existing patterns of development when compatible with objectives, policies, and programs of the General Plan;
- Accessibility/Circulation;
- Availability of public services and facilities and potential for their expansion or extension;
- Geo-physical characteristics of the area such as slope, wetland or flood prone designation, soils, geography, vegetative cover, and biological significance;
- Existing parcel size;
- Desire to protect or buffer certain uses from other, incompatible uses.

The Land Use Element establishes 11 land use designations with which development must be consistent. For each designation, the uses allowed and the standards of density and intensity are specified. Other policies relating to these land use designations are found in the policy section of the Land Use Element and throughout the General Plan.

The boundaries of land use designations shown in [Figure 1](#) are based on existing land use patterns and natural and man-made features, and are not precise legal boundaries. To accurately interpret the General Plan Land Use Map, refer to the Zoning Map which provides the precise legal boundaries for the Zoning Districts consistent with the underlying General Plan Land Use designations.

The General Plan establishes designations for land both in the City and outside the City limits within the City's Sphere of Influence as defined by the Local Agency Formation Commission (LAFCO). The Sphere of Influence is the ultimate physical boundary of the City. Land within the Sphere of Influence is subject to land use designations assigned by Lake County. The General Plan Land Use Map will identify the City's pre-zone designation for land within the Sphere of Influence which may be annexed in the future.

General Plan Land Use Designations

RESIDENTIAL (R)

Designates areas suitable for single family dwellings up to 7.3 units per acre and multifamily developments comprising up to four units within a single structure at a maximum density of 19.3 dwelling units per acre. Consistent zoning districts include, but are not limited to, R-1 and R-2.

HIGH DENSITY RESIDENTIAL (HDR)

Designates areas suitable for multifamily residential development at a density of 19.4 to 29.0 dwelling units per acre. Senior multifamily¹ uses are permitted at a density not exceeding 45 dwelling units per acre. The high density residential designation allows convalescent and other hospital uses. Limited office uses would be permitted with a Conditional Use Permit pursuant to criteria contained in the Zoning Ordinance. Consistent zoning districts include, but are not limited to, R-3 and R-5.

LIGHT RETAIL (LR)

This designation is intended to provide for small neighborhood oriented retail establishments, either on individual sites or in small shopping centers. Typical light retail uses include, but are not limited to: food markets; self-service laundries; variety shops; and the broad class of retail business known as convenience goods outlets. These sites typically provide required on-site parking on well-designed sites with good access. Maximum Floor Area Ratio (FAR) of 0.35. Consistent zoning districts include, but are not limited to, C-1.

MAJOR RETAIL (MR)

This designation is the principal retail designation for the Lakeport area; the place for regional and local serving retail establishments, specialty shops; banks; professional offices, motels; business and personal services. Other uses permitted in this designation include commercial

¹ Senior Multifamily uses are residential developments where at least the majority the residents are 55 years of age or older.

trade services, construction sales and services, warehousing and mini storage. This designation is typically assigned to larger parcels that can provide sufficient land for a shopping center; located on a major arterial street and established commercial areas with off-street parking and/or clusters of street- front stores. Maximum FAR of 0.45. Consistent zoning districts include, but are not limited to, C-1, C-2 and C-3.

RESORT RESIDENTIAL (RR)

Designates areas suitable for a mixture of resort uses, primarily along the shores of Clear Lake at a density of up to 87 units per acre for hotels, motels, and resorts and 43.5 units per acre for campground or overnight recreational vehicle uses, recreational vehicle, or tent equivalent to 1 unit. Residential uses are permitted at the High Density Residential density of 19.4 to 29 units per acre. Limited retail uses consistent and compatible with lakefront recreational uses are permitted in this designation. Commercial uses related to the lake-oriented, recreational characteristics of this designation are permitted at a maximum FAR of 0.35. Consistent zoning districts include, but are not limited to, R-5.

OFFICE SPACE (O)

This designation is intended to provide space for offices, encompassing general office uses, business, medical and professional offices, office buildings and office parks with ancillary commercial and retail services. Multifamily residential land uses are permitted at densities consistent with the High Density Residential designation provided that such housing has sufficient on-site parking, site improvements and landscaping to be attractive and compatible with surrounding land uses. Conversion of existing structures to office uses is encouraged when the character of the building and of the surrounding areas is maintained. Maximum FAR of 0.6. Consistent zoning districts include, but are not limited to, Professional Office (“PO”).

CENTRAL BUSINESS DISTRICT (CBD)

This designation has been established for the oldest commercial areas in the community comprising many historic structures and businesses. This designation permits office, commercial and retail uses, as well as mixed use developments. Residential uses are permitted at a density of up to 19 units per acre if combined with (and subservient to) commercial land uses, such as office and retail. Maximum FAR of 1.0. Consistent zoning districts include, but are not limited to, Central Business (“CB”).

INDUSTRIAL (I)

This designation is used for industrial activities and uses, provided such uses do not generate excessive adverse environmental impacts. Other uses permitted in this designation include offices, warehousing and agricultural products sales and services. Consistent zoning districts include, but are not limited to, I and C-3.

PARKLAND/OPEN SPACE (P/OS)

This designation applies to areas of land devoted to the preservation of natural resources, agriculture, outdoor recreation, existing and proposed parkland (both developed and undeveloped) and related uses such as golf courses. This designation is intended to assist and enhance public health and safety. Refer to the Conservation, Open Space and Parks Elements for detailed policies regarding parkland and open space areas. Consistent zoning districts include, but are not limited to, Open Space (“OS”).

PUBLIC AND CIVIC USES (PUB)

This designation includes public buildings and facilities, utility facilities and related easements, public libraries, city offices, fire and police stations and school sites. Maximum FAR of 0.35. Consistent zoning districts include, but are not limited to, Public and Civic Uses (“PCU”).

SPECIFIC PLAN AREA (SPA)

This designation covers the city-owned property and a few private properties south of the current SOI but within the proposed SOI (see [Figure 2](#)). The area is proposed for single and multiple-family residential; including cooperative ownership properties to serve the vacation market; a golf course; and limited commercial, such as a clubhouse or restaurant. Based on the recommended density range of 1-2 units per acre, the Specific Plan Area could see between 600 and 1,200 residential units at buildout. Consistent zoning districts include, but are not limited to, R-1, R-2, R-3, R-5, UR, and C-1.

The Specific Plan Area designation will require the preparation of a Specific Plan in accordance with the state Planning and Zoning Law, Chapter 3, Local Planning, Article 8 (Specific Plans). This statute specifically provides for the preparation of specific plans after adoption of a General Plan. The contents of a Specific Plan are mandated by state law and include:

- a) A specific plan shall include a text and a diagram or diagrams which specify all of the following in detail:
 1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
 2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan;
 3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable;
 4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2) and (3).

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- b) The specific plan shall include a statement of the relationship of the specific plan to the general plan.

A specific plan may also address any other subjects which in the judgment of the planning agency are necessary or desirable for implementation of the general plan. The specific plan is also required to comply with the California Environmental Quality Act (CEQA) including the preparation of the required environmental documentation for the adoption of the specific plan. In this case, it is likely that an Environmental Impact Report would be required.

The Specific Plan Area is a high priority for the City for a number of reasons. First it is the site of the City's wastewater treatment, storage, and disposal facilities which must be operational at all times and expanded periodically in order to comply with the Regional Water Quality Control Board (RWQCB) permit and accommodate future growth. Second, a preliminary analysis has been completed that indicates that the existing treatment facility could be upgraded to tertiary treatment and the treated water used to irrigate parks, golf course, landscaping, and food crops (subject to RWQCB permit). This is beneficial because water is a valuable commodity in Lakeport. Third, the City has had an interest in the feasibility of developing a golf course for many years.

This Specific Plan Area has not been subject to any public land use evaluation or planning process by the City of Lakeport except for the development activities associated with the wastewater treatment facilities. Prior to the submittal of an application to LAFCO to amend the City's Sphere of Influence to include the Specific Plan area, the City will be required to complete a Specific Plan for this area in accordance with state Planning and Zoning laws. See the Urban Boundary Element for related policies and programs.

Summary of Maximum Densities Permitted in each Land Use Designation

The maximum building intensity and population density [for residential districts] that would be permitted by each Land Use Designation are summarized in [Table 1](#). It should be emphasized that these figures provide the maximum potential building and population that could occur without taking into account the constraints imposed by the natural environment, vehicular access, the provision of necessary services, and the standards contained in the Community Design Element. The City may restrict the maximum density figures indicated below to take into account these factors.

Floor Area Ratio (FAR) has been used to define the maximum permitted building intensity for non-residential land uses. FAR is the ratio of the square footage of the building to the site (see [Table 1](#)). Refer to the Glossary for a more detailed definition of this term.

**Table 1
Building Intensity and Population Density by Land Use Designation**

Land Use Designation	Approximate Population Density	Building Intensity
Residential	17 to 45 persons per acre	7.3 (R-1) to 19.3 (R-2) units/acre maximum
High Density Residential	67 persons per acre	29 units/acre
Resort Residential	200 persons per acre	87 units/acre hotels 43.5 units/acre RV & campgrounds
Very Low Density Residential	5 persons per acre	2 units/acre
Light Retail		Maximum FAR 0.35
Major Retail		Maximum FAR 0.45
Industrial		Maximum FAR 0.35
Office		Maximum FAR 0.6
Central Business District		Maximum FAR 1.0
Parkland /Open Space	N/A	Maximum FAR 0.1
Public and Civic Uses		Maximum FAR 0.35
Specific Plan Area	2 to 6 persons per acre	2 units/acre maximum

OBJECTIVES, POLICIES & PROGRAMS

Residential Designations

Below are the land use policies related to residential areas. For detailed information on housing types and program policies, refer to the Housing Element, and for design policies, refer to the Community Design Element.

OBJECTIVE LU 1: TO PRESERVE AND ENHANCE EXISTING RESIDENTIAL NEIGHBORHOODS AND PROMOTE THE DEVELOPMENT OF NEW RESIDENTIAL DEVELOPMENT THAT COMPLIMENTS THE EXISTING CHARACTER AND RURAL NATURE OF LAKEPORT.

Policy LU 1.1: Housing Density. Provide for the addition of all types of housing at a broad range of densities and prices.

Program LU 1.1-a: Review the Zoning Ordinance in relation to General Plan designations and recommend rezoning where appropriate.

Policy LU 1.2: Neighborhood Orientation. Encourage new residential areas to have a “neighborhood” orientation.

Program LU 1.2-a: Encourage new neighborhood development to link with other neighborhoods and the downtown central business district with pedestrian and bicycle trails

Responsibility: Community Development and Public Works Departments.

Policy LU 1.3: Scale and Character. Preserve the scale and character of existing neighborhoods in Lakeport.

Policy LU 1.4: Safety. Facilitate safe, quiet residential neighborhoods free of natural and manmade hazards.

Policy LU 1.5: Mixed Use. Encourage a mix of land uses where appropriate to promote a vibrant community and to reduce traffic, while addressing the need to minimize land use conflicts.

Policy LU 1.6: Coordination of Infrastructure. Coordinate land development with the provision of services and infrastructure.

Program LU 1.6-a: The City shall encourage residential density consistent with R-2 Zoning throughout areas of western Lakeport that currently lack developed and cohesive infrastructure. Development at R-2 densities should include infrastructure improvements concurrent with all new residential development.

Responsibility: Community Development and Public Works Departments.

Policy LU 1.7: Prezone. When pre zoning or rezoning property to the R-1 or R-2 zoning designations, the City shall take into account the following:

- The current inventory of parcels zoned R-1 and R-2 and weigh that against the need for more low density or higher density residential units
- Surrounding uses and their compatibility with R-1 or R-2 zoning
- Availability of infrastructure

Policy LU 1.8: Specific Plan Area. The City shall implement the provisions of Section 65450 through 65457 of the California Government Code and complete a Specific Plan for the area designated Specific Plan Area upon inclusion of the area within the Lakeport Sphere of Influence, prior to pre-zoning, annexation, and applications for development (entitlement) proposals.

The Specific Plan for the Specific Plan Area shall include a text and diagram which specify the distribution, location, and extent of uses of land, including open space, public and private transportation, sewage, water, drainage, solid waste, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan.

The Specific Plan shall include standards and criteria by which all development will proceed, and the standards for the conservation, development, and

utilization of natural resources, along with a program to implement measures, including regulations, programs, public works projects, and financing measures to carry out the above.

The Specific Plan shall also include a statement as to the relationship of the Specific Plan to the General Plan (Land Use Element).

Retail, Office and Central Business District

The policies below are concerned with establishing balanced commercial development citywide. The location of commercial development is indicated in Figure 1.

OBJECTIVE LU 2: TO ENSURE THE ADEQUATE PROVISION OF COMMERCIAL LAND TO MEET EXISTING AND ANTICIPATED COMMUNITY NEEDS WHILE RESPECTING THE CHARACTER AND SMALL TOWN CHARM OF LAKEPORT.

Policy LU 2.1: Economic Benefits. Facilitate commercial, retail and office development which benefits the local economy, provides employment for residents of the City and provides goods and services needed by the entire community.

Program LU 2.1-a: Zone sufficient land for commercial, retail and office uses to accommodate Lakeport's share of the regional market and projected increases in employment.

Program LU 2.1-b: Continue to develop and make information available to potential property owners, developers and realtors identifying the City's commercial/retail needs, and sites suitable for retail use as well as for office and hotel developments.

Responsibility: Community Development Department.

Policy LU 2.2: Shopping Convenience. Maintain convenience shopping in proximity to residential areas.

Program LU 2.2-a: Promote development of neighborhood-oriented mixed-use centers that provide convenience shopping.

Program LU 2.2-b: Maintain adequate land zoned for convenience retail uses near residential areas.

Responsibility: Community Development Department.

Policy LU 2.3: 11th Street and Lakeport Boulevard Corridors. Prepare and adopt an Improvement Plan for the 11th Street and Lakeport Boulevard corridors taking into account: the location of residential, office, retail and commercial uses; traffic movement and parking; relationship to the surrounding residential

neighborhoods; and urban design amenities such as sidewalk width; public open spaces; landscaping; and signage.

Policy LU 2.4: Pedestrian Orientation. Emphasize compact form and pedestrian orientation in new community and neighborhood shopping areas.

Policy LU 2.5: Efficient Site Design. Encourage efficient site design that minimizes the number of driveways, provides adequate parking and integrates site design with adjacent developments.

Policy LU 2.6: Neighborhood Identity. Contribute to neighborhood identity by providing for local shopping centers that many residents can reach by foot or bicycle.

Policy LU 2.7: Local-Serving Offices. Encourage offices serving the needs of local residents to locate in and near Downtown.

Policy LU 2.8: Bed and Breakfast Inns. Revise the Zoning Ordinance to allow Bed and Breakfast Inns as a permitted use, rather than a conditionally permitted use, in the Central Business District.

Service Commercial Zoning

To date there have been relatively few industrial and manufacturing jobs in Lakeport in comparison with other cities in California. Service commercial uses are now preferred in areas that were once designated industrial. Improvements to regional transportation facilities and increasing reliance on telecommunications in business, will give the local economy an opportunity to become more diversified.

Land designated for service commercial uses are located in two areas with good highway and street access in the southern portion of the City, adjacent to South Main Street. One is located within City limits between Industrial Drive and Peckham Court, the other in the Sphere of Influence on South Main Street and is identified in [Figure 2](#) as South Area # 2. These areas require additional City services and road access. A Specific Plan should be prepared for this area because of constraints such as insufficient road ROW, lack of utilities and infrastructure and services.

It is intended that the industrial uses be restricted to those which are non-polluting and have few adverse impacts on the environment.

OBJECTIVE LU 3: TO PROVIDE FOR SUFFICIENT COMMERCIAL TO SUPPORT THE LOCAL EMPLOYMENT BASE, GENERATE REVENUE FOR THE CITY, AND COMPLIMENT THE EXISTING LAND USES IN LAKEPORT.

Policy LU 3.1: Preserve Major Retail. Preserve the Major Retail land use designation. General Plan amendments to re-designate Major Retail land to other uses shall be discouraged.

Program LU 3.1-a: Require a fiscal and economic impact analysis for General Plan amendments to change land use designations for commercial areas. General Plan amendments to change designations to other uses shall be permitted only if clearly demonstrated that this change will not adversely affect the diversity of the City’s economy and employment base.

Responsibility: Community Development Department.

Policy LU 3.2: Encourage Access. Encourage the establishment of improvement districts, increased involvement of the Redevelopment Agency, and other means of providing additional City services and roads to designated areas.

Policy LU 3.3: Environmental Compatibility. Limit uses to those which are compatible with the rural environment and which do not endanger the quality of the environment and scenic beauty on which Lakeport’s tourism depends.

Policy LU 3.4: Ancillary Uses. Permit limited ancillary commercial, retail and service uses in areas to serve the needs of the businesses and employees located in these employment centers and to reduce vehicle trips.

Policy LU 3.5: Designate Truck Routes. Designate appropriate truck routes and “heavy commercial streets” in order to accommodate truck traffic and avoid unanticipated conflicts.

Policy LU 3.6: Minimize Community Impacts. Design development to minimize potential community impacts adversely affecting residential and commercial areas in relation to local and regional air quality and odor, adequacy of municipal services, local traffic conditions, visual quality, and noise levels.

Policy LU 3.7: Buffers. Buffer industrial and heavy commercial land uses from adjacent residential, commercial, and recreational areas.

Policy LU 3.8: Design Standards. The City should consider adopting design standards for major retail areas.

Policy LU 3.9: Planned Development. A Planned Development Combining District (PD) shall be required for the area generally bound by Kimberly Lane, South Main Street, Campbell Lane and Hwy 29. This is to ensure a creative and efficient approach to the use of land, to provide for greater flexibility in the design of development projects and to address the need for roadway, water, sewer and storm drainage infrastructure.

Infill Development

The development of vacant or underdeveloped land within the City is referred to as infill. Lakeport has a high proportion of vacant and undeveloped land: twenty five percent of the land

within City limits remains vacant and another 12% is underdeveloped². Most of this land is located near or adjacent to City boundaries in the west, northwest and northern areas of Lakeport.

One of the goals of the General Plan is to encourage the development of vacant and underdeveloped properties through infill development, with additional single and multifamily residential housing on the west side of Lakeport.

Many vacant and underdeveloped parcels do not have the full range of urban services. Obstacles that have prevented development of vacant and underdeveloped areas include the relatively high cost of providing urban services, the lack of adequate roads, rough terrain, and relatively high construction costs. Lakeport can encourage the development of vacant and underused parcels by using innovative subdivision standards, obtaining grant funds to provide public services and utilities, establishing of special assessment districts, reimbursement agreements, and amending the General Plan and the Zoning Ordinance and to increase the permitted density for specific areas. *[Note: The Transportation Element contains implementation programs facilitating improvements to the road system serving vacant and undeveloped land.]*

OBJECTIVE LU 4: TO ENCOURAGE AND FACILITATE INFILL DEVELOPMENT WHICH COMPLIMENTS THE CHARACTER OF LAKEPORT.

Policy LU 4.1: Facilitate Infill Development. Establish special assessment districts, reimbursement agreements, or other similar methods to facilitate development of vacant and underdeveloped properties. Utilize grant funds and/or low interest loan funds wherever feasible to reduce the costs of providing infrastructure and urban services.

Policy LU 4.2: Flexible Standards. Revise and update the Zoning and Subdivision Ordinances within 3 years of approval of this General Plan Update to establish innovative and flexible subdivision standards that encourage infill development.

Policy LU 4.3: Density Increases. Consider amendments to the General Plan and the Zoning Ordinance to increase residential density of vacant and underdeveloped land within City limits where such an increase in density is found to be necessary for development to take place. Approval of density increases shall consider the impacts on City services, the existing development pattern, traffic, schools, other public services and the standards contained in the Community Design Element.

Infrastructure and Public Services

The adequacy of the City’s infrastructure and the provision of basic City services are among the most critical issues facing the community. The availability and condition of the infrastructure

² Underdeveloped land is defined as having uses much below the maximum permitted by the General Plan. For example a ten acre parcel with one dwelling located in an area designated as High Density Residential would be considered underdeveloped.

system has a direct impact on the quality of life, the economic stability, and future growth of the City. It is an objective of the Lakeport General Plan to ensure that adequate potable water supplies, sewer treatment, storm drainage facilities, and other basic services are available for both the current and future population anticipated by this Plan.

POTABLE WATER

OBJECTIVE LU 5: TO DEVELOP A LONG-TERM SOLUTION TO ISSUES REGARDING THE SUPPLY, STORAGE, AND DISTRIBUTION OF POTABLE WATER TO PROTECT THE HEALTH, SAFETY, AND WELFARE OF LAKEPORT RESIDENTS AND IMPROVE THE ECONOMIC STABILITY OF THE COMMUNITY;

(Policies and programs related to maintaining and improving water quality are contained in the Safety Element.)

Policy LU 5.1: Water System Master Plan. Maintain and update a Water System Master Plan every five years and identify capital improvements required to meet anticipated demand.

Program LU 5.1-a: Develop and adopt a comprehensive capital improvement plan as part of the annual budget process. Prioritize improvements required to maintain and expand the water system.

Program LU 5.1-b: Finance and construct potable water infrastructure improvements required to meet future demand identified in the Water System Master Plan.

Responsibility: Community Development and Public Works Departments.

Policy LU 5.2: Water Expansion Fees. Evaluate and adjust periodically, as appropriate, water expansion fees to reflect the actual cost of providing water service and capacity.

Policy LU 5.3: Revenue Sources. Actively pursue all available sources of revenue to secure debt service in order to maintain and expand the water system, including redevelopment funds.

Policy LU 5.4: Water Conservation. Devise and implement appropriate water conservation ordinances.

Program LU 5.4-a: Utilize the latest wastewater reclamation and recycling technology.

Responsibility: Community Development and Public Works Departments.

Policy LU 5.5: New Development Water Connections. Require new development and projects involving extensive renovations within City limits to connect to the City potable water system.

SEWER SERVICE

OBJECTIVE LU 6: TO ENSURE ADEQUATE WASTEWATER TREATMENT CAPACITY TO MEET THE NEEDS OF THE COMMUNITY, AND MAINTAIN HIGH STANDARDS OF OPERATION TO PROTECT THE PUBLIC HEALTH AND ENVIRONMENTAL QUALITY OF THE COMMUNITY.

Policy LU 6.1: Wastewater System Master Plan Update. Prepare and update a Wastewater System Master Plan.

Program LU 6.1-a: Finance and construct the improvements identified in the Wastewater System Master Plan.

Responsibility: Community Development and Public Works Departments.

Policy LU 6.2: Sewer System Expansion. Expand the sewer system capacity to meet projected growth, correct deficiencies and comply with State waste discharge standards.

Policy LU 6.3: Sewer Expansion Fees. Evaluate and adjust periodically, as needed, sewer expansion fees and monthly service charges to reflect the actual cost of providing sewer service and capacity.

Policy LU 6.4: Sewer System Funding Sources. Continue to explore all sources of financing and revenues, including redevelopment tax increment revenues that are available for the improvement of the sewer system.

STORM DRAINAGE SYSTEM

Lakeport is traversed by several streams and drainage areas which flow into Clear Lake. The development that has occurred during the past ten years has accentuated existing drainage problems and has increased the potential for flooding. Continued construction of new buildings increases the area of impermeable surface and thus the amount of stormwater that flows through the City's storm drain system.

This section of the General Plan presents policies and implementation programs to ensure that improvements to the City's storm drainage system are provided commensurate with new development. The Safety Element contains more detailed discussion of flood hazards and the policies and programs designed to reduce the risk of flooding; overall priorities for improvements to the City's storm drain system; and area-specific improvements required by the City.

Description and Performance of Stormwater Best Management Practices

A stormwater Best Management Practice (BMP) is a technique, measure or structural control that is used for a given set of conditions to manage the quantity and improve the quality of stormwater runoff in the most cost-effective manner. BMPs can be either engineered and constructed systems ("structural BMPs") that improve the quality and/or control the quantity of runoff such as detention ponds and constructed wetlands, or institutional, education or pollution prevention practices designed to limit the generation of stormwater runoff or reduce the amounts of pollutants contained in the runoff ("non-structural BMPs"). No single BMP can address all stormwater problems. Each type has certain limitations based on drainage area served, available land space, cost, pollutant removal efficiency, as well as a variety of site-specific factors such as soil types, slopes, depth of groundwater table, etc. Careful consideration of these factors is necessary in order to select the appropriate BMP or group of BMPs for a particular location.

Goals of Stormwater Best Management Practices

Stormwater BMPs can be designed to meet a variety of goals, depending on the needs of the practitioner. In existing urbanized areas, BMPs can be implemented to address a range of water quantity and water quality considerations. For new urban development, BMPs should be designed and implemented so that the post-development peak discharge rate, volume and pollutant loadings to receiving waters are the same as pre-development values. In order to meet these goals, BMPs can be implemented to address three main factors: flow control, pollutant removal and pollutant source reductions.

In areas undergoing new development or redevelopment, the most effective method of controlling impacts from stormwater discharges is to limit the amount of rainfall that is converted to runoff. By utilizing site design techniques that incorporate on-site storage and infiltration and reduce the amounts of directly connected impervious surfaces, the amount of runoff generated from a site can be significantly reduced. This can reduce the necessity for traditional structural BMPs to manage runoff from newly developed areas. There are a number of practices that can be used to promote on-site storage and infiltration and to limit the amount of impervious surfaces that are generated. However, the use of on-site infiltration can be limited in certain areas due to factors such as slope, depth to the water table, and geologic conditions.

- *Site design features* such as providing rain barrels, dry wells or infiltration trenches to capture rooftop and driveway runoff, maintaining open space, preserving stream buffers and riparian corridors, using porous pavement systems for parking lots and driveways, and using grassed filter strips and vegetated swales in place of traditional curb-and-gutter type drainage systems can greatly reduce the amount of stormwater generated from a site and the associated impacts.
- *Street construction features* such as placing sidewalks on only one side of the street, limiting street widths, reducing frontage requirements and reducing the radius of cul-de-sacs also have the potential to significantly reduce the amount of impervious surfaces and therefore the amount of rainfall that is converted to runoff.

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- *Construction practices* such as minimizing disturbance of soils and avoiding compaction of lawns and greenways with construction equipment can help to maintain the infiltrative capacity of soils.

OBJECTIVE LU 7: TO DEVELOP AND MAINTAIN A STORM DRAINAGE SYSTEM WHICH ENSURES THE SAFETY AND WELFARE OF RESIDENTS, VISITORS AND PROPERTY IN LAKEPORT.

Policy LU 7.1: Storm Drain Capacity. Ensure that capacity of the storm drain system is increased as a result of new development.

Program LU 7.1-a: Revise the Subdivision and Zoning Ordinances to require all new development to adequately mitigate the impact of added impervious surfaces by a combination of on-site detention basins and/or improvements to the downstream storm drainage system to accommodate all of the anticipated increased runoff.

Program LU 7.1-b: Identify improvements to storm drain system to implement the Storm Drainage Master Plan for the Capital Improvement Program on an annual basis.

Responsibility: Community Development and Public Works Departments.

Policy LU 7.2: Master Plan Update. Update the Storm Drainage Master Plan.

Program LU 7.2-a: Fund and implement improvements identified and recommended in the Storm Drainage Master Plan.

Responsibility: Community Development and Public Works Departments.

Policy LU 7.3: Funding Sources. Consider the following means of obtaining financing to improve the City's storm drain system: the establishment of storm drain improvement/assessment districts on a basin-wide basis; low-interest loan funds; redevelopment tax increment funds; and increasing the storm drain impact fees.

Program LU 7.3-a: Carry out a reassessment of impacts fees and identify other available funding sources with the update of the Storm Drainage Master Plan.

Responsibility: Community Development and Public Works Departments.

Policy LU 7.4: Best Management Practices. Implement the most recent and most appropriate stormwater Best Management Practices (BMPs) on new development and redevelopment.

OBJECTIVE LU 8: TO ENSURE THAT AN ADEQUATE AND DIVERSE SUPPLY OF QUALITY HUMAN CARE FACILITIES AND SERVICES IS AVAILABLE IN LAKEPORT.

Policy LU 8.1: Human Services Locations. Encourage the siting of child care, disabled, mentally disabled and elderly facilities compatible with needs, land use and character, and encourage such facilities to be located near employment centers, public transportation facilities, homes, schools, community centers, and recreation facilities.

Policy LU 8.2: Child Care Centers. Facilitate development of child care centers and homes in all areas and encourage inclusion of child care centers in non-residential developments.

Program LU 8.2-a: Review the Zoning Ordinance to simplify the procedures for land use permits for child care centers.

Responsibility: Community Development Department.

Policy LU 8.3: Community Services. Encourage the retention of existing and development of new commercial uses that primarily are oriented to the residents of adjacent neighborhoods and promote the inclusion of community services (e.g., childcare and community meeting rooms).