

**SCO ID:**

STATE OF CALIFORNIA - DEPARTMENT OF GENERAL SERVICES

**STANDARD AGREEMENT**

STD 213 (Rev. 04/2020)

AGREEMENT NUMBER  
**21-CDBG-ED-10009**

PURCHASING AUTHORITY NUMBER (If Applicable)

1. This Agreement is entered into between the Contracting Agency and the Contractor named below:

CONTRACTING AGENCY NAME

Department of Housing and Community Development (HCD)

CONTRACTOR NAME

City of Lakeport

2. The term of this Agreement is:

START DATE

Upon HCD Approval

THROUGH END DATE

Thirty-Six (36) Months from the Effective Date

3. The maximum amount of this Agreement is:

\$500,000

4. The parties agree to comply with the terms and conditions of the following exhibits, which are by this reference made a part of the Agreement.

Exhibits		Title	Pages
	Exhibit A	Scope of Work	7
	Exhibit B	Budget Detail and Payment Provisions	7
	Exhibit C *	General Terms and Conditions	04/2017
+	Exhibit D	CDBG Program Terms and Conditions	24
-			
+	Exhibit E	Program Application	1253
-			

*Items shown with an asterisk (\*), are hereby incorporated by reference and made part of this agreement as if attached hereto.**These documents can be viewed at <https://www.dgs.ca.gov/OLS/Resources>***IN WITNESS WHEREOF, THIS AGREEMENT HAS BEEN EXECUTED BY THE PARTIES HERETO.****CONTRACTOR**

CONTRACTOR NAME (if other than an individual, state whether a corporation, partnership, etc.)

City of Lakeport

CONTRACTOR BUSINESS ADDRESS

225 Park Street

CITY

Lakeport

STATE

CA

ZIP

95453

PRINTED NAME OF PERSON SIGNING

Kevin M. Ingram

TITLE

City Manager

CONTRACTOR AUTHORIZED SIGNATURE

**Kevin M. Ingram**Digitally signed by Kevin M. Ingram  
Date: 2022.09.24 07:14:31 -07'00'

DATE SIGNED

9/23/2022

**SCO ID:**

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**STANDARD AGREEMENT**

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AGREEMENT NUMBER

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**STATE OF CALIFORNIA**

CONTRACTING AGENCY NAME

Department of Housing and Community Development (HCD)

CONTRACTING AGENCY ADDRESS

2020 W. El Camino Avenue

CITY

Sacramento

STATE

CA

ZIP

95833

PRINTED NAME OF PERSON SIGNING

Synthia Rhinehart

TITLE

Contracts Manager

CONTRACTING AGENCY AUTHORIZED SIGNATURE



DATE SIGNED

10/13/2022

CALIFORNIA DEPARTMENT OF GENERAL SERVICES APPROVAL

EXEMPTION (If Applicable)

Exempt per SCM Vol. 1 4.04. A.3 (DGS memo dated 6/12/1981)



## **EXHIBIT A**

### **AUTHORITY, PURPOSE AND SCOPE OF WORK**

#### **1. Authority & Purpose**

This Standard Agreement (hereinafter "Agreement") will provide official notification of the conditional reservation of funds under the State of California's administration of the federal Community Development Block Grant Program for non-entitlement jurisdictions (hereinafter, "CDBG" or the "Program") by the Department of Housing and Community Development (hereinafter the "Department") pursuant to the provisions of 42 U.S. Code (U.S.C.) 5301, et seq., 24 Code of Federal Regulations (CFR) Part 570, Subpart I, California Health and Safety Code Section 50825, et seq., and the California State CDBG Program Guidelines in effect as of October 15, 2019, all as may be amended from time to time. The Program is listed in the Catalog of Federal Domestic Assistance as 14.228 - CDBG -Community Development Block Grant Program. In accepting this conditional reservation of funds by executing this Agreement, the Grantee agrees to comply with the terms and conditions of this Agreement, the Notice of Funding Availability (NOFA) under which the Grantee applied, as identified in this document footer, the representations contained in the Grantee's application (the "Application") for this funding allocation, which is incorporated herein by reference and is included as a summary in Exhibit E, and the requirements of the authorities cited above. For activities funded outside of a NOFA, including activities funded through Program Income, and activities funded through Urgent Need, the Grantee agrees to comply with the terms and conditions of this Agreement, the representations contained in the Grantee's Application for activity funding, which is incorporated herein by reference and is included as a summary in Exhibit E, and the requirements of the authorities cited above. Any changes made to the submitted and awarded Application after this Agreement is executed must receive prior written approval from the Department. For purposes of this Agreement, use of the term "Grantee" shall be a reference to "Contractor".

#### **2. Scope of Work**

- A. The Grantee shall perform the funded activities described in the Scope of Work (Work), including applicable National Objectives as represented in Exhibit E Sections I through IV, and the Application which is on file with the Department, and which is incorporated herein by reference. All written materials or alterations submitted as addenda to the original Application, and which are approved in writing by the Department are hereby incorporated as part of the Application. The Department reserves the right to require the Grantee to modify any or all parts of the Application in order to comply with CDBG requirements. The Department

Program Name: Community Development Block Grant (CDBG)  
NOFA Date: 01/29/2021; Amended on 05/17/2021 and on 12/27/2021  
Approved Date: 02/02/2022  
Prep. Date: 08/01/2022

## **EXHIBIT A**

reserves the right to monitor all Work to be performed by the Grantee, its contractors, and subgrantees in relation to this Agreement. Any proposed revision to the Scope of Work must be submitted in writing for review and approval by the Department and may require an amendment to this Agreement. Approval shall not be presumed unless such approval is made by the Department in writing.

- B. For the purposes of performing the Scope of Work, the Department agrees to provide the amount(s) identified in Exhibit B, and as detailed in Exhibit E, Section V, Budget Worksheet. Unless amended in writing, the Department shall not be liable for any costs in excess of the total approved budget. The Department shall not, under any conditions, be liable for any unauthorized or ineligible costs or activities.
- C. Except for General Program Administration, grant activity(ies) must meet one of the following three CDBG National Objectives:
  - 1) Benefit to Low/Moderate Income Persons or Households,
  - 2) Urgent Need, or
  - 3) Elimination of Slums or Blight as defined in 24 CFR 570.483.

### **3. Effective Date and Commencement of Work**

- A. This Agreement is effective upon approval by the Department as evidenced by the Department representative's signature on page one of the fully executed Standard Agreement, STD 213.
- B. The CDBG Grantee agrees that no Work toward the implementation of the project activity or program activity, as identified in Exhibit E, Section I through V, shall commence without prior written authorization from the Department prior to the execution of this Agreement by the Department.

### **4. Term of Agreement and Performance Milestones**

- A. Term of Agreement: With the exception of the Grant Closing Requirements set forth in Exhibit B, Section 6, the Grantee shall complete the grant activity and/or activities on or before 36 months (three (3) years) from the Department's execution date identified on the STD 213 of this Standard Agreement. Any

Program Name: Community Development Block Grant (CDBG)  
NOFA Date: 01/29/2021; Amended on 05/17/2021 and on 12/27/2021  
Approved Date: 02/02/2022  
Prep. Date: 08/01/2022

## EXHIBIT A

- extensions beyond the 36 months will require the Department's approval and a contract amendment.
- B. Expenditure Deadline: All Program funds shall be expended no later than 36 months (three (3) years) from the final Department execution date of this Agreement as identified on the STD 213. All requests for funds must be submitted prior to the Expenditure Deadline.
- 1) Reporting Deadlines:
- a) All activities except activities in support of new housing construction and activities in support of economic development must report final beneficiaries no later than thirty (30) days after the expiration of the Expenditure Deadline, unless otherwise indicated and explained in Exhibit E. Extensions for final reporting must be approved in writing by the Department.
  - b) For activities in support of new housing construction and economic development where housing units or jobs are dependent on off-site infrastructure development, the activity shall have an extended reporting term of two years (24 months) from the expenditure deadline to complete reporting of units constructed and occupied or jobs created or retained. Activities that do not meet the reporting deadline will be deemed ineligible and the Grantee will be required to repay all grant funds expended on the activity.
- C. Milestones: Grantee shall timely adhere to project milestones as established in Exhibit E, Section V.
- 1) Failure to Meet Milestones:
- a) Failure to meet the first milestone identified in Exhibit E, Section V, is a material breach and will result in a for-cause termination of this Agreement. All funds, including program income, reimbursed for this activity prior to the termination shall be returned to the Department no less than thirty (30) days from the written notification of termination.
  - b) Failure to meet any given subsequent milestones identified in Exhibit E, Section V, may result in loss of program eligibility and will

Program Name: Community Development Block Grant (CDBG)  
NOFA Date: 01/29/2021; Amended on 05/17/2021 and on 12/27/2021  
Approved Date: 02/02/2022  
Prep. Date: 08/01/2022

## EXHIBIT A

restrict the Grantee from applying for additional CDBG funding until the activity is corrected and put back on schedule, or the activity is completed, or the activity is canceled.

- 2) Any milestone or deadline except the first milestone, the final activity report milestone, and the expenditure deadline may be revised administratively with the approval of the Department without incurring penalty, provided the revision request is received in advance of the original milestone due date.
- D. Scope of Work Revisions and Amendments
- 1) Contract Revisions: Adjustments to the Scope of Work that do not require:
    - a) An increase or reduction of activity scope, a change in National Objective, or
    - b) A change in the type of beneficiaries assisted may be completed as a Contract Revision. Contract Revisions must be approved by the Department prior to implementation. If approved, contract revisions shall automatically be deemed a part of, and incorporated into, this Agreement. Approval shall be provided either through the online grant management system, or in writing, as appropriate.
  - 2) Contract Revisions shall include but not be limited to:
    - a) Adjustments that:
      - i. Itemize the scope of work
      - ii. Revise milestone deadlines, except for first and last milestones; and/or
      - iii. Change the scope of work in a manner that does not change the overall budget, National Objective, or change type or reduce count of estimated beneficiaries.
    - b) Adjustments that increase the estimated number of beneficiaries without increasing or decreasing the scope of work and without changing the overall budget.

## EXHIBIT A

- 3) Contract Amendments: Adjustments to the Scope of Work that:
    - a) Require an increase or a reduced scope of work;
    - b) That change the National Objective, or
    - c) Change the type or reduces the number of beneficiaries assisted shall require a Contract Amendment. Contract Amendments must be fully executed by both the Grantee and the Department prior to implementation. Adjustments may not be implemented prior to execution unless the Department has provided written notice authorizing the Grantee to proceed.
  - 4) Contract Amendments shall include but not be limited to:
    - a) Adjustments that:
    - b) Add scope beyond what was included in the original application;
    - c) Reduce scope such that the activity is materially different from the original application, or
    - d) Reduce estimated beneficiary counts.
    - e) Adjustments that change the scope in a manner that requires a change to awarded activity budget, including adding funds from other State CDBG funded activities, adding Program Income, and reducing funds from either State CDBG awarded funds or Program Income.
  - 5) HUD Matrix Codes: If HUD changes an activity matrix code(s) or if there is an error in recording the activity code, the Grantee shall be notified in writing and the correction shall not require an amendment to this Agreement.
- E. State CDBG Program Contract Management
- 1) Department Contract Manager: For purposes of this Agreement, the State CDBG Program Contract Manager for the Department is the Program Manager of the State CDBG Program in the Division of Federal Financial Assistance, or such person's designee. Written communication regarding this Agreement shall be directed to the State CDBG Program Contract

Program Name: Community Development Block Grant (CDBG)  
NOFA Date: 01/29/2021; Amended on 05/17/2021 and on 12/27/2021  
Approved Date: 02/02/2022  
Prep. Date: 08/01/2022

## EXHIBIT A

Manager at the following address\*:

State CDBG Program Contract Manager  
Division of Federal Financial Assistance  
Department of Housing and Community Development  
P.O. Box 952054  
Sacramento, California 94252-2054  
Ph: (916) 263-2711  
Email: [CDBG@hcd.ca.gov](mailto:CDBG@hcd.ca.gov)

*\*Due to the emergency telework policy in place for the State of California communications should be done electronically to ensure timely response.*

- 2) Contract Management: Day-to-day administration of this Agreement shall take place through the online grant management system, including but not limited to:
  - a) Financial Reports (Funds Requests);
  - b) Activity Reports;
  - c) Semi-Annual Reports;
  - d) Annual Reports;
  - e) Submittal of any and all requested supporting documentation;
  - f) Standard Agreement Revisions (non-material contract changes); and,
  - g) Standard Agreement Amendments (material contract changes).
- 3) Grantee Contract Administrator: The Grantee's Contract Administrator (must be a Grantee employee) is identified in Exhibit E, Profile. Unless otherwise informed, any notice, report, or other communication required by this Agreement shall be directed to the Grantee's Contract Administrator at the contact information identified in Exhibit E, Profile. Written communication shall be directed to the Grantee's Contract Administrator as identified in the Grantee Profile as referenced in Exhibit E.

Program Name: Community Development Block Grant (CDBG)  
NOFA Date: 01/29/2021; Amended on 05/17/2021 and on 12/27/2021  
Approved Date: 02/02/2022  
Prep. Date: 08/01/2022

**EXHIBIT A**

- 4) Capacity to Contract: Contractor has the capacity and authority to fulfill the obligations required of it hereunder and nothing prohibits or restricts the right or ability of Contractor to carry out the terms hereof.
- 5) Authority to Execute: Each person executing this Agreement represents and warrants to the Department that he or she is duly authorized to execute and deliver this Agreement on behalf of the Contractor, and that such authority is evidenced by a binding authorization. The person executing this Agreement, and the Contractor, acknowledge that the Department is materially relying upon the foregoing representation and warranty in agreeing to enter into this Agreement. In the event of a defect in any resolution submitted to the Department in connection herewith, then this provision shall be deemed satisfactory and admissible evidence of the authority of the signer to bind Contractor to this Agreement and Contractor shall remain fully bound to the terms hereof. In the event the Department determines in its sole discretion that a resolution submitted by the Contractor is deficient in any way, then within thirty (30) days of the Department's request, Contractor shall resubmit a new resolution which is satisfactory to the Department. Failure by the Contractor to timely provide such resolution to the Department shall constitute a default under this Agreement.

## EXHIBIT B

### **BUDGET DETAIL AND PAYMENT PROVISIONS**

#### **1. Budget**

- A. Budget Detail: The activity shall follow the budget as detailed in Exhibit E, Section V.
- B. Program Income: All Program Income is state administered CDBG funding and is subject to the same federal requirements for financial administration as open grant awards. Program Income, including both cash-on-hand and future projected receipts, if identified as a funding source for any given activity, must be included in the activity budget and must be substantially expended prior to drawing grant award funds. Program Income must be identified separately from grant funds in the activity budget and must be broken out into activity and general administration funding, as applicable. The Department will not encumber locally administered Program Income against NOFA grant funds in the state's accounting system. Only new grant awards made under a NOFA or in conjunction with an Urgent Need application will be encumbered in the state's accounting system.

Funding in this Agreement may include either or both:

- 1) the total new grant award from the NOFA to be encumbered by the Department from grant funds,
  - 2) total locally held Program Income to be included in the activity budget but that will **not** be encumbered by the Department. This Agreement is for the sum total of funds to be used in the activity including grant funds and Program Income, as applicable. Program Income receipts must be reported no less than quarterly.
- C. Other Non-State CDBG Funding Sources: The Grantee shall report on the value of other contributions included as leverage for each activity via the Financial Reports required for such activity. The Financial Reports shall be accessed through the online grant management system and are the reports which convey the information needed to complete financial transactions in HUD's

Program Name: Community Development Block Grant (CDBG)  
NOFA Date: 01/29/2021; Amended on 05/17/2021 and on 12/27/2021  
Approved Date: 02/02/2022  
Prep. Date: 08/01/2022



## **EXHIBIT B**

Integrated Disbursement and Information System (IDIS).

### **2. Availability of Funds**

The Department's provision of funding to Grantee pursuant to this Agreement is contingent on the continued availability of CDBG funds and continued federal authorization for CDBG activities, as well as the conditions set forth in Exhibit D, Section 33. The Department's provision of funding is subject to amendment or termination due to lack of funds or authorization. This Agreement is subject to written modification or termination as necessary by the Department in accordance with requirements contained in any future state or federal legislation and/or state or federal regulations. All other modifications must be in written form and approved by both parties.

### **3. Eligible Costs**

- A. No activity costs may be incurred, or funds reimbursed until the Grantee has documented compliance with the applicable National Environmental Protection Act (NEPA) requirements established in 24 CFR 50, 24 CFR 58, and 42 USC 4321, et seq.
- B. Allowable Costs: Allowable costs shall mean those necessary and proper costs under 2 CFR 200.400 through 475, and as identified in the Grantee's application and as detailed in Exhibit E, Section VI, and as approved by the Department unless any or all such costs are disallowed by the State of California or HUD. Allowable costs include necessary and proper activity and administration costs incurred prior to the execution of this Agreement. All costs incurred prior to the execution of this Agreement must be eligible to be considered allowable and suitable for reimbursement. Eligible costs must, at a minimum, be costs incurred according to the procurement requirements of 2 CFR 200.317, et seq. and be costs required for the activity in this Agreement to meet a National Objective.
- C. Priority of Funds: The Grantee agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available. To the extent available, the Grantee must disburse funds available from locally held funding CDBG grant resources such as, but not limited to Program Income,

Program Name: Community Development Block Grant (CDBG)  
NOFA Date: 01/29/2021; Amended on 05/17/2021 and on 12/27/2021  
Approved Date: 02/02/2022  
Prep. Date: 08/01/2022

## EXHIBIT B

rebates, refunds, contract settlements, audit recoveries, and interest earned on such funds before requesting additional cash payments from the grant award.

- D. **Withholding Funds:** The Department reserves the right to withhold payments pending timely delivery of program reports or documents as may be required under this Agreement. Payments are contingent upon the Grantee's financial management system meeting the requirements of 2 CFR 200.302, and the internal control requirements of 2 CFR 200.303. Payment may be suspended or terminated, in whole or in part, by the Department in its sole discretion in the event of a default by Grantee.
- E. **Disencumbering Funds:** The Grantee agrees that funds determined by the Department to be surplus upon completion of the activity, or that have not been spent prior to the Expenditure Deadline will be subject to disencumbrance by the Department.
- F. **Indirect Costs:** If Grantee wishes to charge for indirect costs, the Grantee must develop an indirect cost allocation plan for determining the appropriate CDBG share of such indirect costs and submit such plan to the Department for approval prior to submission of requests for any payments for the indirect cost expenditures.
- G. **Pre-Agreement Costs:** Pre-Agreement Costs are eligible costs incurred prior to the award of funds as defined in Exhibit D, Section 1. Eligible Pre-Agreement costs as identified in Exhibit E, Section VI, Project Budget, may only be reimbursed upon the full execution of this Agreement and verification that the costs meet all eligibility criteria. Pre-Agreement costs may include both activity delivery and general program administration.

The Grantee agrees that any Pre-Agreement costs **not** previously identified in Exhibit E, Section V, Project Budget, will **not** be paid with CDBG funds.

### 4. **Method of Payment**

The Department will not authorize payments unless it has determined the costs incurred are in compliance with the terms of this Agreement. Funds requested through the

Program Name: Community Development Block Grant (CDBG)  
NOFA Date: 01/29/2021; Amended on 05/17/2021 and on 12/27/2021  
Approved Date: 02/02/2022  
Prep. Date: 08/01/2022

## **EXHIBIT B**

Financial Reports must be for a minimum of \$1000.00 and be in whole dollar amounts, with the exception of the final funds request, which must be marked "Final". Payments will be issued to the agency identified on the Taxpayer Identification Form (TIN) provided by the Grantee to the Department.

- A. Reimbursements: The Department will reimburse the Grantee its allowable costs for the services identified in this Agreement in Exhibit E, Section V, upon presentation of invoices which Grantee certified are true and correct copies of payments due on behalf of the Grantee for the activity covered by this Agreement and made in accordance and compliance with Exhibit A, Scope of Work. The Grantee may not request reimbursements under this Agreement until the funds are needed for payment of eligible costs. The amount of each request must be limited to the amount documented as having been incurred.
- 1) To receive reimbursement for grant activities, including reimbursement for eligible Pre-Agreement costs, the Grantee must submit all Department required forms according to the applicable deadlines. Financial Reports and Activity Reports are due no less than quarterly, within 15 days of the end of the quarter. Financial Reports and Activity Reports may be submitted more frequently at the Grantee's discretion. Financial Reports shall include the level of documentation specified by the Department, including proof of expenditure, and proof of cost eligibility. Grantees must submit documentation supporting cost amounts and cost eligibility with each funds request as part of the Financial Report.
  - 2) Grantees shall submit Financial Reports (funds requests) no less than quarterly. If no funds have been expended, the Grantee shall provide a detailed description of work completed and an explanation of why no funds have been expended, and when anticipated date when funds will next be requested
- B. Advances: The Grantee must receive prior written approval from the Department before submitting an advance request. All advances are subject to the Department's consent, which may be given or withheld on its sole discretion. No advances will be issued prior to full Agreement execution.

## **EXHIBIT B**

### **C. Final Payment Requests:**

- 1) Grantees on the Reimbursement Payment System: All requests for final reimbursement must be submitted before the Expenditure Deadline referenced in Exhibit A, Section 4 of this Agreement.
- 2) Grantees on the Advance Payment System: The last advance payment must be submitted to the Department no later than sixty (60) days prior to the Expenditure Deadline of this Agreement.
- 3) Return of Unexpended Funds: All funds received by the Grantee but not expended by the Expenditure Deadline must be accounted for and returned to the Department within thirty (30) days after the Expenditure Deadline. Funds shall be returned in accordance with the current State CDBG Grants Management Manual. All returned funds will be disencumbered.
- 4) All Funds Not Previously Requested: If the final funds disbursement request for costs expended during the term of this Agreement has not been received by the Department before the Expenditure Deadline, and the Grantee has not requested an extension per Exhibit A Section 4, (Term of Agreement and Performance Milestones), the Department may disencumber any funds remaining and grant funds will no longer be available for the Grantee.

## **5. Budget Revisions and Amendments**

Budget line-item adjustments may be made in accordance with the following:

- A. Budget Revisions: Adjustments to the Budget that do not require an increase or reduction of total activity budget, a change in National Objective, or a change in the type or a reduction in number of beneficiaries assisted may be completed as a Budget Revision. Budget Revisions shall include but not be limited to:
  - 1) Adjustments that reallocate funds between budget line items, including between General Administration funding, activity funding, and Program Income resources, including both Program Income cash on hand, and Program Income projected receipts, but that otherwise does not change the overall budget total, the scope of work, the National Objective, and

Program Name: Community Development Block Grant (CDBG)

NOFA Date: 01/29/2021; Amended on 05/17/2021 and on 12/27/2021

Approved Date: 02/02/2022

Prep. Date: 08/01/2022

## **EXHIBIT B**

type and count of estimated beneficiaries. Reallocations involving General Administration funding are subject to applicable General Administration caps identified in the Notice of Funding Availability.

- 2) Adjustments that increase or decrease the detail included in the submitted lined item budgets, including adding and removing budget line items, without increasing or decreasing the scope of work and without changing the overall budget.

Budget Revisions must be approved by the Department prior to implementation. Approval shall be provided either through the online grant management system, or in writing, as appropriate. If approved, Budget Revisions shall automatically be deemed a part of, and incorporated into, this Agreement.

- B. Budget Amendments: Adjustments to the Budget that result in an increased or a reduced total activity budget shall require a Contract Amendment. Contract Amendments must be fully executed by both the Grantee and the Department prior to implementation. Adjustments may not be implemented prior to execution unless the Department has provided written notice authorizing the Grantee to proceed.

### **6. Grant Closing Requirements**

#### **A. Expenditure Deadline:**

- 1) All Program funds shall be expended no later than the Expenditure Deadline as defined in Exhibit A, Section 4. All requests for funds must be submitted prior to the Expenditure Deadline.
- 2) The Final Financial Report for the activity must be marked final and submitted before the Expenditure Deadline. Financial Reports submitted after the Expenditure Deadline will not be eligible for reimbursement.

Closeout Procedure: The Grantee must submit the following at the completion of the activity:

- I. A Final Activity Report that includes all required reporting data for the activity;
- II. A filed Notice of Completion (if applicable);

Program Name: Community Development Block Grant (CDBG)  
NOFA Date: 01/29/2021; Amended on 05/17/2021 and on 12/27/2021  
Approved Date: 02/02/2022  
Prep. Date: 08/01/2022

## EXHIBIT B

- III. Evidence, satisfactory to the Department, of compliance with any and all other Special Conditions of this Agreement as set forth in Exhibit E hereto; and,
- IV. Pursuant to the Citizen Participation Requirements for the State's Annually Appropriated Federal Programs, Plans and Reports and the federal regulations at 24 CFR 570.486(a)(5), proof of publication of public hearing/meeting held during or at completion of the CDBG funded activity in which the Grantee describes the accomplishments of the activity and confirms that the activity is complete.

If the Grantee identified an extended reporting period will be required to meet the National Objective for the activity in the Application, the above closeout requirements shall be submitted upon the completion of the activity, or within twenty-four (24) months after the Expiration Deadline, whichever comes first. If no extended reporting period is required, the above closeout requirements shall be submitted within thirty (30) days after the Agreement's Expenditure Deadline. Upon receipt of the above documentation, the Department will close out this Agreement and finalize the activity in IDIS for final reporting to HUD.

- B. Ongoing Reporting: Grants that have been closed may, as applicable, have continued reporting requirements, including Program Income reporting, performance reporting, beneficiary reporting, asset reporting, and other federally required reports as identified in Exhibit D, Section 22.

## **EXHIBIT D**

### **CDBG PROGRAM TERMS AND CONDITIONS**

#### **Federal Grant Identification**

HUD Grant No.: B-21-DC-06-0001

CFDA Number: 14.228

Date HUD Grant Agreement Signed: 09/03/2021

2020-2021 Annual Action Plan January 2021 Substantial Amendment

#### **1. Definitions**

- A. "Activity" means one of the following HUD eligible activities as per 42 U.S.C. 5305.
- 1) Acquisition (§ 5305 (a)(1))
  - 2) Public Improvements (§ 5305 (a)(2))
  - 3) Public Facilities (§ 5305 (a)(2) and (5))
  - 4) Code Enforcement (§ 5305 (a)(3))
  - 5) Housing Rehabilitation (§ 5305 (a)(4))
  - 6) Public Services (§ 5305 (a)(8))
  - 7) Planning and Technical Assistance (Section 105(a)(12), (14) and (19))
  - 8) Business Financial Assistance (§ 5305 (a)(17))
  - 9) Microenterprise Assistance (§ 5305 (a)(22))
  - 10) Homeownership (§ 5305 (a)(24))
- B. "Activity Budget" means the budget included in Exhibit E, Section VI, Project Budget, as referenced by Exhibit B, Budget Detail, and Payment Provisions.
- C. "Activity Delivery" (AD) means any reasonable and necessary costs that are not directly related to labor and/or direct construction and/or direct activity implementation costs. The Grantee may expend up to the indicated AD as identified the NOFA that is associated with this Agreement or any relevant CDBG Management Memo. CDBG funds for AD cannot be drawn down unless CDBG

Program Name: Community Development Block Grant (CDBG)

NOFA Date: 01/29/2021; Amended on 05/17/2021 and on 12/27/2021

Approved Date: 02/02/2022

Prep. Date: 08/01/2022

## EXHIBIT D

- activity costs have previously been drawn down or are being drawn down on the same funds request.
- D. "Activity Reports" are the activity reports that must be submitted at least quarterly that describe program or project progress and/or beneficiaries served during a given reporting period.
  - E. "Department" means the California Department of Housing and Community Development.
  - F. "Funds Request" is also identified as a Financial Report and refers to the forms and processes required to request the drawdown of CDBG funds. Funds disbursements must be completed no less than quarterly for each open activity, including Program Income funded activities.
  - G. "General Administration" refers to eligible administrative expenses as provided in 42 U.S.C. 5305(a)(13).
  - H. "Grantee" means the jurisdiction that applied for CDBG funding and has legal authority to sign this Agreement and commit to compliance with all federal requirements regarding the administration of federal funds, as identified in 2 CFR 200.
  - I. "Pre-Agreement Costs" are pre-award costs as defined at 2 CFR 200.458 and 24 CFR 570.489(p) and are costs that are eligible per 2 CFR 200.400 et.seq. that have been itemized on the approved activity budget as identified in Exhibit E, Section VI, Project Budget, as referenced by Exhibit B, Budget Detail and Payment Provisions.
  - J. "Program" means an eligible activity that provides direct assistance to eligible participants within a defined service area. Programs include public services, housing assistance to households, and instances where an eligible person, household, or area is directly assisted with a unit of service.
  - K. "Program Guidelines" means the CDBG Program Guidelines adopted in October 2019 that replaced the California state regulations regarding the operation of the State CDBG program, as per Health and Safety Code 50826.1(a) that states that the regulations are repealed upon adoption of guidelines.



## EXHIBIT D

- L. "Program Income", as defined in 24 CFR 570.489(e), means gross income received by the Grantee that is directly generated from the use of CDBG funds. When such income is generated by an activity that is only partially assisted with CDBG funds, the income shall be prorated to reflect the percentage of CDBG funds used.
- M. "Project" means eligible capital improvements to public facilities, infrastructure, assets, and right-of-way. Projects may also include eligible capital improvements to privately owned facilities, infrastructure, and assets that serve the public or that provide a public good, including shelters, community-based facilities, and utilities.

### 2. **Eligible Activities**

Grantee will only use funds under this Agreement for the activity identified in Exhibit E. All activities must be eligible CDBG activities as authorized under 42 U.S.C. 5305 and 24 CFR 570.482.

### 3. **National Objectives**

Grantee will only use funds in support of the National Objective identified in in Section I of Exhibit E. All CDBG funded grant activities must meet a National Objective as defined in 42 U.S.C. 5304(b)(3), as amended, and 24 CFR Part 570.483.

Real Property acquired in whole or in part with CDBG funds must be used to meet the same National Objective for which it was purchased for no less than five years from the date of acquisition. The Department may require a Use Restriction Agreement be recorded against real property acquired or improved in whole or in part with CDBG funds.

### 4. **Termination and Remedies for Noncompliance**

Awards as secured by this Agreement may be terminated by the Department in whole or in part as per federal regulation at 2 CFR 200.339. All terminations shall include written notification setting forth the reason(s) for such termination, the effective date, and the portion to be terminated in the case of partial terminations and will follow termination notification requirements identified in 2 CFR 200.340.

- A. Termination without Cause: Agreements may be terminated without cause in

## EXHIBIT D

whole or in part by the Department **only** with the consent of the Grantee. In the case of a whole agreement termination, the two parties shall agree upon termination conditions, including the effective date. In the case of partial termination, the two parties shall agree upon termination conditions, including the portion to be terminated and the effective date.

B. Noncompliance and Termination with Cause: The Department may terminate this Agreement for Grantee's failure to comply with the terms and conditions of this Agreement. Terminations for material failure to comply with the Agreement terms and conditions must be reported by the Department to the appropriate federal program integrity and performance system accessible through the System for Award Management (SAM) as per 2 CFR 200.339(b).

- 1) The Department may initiate remedies for noncompliance as identified in 2 CFR 200.338 at any time it has been determined that the Grantee is no longer meeting the terms and conditions of this Agreement. Remedies for noncompliance may be required in addition to, in lieu of, or prior to termination.
- 2) Prior to terminating this Agreement for cause or noncompliance, the Department shall submit written notice specifying noncompliance and/or specifying the event or events that if not cured would constitute an event of default. The Department's written notice shall identify remedies for cure. Grantee shall have thirty (30) calendar days from receipt of notice to fully cure. This period may be extended at the Department's discretion for a reasonable period of time if the Grantee is acting in good faith to cure the noncompliance or cause. Any extension of the cure period must be communicated in writing by the Department.
- 3) The Department's remedies for Grantee's noncompliance with a federal statute or regulation, a state statute or regulation, an assurance, in a State plan or application, a notice of award, or elsewhere may include, as appropriate:
  - a) Temporarily withhold cash payments pending correction of the deficiency by the Grantee.
  - b) Disallow (that is, deny both use of funds and matching credit for) all or part of the cost of the activity or action not in compliance.

## EXHIBIT D

- c) Wholly or partly suspend or terminate the current award for the Grantee's program or project, as applicable.
  - d) Withhold further and/or future awards of CDBG funds.
  - e) Request that HUD initiate federal suspension debarment proceedings.
  - f) Take other remedies that may be legally available, including, but not limited to:
  - (g) In the case of costs incurred without meeting a National Objective, require repayment of all funds reimbursed, including General Administration, Activity Delivery, and any and all Program Income, as appropriate.
- 4) In taking an action to remedy noncompliance, the Department will provide the Grantee an opportunity for such hearing, appeal, or other administrative proceeding to which the Grantee is entitled under any statute or regulation applicable to the action involved as per 2 CFR 200.341.
- C. Effects of Suspension and Termination: Grantee costs resulting from obligations incurred by the Grantee or any of the Grantee's contractors, subrecipients, or subgrantees during a suspension or after termination of an Agreement are not allowable unless otherwise authorized by the Department in written notice or as allowable in 2 CFR 200.342. Termination and remedies for noncompliance identified in this Section do not preclude a Grantee or any of the Grantee's contractors, subrecipients, or subgrantees from being subject to non-procurement debarment and suspension requirements at 2 CFR 2424. CDBG funds may not be provided to excluded or disqualified persons pursuant to 24 CFR 570.489(I).
- D. Remedies: All remedies of the Department hereunder are cumulative and not exclusive.

## 5. **Severability**

- A. If any provision of this Agreement, or an underlying obligation, is held invalid by a court of competent jurisdiction, such invalidity, at the sole discretion of the

## **EXHIBIT D**

Department, shall not affect any other provisions of this Agreement and the remainder of this Agreement shall remain in full force and effect. Therefore, the provisions of this Agreement are, and shall be, deemed severable.

- B. The Grantee shall notify the Department immediately of any claim or action undertaken by or against it which affects or may affect this Agreement or the Department and shall take such action with respect to the claim or action as is consistent with the terms of this Agreement and the interests of the Department.

### **6. Waivers**

No waiver or any breach of this Agreement shall be held to be a waiver of any prior or subsequent breach. The failure of the Department to enforce, at any time, the provisions of this Agreement or to require, at any time, performance by the Grantee of these provisions shall in no way be construed to be a waiver of such provisions nor to affect the validity of this Agreement or the right of the Department to enforce these provisions.

### **7. Uniform Administrative Requirements**

The Grantee, its agencies or instrumentalities, and Subgrantees shall comply with the policies, guidelines and Administrative Requirements of 2 CFR Part 200 et seq., as applicable, as they relate to the cost principles, audit requirements, acceptance and use of federal funds.

- A. Single Audit Compliance: Funds will not be disbursed to any Grantee identified by the State Controller's Office (SCO) as non-compliant with the Federal Single Audit Act, as described in the Uniform Administrative Requirements, Cost Principles, And Audit Requirements for Federal Awards at 2 CFR 200 Sub-Part F. No funds may be disbursed until compliance with the Uniform Administrative Requirements is demonstrated to the satisfaction of the Department.
- B. Accounting Standards: Grantee agrees to comply with, and administer the activity in conformance with, 2 CFR Part 200.300 et seq, and agrees to adhere to the accounting principles and procedures required therein, utilize adequate internal controls, and maintain necessary source documentation for all costs incurred.

## **EXHIBIT D**

- C. Suspension and Debarment: By executing this Agreement, Grantee verifies and affirms that it has not been suspended or debarred from participating in or receiving federal government contracts, subcontracts, loans, grants or other assistance programs.

### **8. Compliance with State and Federal Laws and Regulations**

- A. Grantee, its agencies or instrumentalities, contractors, sub-grantees, and subrecipients shall comply with all local, state, and federal laws, statutes, and regulations, as well as policies and guidelines established by the Department for the administration of the CDBG program.
- B. Grantee shall comply with the requirements of the Housing and Community Development act of 1974 (HCDA) as amended and codified at Title 42 United States Code (U.S.C.) §5301 et. seq., and Subpart 1 of the Federal CDBG Regulations, found at Title 24 Code of Federal Regulations (CFR) 570.480 et seq., the Housing and Urban Development (HUD) regulations concerning State administered Community Development Block Grants, 2 CFR 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, Final Guidance, as adopted by HUD at 2 CFR 200, and all federal regulations and policies issued pursuant to these regulations. The Grantee further agrees to utilize funds available under this Agreement to supplement rather than supplant funds otherwise available.

### **9. Affirmatively Furthering Fair Housing**

Grantee shall affirmatively further fair housing, in accordance with the Civil Rights Act of 1964 (42 U.S.C 2000a, et seq.), and the Fair Housing Act (42 U.S.C. 3601, et seq.), according to 42 U.S.C. 5306, et seq. and in compliance with California statute (Gov. Code sections 65583, et seq.). Grantee shall comply with the Fair Housing Amendment Act of 1988 (Public Law 100-430).

### **10. Equal Opportunity Requirements and Responsibilities**

Grantee agrees that it undertakes hereby the same obligations to the Department that the Department has undertaken to HUD pursuant to the Department's CDBG certifications. The obligations undertaken by Grantee include, but are not limited to, the obligation to comply with all applicable federal laws and regulations described in Subpart K of 24 CFR Part 570 and specifically with each of the following:

Program Name: Community Development Block Grant (CDBG)  
NOFA Date: 01/29/2021; Amended on 05/17/2021 and on 12/27/2021  
Approved Date: 02/02/2022  
Prep. Date: 08/01/2022

## **EXHIBIT D**

- A. The Housing and Community Development Act of 1974 (Public Law 93-383) that authorized the CDBG program, as amended, and legislative changes contained in the Housing and Urban-Rural Recovery Act of 1983 that authorized the state administered CDBG program for non-entitlement communities, and the Architectural Barriers Act of 1968 (42 U.S.C. Section 4151) that requires publicly funded facilities be accessible to the public;
- B. Title VI of the Civil Rights Act of 1964 (Public Law 88-352) prohibiting discrimination based on protected class, as amended, Title VIII of the Civil Rights Act of 1968 (Public Law 90-284) prohibiting discrimination in housing, as amended; the Civil Rights Restoration Act of 1987 (Public Law 100-259) requiring expanded compliance with civil rights laws for jurisdictions receiving federal funding; Section 104(d) regarding relocation and displacement and Section 109 of Title 1 of the Housing and Community Development Act of 1974 prohibiting discrimination in CDBG funded programs, as amended; Section 504 of the Rehabilitation Act of 1973 prohibiting recipients of federal funds from discrimination against persons with disability; the Americans With Disabilities Act of 1990 prohibiting all public discrimination against persons with disabilities; the Age Discrimination Act of 1975 prohibiting age-based discrimination in federally funded activities; Executive Order 11063 prohibiting discrimination in disposition of properties owned or financed with federal funds, as amended by Executive Order 12259; and Executive Order 11246 regarding fair employment, as amended by Executive Orders 11375, 11478 and 12086; and HUD regulations heretofore issued or to be issued to implement these authorities relating to civil rights;
- C. The Equal Employment Opportunity Act of 1972 that created the Equal Employment Opportunity Commission, Equal Employment Opportunity and Affirmative Action requirement (EEO/AA); Grantee shall, in all solicitations or advertisements for employees placed by or on behalf of the Grantee, state that it is an Equal Opportunity or Affirmative Action employer.

### **11. Relocation, Displacement, and Acquisition**

Grantee shall comply with the provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, in 24 CFR Part 42, 49 CFR Part 24, and 42 U.S. §5304(d) as they apply to the performance of this Agreement. Grantee agrees to comply with 24 CFR 570.606 relating to the acquisition and disposition of all

## EXHIBIT D

real property utilizing grant funds and to the displacement of persons, businesses, non-profit organizations and farms occurring as a direct result of any acquisition of real property utilizing grant funds.

**12. The Training, Employment, and Contracting Opportunities for Business and Lower Income Persons Assurance of Compliance (Section 3):**

The Grantee and any of its Subrecipients and/or Contractors shall comply with Section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulation at 24 CFR, Part 75. The responsibilities outlined in 24 CFR Part 75.19 include:

- A. Implementing procedures designed to notify Section 3 workers about training and employment opportunities generated by Section 3 covered assistance and Section 3 business concerns about contracting opportunities generated by Section 3 covered assistance.
- B. Notifying potential Contractors for Section 3 covered projects of the requirements of Part 75, Subpart C and incorporating the Section 3 clause set forth below in all solicitations and contracts in excess of \$100,000 as required at 24 CFR 75.27.

### **Section 3 Clause**

The work to be performed under this contract is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (Section 3). The purpose of Section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by Section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.

The parties to this contract agree to comply with HUD's regulations in 24 CFR. Part 75, which implement Section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the Part 75 regulations.

The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments

## **EXHIBIT D**

under this Section 3 clause and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the Section 3 preference, shall set forth minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

The contractor agrees to include this Section 3 clause in every subcontract subject to compliance with regulations in 24 CFR Part 75 and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this Section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR Part 75. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR Part 75.

The contractor acknowledges that subrecipients, contractors, and subcontractors are required to meet the employment, training, and contraction requirements of 24 CFR 75.19, regardless of whether Section 3 language is included in recipient or subrecipient agreements, program regulatory agreements, or contracts.

The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR Part 75 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR Part 75.

Noncompliance with HUD's regulations in 24 CFR Part 75 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.

The contractor agrees to submit, and shall require its subcontractors to submit to them, annual reports detailing the total number of labor hours worked on the Section 3 Project, the total number of labor hours worked by Section 3 Workers, and the total number of hours worked by Targeted Section 3 Workers, and any affirmative efforts made during the quarter to direct hiring efforts to low- and very low-income persons, particularly persons who are Section 3 workers and Targeted Section 3 workers.



## EXHIBIT D

- C. Facilitating the training and employment of Section 3 workers and the award of contracts to Section 3 business concerns by undertaking activities such as described in 24 CFR Part 75.25(b), as appropriate, to reach the goals set forth in 24 CFR Part 75.23 and in Federal Register Vol. 85, No. 189, page 60909, until superseded by HUD in a subsequent publication. As of September 29, 2020, the minimum Section 3 benchmark is twenty-five (25) percent or more of the total number of labor hours worked by all workers on a Section 3 project are Section 3 workers; and five (5) percent or more of the total number of labor hours worked by all workers on a Section 3 project are Targeted Section 3 workers.
- D. Documenting actions taken to comply with the foregoing requirements, the results of those actions taken and impediments, if any.

### 13. **Environmental Compliance**

- A. Grantee shall comply with the California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000, et seq.) requirements as they apply to this project. CEQA reviews and determinations are the responsibility of local agencies and shall be administered by the Grantee as applicable.
- B. Grantee shall comply with the Federal Water Pollution Control Act, as amended, 33 U.S.C. § 1251, *et seq.*, as amended, and 33 U.S.C. § 1318 relating to inspection, monitoring, entry, reports, and information, and all regulations and guidelines issued thereunder.
- C. Grantee shall comply with the requirements of the Clean Air Act, as amended, 42 U.S.C. 7401, et seq.
- D. Grantee shall comply with Environmental Protection Agency (EPA) regulations pursuant to 40 CFR Part 50 regarding air quality protections, as amended.
- E. Grantee shall comply with the requirements of the Flood Disaster Protection Act of 1973 (42 U.S.C. 4001). Grantee shall assure that for activities located in an area identified by the Federal Emergency Management Agency (FEMA) as having special flood hazards, that flood insurance under the National Flood Insurance Program is obtained and maintained as a condition of financial assistance for acquisition or construction purposes (including rehabilitation).
- F. Grantee shall comply with the requirements of the Residential Lead-Based Paint

## EXHIBIT D

- Hazard Reduction Act of 1992 and Section 401(b) of the Lead-Based Paint Poisoning Prevention Act of 1971. Grantee agrees that any construction or rehabilitation of residential structures with assistance provided under this Agreement shall be subject to HUD Lead-Based Paint Regulations at 24 CFR 570.608, and 24 CFR Part 35, Subpart B. Such regulations pertain to all CDBG-assisted housing and require that all owners, prospective owners, and tenants of properties constructed prior to 1978 be properly notified that such properties may include lead-based paint. Such notification shall point out the hazards of lead-based paint and explain the symptoms, treatment and precautions that should be taken when dealing with lead-based paint poisoning and the advisability and availability of blood lead level screening for children under seven. The notice should also point out that if lead-based paint is found on the property, abatement measures may be required.
- G. Grantee shall comply with the Historic Preservation requirements set forth in the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), the Archaeological and Historical Preservation Act of 1974 (Public Law 93-291), and the procedures set forth in 36 CFR Part 800, Advisory Council on Historic Preservation Procedures for Protection of Historic Properties, insofar as they apply to the performance of this agreement. Grantee shall also comply with federal Executive Order 11593 on the protection and enhancement of the cultural environment. In general, this requires concurrence from the State Historic Preservation Officer for all rehabilitation and demolition of historic properties that are fifty years old or older or that are included on a federal, state, or local historic property list.
- H. Grantee shall comply with all National Environmental Protection Act (NEPA) requirements as applicable to the performance of this Agreement as found in 24 CFR Part 50, 24 CFR Part 58, as applicable, and 40 CFR 1500 – 1508. Grantee shall not receive authority to incur activity costs until they have successfully documented compliance with the applicable NEPA requirements, including public noticing and publishing.
- I. This Agreement does not constitute a commitment of funds or site approval, and the commitment of funds or approval may occur only upon satisfactory completion of environmental review and receipt by the Grantee of an approval of the request for release of funds and certification from the Department under 24 CFR Part 50, 24 CFR Part 58, and 40 CFR 1500 - 1508. The provision of any

## EXHIBIT D

funds to the project is conditioned on the Grantee's determination to proceed with, modify or cancel the project based on the results of the environmental review. The Grantee will not receive appropriate notice to proceed until they have successfully documented compliance with the applicable NEPA requirements, including public noticing and publishing.

### 14. **Procurement**

The Grantee shall comply with the procurement provisions in 2 CFR Part 200.317 – 200.326, Procurement Standards, as well as all other Administrative Requirements for Grants and Cooperative Agreements to state, local and federally recognized Indian tribal governments as set forth in 2 CFR 200, et al, as applicable.

### 15. **Procurement of Recovered Materials**

- A. Grantee and the Grantee's contractors shall comply with Section 6002 of the Solid Waste Disposal Act of 1965, as amended by the Resource Conservation and Recovery Act. The Contractor shall procure items designated in guidelines of the Environmental Protection Agency (EPA) at 40 CFR Part 247 that contain the highest percentage of recovered materials practicable, consistent with maintaining a satisfactory level of competition, unless the Contractor determines that such items:
  - 1) are not reasonably available in a reasonable period of time;
  - 2) fail to meet reasonable performance standards, which shall be determined on the basis of the guidelines of the National Institute of Standards and Technology, if applicable to the item; or
  - 3) are only available at an unreasonable price.
- B. This clause shall apply to items purchased under this Agreement or subsequent contract where:
  - 1) the Contractor purchases in excess of \$10,000.00 of the item under this Agreement; or
  - 2) during the preceding federal fiscal year, the Contractor:
    - a) purchased any amount of the items for use under a contract that

## **EXHIBIT D**

was funded with Federal appropriations and was with a Federal agency or a State agency or agency of a political subdivision of a State; and

- b) purchased a total of in excess of \$10,000.00 of the item both under and outside that contract.

### **16. Contracting and Labor Standards**

- A. Grantee shall comply with the Davis-Bacon Act (40 U.S.C. §§ 3141-3148) and 29 CFR Subtitle A, Parts 1, 3 and 5, as applicable, to construction, alteration, and repair contracts over \$2,000.00.
- B. Grantee shall ensure that all contracts comply with the Anti-Kickback Act of 1986 (41 U.S.C. §§ 51-58) that prohibits attempted as well as completed "kickbacks," which include any money, fees, commission, credit, gift, gratuity, thing of value, or compensation of any kind.
- C. Grantee shall ensure all contracts comply with the Contract Work Hours and Safety Standards Act of 1962 (40 U.S.C. § 3702) which requires that workers receive overtime compensation at a rate of one and one-half (1-1/2) times their regular hourly wage after they have worked forty (40) hours in one week.
- D. Grantee shall maintain documentation that demonstrates compliance with hour and wage requirements of this part. Such documentation shall be made available to the Department for review upon request.

### **17. Prevailing Wages**

- A. Where funds provided through this Agreement are used for construction work, or in support of construction work, the Grantee shall ensure that the requirements of California Labor Code, Chapter 1, commencing with Section 1720, Part 7 [California Labor Code Sections 1720-1743] (pertaining to the payment of prevailing wages and administered by the California Department of Industrial Relations) are met.
- B. Where funds provided through this Agreement are used for construction work or in support of construction work, the Grantee shall also ensure that the federal requirements of the Davis Bacon Act codified at 40 U.S.C. 3141, et seq. (as

## EXHIBIT D

- amended), pertaining to federal labor standards and compliance, are met and documented. Grantee recognizes that multiple labor standards (both state prevailing wage and federal Davis-Bacon Act) may apply to the project and both standards must be satisfied.
- C. For the purposes of this requirement "construction work" includes, but is not limited to, rehabilitation, alteration, demolition, installation or repair done under contract and paid for, in whole or in part, through this Agreement. All construction work shall be done through the use of a written contract with a properly licensed building contractor incorporating these requirements (the "construction contract"). Where the construction contract will be between the Grantee and a licensed building contractor, the Grantee shall serve as the "awarding body" as that term is defined in the California Labor Code. Where the Grantee will provide funds to a third party that will enter into the construction contract with a licensed building contractor, the third party shall serve as the "awarding body." Prior to any disbursement of funds, including but not limited to release of any final retention payment, the Department may require a certification from the awarding body that prevailing wages have been or will be paid.
- D. The applicable wage rate determination on construction work will be the more restrictive of the rate prescribed in the California Labor Code Sections 1770-1784, or the Davis-Bacon Wage Determination.

### 18. **Contractors and Subrecipients**

- A. Grantee shall comply with 24 CFR Part 2424 and shall not enter into any agreement, written or oral, with any contractor or subrecipient without the prior determination that the contractor or subrecipient is eligible to receive CDBG funds and is not listed on the Federal Consolidated List of Debarred, Suspended, and Ineligible Contractors.
- B. Any agreement between the Grantee and any contractor or subrecipient shall include the terms and conditions in Appendix II of 2 CFR 200.
- C. Grantee shall ensure that any contract or subrecipient agreement includes clauses requiring the maintenance of workers' compensation insurance, as applicable, as well as general liability insurance. Contract or subrecipient agreements must require that the Grantee is notified in the event that any required insurance is canceled, expired, or otherwise invalidated during the

## EXHIBIT D

performance period of the contract or subrecipient agreement.

- D. Grantee shall require that contractors and subrecipients comply with the Drug-Free Workplace Act of 1988.

### 19. **Requirements for Economic Development Activities**

- A. Public Benefit Standards for Economic Development Activities: Per 24 CFR 570.482 (e) (f), (g) and 570.483(b)(4), the Grantee must comply with federal underwriting standards and must meet the public benefit standards for all CDBG Economic Development activities under 42 U.S. §5305(a)(17). The use of public benefit standards is mandatory.
- B. Anti-Job Pirating Certification: Pursuant to 24 CFR 570.482(h) CDBG funds may not be used to directly assist a business, including a business expansion, in the relocation of a plant, facility, or operation from one labor market area to another labor market area if the relocation is likely to result in a significant loss of jobs in the labor market area from which the relocation occurs. Job loss of more than 500 employees is always considered significant. Job loss of 25 or fewer positions is never considered significant.

### 20. **Rights to Inventions Made Under a Contract or Agreement**

Grantee shall comply with and require the following in contracts and subrecipient agreements: If a Federal award meets the definition of "funding agreement" under 37 CFR 401.2(a) and the recipient or subrecipient wishes to enter into a contract with a small business firm or nonprofit organization regarding the substitution of parties, assignment or performance of recipient or subrecipient must comply with requirements of 37 CFR Part 401, "Rights to Inventions Made by Nonprofit Organizations and Small Business Firms Under Government Grants, Contracts and Cooperative Agreements," and any implementing regulation issued by the awarding agency.

### 21. **Prohibition Against Payments of Bonus or Commission**

The assistance provided under this Agreement shall not be used in the payment of any bonus or commission for the purpose of:

- A. Obtaining the Department's approval of the Application for such assistance or additional assistance; or,

## EXHIBIT D

- B. Securing any other approval or concurrence of the Department required under this Agreement, Title I of the Housing and Community Development Act of 1974, or the State regulations or Program Guidelines with respect thereto; provided, however, that reasonable fees for bona fide technical, consultant, managerial or other such services, other than actual solicitation, are not hereby prohibited if otherwise eligible as program costs.

### 22. **Reporting Requirements**

- A. Requirements: During the term of this Agreement, the Grantee must submit all CDBG program reports required by the Department, including quarterly activity, financial, and Program Income reports, semi-annual labor and compliance reports, annual performance reports, and other reports required by the Department or HUD. The Department reserves the right to request additional detail and support for any report made. Reports must be made according to the dates identified, unless otherwise specified at the discretion of the Department. The Grantee's performance under this Agreement will be evaluated in part on whether it has submitted the reports on a timely basis.
- B. Reporting Period: Grantee shall submit reports quarterly, and as required for semi-annual and annual reports, and shall continue to submit reports until such time that the activity is complete, a National Objective has been met and beneficiaries have been identified. The reporting period for this activity may extend beyond the Expenditure Deadline as defined in Exhibit A.
- C. Final Reporting Deadline: Grantee shall complete all required reporting for this activity no later than thirty (30) days after the Expenditure Deadline, unless the nature of the activity requires more than thirty (30) days as indicated in Exhibit E. Extensions for final reporting must be approved in writing by the Department. Grantee shall complete all required reporting for this activity no later than five (5) years from the execution date of this Agreement as identified on the STD 213.
- D. Asset Reporting: Grantee shall report annually on the status of all assets (real and personal property, equipment, and vehicles) purchased in whole or in part with CDBG funds for no less than five years from the completion of the activity that generated the asset. Reporting shall continue until the property is disposed, fully depreciated, or, in the event of real property, the five-year commitment to a

## EXHIBIT D

National Objective has been completed.

### 23. **Fiscal Controls**

Grantee shall be responsible for the internal control and monitoring of fiscal and programmatic/operational goals and procedures. The Grantee shall establish and maintain such fiscal controls and fund accounting procedures as required by federal regulations, or as may be deemed necessary by the Department to ensure the proper disbursement of, and accounting for, funds paid to the Grantee under this Agreement.

- A. **Deposit of Funds:** Grantee shall maintain separate accounts within established bookkeeping systems for the deposit of CDBG funds. All cash advances must be deposited in an interest-bearing account; any interest earned in excess of \$100.00 per year (which may be retained for related administrative expenses) must be returned at least quarterly to HUD via the Department. Deposits in minority banks are encouraged.
- B. **Fund Management:** Grantee shall deposit funds in an account requiring two signatures for disbursement and shall submit to the Department specimen signatures for all authorized signatories prior to receipt of funds;
- C. **Fiscal Liability:** Grantee shall be liable for all amounts which are determined to be due by the Department including, but not limited to, disallowed costs which are the result of Grantee's or its contractor's conduct under this Agreement. Grantee shall be notified in writing and shall be permitted to respond regarding any controversy or proceeding between the Department and HUD arising from this Agreement.
- D. **Fiscal Records:** All financial transactions must be supported by complete and verifiable source documents. Records shall provide a clear audit trail and shall be maintained as specified in Section 25 of this Agreement.
- E. **Program Income:** Any and all Program Income received by Grantee during the administration of this Agreement must be receipted and deposited into a separate Program Income account. Program Income funds may not be comingled with CDBG grant funds in a single account.



## EXHIBIT D

### 24. **Reversion of Assets**

Upon expiration of this Agreement, Grantee shall transfer to the Department any CDBG funds, excluding Program Income, in Grantee's control at the time of expiration. Further, any real property under Grantee's control that was acquired and/or improved in whole or in part with CDBG funds (including CDBG funds provided to the Grantee in the form of a loan and Program Income) in excess of \$25,000.00 shall be either:

- A. Used to meet one of the National Objectives in 24 CFR Part 570 until five (5) years after expiration or closure of this Agreement, the length of time to be further prescribed by mutual agreement of the parties.
- B. Disposed of in such manner that Grantee is reimbursed in the amount of the fair market value of the property at the time of disposition of the property less any portion of the value attributable to expenditures of non-CDBG funds for acquisition and/or improvement of such property. The proceeds from such disposition is Program Income.

If the Grantee provides funds for the purchase or improvement of real property to a subrecipient that is a private non-profit organization, that subrecipient must further agree to a voluntary lien on above-referenced real property as to any CDBG funds received and that such lien will be notarized and recorded in the Office of the County Recorder where the real property is located.

### 25. **Monitoring Requirements**

The Department shall perform a program and/or fiscal monitoring of the CDBG grant no less than once during the thirty-six (36) month expenditure period of this Agreement. The Grantee shall be required to resolve any monitoring findings to the Department's satisfaction by the deadlines set by the Department to maintain program eligibility.

Grantees and applicable subrecipients shall retain all books, records, accounts, documentation, and all other materials relevant to this Agreement for a minimum period of five (5) years after the Department notifies the Grantee that the HCD contract has been closed according to the record retention requirements at 2 CFR 200.333.

Grantees and applicable subrecipients shall permit the State, federal government, the state Bureau of State Audits, the Department, and/or their representatives, upon reasonable notice, unrestricted access to any or all books, records, accounts,

## **EXHIBIT D**

documentation, and all other materials relevant to this Agreement for the purpose of monitoring, auditing, or otherwise examining said materials.

### **26. Inspections of Grant Activity**

The Department reserves the right to inspect any grant activity(ies) performed hereunder to verify that the grant activity(ies) is being and/or has been performed in accordance with the applicable federal, state and/or local requirements and this Agreement.

- A. The Grantee shall inspect any grant activity performed by contractors and subrecipients hereunder to ensure that the grant activity(ies) is being and has been performed in accordance with the applicable federal, state and/or local requirements and this Agreement.
- B. The Grantee agrees to require that all grant activity(ies) found by such inspections not to conform to the applicable requirements be corrected, and to withhold payment to its contractor or subcontractor, respectively, until it is so corrected.

### **27. Signs**

If the Grantee places signs stating that the activity is funded with private or public dollars and the Department is also providing financing, it shall indicate in a typeface and size commensurate with the Department's funding portion of the project that the Department is a source of financing through the CDBG Program.

### **28. Insurance**

- A. The Grantee shall have and maintain in full force and effect prior to the start of work, and at all times during the term of this Agreement such forms of insurance, at such levels as may be determined by the Grantee and the Department to be necessary for specific components of the grant activity(ies) described in Exhibit E. Prior to the commencement of any work, Grantee shall provide to the Department acceptable proof(s) of insurance confirming the required insurance coverages are in effect and naming the Department as an additional insured, where applicable. No insurance policy may be cancellable on less than thirty (30) calendar days prior notice to the insured and the Department. Grantees are responsible for requiring sufficient insurance, including but not limited to liability

## EXHIBIT D

and workers compensation insurance, from all contractors and subrecipients. Grantees are recommended to be listed as an additional insured on policies held by contractors or subrecipients for the implementation of this award. Where a Grantee insurance policy is required to be purchased specifically for the execution or implementation of the activity funded through this award, the Department must be listed as an additional insured on the declarations page of the policy.

- B. Additional Coverages. In the event that Grantee, and/or any of its Subrecipients or Contractors, will be engaging in any Hazardous Activity as part of the Collective Work contemplated by this Agreement, then the party(ies) engaging in any Hazard Activity(ies) shall provide to the Department, prior to commencement of any such activity(ies), such insurance coverages in such forms and in such amounts as the Department may require in its sole discretion. Such coverages are in addition to all other insurance coverages required by this Agreement and shall be imposed on any Subrecipient and/or Contractor pursuant to the Subrecipient Agreement or Contract. For purposes of the provision, the term "Hazardous Activity" includes the following: (a) the removal, storage, and/or transportation of any "hazardous material", as such term is defined under federal, state, or local law, ordinance, regulation, or guideline, (b) the removal, storage, or transportation of lead-based paint, (c) blasting, (d) any activity which by its nature is abnormally dangerous, and (d) any "ultrahazardous activity" as defined in California case law. In addition to providing proof of such required coverages, the party(ies) engaging in the Hazardous Activity(ies) shall procure, at its expense prior to the commencement of any work, all required permits, licenses, consents, and approvals that are required for the lawful conduct of such activities and shall provide adequate written proof thereof to the Department. No Hazardous Activity work may be commenced, or contracted for, prior to the provision of the required insurance coverages and licensure proof to the Department.

### 29. Anti-Lobbying Certification

Grantee shall comply with and require that the language of this certification be included in all contracts or subcontracts entered into in connection with this grant activity(ies) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making

## EXHIBIT D

or entering into this transaction imposed by 31 U.S.C. 1352. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000.00 and no more than \$100,000.00 for such failure.

- A. No federally appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with the awarding of any federal contract, the cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a member of Congress, an officer or employee of Congress, or an employee of a member of Congress in connection with this federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

### 30. **Conflict of Interest**

Pursuant to 24 CFR 570.489(h), no member, officer, or employee of the Grantee, or its designees or agents, no member of the governing body of the locality in which the program is situated, and no other public official of such locality or localities who exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted under this part, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, including members and delegates to the Congress of the United States may obtain a financial interest or benefit from a CDBG-assisted activity, or have a financial interest in any contract, subcontract or agreement with respect to a CDBG-assisted activity or its proceeds, either for themselves or those with whom they have business or immediate family ties, during their tenure, or for one (1) year thereafter. The Grantee shall incorporate, or cause to be incorporated, in all such contracts or subcontracts a provision prohibiting such interest pursuant to the purposes of this section.

### 31. **Obligations of Grantee with Respect to Certain Third-Party Relationships**

Grantee shall remain fully obligated under the provisions of this Agreement notwithstanding its designation of any third party or parties for the undertaking of all or

## EXHIBIT D

any part of the Program with respect to which assistance is being provided under this Agreement to the Grantee. The Grantee shall comply with all lawful requirements of the Department necessary to ensure that the Program, with respect to which assistance is being provided under this Agreement to the Grantee, is carried out in accordance with the Department's Assurance and Certifications, including those with respect to the assumption of environmental responsibilities of the Department under Section 104(g) of the Housing and Community Development Act of 1974 [42 U.S.C. 5304(g)]. **Energy Policy and Conservation Act**

32. This Agreement is subject to mandatory standards and policies relating to energy efficiency which are contained in the State Energy Conservation Plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871). **State Contract Manual Requirements (Section 3.11, Federally Funded Contracts (Rev. 3/03):**

- A. All contracts, except for State construction projects that are funded in whole or in part by the Federal government, must contain a thirty (30)-day cancellation clause and the following provisions:
- 1) It is mutually understood between the parties that this contract may have been written for the mutual benefit of both parties before ascertaining the availability of congressional appropriation of funds to avoid program and fiscal delays that would occur if the contract were executed after that determination was made.
  - 2) This Agreement is valid and enforceable only if sufficient funds are made available to the State by the United States Government for the purpose of this Program. In addition, this contract is subject to any additional restrictions, limitations, or conditions enacted by the Congress or to any statute enacted by the Congress that may affect the provisions, terms, or funding of this contract in any manner.
  - 3) The parties mutually agree that if the Congress does not appropriate sufficient funds for the program, this contract shall be amended to reflect any reduction in funds.
  - 4) The Department has the option to invalidate the contract under the thirty (30) day cancellation clause or to amend the contract to reflect any reduction in funds.

**EXHIBIT D**

- B. Exemptions from provisions A.1 through A.4 above may be granted by the Department of Finance provided that the director of the State agency can certify in writing that Federal funds are available for the term of the contract.
- C. California Government Code § 8546.4(e) provides that State agencies receiving federal funds shall be primarily responsible for arranging for federally required financial and compliance audits, and shall immediately notify the Director of Finance, the State Auditor, and the State Controller when they are required to obtain federally required financial and compliance audits.

## Applications: City of Lakeport Business Loan Program

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### EXHIBIT E

**Award Number**

21-CDBG-ED-10009

**PO Number****Profile**

nwalker@cityoflakeport.com

### Section I

**Activity Category**

Programs

**Activity (ED Programs)**

18A ED Assistance to For-Profits

**National Objective (BA)**

(LMJ) Low/mod job creation and retention

### Section II

**Measure Indicator**

Jobs created or retained

Detailed information on performance measurements can be located in HUD's Basically CDBG manual, Chapter 13.  
<https://files.hudexchange.info/resources/documents/Basically-CDBG-Chapter-13-Performance-Measurement.pdf>

**Number of Beneficiaries**

12

Please indicate the proposed number of beneficiaries of this activity.

LMA - Number of LMI persons in service area that will benefit.

LMC - Number of LMI persons that will benefit

LMH - Number of households that will benefit

LMJ - Number of jobs created/retained

**Presumed Benefit Types****Additional Benefit Types**

Single Adults, Single Men, Single Women, Families, Veterans, Other

### Section III

**Organization Name**

City of Lakeport

**Organization Street Address**

225

**Organization Street Name**

Park Street

**Organization Suite #**

**Organization City**

Lakeport

**Organization State**

California

**Organization Zip Code**

95,453

## Project/Program Census Location

The Census information in this section will be used for legislative and congressional district tracking. Please use the Census information of your primary facility or the designated address of the responsible organization. If you are doing a LMA activity, you will be asked to provide additional Census information specific to your service area. It is ok if the information is duplicative.

Use the HUD LMSI mapping tool located at <https://hud.maps.arcgis.com/apps/webappviewer/index.html?id=ffd0597e8af24f88b501b7e7f326bedd> to gather the required census tract information as identified by the address below. For instructions on using the mapping tool visit: <https://hud.maps.arcgis.com/home/item.html?id=ffd0597e8af24f88b501b7e7f326bedd>

Identify the census location data for the administrative entity of this application (if this is a county use the County Administration building, if this is a city use City Hall or an administrative facility).

**County Code**

33

**Census Tract**

000400

**Census Block Group(s)**

01, 02, 03, 04, 05

**Does this activity occur on more than one Census Tract and Block Group?**

No

**Address**

225 Park Street, Lakeport, CA 95453

## Section IV

Please enter a descriptive Activity Title for your application - including your legal jurisdiction name. Example: City of Sacramento Water Treatment Planning.

**Activity Title**

City of Lakeport Business Loan Program

**Activity Street Address:**

225

**Activity Street Name:**

Park Street

**Activity City:**

Lakeport

**Activity State:**

California

**Activity Zip Code:**

95,453

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## Activity Description

### Activity Description

The business loan program design is based on HCD and HUD guidelines, business surveys, interviews, and working directly with commercial loan officers. Many local businesses have worked with banks and public sector lenders during the past year, learning about and completing the SBA Payroll Protection Plan and Economic Injury Disaster Loan, and California Recovery applications. These loan programs have been difficult to implement on many levels, having been hastily conceived with underdeveloped delivery platforms. In spite of this, the loans have been getting local businesses and making a difference in their survival. The City Business Assistance Program is designed to provide access to low-cost capital in order to bridge the gap between the Payroll Protection Plan and Economic Injury Disaster Loan programs and the conventional financing available from local and regional banks.

The outcome of this past and most recent experience combined with follow up interviews with lenders is a consensus that there is a need for loans in the range of \$35,000 to \$105,000 for the purpose of providing general business working capital, inventory purchases, equipment for future closure events, or other uses, and the refinancing of past high interest debt. These loans should be targeted to small and medium sized businesses and can be used in companion with other lenders to leverage funds, or on their own to fill the gap in access to capital.

In addition, even when financing is available, it is priced beyond the small business's debt service capacity. In many cases small businesses have inadvertently and hastily taken on debt that is extremely high interest, the cost of which is exacerbated by the extraordinarily high transaction fees charged by these predatory lenders. The program can address the cost of money (interest rate/fees) gap as well, by providing low interest forgivable principal to businesses that retain or create jobs.

Overall, the availability of flexible financing based on CDBG underwriting standards combined with very flexible repayment schedules will be needed until the economy recovers. In short, the business loan program will fill lending gaps in the community to small and medium sized businesses and provide working capital financing using a low interest, extended term loan structure to do so.

Enter a detailed description of your activity which should include at a minimum: what the activity is, why it is needed, who the beneficiaries will be, where will it take place, how it will be done and when it will be complete. This should be a similar description provided for the NEPA. Additionally, please indicate if this will be a new activity, a modification to an existing activity, or if a new type of assistance will be added to an existing activity.

By completing the narratives below the applicant is demonstrating a knowledge of need for the activity and the steps needed to achieve the desired outcome.

### Detailed Scope of Work - Task Narrative

#### Task Narrative Scope of Work

The loan program design is based on HCD and HUD guidelines, business surveys, interviews, and working directly with commercial loan officers. Many local businesses have worked with banks and public sector lenders during the past year, learning about and completing the SBA Payroll Protection Plan and Economic Injury Disaster Loan, and California Recovery applications. These loan programs have been difficult to implement on many levels, having been hastily conceived with underdeveloped delivery platforms. In spite of this, the loans have been getting local businesses and making a difference in their survival. The City Business Assistance Program is designed to provide access to low-cost capital in order to bridge the gap between the Payroll Protection Plan and Economic Injury Disaster Loan programs and the conventional financing available from local and regional banks.

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The City has selected Community Development Services (CDS) to implement the proposed loan program. The following is the intended scope of work to be implemented by CDS.

#### Business Financial Assistance Program Start Up

- a. CDS will review the City's CDBG Business Assistance Program narrative in cooperation with the City and State Housing and Community Development staff to develop procedures and the timeline for program implementation.
- b. CDS will prepare and utilize, subject to City approval, CDBG-compliant program application forms, loan closing documents, agreements, and any other documents as may be necessary to implement the Program. CDS has developed a standard loan application form packet which has been reviewed and approved periodically by HCD staff. We will provide these documents as well as the laser pro loan closing documents we use to City staff for review and approval. We will also review the document organization system we have developed with City staff and improve upon the system based on City staff input.
- c. CDS will assist City staff with HCD required administrative report forms for monthly grant drawdown's, bi annual & annual reporting, and grant closing activities as needed by City staff. We are very familiar with the reporting requirements and timelines associated with the CDBG ED program. These reporting functions, and the corresponding documentation, will be completed in cooperation with, and on approval of, City staff on an as needed basis. CDS will also prepare, at the City's request, any additional reporting documentation for use at the local level.
- d. In addition to the tasks described above, CDS will work with City staff to expand CDBG knowledge and capacity with regard to utilization of CDBG funds in accordance with City program goals and objectives. CDS will update staff on a regular basis regarding the ongoing implementation of CDBG ED program.

#### 2. Business Loan Program Project Application Outreach

- a. CDS routinely works with both the private and public sectors in order to facilitate and implement cost effective services on behalf of local small businesses and prospective borrowers. CDS works with City staff, local banks, the Chamber of Commerce and other business organizations to find and work up potential loans.

The most efficient marketing program is based on networking and word of mouth with loan application and program reference material being available at the local level through websites and at convenient locations. CDS will provide information for the City, Chamber, and local banks regarding the program and how to contact us. Referrals will be made from these sources and local businesses.

- b. CDS will prepare information sheets regarding the program for reference by our referral network and for the general public.
- c. CDS will cultivate the program network as described in section 2.a. in order to market the program throughout the city. CDS will meet regularly with local bank staff to market the loan program and search out referrals and companion loans. The face-to-face meetings, when appropriate, will be followed up with telephone contacts to bank commercial loan department contacts. CDS staff will participate in providing loan program webinars. CDS will also work closely with staff to advise potential borrowers of the availability of business loan funds, provide information as needed, and pursue potential deals as appropriate.
- d. CDS will review and assist applicants with the loan application process and, as early on in the process as practicable, advise the applicant of the credit worthiness of the application and the potential fit with the CDBG business loan program. If the loan makes sense, we will package the deal and carry it forward.
- e. Whenever possible CDS will refer applicants to local appropriate service providers when more work is necessary to prepare the applicant for future consideration. This is an important element of what we do.

f. The very best way to market this program is to successfully complete loans that work for the City and the business. It is the business community and the banks that will market the program for us if we do our jobs properly.

### 3. Business Loan Processing

a. CDS has two offices. The Colusa County office is located at 100 Sunrise Blvd. Suite A, in the Colusa County Industrial Park. The other CDS office is located at 3895 Main Street, Kelseyville CA 95451. Most of our loan processing work will be done in the Kelseyville office. On-site meetings will occur at the business location. CDS will not package a loan without first meeting the business owner at their place of business.

a. CDS will work with State CDBG staff to confirm CDBG eligibility based on job creation/retention potential and other criteria, maintain documentation, and perform tracking of job creation and public benefit. CDS has processed over 750 CDBG business loans over the past 30 years which have required ongoing communication and problem solving with bank and CDBG program staff.

b. CDS analyzes every loan application utilizing the fundamental five Cs of credit analysis to determine creditworthiness and the CDBG Six Underwriting Criteria. The criteria are addressed in each loan proposal we prepare. This assessment includes running a credit check on each applicant with over 20% ownership of the business. Also, HCD now uses an employment forecast spreadsheet developed by CDS as part of the project review process. We will continue to use this spreadsheet as part of our loan proposals.

c. CDS will use standard underwriting criteria in conjunction with CDBG ED overlay requirements during the underwriting process to mitigate lending risk as much as possible.

d. CDS interviews the applicant, visits the business site, gathers the necessary documentation, analyzes the information, prepares the loan proposal, presents the loan proposal, documents the loan decision, prepares the additional necessary supporting documentation, prepares the loan check sheet and signature documents.

e. CDS then prepares loan closing documents, prepares escrow instructions, and will work with City staff to properly disburse the loan funds.

f. CDS will work with staff to arrange the loan committee meetings, present the proposal to the committee, and if approved, complete the approval process, prepare the loan closing documents and title instructions, work with staff on the drawdown of funds, assist, and report on job creation/retention fulfillment, low/mod income placements.

### 4. Loan Closing & Documentation

a. CDS uses LaserPro® loan closing documentation software, the commercial loan industry standard. All loan conditions are reviewed by the loan committee and HCD staff for appropriateness. Hard copy originals of all loan closing documents will be provided for review by City staff.

b. CDS follows appropriate program underwriting criteria and analysis for each loan using the appropriate CDBG Economic Development Business Loan Review Checklist to ensure compliance with CDBG Federal overlay requirements, National Objectives, Public Benefit and underwriting requirements. CDS participates in the development CDBG underwriting criteria and utilizes the HCD CDBG ED loan checklist on a routine basis.

c. CDS will utilize LaserPro® documents and CDBG public benefit documentation in accordance with the loan conditions of each approved loan. These include promissory note, business loan agreement, deed of trust, UCC filings and other loan and loan closing documents required, utilizing industry standard documents that are CDBG-compliant.

d. CDS will provide specific escrow instructions based on the conditions set by the loan committee and HCD staff after the preliminary title search is completed and the loan has been approved.

e. CDS will communicate with the title company throughout the process. We often utilize Fidelity Title Company as they are experienced with CDBG lending practices.

f. When we are able to arrange a companion loan, we will coordinate the issues of security, disbursement, and use of funds with the participating lender. CDS is an experienced lender, we prefer companion loans with local banks because we can share risk and spread our resources further.

#### 5. Monitor Loan Performance

a. If needed, CDS will assist the City with loan modifications as needed and present the modifications to the CDBG Loan Committee for review and approval. If approved, the modification is then memorialized and the loan documents revised to reflect the modification.

b. If requested to do so, CDS will routinely perform required post loan closing tasks including monitoring the on-going viability of the borrowers, including recommendations for action if necessary; monitoring and documentation of job creation/retention as required; and periodic site visits to verify availability and condition of collateral, examine business records and procedures, and offer assistance, obtain annual business financials, tax returns, and make sure all insurance coverage documentation is in place.

#### 6. General Administration Activities

a. CDS will update loan related documents as needed in accordance with HCD CDBG ED program guidelines and requirements. Mr. Lucas talks with CDBG management staff on a weekly basis, and is up to date on CDBG program requirements.

b. CDS will provide, in cooperation with the staff, ongoing liaison and advocacy on the City's behalf with the CDBG ED program field representatives and the program manager regarding all CDBG issues. CDS will perform this function at the direction of City staff. We will also act as an interpreter and advocate on behalf of the loan applicants and recipients.

c. CDS will assist the City with implementing the program by providing routine updates on program changes and interpretations, as well as by being responsive to specific questions posed by staff by email or telephone. We acknowledge that the CDBG ED program is often changing; therefore, we make a practice of regular communication with HCD staff. Whenever we are unclear, we contact staff for discussion and determination. On another level, as business lenders, we have a good deal of experience with assisting small and medium sized businesses. We often provide technical assistance to prospective borrowers, thus improving their debt service capacity.

d. CDS prepares all loan files in accordance with established business loan practices and in compliance with HCD CDBG program requirements. We will prepare all the necessary loan and CDBG compliance documentation, keeping copies of the files for day-to-day reference and reporting. The original loan agreements and all support documentation will be kept in a fire proof safe with the City for reference and legal purposes.

e. After termination of the contract, CDS will provide to the City all documents we have prepared on behalf of the program in an orderly fashion to ensure the proper transition of files, including status of follow-up items, grant close out, and other related documentation.

f. CDS has experienced many grant monitoring site visits and grant close outs. We will work with staff to make the necessary preparations and assist City staff to insure the close out occurs properly. CDS will prepare in advance of the actual monitoring by providing accurate and complete documentation in accordance with HCD standards. We will identify and correct any gaps and assist in scheduling the monitoring. CDS staff will be present during the monitoring. CDS will draft any follow up or response information needed as a result of the monitoring.

Provide a detailed narrative describing the steps to be taken to complete the activity. (i.e.: Task 1- create marketing plan; Task 2- hold a town hall meeting; Task 3- analyze feedback... etc.). This task narrative should indicate your knowledge of the steps and actions necessary to complete your activity. Narrative should include all actions taken to reach readiness through actions necessary for closeout.

## Detailed Scope of Work - Deliverable Narrative

### Deliverable Narrative Scope of Work

The loan program design is based on HCD and HUD guidelines, business surveys, interviews, and working directly with commercial loan officers. Many local businesses have worked with banks and public sector lenders during the past year, learning about and completing the SBA Payroll Protection Plan and Economic Injury Disaster Loan, and California Recovery applications. These loan programs have been difficult to implement on many levels, having been hastily conceived with underdeveloped delivery platforms. In spite of this, the loans have been getting local businesses and making a difference in their survival. The City Business Assistance Program is designed to provide access to low-cost capital in order to bridge the gap between the Payroll Protection Plan and Economic Injury Disaster Loan programs and the conventional financing available from local and regional banks.

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It is anticipated that six loans will be closed within eighteen months of beginning the program. A more detailed description of the implementation of the program can be found in the Task Narrative, Detailed Scope of Work.

Provide a detailed narrative describing the deliverables that will be completed as part of this activity. (i.e.: Deliverable 1- marketing plan; Deliverable 2- town hall meeting minutes; Deliverable 3- labor compliance files... etc.). This deliverable narrative should indicate your knowledge of the documentation necessary to monitor and evaluate activity compliance. These documents should be part of your project file and will be reviewed as part of your onsite monitoring.

## Section V

Certain activities will need more than 30 days after the expenditure deadline to complete beneficiary reporting, for example; reporting for activities that are in support of housing or economic development where it is likely that there will be a time gap between completion of the activity and reportable beneficiaries.

### Will you need more than 30 days after the expenditure deadlines to complete your activity reporting?

No

### Do you want to include additional optional milestones?

No

If you selected YES, please provide each milestone for the project as well as the anticipated completion date. There are spaces for 10 milestones, however only the first and last are mandatory. The first milestone is the proposed activity start date and the last milestone is the proposed notice of completion or completion date of the activity. Additional milestones are optional. Milestones provided in this section will become part of the Standard Agreement.

#### Milestone #1

Complete Standard Agreement and begin implementation of program

Milestone #1 must be completed no later than 60 days after execution of the STD 213

#### Confirmation of Closeout - Milestone #10

Complete all grant closeout requirements

Milestone #10 must be completed no later than 90 days after confirmation of closeout

### **Do you have a completed Market Analysis?**

Yes

### **Upload Market Analysis**

Market Analysis.docx

### **Understanding of Market Conditions and Opportunities by Market Segment**

Survey Analysis

Use the following link U.S. Census - County Business Pattern (CBP) (free source) (<http://www.census.gov/programs-surveys/cbp.html>) to determine the number of businesses by industry category using the 2 digit North American Industry Classification System (NAICS) code level breakdown. Information on the CBP website is only available in a list format. From the CBP website click on the American Fact Finder link and the "Main" tab to obtain additional information and instructions on how to use the American Fact Finder business patterns search tool. Analyze the business segments for the most recent 3 years describing increases, decreases, or stability in number of businesses by segment and employment category. Local businesses surveyed to determine demand. For Micro-Enterprise, use businesses with 5 or fewer employees in your evaluation.

### **Identifying and Analyzing Lending Opportunities and Competitors**

Determine and confirm that financing program will fill the financing gaps in the market

Look for the following from other lending opportunities:

1. Types of lending products offered.
2. Types of businesses inquiring/obtaining financing.
3. Types of businesses not meeting lender requirements
4. Minimum and maximum loan amounts.
5. Typical loan terms & interest rates.
6. Allowable uses of funds.
7. Collateral requirements.
8. Level of equity contribution required for loan-to-value (LTV).

### **Demand projections and conclusions**

Determine number and average size of loans, Validate requested funding, Third party documentation and references

Use the analysis to determine the scope number size of applications and potential loans for the program and validate the amount of money being requested as part of this application.

### **Upload Loan Underwriting and Servicing Documentation**

Collateral standards or requirements, Credit standards or requirements, Debt Coverage Ratios, Loan servicing plan

### **Upload Underwriting Requirements**

Underwriting Requirements.docx

### **Do you have a signed agreement with a contractor/subrecipient?**

Yes

The Subrecipient Agreements must meet the requirements of 24 CFR §570.503: <https://www.law.cornell.edu/cfr/text/24/570.503> Contracts must be in compliance with 2 CFR §§200.317-200.326: <https://www.ecfr.gov/cgi-bin/text-idx?node=2:1.1.2.2.1.4.31&rgn=div7> Contracts should include language required in Appendix 2 of 2 CFR 200: [https://www.law.cornell.edu/cfr/text/2/appendix-II%20part\\_200](https://www.law.cornell.edu/cfr/text/2/appendix-II%20part_200)

### **Contractor/Subrecipient Agreement**

CDS Contract.pdf

### **Contractor/Subrecipient Supporting Documentation**

To meet eligibility requirements applicants must have at least one of the following four documents. Plans that have been approved for other funding organizations are acceptable.##### Program Guidelines- (NOTE: For all housing loan and economic development programs DRAFT program guidelines are mandatory). A grantee must develop and follow a detailed plan which details the rules and regulations under which the program will operate.##### Activity Implementation Plan- An implementation plan is the document that you use to define your implementation strategy. It outlines the activities and decisions necessary to turn the strategic goals into reality, and the execution plan is a schedule of concrete actions and activities to achieve goals and drive success.##### Strategic Plan- A document that articulates both the decisions made about the organization's goals and the ways in which the organization will achieve those goals. ##### Operating Plan- An operating plan can be defined as a plan that clearly defines actions it will take to support the strategic objectives and plans of upper management.

### **Do you have adopted or draft:**

Activity implementation plan

**Upload your adopted or draft program documentation**

Activity Implementation Plan.docx

**View Budget Worksheet**

<https://portal.ecivis.com/#/peerBudget/2AEF1007-4FDC-4AC9-B1DD-A93481D9EC3C>

**View Application Goals**

**# of Reviews**

5

**# of Denials**

0

**Original Submission Date (for re-submissions)**

**Average Score**

## Applications: File Attachments

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**Upload Market Analysis**

Market Analysis.docx

**Upload Underwriting Requirements**

Underwritng Requirements.docx

**Contractor/Subrecipient Agreement**

CDS Contract.pdf

**Upload your adopted or draft program documentation**

Activity Implementation Plan.docx

## **Market Analysis**

The loan program design is based on HCD and HUD guidelines as well as interviews and working directly with commercial loan officers for twenty years prior to, and during the Shelter in Place Order. The City's consultant has worked with each of these banks and public sector lenders prior to and throughout the COVID-19 impact period, assisting over 100 businesses with understanding and completing the SBA Payroll Protection Plan, California Recovery Plan, and Economic Injury Disaster Loan applications. These loan programs have been difficult to implement on many levels, having been hastily conceived with underdeveloped delivery platforms. In spite of this, the loans have been getting to our local businesses and making a difference in their survival. The City loan program is designed to provide access to low cost capital in order to bridge the gap between the Payroll Protection Plan, California Recovery Plan, and Economic Injury Disaster Loan programs as well as the conventional financing available from our local and regional banks.

## **Interview Process and Outcomes with Businesses**

In June/July 2021, the City conducted an online Business Needs Survey prepared by CDS and directly emailed to businesses via Constant Contact for the purpose of determining the need for financial assistance and other needs of businesses in the city. The survey, focusing on business funding and overall needs, provided information indicating that a low interest loan program offering flexible repayment terms would benefit businesses in the city. An overwhelming 84% of the respondents indicated that CV-19 had reduced sales. There is still a need to provide financing for business recovery. In addition, 68% of respondents are interested in utilizing a city sponsored lending program that could take out a portion of their existing business debt and replace it with low interest, fixed rate, longer term debt, or a low interest loan for day-to-day expenses.

Another important finding was that 40% of respondents indicated needing financing for building or merchandising improvements they plan to make including façade improvements, signage, lighting, expanded merchandise, display fixtures, and equipment. Further, 40 % of respondents indicated that access to financing is one of the most critical factors for the success of their business. The City of Lakeport Business Loan Program will be designed to address the financial needs defined above. However, the program will not be designed to provide funds for construction purposes unless the work is done by the business employees or the owner.

## **Interview Process and Outcomes With Lenders**

The survey process to determine the need and structure of the proposed CDBG Business Loan Program was implemented during the period of June and July, 2021. The survey was conducted by Jeff Lucas, principal owner of Community Development Services, acting on behalf of the City. We conducted survey interviews with six local and regional conventional lenders, these are Savings Bank of Mendocino County, Bank of the West,



Umpqua Bank, West America Bank, Redwood Credit Union, and Tri Counties Bank. We also interviewed two public nonprofit business loan organizations, The Economic Development Finance Corporation of Mendocino County (EDFC), and the Arcata Economic Development Corporation (AEDC).

These lenders were selected due to their high volume of loans in and around the City of Lakeport as well as their awareness of the CDBG Business Loan Program from past lending interactions. The most active lenders relative to participation with the CDBG Program is Savings Bank of Mendocino County and the EDFC. The most recent addition to commercial lending in the City is Redwood Credit Union. These lenders were selected to participate in the interview surveys because of their familiarity with the business and lending environment in and around the City.

The interviews were conducted by telephone. The interviews were conducted with the senior loan officers with each local branch institution. In the case of Umpqua Bank, the interview was conducted with their commercial lending and government lending division based in Eureka. This was done after interviewing local bank relationship officers who acknowledged limited authority to approved loans and a preference for discussions to be held with their underwriting team based in Eureka.

After introductions, explaining how the CDBG business loan program works, and stating the purpose of the call and interview, Mr. Lucas asked four questions, these are,

1. What is the loan size range that could best fill the gap you see for small business lending?
2. Do you see a need for low interest long term repayment scheduled loans with a possible forgiveness of the loan balance after a two-year period?
3. Will your bank be tightening credit requirements during the COVID-19 recovery period?
4. Do you support and will you refer businesses to the CDBG loan program if it is funded?

At the conclusion of the survey interview, Mr. Lucas asked for any comments or recommendations for the program. The outcome of these interviews is summarized below. In addition, we reviewed information provided from the Savings Bank of Mendocino County Community Investment Act Report for 2020, and information provided in the annual Small Business Survey conducted by the Federal Reserve Bank in order to provide a local and Nor Cal regional context and validation of the need for the program. The results of that research are also described below.

The outcome of this past and most recent experience combined with follow up interviews with lenders is a consensus that there is a need for loans in the range of \$35,000 to \$105,000 for the purpose of providing general business working capital, inventory purchases, equipment for future PG&E PSPS events, or other uses, and the refinancing of past high interest debt. We conducted a similar interview in the Spring of 2020, at that time, there was consensus that the loan range is between \$35,000 and \$70,000. The

increase in the top end a year later appears to be the result of more businesses being willing to expand, upgrade equipment, and increase working capital by taking on more debt. This would infer an improved outlook on the overall economy and a more optimistic outlook than in the past.

The primary gap for the program that the other lenders cannot meet is the reduced interest rate, deferred payment schedules, extended repayment terms, and debt forgiveness based on job retention. It all goes back to the debt service capacity of the borrower and preparing a repayment schedule based on the businesses ability to repay the debt. The other gap is in the ability of the CDBG program to take a junior lien position behind the primary lenders. This capacity is very important due to the reduced value of real property caused by the Shelter in Place order. This characteristic of the loan program is very appealing to conventional lenders because it allows them to take a first lien position in situations where we provide companion loans to a business with the bank.

According to the 2020 Community Reinvestment Act Report provided by Savings Bank of Mendocino County, 60% of the commercial loans made in Mendocino County to small and medium sized businesses were in an amount less than \$100,000. We reviewed this finding with Umpqua Bank loan officers and the Bank of the West Branch Manager who verified that a majority of loans to small and medium sized businesses were in an amount of less than \$100,000. We also interviewed management with Redwood Credit Union, which serves Sonoma, Lake, and Mendocino counties. They also concurred that there will be an increased need for loans in the range of \$35,000 to \$105,000 as we navigate through the recovery period.

In late 2019, the Federal Reserve Bank conducted an annual National Small Business Credit Survey for the purpose of determining how small businesses were planning to stay afloat during uncertain times. The survey, focusing on profitability, credit risk, and business funding, provided information indicating if a business was healthy (profitable, high credit scores, and used retained business earnings to fund the business), or stable, where the business met two of these criteria, or at risk, where the business only met one of the criteria. An important finding was that only one in five healthy firms had sufficient cash reserves to continue normal operations if they experienced a two-month revenue loss. The survey found that 35% of the business survey were healthy, 35% were stable, and 23% were at risk.

Since more than fifteen months have transpired since the Shelter in Place order has been in place, we can surmise that many of the stable firms now have a financial gap because their asset base has eroded. No cash flow for small non-essential businesses, especially small businesses, has created a financing gap that cannot be filled with conventional financing or further personal investment. So, as businesses become more confident as the Shelter in Place limitations are being lifted, we anticipate that the demand for low-cost capital will increase.

Over the past ten years, since the recession of 2008/09, local banks have adjusted as much as possible to the need for Line of Credit financing. For example, a small business

owner with a reasonably good credit history, can obtain an unsecured Line of Credit for working capital up to \$35,000 at a rate of prime plus 3%. The average application fee is \$150, with an approval turnaround time of about two weeks. The annual fee for using a LOC averages \$150, plus the interest on funds drawn down. This loan tool is typically not available or is too expensive to access or maintain for businesses whose asset base has eroded during the fifteen months. The Lakeport Business Loan Program can fill that funding gap, not with a line of credit, but with a term loan structured so the repayment schedule meets the cash flow cycles and debt service capacity of the business.

In spite of the availability of the SBA programs and more recently the State Recovery Programs, recent Federal Deposit Insurance Corporation (FDIC) data suggests that the reduction of credit availability to small business is more profound than bigger businesses, which can borrow money in the capital markets, while small businesses are limited to credit that is provided by banks. Unfortunately, many local and regional banks tightened up their lending criteria during the COVID-19 period to mitigate their risk, a reasonable response to an uncertain economic period. This means that credit score requirements are higher, loan to value ratios require higher security values, and secondary sources of repayment receive a higher level of scrutiny. This lending environment will continue until the banking industry, bit by bit, recovers from the impacts of CV-19 on its collective loan portfolios. Therefore, the availability of low interest flexible financing can fill this emerging conventional lending criteria gap until banks become less restrictive.

For the City of Lakeport, based on interviews with city staff and the manager of the Lakeport Main Street Association, there is a need for flexible financing targeted to anchor businesses in the downtown area that generate foot traffic and increased activity upon which nearby retail and service businesses benefit. These anchor businesses are often restaurants, which will most likely have the longer recovery time due to the recovery phasing process requirements. Also, several loan officers expressed concern for the service businesses like barber shops, salons, spas, and fitness gyms due to the phasing process rules of social distancing. These businesses will receive targeted outreach early in the implementation of the loan program, with subsequent businesses being assisted on a first come first served basis.

Overall, the availability of flexible financing based on CDBG underwriting standards combined with very flexible repayment schedules will be needed as the economy recovers. In short, the City business loan program will fill lending gaps in the community to small and medium sized businesses and provide working capital financing using a low interest, extended term loan structure to do so, with loans ranging from \$35,000 to \$105,000.

# **CITY OF LAKEPORT CDBG BUSINESS ASSISTANCE LOAN PROGRAM UNDERWRITING GUIDELINES TABLE OF CONTENTS**

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## **Table of Content**

<b>1. Description of Business Assistance Activity.....</b>	<b>2</b>
<b>2. Program Overview.....</b>	<b>3</b>
<b>3. Eligible and Ineligible Costs.....</b>	<b>4</b>
<b>4. Meeting National Objectives.....</b>	<b>5</b>
<b>5. Meeting Public Benefit Standards.....</b>	<b>6</b>
<b>6. Meeting CDBG Underwriting Requirements.....</b>	<b>6</b>
<b>7. Meeting Federal Program Requirements.....</b>	<b>6</b>
<b>8. Loan Processing and Approval.....</b>	<b>8</b>
<b>9. Dispute Resolution/Appeal Process.....</b>	<b>9</b>
<b>10. Loan Closing.....</b>	<b>10</b>
<b>11. Loan Application Evaluation.....</b>	<b>11</b>
<b>12. Loan Servicing.....</b>	<b>11</b>
<b>13. Readiness.....</b>	<b>13</b>

## **1. Description of Business Assistance Activity**

The City of Lakeport is proposing to utilize CDBG 2021 NOFA funds for the purpose of establishing a business assistance revolving loan fund. The purpose of the revolving loan fund is to provide flexible low interest forgivable loans to small and medium sized businesses in the City of Lakeport to offset the negative impacts of the COVID-19 Shelter In Place (SIP) order and to assist these businesses with financial recovery and business expansion. The repayment schedule for each loan will be based on an analysis of the anticipated debt service capacity of the business.

Loan forgiveness will be based on the business retaining full time equivalent positions, of which 51% are to be filled by members of low/moderate income households. Loan payments may be deferred for a period of time based on a month-by-month annual financial forecast of debt service capacity utilizing the required six HUD CDBG under writing criteria. A key element of this analysis will be a review of the past two years business tax returns, to determine past business viability, and a review of recent in house, bookkeeper, or CPA prepared, profit and loss and balance sheet statements measuring the impacts of the Covid period on the business. The next step will be the development of a month by month one-year financial forecast, based on the business history, combined with the relaxation of CV-19 restrictions. The forecast will determine the loan repayment interest rate, and loan deferral schedule.

In order to provide additional technical and objective expertise, the program operator will, when appropriate, utilize the services of the regional NorCal Small Business Development Finance Center to help the borrower prepare the one-year forecast statements and to assist with the financial evaluation process and assist with other business related needs when appropriate.

The loan fund design is based on meeting CDBG National Objective and Public Benefit requirements. The primary purpose will be to create jobs for low-mod income individuals. The secondary purpose will be to retain jobs for low-mod income individuals. It is also designed to complement existing local and regional lending activities by filling a gap in the availability of low interest, flexible business loans. The program will provide loan funds in cooperation with private lenders, including Umpqua Bank, Tri Counties Bank, Bank of the West, West America Bank, Redwood Credit Union and Savings Bank of Mendocino County. These banks can provide referrals to the city loan fund operator. The nonprofit lenders, which include Mendocino Economic Development Finance Corporation, the Arcata Economic Development Corporation, and the SBA, will also provide referrals to the program. Our goal will be to arrange companion loans, when possible, to leverage other loan funds and extend the City loan program capacity to serve more businesses.

## **2. Program Overview**

### **Administration**

The City has secured the services of a qualified CDBG Business Loan Program underwriter who is responsible for working with the banks, public lenders, originating and underwriting business loans, documenting compliance with CDBG regulations, and preparing the loan closing documents.

Name: Jeff Lucas  
Agency: Community Development Services  
Address: 3895 Main Street Kelseyville CA 95451  
Phone Number: 707-279-1540  
E: Mail Address: jefflucas@mchsi.com

### **CDBG Program Requirements**

#### **Eligible Applicants**

CDBG funds under this Program can only be expended on the eligible activity authorized under Title I of the Housing and Community Development Act of 1974 (hereafter called "Act"), section 105(a)(17): special economic development, providing direct financial assistance to private for-profit businesses.

An eligible applicant is:

- an existing business legally operating, with any required local business license, insurance, permits per local, state and federal requirements;
- an applicant with a non-operating start-up business may not have all required licenses or insurance, so these items will be made a condition of loan closing;
- a person or persons wishing to buy an existing business;
- a business leasing tenant space or owner-occupied business in the service area.

The loan applicant must provide documentation that the proposed project will meet CDBG eligibility criteria of national objective and public benefit requirements. The loan applicant must provide documentation of meeting reasonable commercial underwriting criteria outlined in below in these guidelines as well as HUD CDBG mandated six underwriting standards. These mandated criteria are described below.

Specific ineligible loan applicants include:

- a business operating a private "exclusive" recreational facility;
- non-profit businesses are not eligible under this program;
- a businesses or person(s) with unresolved state / federal tax liens;
- a business or person in bankruptcy process are not eligible until bankruptcy process is complete.

### **3. Eligible Project Costs**

The following list is provided for reference in order to clarify that CDBG funds will only be used for CDBG eligible activities. The primary purpose of the loan program will be to retain businesses and retain jobs. CDBG funds are non-discretionary and restricted to certain eligible costs.

- operating capital and inventory;
- furniture fixtures and equipment (FF&E), with or without installation costs;
- project site improvements, new construction or rehabilitation of leased space or owned building;
- engineering and architectural plans and required permits or fees;
- purchase of manufacturing equipment (with or without installation costs);
- refinancing of existing business debt when done in conjunction with restructuring of other existing private financing debt(s);
- purchase of real property, when it provides positive cash flow for new jobs;
- relocation grants for persons displaced due to funding of the project;
- purchase of an existing business, including documented value of good will.

### **Ineligible Costs**

CDBG funds are non-discretionary, limited to certain eligible costs described in the section above. Some ineligible costs are:

- costs incurred prior to submittal of BA loan application and environmental review completion;
- costs associated with residential housing development, i.e. on mixed use project;
- costs associated with supporting “other” businesses the applicant owns;
- costs on a funded project not meeting a national objective;
- personal expenses such as cars, home repairs, not directly associated with the business;
- costs of paying off personal credit cards;
- costs of paying off any personal debt not directly associated with business;
- cash payments of any kind made directly to the assisted business owner(s) (wages or draws) from loan proceeds;
- costs associated with a funded project when the owner(s) or business is found to be on federal debarred list;
- public infrastructure in support of the business;
- research and development costs for future production (speculative).

Once approved, loan funds cannot be shifted from one approved type of cost to another without formal written approval. If there is a substantial change in the project scope of work or underwriting, then the loan must be re-evaluated by the City, per state and federal regulations, prior to loan closing or disbursement of CDBG funds.

#### **4. Meeting National Objective Standards**

All eligible activities funded under this program must meet a CDBG “National Objective” as described in the Act, Section 104(b)(3) and federal regulations 24 CFR Part 570.483. Projects not documented as meeting a national objective are an ineligible activity. Below is a general description of documenting how a project meets the national objective of benefit to low - moderate income (LMI) persons. The City will use Department specific guidance for ensuring each eligible project funded is documented as meeting a national objective.

Projects normally meet a national objective standard when they create or retain jobs and provide over half; at least fifty one percent (51%), of the new job positions or retained positions to low/moderate income (LMI) qualified persons. Businesses proposing to retain or create jobs to LMI persons must agree to allow the City, or their designated representative, to meet with each job applicant prior to hiring or returning to work and complete a Self-Certification of Income Form. Payrolls must be collected by the City and compared before and after the loan closing to prove over half of job positions are provided to low-moderate income persons. This will prove the project’s job creation/retention met the national objective of principally benefiting LMI persons.

#### **5. Meeting Public Benefit Standards**

All eligible project activities funded under this program must meet a minimum CDBG “Public Benefit Standard” as described in the Act, section 104(b)(17) and federal regulations; 24 CFR Part 570.483(f)(g). Public Benefit is provided by the loan recipient in return for use of subsidized federal funds, and provides a funding limit or “cap”.

For projects meeting national objective via jobs provided to LMI persons, the Public Benefit standard is jobs, and the maximum CDBG loan funding available is limited to \$35,000 per job. The City will require loan applicants to provide an estimate of public benefit generated by investment of CDBG funds into the business via the Job Tracking Form. The jobs retained must also be included in the business forecast spread sheet as a business expense. This proposed level of public benefit will be verified after investment of CDBG funding.

CDBG public benefit requirements of the program will be disclosed by the City program operator at the start of the application process. The City will use HUD CDBG financial underwriting to identify the need for a CDBG loan and determine the reasonable public benefit that will be generated from the loan.

#### **6. Meeting CDBG Underwriting Requirements**

In addition to documenting that the project meets CDBG public benefit standard, the loan must also be documented as meeting six HUD CDBG underwriting standards, per federal regulation 24 CFR Part 570.483(e). These underwriting standards are required to document a minimum “due diligence” of the City and ensure projects are financially sound



enough to meet public benefit and national objective job retention standards. The six underwriting standards are general, qualitative, and are supported in part by commercial underwriting standards defined below.

The Six Underwriting Standards are:

- project costs are documented as reasonable (typically, third party cost estimates);
- all sources of funding for the project are documented with final commitments;
- to the extent practicable, CDBG funds are not substituted for private (non-federal) funds;
- documentation that project is financially feasible (based on cash flow projections to support jobs and debt service, etc.);
- to the extent practicable, the return of the owner's equity investment is not unreasonable (based on level of equity and proposed CDBG loan terms);
- to the extent practicable, CDBG funds are disbursed on a pro-rata basis with other financing provided for the project.

## **7. Meeting Other Federal Program Requirements**

Since these loans are provided from a federal funding source, there are a number of federal laws and requirements which are triggered by their use. The City will require loan applicants to provide information which allows them to make a determination compliance. Applicants are required to sign loan disclosures and work with City to ensure each project is in compliance with any of the triggered, applicable regulations listed below. The sections below are laborious to read, yet are requirements of the program.

National Environmental Policy Act (NEPA): Every project funded under the program must be reviewed under HUD NEPA regulations<sup>24</sup> CFR Part 58 and the City must sign and certify an Environmental Review Record (ERR) for each project prior to approval or disbursement of loan funds. The City is required to sign and certify the correct NEPA EER, per current Environmental Review Requirements.

The ERR level of review is based on the project's "aggregated" scope of work, which includes all proposed project funding. Any construction or equipment installation proposed will require more review work on the ERR. The ERR will be done early in application process, as soon as the project is deemed eligible and scope of work is finalized. No costs will be charged to the Borrower for this process. Applicants must sign Department certification form that no "choice limiting action" under NEPA regulations has or will take place.

Prevailing Wage Compliance: If a project proposes to use CDBG funds to pay costs for any construction, then federal and state labor standards compliance must be documented. Davis-Bacon Act (40 USC 276a - 276a-5) and related laws are "triggered" when any CDBG funding is used to pay for any project construction costs. Lender will follow *Department guidance in current Labor Standards Chapter of the GMM* for prevailing wage compliance on funded projects.

Additional labor costs will be added to projects proposing to use CDBG to pay for new construction, rehabilitation, or equipment installation. The City will work with loan applicants to ensure project compliance. The additional time and work required by prevailing wage regulations will be disclosed to the borrower as soon as possible. Any additional costs resulting from this regulation will be incorporated into the CDBG loan approval.

Acquisition and Relocation Laws: All applicants proposing to use CDBG funds for purchase of real property must comply with 49 CFR Part 24 Acquisition laws. The City will provide required Seller Disclosure for execution as part of meeting this requirement.

All applicants proposing projects which trigger relocation compliance i.e. result in displacement of persons per Uniform Relocation Act (URA), must work with City to ensure compliance with this law. Additional costs associated with relocation compliance will be disclosed to the applicant prior to CDBG loan approval and included in project loan approval.

All applicants must sign a Certification of No Job Pirating. Job pirating is prohibited per CDBG federal regulation 24CFR 570.482 (h). Job pirating is defined as using CDBG public funds to facilitate the moving of a business and associated jobs from one jurisdiction to another (business attraction). As such, CDBG federal funds cannot be used to attract / subsidize a business to move from one labor market area to another or keep a business from moving out of a labor market by making a retention argument. The County will require all applicants to sign a non- job pirating certification.

Loan applicants will sign a Certification of No Conflict of Interest. In accordance state and federal regulations, no member of the governing body and no official, employee or agent of the local government, nor any other person who exercises policy or decision-making responsibilities (including members of the loan committee and officers, employees, and agents of the loan committee, the administrative agent, contractors and similar agencies) in connection with the planning and implementation of the CDBG program shall directly or indirectly be eligible for this program. The City will require all applicants to sign a non- conflict of interest certification, any questions about state conflict of interest laws will be referred to City's legal council for final determination.

All program applicants must obtain a DUN's number, if they do not already have one. The DUN's number is free and can be obtained on line. In addition, prior to loan approval, the Lender will document that the business being assisted and all owners and affiliated businesses are verified as not on the federal debarred contractors list. HUD also requires that the Department and the City collect certain income and demographic data from the business and any beneficiaries of CDBG funds.

## **8. Loan Processing and Approval**

### **Fair Lending Compliance**

The City CDBG Business Loan Program will be implemented in a way that is consistent with the City's commitment to fair lending laws. No person or business shall be excluded from participation in, denied the benefit of, or be subjected to discrimination under any program or activity funded in whole or in part with CDBG funds on the basis of his or her religion or religious affiliation, age, race, color, ancestry, national origin, sex, marital status, familial status (number or ages of children), physical or mental disability, sexual orientation, or other arbitrary cause. All personal and financial information of loan applicants will be kept confidential.

### **Loan Application Processing**

Those businesses that responded to the needs survey and expressed interest in the program will receive first priority. Once this process is completed, loan applications will be processed on a first come first served basis. The City consultant will accept loan applications and review them for initial eligibility. Applicants that do not meet basic CDBG requirements of the program will be sent a letter or email of explanation. All applications received will be kept on file to document fair lending standards. Applications that meet basic eligibility requirements will be contacted for a site visit and collection of additional information.

Loan files will be set up as applications are received and compliance information gathered. The business will be required to provide accurate financials for past, current and future projection of the business operations. All owners will have credit checks conducted as part of loan underwriting. The City will arrange to provide sample financial Excel forms (balance / cash flow sheets, profit and loss, personal financial statements, and proforma) and coordinate the use of these tools with the NorCal Small Business Finance Center who will assist the loan applicant with preparing the month by month one-year financial forecast when it is useful and appropriate. This arrangement will provide an objective source of guidance to the applicant, and accelerate the lending process.

Loan applicants are responsible for providing accurate and timely information to the City as part of the loan process. This may include:

- disclose all business owners with twenty percent or more ownership;
- disclose all other businesses the owners have an ownership interest of twenty percent (20%) or more;
- provide current personal financial statements for each owner;
- disclose sources of collateral and security;
- provide business historic financial information, including year to date;
- disclose sources of cash for any equity investment proposed;
- provide third party documentation of eligible project costs;
- provide market study or document basis of future sales projections;
- provide management capacity documentation for ability to execute;

- provide necessary information to clear federal overlays.

The City program consultant will assist the loan applicants with meeting these requirements where applicable in the most fundamental and expeditious manner possible. Once the City has compiled a complete loan file with all the credit, financial, and underwriting information needed to show the loan is eligible under these guidelines, then a loan proposal will be prepared. The proposal will be submitted to the City Loan Committee for their approval. Once approved, the City program operator will draft loan closing documents for signing by the borrower and then the City. Funds will be provided to the borrower in accordance with CDBG distribution requirements.

### **Loan Approval Process**

The Loan Committee shall be made up of three (3) people from the City Community Development Department and Administrative Office. Loan approval meetings will be scheduled as loan proposals are ready for presentation. Members may request additional information and or attach conditions on closing or funding of the loan. If the loan is approved, then the City can move forward with loan closing.

### **Applicant Confidentiality**

Persons involved in the loan process for this Program will not disclose any of applicant's business or personal confidential information as part of loan review and approval process. All confidential information of businesses will only be disclosed to persons required to view the information as part of loan review and approval. All personal and business confidential information of loan applicants will be kept in a locked secured storage facility and are not available to persons outside of the program.

### **9. Dispute Resolution/Appeals Process**

Any business applying for assistance through this program has the right to appeal if their application is denied. The appeal must be made in writing to the City Community Development Department. The Department will then schedule an appeal meeting for the applicant that will be heard by the Director. If the application is denied a second time, then the person may ask to have their appeal presented to the City Council for a final decision.

### **Exceptional Circumstances**

Exceptions are defined as any action, which would depart from policy and procedures stated in the guidelines. The City may initiate consideration of an exceptional/special circumstance to the policies in these guidelines as long as it does not violate CDBG federal / state requirements. A written analysis of the exception will be prepared and submitted with loan approval request. This analysis shall contain a narrative, including the staff's recommended course of action and any written or verbal information supplied by the applicant. The loan approval shall be made after review and acceptance of the exceptional/special circumstances request.

## **10. Loan Closing Process**

After approval, the program operator will prepare for the loan closing with an Escrow Company if real property is involved. All loan document signings will be witnessed by a Public Notary. The loan closing documents are Laser Pro documents, which are the standard loan documents used by Banks and lenders. The borrower will sign all the necessary documents and agreements. Then the City will sign the documents. The original loan documents will be kept in a fire proof safe at City Hall.

### **Determination of Loan Amount**

The Program has a minimum loan amount of \$35,000. The maximum loan amount is \$105,000. The actual loan amounts will be based on the business need for capital. Loan amounts may be increased beyond the \$105,000 limit when appropriate based on Loan Committee approval.

### **Determination of Loan Term**

The loan term is tied directly to the debt service capacity of the borrower, the use of funds, and what security is being pledged for the loan. If a business needs operating capital, equipment, inventory, or supplies, then the term of the loan can be amortized over seven years to minimize monthly loan payments. If the loan is for real property improvements and can be secured on real property, then the terms can be extended out to 10 years.

As indicated previously, the loan program is designed to first, create jobs, and second to retain jobs. In some cases, the committee may consider forgiveness of a portion of the principal balance when the business has met its job retention requirements. The measurement for the meeting this requirement is based on the business retaining one full time equivalent job for every \$35,000 loaned for a period of two years. The job retained must be filled from a member of a low to moderate income household. Once the business has done that, the loan balance can be forgiven. This policy will encourage the business to retain employees during the CV-19 recovery period.

### **Determination of Interest Rate**

The base interest rate will be 1% but can be adjusted up ward if the business cash flow or debt capacity ratio indicates the business has the capacity to handle an increased interest level.

### **Loan Processing Fees**

The program provides administration funds to pay for loan processing and servicing costs. No direct loan fees will be charged to the borrower. Also, there is no pre-payment penalty on the loans under this Program.

## **11. Loan Application Evaluation**

Each project/business will be evaluated based on the how it has performed in the past and its future financial forecasts. Specifically, the following questions will be asked upon receipt of the loan application. The loan application has been designed to obtain the information and documentation necessary to determine loan eligibility.

- Is business an eligible applicant?
- Are the proposed project costs eligible?
- Will project meet a CDBG national objective?
- Will business meet public benefit jobs retention?
- Does project appear to meet six HUD underwriting standards?
- Are federal overlays triggered that will adversely impact project development?
- Are the business and all owners' credit worthy?
- Does the business and owner pay bills on time, collect on time?
- Does owner have documented market demand for projected sales?
- Does owner have management capacity to operate the business?
- Does owner have financial accounting capacity to operate the business?
- Is the owner contributing a reasonable amount of equity?
- Is the owner able to get conventional bank financing, if not, why not?
- Was the business financially viable in the past (net income covers debt)?
- Are there reasonable financial assumptions for future viability/success?
- Is there enough collateral available to secure the proposed loan?
- Is the owner's personal financial status stable?

By collecting enough initial application information to answer the above list of questions, the we will have a good sense of how strong a borrower is, and how successful they will be, if assisted with a CDBG loan. Most of this information is collected on the loan application form and verified verbally at the initial site visit with the owner. By meeting the borrower and asking these questions the City will know what additional information/documentation needs to be collected to provide a clear picture and documentation of how CDBG funds can be used to assist the business.

### **Personal and Business Credit**

Each applicant will have third party credit reports obtained showing credit scores and payment history. All owners and their spouses with twenty percent (20%) or more interest in the business will get credit reports reviewed. If the personal credit reporting service, Sarma, which provides detailed credit history from Transunion, Experian, and Equifax, provides low credit scores or shows poor credit history, applicants must provide an explanation of their current credit situation.

## **Personal and Business Financial Information**

Personal financial statements will be required for each person who owns 20% or more of the business. Financial statements need to show all assets and liabilities of the person. In addition to these statements, federal tax return statements for owners and the business for the past two years are needed to give a historic perspective of income.

For the business fiscal year, historic financial statements will be required. These will consist of past two year's balance sheets and cash flow statements, to be compared with past tax returns. These statements should be put together by the person responsible for doing the bookkeeping and finance management for the business.

A budget showing how the funds will be used must be provided so we understand how the CDBG funds will be used. Using the information in these financial statements, along with any back up documentation required, will provide the information necessary to prepare the loan proposal.

## **Collateral Requirements**

When possible, loans under this program will be collateralized using commercial lending standards. However, the City understands that some borrowers will not have the collateral available to meet conventional lending standards. In these cases, we will determine if the borrower is fully committed to the loan and has provided as much collateral as possible as security for the loan. In addition, the City recognizes that CDBG funding is typically in a subordinate position to banks and other lenders.

It is the goal of the Program to get the best lien position possible to ensure loan repayments. Types of collateral may include:

- Secured liens on real property,
- UCC liens on machinery, equipment, or other fixtures,
- Lease assignments, as appropriate,
- Personal and corporate guarantees, as appropriate, and
- Life insurance assignment and other collateral, as appropriate.

Appraisal of assets may be required as part of determining how to obtain the best lien positions for the CDBG loan. Combined loan to value ratio on collateral for the typical CDBG loan should not exceed ninety percent (90%). Equipment and inventory secured should be properly discounted to reflect actual resale value when doing loan to value calculations.

## **Business Experience and Management Capacity**

The loan applicant will provide brief management histories to show the experience of business owners and their management staff in successful operation of the existing business or something comparable.

## **12. Loan Servicing**

The City will retain all original project files within locked storage. Original legal documents will be kept in locked fire proof filing system for future loan servicing. The City will provide annual income tax statements to the borrower for their tax purposes and other documentation as required within the loan closing documents. All loan payment will be made directly to the City and deposited into a CDBG PI RLF account. City staff will inform the loan program operator if payments are late and the program operator will follow up to find out why.

The City will require periodic financial statements, annual tax returns, and proof of insurance annually from the borrower during the course of the loan term. Upon reviewing the borrower's financial statements, the City may require the business to take actions that improve the business cash flows. In some cases, the borrower will need to update the City Program Operator on how the businesses is doing. In these situations, the NorCal SBDC Finance Center can provide vitiations and assistance as needed to help the business and maintain open communication with the City.

The borrower must disclose any sale of equipment or assets that are used as loan security by the Lender. The borrower may submit a written request to the City to change the CDBG loan terms, if the business is not able to fully service CDBG debt repayments or if they wish to pre-pay the loan by making one or more larger payments.

## **Demand Projections**

It is anticipated that six loans will be made within eighteen months or sooner of program implementation.

## **13. Readiness**

The City has an existing contract with Community Development Services, (CDS) to assist with CDBG related activities. This firm has over thirty years of experience with CDBG business loan programs and is ready to implement the program once HCD has approved it. Community Development Services is currently on contract with the City of Lakeport to provide CDBG program administrative and program implementation assistance.



Professional Services Agreement  
(City of Lakeport /Community Development Services)

**PROFESSIONAL SERVICES AGREEMENT FOR CONSULTANT SERVICES**  
(City of Lakeport / Community Development Services)

**1. IDENTIFICATION**

This PROFESSIONAL SERVICES AGREEMENT (“Agreement”) is entered into as of the last date indicated below by and between the City of Lakeport, a California municipal corporation (“City”), and Community Development Services, a California S Corporation (“Consultant”) (collectively, “parties”).

**2. RECITALS**

- 2.1 City has determined that it requires the following professional services from a consultant: loan underwriting services, general administration tasks, program marketing, application processes, loan tracking and monitoring.
- 2.2 Consultant represents that it is fully qualified to perform such professional services by virtue of its experience and the training, education and expertise of its principals and employees. Consultant further represents that it is willing to accept responsibility for performing such services in accordance with the terms and conditions set forth in this Agreement.

**NOW, THEREFORE**, for and in consideration of the mutual covenants and conditions herein contained, City and Consultant agree as follows:

**3. DEFINITIONS**

- 3.1 “Scope of Services” means such professional services as are set forth in Consultant’s November 15<sup>th</sup>, 2018 proposal to City attached hereto as “Exhibit A” and fully incorporated herein by this reference.
- 3.2 “Approved Fee Schedule” means such compensation rates as are set forth in Consultant’s November 15<sup>th</sup>, 2018 fee schedule to City attached hereto as “Exhibit B” and fully incorporated herein by this reference. This fee schedule shall remain in effect for the duration of this Agreement unless modified in writing by mutual agreement of the parties.
- 3.3 “Commencement Date” means January 1<sup>st</sup>, 2019.
- 3.4 “Termination Date” means June 30, 2022.
- 3.5 “City Agreement Administrator” means Margaret Silveira.
- 3.6 “Consultant Project Administrator” means Jeff Lucas.

Professional Services Agreement  
(City of Lakeport /Community Development Services])

**4. TERM**

The term of this Agreement shall commence at 12:00 a.m. on the Commencement Date and shall terminate at 11:59 p.m. on the Termination Date unless extended in writing by mutual agreement of the parties or terminated earlier in accordance with Section 18 ("Termination") below.

**5. CONSULTANT'S SERVICES**

- 5.1 Time is of the essence in Consultant's performance of services under this Agreement.
- 5.2 Consultant shall perform the services identified in the Scope of Services. City shall have the right to request, in writing, changes in the Scope of Services. Any such changes mutually agreed upon by the parties, and any corresponding increase or decrease in compensation, shall be incorporated by written amendment to this Agreement. In no event shall the total compensation and costs payable to Consultant under this Agreement exceed the sum of fifty thousand dollars (\$50,000) unless specifically approved in advance and in writing by City. Consultant shall notify the City Agreement Administrator, in writing, when fees and expenses incurred under this Agreement have reached eighty percent (80%) of the maximum amount payable above. Consultant shall concurrently inform the City Agreement Administrator, in writing, of Consultant's estimate of total expenditures required to complete its current assignments before proceeding, when the remaining work on such assignments would exceed the maximum amount payable above.
- 5.3 Consultant shall perform all work to the highest standards of Consultant's profession and in a manner reasonably satisfactory to City. Consultant shall comply with all applicable federal, state and local laws and regulations, including the conflict of interest provisions of Government Code Section 1090 and the Political Reform Act (Government Code Section 81000 *et seq.*) and other Grant Provisions .
- 5.4 Consultant represents that it has advised City in writing prior to the date of signing this Agreement of any known relationships with third parties, City Council Members, or employees of City which would (1) present a conflict of interest with the rendering of services under this Agreement under Government Code Section 1090, the Political Reform Act (Government Code Section 81000 *et seq.*), or other applicable law, (2) prevent Consultant from performing the terms of this Agreement, or (3) present a significant opportunity for the disclosure of confidential information.

Professional Services Agreement  
(City of Lakeport /Community Development Services])

- 5.5 During the term of this Agreement, Consultant shall not perform any work for another person or entity for whom Consultant was not working at the Commencement Date if both (i) such work would require Consultant to abstain from a decision under this Agreement pursuant to a conflict of interest statute and (ii) City has not consented in writing to Consultant's performance of such work.
- 5.6 Consultant represents that it has, or will secure at its own expense, all personnel required to perform the services identified in the Scope of Services. All such services shall be performed by Consultant or under its supervision, and all personnel engaged in the work shall be qualified to perform such services. Jeff Lucas shall be the Consultant Project Administrator and shall have direct responsibility for management of Consultant's performance under this Agreement. No other person shall serve as Consultant Project Administrator without City's prior written consent.
- 5.7 This Agreement covers professional services of a specific and unique nature. Except as otherwise provided herein, Consultant shall not assign or transfer its interest in this Agreement or subcontract any services to be performed without amending this Agreement.
- 5.8 Consultant shall be responsible to City for all services to be performed under this Agreement. All subconsultants shall be approved by the City Agreement Administrator and their billing rates identified in the Approved Fee Schedule, Exhibit B. City shall pay Consultant for work performed by its subconsultants (including labor) only at Consultant's actual cost plus an approved mark-up as set forth in the Approved Fee Schedule, Exhibit B. Consultant shall be liable and accountable for any and all payments, compensation, and federal and state taxes to all subconsultants performing services under this Agreement. City shall not be liable for any payment, compensation, or federal and state taxes for any subconsultants.
- 5.9 Consultant shall notify the City Agreement Administrator, in writing, of any change in name, ownership or control of Consultant's firm or of any subconsultant. Change of ownership or control of Consultant's firm may require an amendment to the Agreement.
- 5.10 This Agreement is subject to prevailing wage law, for all work performed under the Agreement for which the payment of prevailing wages is required under the California Labor Code. In particular, Consultant acknowledges that prevailing wage determinations are available for the performance of inspection and survey work.

Professional Services Agreement  
(City of Lakeport /Community Development Services])

**6. COMPENSATION**

- 6.1 City agrees to compensate Consultant for the services provided under this Agreement, and Consultant agrees to accept payment in accordance with the Approved Fee Schedule in full satisfaction for such services.
- 6.2 Consultant shall submit to City an invoice, on a monthly basis or less frequently, for services performed pursuant to this Agreement. Each invoice shall identify the maximum amount payable above, the services rendered during the billing period, the amount due for the invoice, and the total amount previously invoiced. All labor charges shall be itemized by employee name and classification/position with the firm, the corresponding hourly rate, the hours worked, a description of each labor charge, and the total amount due for labor charges. City shall not withhold applicable taxes or other payroll deductions from payments made to Consultant except as otherwise required by law. Consultant shall include a copy of each subconsultant invoice for which reimbursement is sought in the invoice.
- 6.3 The parties agree to meet and confer at mutually agreeable times to resolve any disputed amounts contained in an invoice submitted by Consultant.
- 6.4 Payments for any services requested by City and not included in the Scope of Services may be made to Consultant by City on a time-and-materials basis pursuant to the Approved Fee Schedule and without amendment of this Agreement, so long as such payment does not cause the maximum amount payable above to be exceeded.

**7. OWNERSHIP OF WRITTEN PRODUCTS**

All reports, documents or other written material, and all electronic files, including computer-aided design files, developed by Consultant in the performance of this Agreement (such written material and electronic files are collectively known as "written products") shall be and remain the property of City without restriction or limitation upon its use or dissemination by City except as provided by law. Consultant may take and retain copies of such written products as desired, but no such written products shall be the subject of a copyright application by Consultant.

**8. RELATIONSHIP OF PARTIES**

Consultant is, and shall at all times remain as to City, a wholly independent contractor. Consultant shall have no power to incur any debt, obligation, or liability on behalf of City or otherwise to act on behalf of City as an agent. Neither City nor any of its agents shall have control over the conduct of Consultant or any of Consultant's employees, except as set forth in this Agreement. Consultant shall not represent that it is, or that any of its agents or employees are, in any manner employees of City.



Professional Services Agreement  
(City of Lakeport /Community Development Services)

Under no circumstances shall Consultant look to the City as its employer. Consultant shall not be entitled to any benefits. City makes no representation as to the effect of this independent contractor relationship on Consultant's previously earned California Public Employees Retirement System ("CalPERS") retirement benefits, if any, and Consultant specifically assumes the responsibility for making such a determination. Consultant shall be responsible for all reports and obligations including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, workers' compensation, and other applicable federal and state taxes.

**9. AGREEMENT ADMINISTRATOR**

In performing services under this Agreement, Consultant shall coordinate all contact with City through its City Agreement Administrator. City reserves the right to change this designation upon written notice to Consultant. All services under this Agreement shall be performed at the request of the City Agreement Administrator, who will establish the timetable for completion of services and any interim milestones.

**10. INDEMNIFICATION**

- 10.1 The parties agree that City, its officers, agents, employees and volunteers should, to the fullest extent permitted by law, be protected from any and all loss, injury, damage, claim, lawsuit, cost, expense, attorneys' fees, litigation costs, taxes, or any other cost arising out of or in any way related to the performance of this Agreement. Accordingly, the parties intend the provisions of this indemnity provision to be interpreted and construed to provide the City with the fullest protection possible under the law. Consultant acknowledges that City would not enter into this Agreement in the absence of Consultant's commitment to indemnify and protect City as set forth herein.
- 10.2 To the fullest extent permitted by law, Consultant shall indemnify, hold harmless, and when the City requests with respect to a claim provide a deposit for the defense of, and defend City, its officers, agents, employees and volunteers from and against any and all claims, losses, costs and expenses for any damage due to death or injury to any person, whether physical, emotional, consequential or otherwise, and injury to any property arising out of or in connection with Consultant's alleged negligence, recklessness or willful misconduct or other wrongful acts, errors or omissions of Consultant or any of its officers, employees, servants, agents, or subcontractors, or anyone directly or indirectly employed by either Consultant or its subcontractors, in the performance of this Agreement or its failure to comply with any of its obligations contained in this Agreement, except such loss or damage which is caused by the sole active negligence or willful misconduct of the City. Such costs and expenses shall include reasonable attorneys' fees due to counsel of City's choice, expert fees and all other expenses of litigation. Consultant shall not be

Professional Services Agreement  
(City of Lakeport /Community Development Services)

entitled to any refund of attorneys' fees, defense costs or expenses in the event that it is adjudicated to have been non-negligent.

- 10.3 City shall have the right to offset against any compensation due Consultant under this Agreement any amount due City from Consultant as a result of Consultant's failure to pay City promptly any indemnification arising under this Section 10 of this Agreement and any amount due City from Consultant arising from Consultant's failure either to (i) pay taxes on amounts received pursuant to this Agreement or (ii) comply with applicable workers' compensation laws.
- 10.4 The obligations of Consultant under this Section 10 of this Agreement are not limited by the provisions of any workers' compensation or similar statute. Consultant expressly waives its statutory immunity under such statutes as to City, its officers, agents, employees and volunteers.
- 10.5 Consultant agrees to obtain executed indemnity agreements with provisions identical to those set forth here in Section 10 of this Agreement from each and every subcontractor or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. If Consultant fails to obtain such indemnity obligations from others, Consultant agrees to indemnify, hold harmless and defend City, its officers, agents, employees and volunteers from and against any and all claims, losses, costs and expenses for any damage due to death or injury to any person and injury to any property resulting from any alleged intentional, reckless, negligent, or otherwise wrongful acts, errors or omissions of Consultant's subcontractors or any other person or entity involved by, for, with or on behalf of Consultant in the performance of this Agreement. Such costs and expenses shall include reasonable attorneys' fees incurred by counsel of City's choice.
- 10.6 City does not, and shall not, waive any rights that it may possess against Consultant because of the acceptance by City, or the deposit with City, of any insurance policy or certificate required pursuant to this Agreement. This hold harmless and indemnification provision shall apply whether or not any insurance policies apply to a claim, demand, damage, liability, loss, cost or expense.
- 10.7 In the event that Consultant or any employee, agent, or subcontractor of Consultant providing services under this Agreement claims or is determined by a court of competent jurisdiction or CalPERS to be eligible for enrollment in CalPERS as an employee of the City, Consultant shall indemnify, defend, and hold harmless City for the payment of any employee and/or employer contributions for CalPERS benefits on behalf of Consultant or its employees, agents, or subcontractors, as well as for the payment of any penalties and interest on such contributions, which would otherwise be the responsibility of City.

Professional Services Agreement  
(City of Lakeport /Community Development Services/)

- 10.8 Notwithstanding any federal, state, or local policy, rule, regulation, law or ordinance to the contrary, Consultant and any of its employees, agents, and subcontractors providing service under this Agreement shall not qualify for or become entitled to, and hereby agree to waive any claims to, any compensation, benefit, or any incident of employment by City, including but not limited to eligibility to enroll in CalPERS as an employee of City and entitlement to any contribution to be paid by City for employer contribution and/or employee contributions for CalPERS benefits.

**11. INSURANCE**

- 11.1 During the term of this Agreement, Consultant shall carry, maintain, and keep in full force and effect insurance against claims for death or injuries to persons or damages to property that may arise from or in connection with Consultant's performance of this Agreement.
- 11.2 Any available insurance proceeds broader than or in excess of the specified minimum Insurance coverage requirements or limits shall be available to City as an Additional Insured as provided below. Furthermore, the requirements for coverage and limits shall be the greater of (1) the minimum coverage and limits specified in this Agreement, or (2) the broader coverage and maximum limits of coverage of any Insurance policy or proceeds available to the named Insured.
- 11.3 Insurance required under this Agreement shall be of the types set forth below, with minimum coverage as described:
- 11.3.1 Comprehensive General Liability Insurance with coverage limits of not less than One Million Dollars (\$1,000,000) including products and operations hazard, contractual insurance, broad form property damage, independent consultants, personal injury, underground hazard, and explosion and collapse hazard where applicable.
- 11.3.2 Automobile Liability Insurance for vehicles used in connection with the performance of this Agreement with minimum limits of One Million Dollars (\$1,000,000) per claimant and One Million dollars (\$1,000,000) per incident.
- 11.3.3 Worker's Compensation insurance if and as required by the laws of the State of California.
- 11.3.4 Professional Errors and Omissions Insurance with coverage limits of not less than One Million Dollars (\$1,000,000).



Professional Services Agreement  
(City of Lakeport /Community Development Services)

- 11.4 Consultant shall require each of its subconsultants to maintain insurance coverage that meets all of the requirements of this Agreement provided however, that the City Agreement Administrator may waive the provision of Errors and Omissions Insurance by subconsultants in his or her sole discretion.
- 11.5 The policy or policies required by this Agreement shall be issued by an insurer admitted in the State of California and with a rating of at least A:VII in the latest edition of Best's Insurance Guide.
- 11.6 Consultant agrees that if it does not keep the insurance coverages required by this Agreement in full force and effect, City may either (i) immediately terminate this Agreement; or (ii) take out the necessary insurance and pay the premium(s) thereon at Consultant's expense.
- 11.7 At all times during the term of this Agreement, Consultant shall maintain on file with City's Risk Manager a certificate or certificates of insurance showing that the required coverages are in effect and naming City and its officers, employees, agents and volunteers as Additional Insureds. Prior to commencement of work under this Agreement, Consultant shall file with City's Risk Manager such certificate(s) and Forms CG 20 10 07 04 and CG 20 37 07 04 or the substantial equivalent showing City as an Additional Insured.
- 11.8 Consultant shall provide proof that policies of insurance required by this Agreement expiring during the term of this Agreement have been renewed or replaced with other policies providing at least the same coverage. Such proof will be furnished at least two weeks prior to the expiration of the coverages.
- 11.9 The general liability and automobile policies of insurance required by this Agreement shall contain an endorsement naming City and its officers, employees, agents and volunteers as Additional Insureds. All of the policies required under this Agreement shall contain an endorsement providing that the policies cannot be canceled or reduced except on thirty days' prior written notice to City. Consultant agrees to require its insurer to modify the certificates of insurance to delete any exculpatory wording stating that failure of the insurer to mail written notice of cancellation imposes no obligation, and to delete the word "endeavor" with regard to any notice provisions.
- 11.10 The insurance provided by Consultant shall be primary to any other coverage available to City. Any insurance or self-insurance maintained by City and/or its officers, employees, agents or volunteers shall be in excess of Consultant's insurance and shall not contribute with it.



Professional Services Agreement  
(City of Lakeport /Community Development Services)

- 11.11 All insurance coverage provided pursuant to this Agreement shall not prohibit Consultant, and Consultant's employees, agents or subcontractors, from waiving the right of subrogation prior to a loss. Consultant hereby waives all rights of subrogation against the City.
- 11.12 Any deductibles or self-insured retentions must be declared to and approved by the City. At the option of City, Consultant shall either reduce or eliminate the deductibles or self-insured retentions with respect to City, or Consultant shall procure a bond in the amount of the deductible or self-insured retention to guarantee payment of losses and expenses.
- 11.13 Procurement of insurance by Consultant shall not be construed as a limitation of Consultant's liability or as full performance of Consultant's duties to indemnify, hold harmless and defend under Section 10 of this Agreement.
- 11.14 Consultant may be self-insured under the terms of this Agreement only with express written approval from the City.
  - 11.14.1 All self-insured retentions (SIR) must be disclosed to the City for approval and shall not reduce the limits of liability.
  - 11.14.2 Policies containing any SIR provision shall provide or be endorsed to provide that the SIR may be satisfied by either the named Insured or the City.
- 11.15 City reserves the right to obtain a full certified copy of any Insurance policy and endorsements. Failure to exercise this right shall not constitute a waiver of the right to exercise later.

## **12. MUTUAL COOPERATION**

- 12.1 City shall provide Consultant with all pertinent data, documents and other requested information as is reasonably available for the proper performance of Consultant's services under this Agreement.
- 12.2 If any claim, action, or proceeding is brought against City relating to Consultant's performance in connection with this Agreement, Consultant shall render any reasonable assistance that City may require in the defense of that claim, action, or proceeding.

## **13. CONFIDENTIALITY**

Professional Services Agreement  
(City of Lakeport /Community Development Services])

All data, documents, discussion, or other information developed or received by Consultant or provided for performance of this Agreement are deemed confidential and shall not be disclosed by Consultant without prior written consent by City. City shall grant such consent if disclosure is legally required. Upon request, all City data shall be returned to City upon the termination or expiration of this Agreement.

#### **14. RECORDS AND INSPECTIONS**

Consultant shall maintain any and all ledgers, books of account, invoices, vouchers, canceled checks, and other records or documents evidencing or relating to charges for services or expenditures and disbursements charged to City under this Agreement for a minimum of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such documents shall be made available for inspection, audit, and/or copying at any time during regular business hours, upon oral or written request of City. City shall further have the right to make transcripts therefrom and to inspect all program data, documents, proceedings, and activities.

In addition, pursuant to Government Code Section 8546.7, if the amount of public funds expended under this Agreement exceeds ten thousand dollars, all such documents and this Agreement shall be subject to the examination and audit of the State Auditor, at the request of City or as part of any audit of City, for a period of three (3) years after final payment under the Agreement.

#### **15. PERMITS AND APPROVALS**

Consultant shall obtain, at its sole cost and expense, all permits and regulatory approvals necessary for Consultant's performance of this Agreement. This includes, but shall not be limited to, professional licenses, encroachment permits and building and safety permits and inspections.

#### **16. NOTICES**

Any notices, bills, invoices, or reports required by this Agreement shall be deemed received on: (i) the day of delivery if delivered by hand, facsimile or overnight courier service during Consultant's and City's regular business hours; or (ii) on the third business day following deposit in the United States mail if delivered by mail, postage prepaid, to the addresses listed below (or to such other addresses as the parties may, from time to time, designate in writing).

Professional Services Agreement  
(City of Lakeport /Community Development Services)

If to City:

Margaret Silveira

City Manager

225 Park St.

Lakeport, CA 95453

Telephone: (707) 263-5615

Facsimile: (707) 263-8584

If to Consultant:

Jeff Lucas

Community Development Services

3895 Main St.

Kelseyville, CA 95451

Telephone: (707) 279-1540

With courtesy copy to:

David J. Ruderman, City Attorney  
Colantuono, Highsmith & Whatley, PC  
420 Sierra College Drive, Suite 140  
Grass Valley, California 95945-5091  
Telephone: (530) 432-7357  
Facsimile: (530) 432-7356

## 17. SURVIVING COVENANTS

The parties agree that the covenants contained in Section 10, Section 13, Paragraph 12.2 and Section 14 of this Agreement shall survive the expiration or termination of this Agreement.

## 18. TERMINATION

- 18.1 City may terminate this Agreement for any reason on five calendar days' written notice to Consultant. Consultant may terminate this Agreement for any reason on thirty calendar days' written notice to City. Consultant agrees to cease all work under this Agreement on or before the effective date of any notice of termination. All City data, documents, objects, materials or other tangible things shall be promptly returned to City upon the termination or expiration of this Agreement.
- 18.2 If City terminates this Agreement due to no fault or failure of performance by Consultant, then Consultant shall be paid based on the work satisfactorily performed at the time of termination. In no event shall Consultant be entitled to receive more than the amount that would be paid to Consultant for the full performance of the services required by this Agreement as provided in Section 5.2 above and as otherwise provided in this Agreement.

## 19. GENERAL PROVISIONS

Professional Services Agreement  
(City of Lakeport /Community Development Services])

- 19.2. Consultant shall not delegate, transfer, subcontract or assign its duties or rights hereunder, either in whole or in part, without City's prior written consent, and any attempt to do so shall be void and of no effect. City shall not be obligated or liable under this Agreement to any party other than Consultant.
- 19.3. In the performance of this Agreement, Consultant shall not discriminate against any employee, subcontractor, or applicant for employment because of race, color, creed, religion, sex, marital status, sexual orientation, national origin, ancestry, age, physical or mental disability, medical condition or any other unlawful basis.
- 19.4. The captions appearing at the commencement of the sections hereof, and in any paragraph thereof, are for convenience in reference to this Agreement. Should there be any conflict between such heading, and the section or paragraph thereof at the head of which it appears, the section or paragraph shall govern construction of this Agreement. Masculine or feminine pronouns shall be substituted for the neuter form and vice versa, and the plural shall be substituted for the singular and vice versa, in any place or places herein in which the context requires such substitution(s).
- 19.5. The waiver by City or Consultant of any breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any other term, covenant or condition or of any subsequent breach of the same or any other term, covenant or condition herein contained. No term, covenant or condition of this Agreement shall be deemed to have been waived by City or Consultant unless in writing signed by one authorized to bind the party to be charged with the waiver.
- 19.6. Consultant shall not be liable for any failure to perform if Consultant presents acceptable evidence, in City's sole judgment, that such failure was due to causes beyond the control and without the fault or negligence of Consultant.
- 19.7. Each right, power and remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise shall be cumulative and shall be in addition to every other right, power, or remedy provided for herein or now or hereafter existing at law, in equity, by statute, or otherwise. The exercise, the commencement of the exercise, or the forbearance from the exercise by any party of any one or more of such rights, powers or remedies shall not preclude the simultaneous or later exercise by such party of any or all of such other rights, powers or remedies. If legal action shall be necessary to enforce any term, covenant or condition contained in this Agreement, the party prevailing in such action, whether or not reduced to judgment, shall be entitled to its reasonable court costs, including any accountants' and attorneys' fees expended in the action. The venue for any litigation shall be Lake County, California and Consultant hereby consents to jurisdiction in Lake



Professional Services Agreement  
(City of Lakeport /Community Development Services])

County for purposes of resolving any dispute or enforcing any obligation arising under this Agreement.

- 19.8. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, then such term or provision shall be amended to, and solely to the extent necessary to, cure such invalidity or unenforceability, and in its amended form shall be enforceable. In such event, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Agreement shall be valid and be enforced to the fullest extent permitted by law.
- 19.9. This Agreement shall be governed and construed in accordance with the laws of the State of California.
- 19.10. All documents referenced as exhibits in this Agreement are hereby incorporated into this Agreement. In the event of any material discrepancy between the provisions of this Agreement and those of any document incorporated herein by reference, the provisions of this Agreement shall prevail. This instrument contains the entire Agreement between City and Consultant with respect to the transactions contemplated herein. No other prior oral or written agreements are binding upon the parties. Amendments hereto or deviations herefrom shall be effective and binding only if made in writing and executed on behalf of the City and Consultant.
- 19.11. Consultant shall not discriminate against any employee or applicant for employment because of race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation. Consultant shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to race, sex (including pregnancy, childbirth, or related medical condition), creed, national origin, color, disability as defined by law, disabled veteran status, Vietnam veteran status, religion, age (40 and above), medical condition (cancer-related), marital status, ancestry, or sexual orientation. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; or in terms, conditions or privileges of employment, and selection for training. Consultant agrees to post in conspicuous places, available to employees and applicants for employment, the provisions of this nondiscrimination clause.

Professional Services Agreement  
(City of Lakeport /Community Development Services)

**TO EFFECTUATE THIS AGREEMENT**, the parties have caused their duly authorized representatives to execute this Agreement as of the last date indicated below:

**“City”**

By Margaret Silveira  
Margaret Silveira, City Manager

Date: 2-11-19

**“Consultant”**

[insert name]

By: Jeff Lucas  
Jeff Lucas, Principal

Date: 1-28-2019

Attest:

By Kelly Buendia  
Kelly Buendia, City Clerk

Date: 2-14-19

Approved as to form:

By David J. Ruderman  
David J. Ruderman, City Attorney

Date: 2/19/19

“EXHIBIT A”  
SCOPE OF WORK

“EXHIBIT B”  
APPROVED FEE SCHEDULE

We are proposing our standard hourly rate for services to be provided at \$125 an hour. This rate includes all reproduction, supplies, and related costs. We do not bill for travel time. We estimate that a total of 400 hours for our time would be required during the term of the grant and agreement. The total estimate of cost based on the CDBG loan amount of \$404,449 is \$50,000.



## “EXHIBIT C” GRANT PROVISIONS

### Department of Housing and Community Development Required Contract Language

For this Exhibit, the term “contractor” is defined as a party to a signed contract.

#### **FEDERAL TERMS AND CONDITIONS:**

During the performance of the contract, the Contractor must agree to comply with all applicable Federal laws and regulations including but not limited to the following:

#### **AFFIRMATIVE ACTION:**

The work to be performed under this contract is on a project assisted under a program providing direct federal financial assistance from the United States Department of Housing and Urban Development (HUD) and subject to 24 CFR 85.36(e). CITY hereby notifies all bidders that it will affirmatively insure that in any contract entered into pursuant to this advertisement, disadvantaged, minority and women's business enterprises will be afforded full opportunity to submit bids in response to this invitation and will not be discriminated against on the grounds of race, color, religious creed, sex, or national origin in consideration for an award. Minority and women-owned and operated businesses encouraged to apply.

#### **SECTION 3:**

The work to be performed under this contract is on a project assisted under a program providing direct federal financial assistance from the HUD, Community Development Block Grant Program, and is subject to the requirements of Section 3 of the Housing and Urban Development Act of 1968, as amended, 12 USC 1701u. Section 3 requires that to the greatest extent feasible opportunities for training and employment be given to low and moderate income persons residing within the project area and that the contracts for work in connection with the project be awarded to eligible business concerns which are located in, or owned in substantial part by persons residing in the area of the project. Regulations for implementing the Section 3 clause are contained in 24 CFR 135, as amended, and as specified in the project specifications.

#### **NON-DISCRIMINATION CLAUSE:**

During the performance of this Agreement, Contractor and its subcontractors shall not unlawfully discriminate, harass, or allow harassment against any employee or applicant for employment because of sex, race, color, ancestry, religious creed, national origin, physical disability (including HIV and AIDS), mental disability, medical condition (e.g., cancer), age (over 40), marital status, and denial of family care leave. Contractor and subcontractors shall insure that the evaluation and treatment of their employees and applicants for employment are free from such discrimination and harassment. Contractor and subcontractors shall comply with the provisions of the Fair Employment and Housing Act (Gov. Code §12990 (a-f) et seq.) and the applicable regulations promulgated thereunder (California Code of Regulations, Title 2, Section 7285 et seq.). The applicable regulations of the Fair Employment and Housing Commission implementing Government Code Section 12990 (a-f), set forth in Chapter 5 of Division 4 of Title 2 of the California Code of Regulations, are incorporated into this Agreement by reference and made a part hereof as if set forth in full. Contractor and its subcontractors shall give written notice of their obligations under this clause to labor organizations with which they have a collective bargaining or other Agreement.

Contractor shall include the nondiscrimination and compliance provisions of this clause in all subcontracts to perform work under the Agreement.

Professional Services Agreement  
(City of Lakeport / [Company or Individual])

**EQUAL OPPORTUNITY:**

During the performance of this Contract, the Contractor agrees as follows:

1. The Contractor will comply with Executive Order 11246 of September 24, 1965 entitled Equal Employment Opportunity as amended by Executive Order 11375 of October 1967 as supplemented in Department of Labor regulations (41 CFR chapter 60).
2. The Contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Contractor will take affirmative action to ensure that applicants are employed and that employees are treated equally during employment, without regard to race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment upgrading, demotion, transfer, recruitment, or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training including apprenticeship. The Contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the City Setting forth the provisions of this nondiscrimination clause.
3. The Contractor will, in all solicitations or advertisements for employees placed by or on behalf of the Contractor, state that all qualified applicants will receive consideration for employment without regard to their race, color, religion, sex, or national origin.
4. The Contractor will send to each labor union or representative of workers with which he has a collective bargaining agreement or other contract or understanding, a notice, to be provided by the agency contracting officer, advising the labor union or workers' representative of the contractor's commitments under Section 202 of Executive Order No. 11246 of September 24, 1965, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
5. The Contractor will furnish all information and reports required by Executive Order No. 11246 of September 24, 1965, and by the rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his books, records, and accounts by the contracting agency and the Secretary of Labor for purposes of investigation to ascertain compliance with such rules, regulations, and orders.
6. In the event of the Contractor's noncompliance with the nondiscrimination clauses of this contract or with any of such rules, regulations, or orders, this contract may be cancelled, terminated or suspended in whole or in part and the contractor may be declared ineligible for further Government contracts in accordance with procedures authorized in Executive Order No. 11246 of Sept. 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order No. 11246 of September 24, 1965, or by rule, regulation, or order of the Secretary of Labor, or as otherwise provided by law.
7. The Contractor will include the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order No. 11246 of September 24, 1965, so that such provisions will be binding upon each subcontractor or vendor. The contractor will take such action with respect to any subcontract or purchase order as may be directed by the Secretary of Labor as a means of enforcing such provisions including sanctions for noncompliance: *Provided, however*, that in the event the contractor becomes involved in, or is threatened with, litigation with a subcontractor or vendor as a result of such direction, the contractor may request the United States to enter into such litigation to protect the interests of

Professional Services Agreement  
(City of Lakeport / [Company or Individual])

the United States.

8. The Contractor shall file, and shall cause each of his subcontractors to file, Compliance Reports with the contracting agency or the Secretary of Labor as may be directed. Compliance Reports shall be filed within such times and shall contain such information as to the practices, policies, programs, and employment policies, programs, and employment statistics of the contractor and each subcontractor, and shall be in such form, as the Secretary of Labor may prescribe.
9. Bidders or prospective contractors or subcontractors may be required to state whether they have participated in any previous contract subject to the provisions of this Order, or any preceding similar Executive order, and in that event to submit, on behalf of themselves and their proposed subcontractors, Compliance Reports prior to or as an initial part of their bid or negotiation of a contract.
10. Whenever the Contractor or subcontractor has a collective bargaining agreement or other Contract or understanding with a labor union or an agency referring workers or providing or supervising apprenticeship or training for such workers, the Compliance Report shall include such information as to such labor union's or agency's practices and policies affecting compliance as the Secretary of Labor may prescribe: *Provided*, That to the extent such information is within the exclusive possession of a labor union or an agency referring workers or providing or supervising apprenticeship or training and such labor union or agency shall refuse to furnish such information to the contractor, the contractor shall so certify to the Secretary of Labor as part of its Compliance Report and shall set forth what efforts he has made to obtain such information.
11. The Secretary of Labor may direct that any bidder or prospective contractor or subcontractor shall submit, as part of his Compliance Report, a statement in writing, signed by an authorized officer or agent on behalf of any labor union or any agency referring workers or providing or supervising apprenticeship or other training, with which the bidder or prospective contractor deals, with supporting information, to the effect that the signer's practices and policies do not discriminate on the grounds of race, color, religion, sex or national origin, and that the signer either will affirmatively cooperate in the implementation of the policy and provisions of this order or that it consents and agrees that recruitment, employment, and the terms and conditions of employment under the proposed contract shall be in accordance with the purposes and provisions of the order. In the event that the union or the agency shall refuse to execute such a statement, the Compliance Report shall so certify and set forth what efforts have been made to secure such a statement and such additional factual material as the Secretary of Labor may require.
12. The Contractor will cause the foregoing provisions to be inserted in all subcontracts for work covered by this Agreement so that such provisions will be binding upon each subcontractor, provided that the foregoing provisions shall not apply to contracts or subcontracts for standard commercial supplies or raw materials.

**CONFLICT OF INTEREST OF MEMBERS, OFFICERS, OR EMPLOYEES OF CONTRACTORS, MEMBERS OF LOCAL GOVERNING BODY, OR OTHER PUBLIC OFFICIALS:**

Pursuant to 24 CFR 570.611, no member, officer, or employee of the Grantee, or its designees or agents, no member of the governing body of the locality in which the program is situated, and no other public official of such locality or localities who exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted under this part, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a CDBG-assisted activity, or have a financial interest in any contract, subcontract or agreement with respect to a CDBG-assisted activity or its proceeds, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one (1) year thereafter. The Grantee shall incorporate, or cause to be incorporated, in all such contracts or subcontracts a



Professional Services Agreement  
(City of Lakeport / [Company or Individual])

provision prohibiting such interest pursuant to the purposes of this Section.

**INSURANCE:**

Maintenance, if so required by law, unemployment insurance, disability insurance and liability insurance, which is reasonable to compensate any person, firm, or corporation, who may be injured or damaged by the contractor, or any subcontractor in performing the grant activity(ies) or any part of it.

**DISADVANTAGED/MINORITY/WOMEN BUSINESS ENTERPRISE FEDERAL REGULATORY REQUIREMENTS UNDER 24 CFR 85.36(e):**

The Contractor will take all necessary affirmative steps to assure that minority firms, women's business enterprises, and labor surplus area firms are used when possible.

- I. Affirmative steps shall include:
  - i. Placing qualified small and minority businesses and women's business enterprises on solicitation lists;
  - ii. Assuring that small and minority businesses, and women's business enterprises are solicited whenever they are potential sources;
  - iii. Dividing total requirements, when economically feasible, into smaller tasks or quantities to permit maximum participation by small and minority business, and women's business enterprises;
  - iv. Establishing delivery schedules, where the requirement permits, which encourage participation by small and minority business, and women's business enterprises;
  - v. Using the services/assistance of the Small Business Administration (SBA), and the Minority Business Development Agency (MBDA) of the Department of Commerce.

**COPELAND "ANTI-KICKBACK" ACT (18 U.S.C. 874):**

Contractor shall comply with the Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR Part 3).

**COMPLIANCE WITH ALL FEDERAL LABOR STANDARD PROVISIONS:**

Contractor shall comply with all provisions contained in the form HUD-4010, Federal Labor Standards Provisions.

**COMPLIANCE WITH SECTIONS 103 AND 107 OF THE CONTRACT WORK HOURS AND SAFETY STANDARDS ACT (40 U.S.C. 327-330):**

Contractor will comply with Sections 103 and 107 of the Contract Work Hours and Safety Standards Act (40 U.S.C. 327-330) as supplemented by Department of Labor regulations (29 CFR part 5). Requires the contracting officer to insert the clauses set forth in 29 CFR part 5, Construction contracts awarded by grantees and subgrantees in excess of \$2000, and in excess of \$2500 for other contracts which involve the employment of mechanics or laborers)

**REQUIREMENTS AND REGULATIONS PERTAINING TO DATA AND DESIGN:**

Professional Services Agreement  
(City of Lakeport / [Company or Individual])

All data and design and engineering work created under this Agreement shall be owned by the City and shall not be subject to copyright protection. The rights to any invention which is developed in the course of this Agreement shall be the property of the City.

**REQUIREMENTS AND REGULATIONS PERTAINING TO REPORTING:**

The City, State CDBG, HUD and the Comptroller General of the United States or any of their duly authorized representatives shall be granted access to any books, documents, papers and records of Contractor which are directly pertinent the contract.

**COMPLIANCE WITH CLEAN AIR ACT AND CLEAN WATER ACT:**

Contractor shall comply with all applicable standards, orders and requirements issued under Section 306 of the Clean Air Act (42 U.S.C. 1857(h)).

1. Contractor shall comply with all applicable standards, orders and requirements issued under Section 508 of the Clean Air Act (33 U.S.C. 1368).
2. Contractor shall comply with Executive Order 11738 and Environmental Protection Agency regulations (40 CFR Part 15).

**COMPLIANCE WITH ENERGY POLICY AND CONSERVATION ACT (Pub. L. 94-163, 89 Stat. 871):**

The Contractor shall comply with the mandatory standards and policies relating to energy efficiency which are contained in the state energy conservation plan issued in compliance with the Energy Policy and Conservation Act (Pub. L. 94-163, 89 Stat. 871).

**D/MBE/WBE IMPLEMENTATION GUIDELINES:**

The following information, as applicable, shall be retained by Contractor and produced upon request by General Services if determined by General Services to be necessary to establish the bidder's "good faith efforts" to meet the Disadvantaged/Minority/Women Business Enterprise (D/M/WBE) requirements.

1. The names and dates of advertisement of each newspaper, trade paper, and minority- focus paper in which a request for D/M/WBE participation for this project was placed by the bidder.
2. The names and dates of notices of all certified D/M/WBEs solicited by direct mail for this project and the dates and methods used for following up initial solicitations to determine with certainty whether the D/M/WBEs were interested.
3. The items of work for which the bidder requested subbids or materials to be supplied by D/M/WBEs, the information furnished interested D/M/WBEs in the way of plans, specifications and requirements for the work, and any breakdown of items of work into economically feasible units to facilitate D/M/WBE participation. Where there are D/M/WBEs available for doing portions of the work normally performed by the bidder with his own forces, the bidder will be expected to make portions of such work available for D/M/WBEs to bid on.
4. The names of D/M/WBEs who submitted bids for any of the work indicated in (3) above, which were not accepted, a summary of the bidder's discussions and/or negotiations with them, the name of the subcontractor or supplier that was selected for that portion of work, and the reasons for the bidder's choice. If the reason for rejecting the D/M/WBE bid was price, give the price bid by the rejected D/M/WBE

Professional Services Agreement  
(City of Lakeport / [Company or Individual])

and the price bid by the selected subcontractor or supplier.

5. Assistance that the bidder has extended to D/M/WBEs identified in (4) above to remedy the deficiency in their sub-bids.
6. To find a D/M/WBE certified firm, you may call (916) 445-3520, go on-line to: <http://www.dot.ca.gov/hq/bep>, or via mail at: D/M/WBE Listing for County, CalTrans - Publications Distribution Unit, 1900 Royal Oaks, Sacramento, CA 95815-3800.

**AUDIT, RETENTION AND INSPECTION OF RECORDS:**

The Contractor agrees that the City, the Department of Housing and Community Development, the Federal Department of Housing and Urban Development (HUD), or its designee will have the right to review, obtain, and copy all records pertaining to performance of this Agreement. The Contractor agrees to provide any relevant information requested and shall permit the City, the Department of Housing and Community Development, the Federal Department of Housing and Urban Development (HUD), or its designee access to its premises, upon reasonable notice, during normal business hours for the purpose of interviewing employees and inspecting and copying such books, records, accounts, and other material that may be relevant to a matter under investigation for the purpose of determining compliance with California Public Contract Code (PCC) Section 10115 et seq., Government Code (GC) Section 8546.7 and 2 CCR 1896.60 et seq.

The Contractor further agrees to maintain such records for a period of five (5) years after final payment under this Agreement or the resolution of any audit or lawsuit, whichever is later, and that on or before the end of the five (5) year audit/retention period, the Consultant shall release and deliver to the City all original records and related documentation.

### **Activity Implementation Plan**

The City of Lakeport is prepared to implement the CDBG Business Loan Program immediately after all general and special conditions have been met as required within the Standard Agreement between the State HCD and the City. The city program operator, CDS, is on contract now with the City and has prepared the necessary loan application, underwriting procedures, loan proposal format, loan closing documents, loan closing procedures, loan fund distribution, loan servicing and tracking practices, and other activities necessary to implement the program in an expeditious manner. Community Development Services has thirty years of CDBG business loan experience and is very familiar with the business and lending environment in and around the City of Lakeport.

We anticipate that shortly after the City is approved to proceed, we will reach out via email and telephone to the banks and public lending intuitions that have participated in the program survey to obtain referrals for the program. Concurrent with this effort, we will prepare program fact sheet flyers for posting on the city's webpage, Facebook page, and Chamber of Commerce website. Community Development Services has the staff and capacity to begin providing loan applications, conducting interviews, gathering documentation, and processing loans very shortly after the Standard Agreement conditions are met. A more detailed description of the steps to implement the program can be found in the **Task Narrative, Detailed Scope of Work**.

It is anticipated that the loan funds, in the amount of \$415,000, will result in six loans which will be processed and approved within eighteen months of project implementation.

Profile: [nwalker@cityoflakeport.com](mailto:nwalker@cityoflakeport.com)

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**Linked Applicant**

[nwalker@cityoflakeport.com](mailto:nwalker@cityoflakeport.com)

## Applicant Information

Tell us about you.

**First name**

Nicholas

**Last name**

Walker

**Phone Number**

707-263-5615

**Email**

[nwalker@cityoflakeport.com](mailto:nwalker@cityoflakeport.com)

**Title**

Finance Director

**Company/Organization**

City of Lakeport

**Company Website**

<https://www.cityoflakeport.com/>

**City**

Lakeport, CA 95453

**State**

California

## Organization Information

Tell us about your organization.

**Organization Name**

City of Lakeport

**Employer Identification Number (EIN)**

946001434

**DUNS #**

086131034

**Authorized Representative Per Resolution**

Kevin Ingram

**Business/Finance Representative**

Nicholas Walker

## Organization Address

**Address**

225 Park St



**Address 2**

**City**

Lakeport

**State**

California

**County**

Lake County

**Congressional District/Region**

3

**Zip**

95453

**Phone**

707-263-5615

**Phone Extension**

**Fax**

707-263-8584

**Is or will there be a consultant on this activity/application?**

Yes

#####Please tell us about your consultant

**Name**

Jeff Lucas with Community Development Services

**Title**

Principal

**Employer Identification Number (EIN)**

911841998

**DUNS #**

879513570

**Email**

jefflucas@mchsi.com

**Phone**

707-279-1540

Business/Finance Contact (if required)

**Name**

Deborah Swartz

**Title**

Program Manager

**Email**

deborahswartz@mediacombb.net

**Phone**

707-279-1540

**Are you applying on behalf of an additional Jurisdiction?**

No

Threshold: 28510218

Name	Attachments
28510218	Yes

#### Applications

City of Lakeport Business Loan Program

**All applications are required to pass threshold requirements. Failure to meet threshold will result in immediate disqualification. Applications that do not meet threshold will not move on to scoring, or in the case of OTC, review for award.**

#### Threshold

##### Activity Type

Programs/Planning

##### Were you required to submit a Single Audit to the State Controllers Office?

Yes - we were required to submit

##### Upload your most current Single Audit or the State Controllers Office Exemption

Lakeport Single Audit Report 2020.pdf

##### Are all single audit findings cleared or in remediation?

N/A - No single audit findings

##### Upload your Single Audit Proof of Findings Clearance Letter or Remediation Plan

Lakeport Single Audit Report 2020.pdf

Some activities require proof of physical site control while others require proof of control of the resources necessary to complete the activity. For example, a service that provides delivered meals will need to have "control" of a vehicle for deliveries. In the narrative box, explain what type of site control will be necessary for your activity. Upload the applicable proof of site control such as: lease, deed, vehicle registration, etc.

##### Do you have site control?

Yes

##### Description of site control of the facility or means to conduct the services:

Lakeport City Hall  
225 Park Street  
Lakeport, CA 95453

##### Upload your Site Control Supporting Documentation

Site Control.docx

Upload an executed Statement of Assurances and Compliance. The template is found in the [Files tab](#) under the program solicitation. Please make sure the statement is completed with your jurisdiction's information and that the document has the specific CDBG designation in the footer. The Statement of Assurances and Compliance is a legally binding document.

##### Upload your signed Statement of Assurances and Compliance with 2 CFR Part 200 (Appendix J)

2021-07-01 Signed Statement of Assurances - Appendix J.pdf

Per 24 CFR §570.486 <https://www.law.cornell.edu/cfr/text/24/570.486> the public notice should contain at the minimum, the amount of CDBG funds being requested, the amount of PI funds being used (if applicable), the range of activities that will be performed, the address, phone number, and times of the meeting.

##### Citizen Participation - Have you met all Public Hearings/Citizen Participation requirements?

Yes

**Upload Citizen Participation Proof of Public Notice**

Proof of Publication.pdf

**Upload Public Meeting/Hearing Presentation/Handout Materials**

Staff Report.pdf

**Did you use the HCD Approved Resolution Template in Content and Form from the Files Section of this Application?**

Yes

**Upload Approved Resolution for Application**

Resolution No. 2813 (2021) - CDBG - Application.pdf

**Upload Printout of Authorized Signatory as Identified in the Approved Resolution from Jurisdiction Website**

City Manager Proof.pdf

Download the FI\$CAL TIN from the Files tab in the Solicitation. Do not use P.O. Box addresses on the TIN. Make sure the TIN includes the official name of your jurisdiction. [FI\\$CAL TIN FORM](#)

**Upload CA FI\$CAL TIN Verification form**

2021-07-01 Signed Government Agency Taxpayer ID Form.pdf

**Budgets and Sources & Uses**

**Total Number of New Grant Dollars Applied For and Requested in eCivis Budget Template:**

\$500,000.00

**Do you have 100% of funds necessary to complete the activity?**

Yes

**Do you have program income not already included and committed in a CDBG activity?**

No

You are expected to provide two activity budgets. There is a CDBG specific budget that you will complete as part of your application in the eCivis Grants Network. That budget is linked below and must be completed before you submit your application. You ALSO need to complete a full activity budget. Your full activity budget should use the sources and uses Excel template included in the Files tab in the Solicitation. You may use your own excel budget, provided it includes all of the sources and uses that will be included in your activity. Include line items for each component of your activity. Identify all funding sources that will be used to fund your activity including other federal and state funding, local funding, foundation or non-profit funding, donations and any other cash resources. Do not include in-kind donations or volunteer time.

This template will also be used to evaluate your duplication of benefits. Indicate in the template where you project increased utilization of your public services if you are proposing a public service activity.

Your complete activity budget narrative should include information about how the activity will be funded and whether or not the activity is viable if other funding sources are not available and the activity is only partially funded. For instance can the project scope be reduced the number of beneficiaries be reduced, can the project be scaled to the amount of funding available. Make sure the budget narrative has a relationship to the tasks and deliverables described above. The narrative should include information about how the CDBG funding will only be used to support a new activity, a modified existing activity, or an addition of a new type activity.

**Have you completed and submitted your CDBG budget worksheet in eCivis?**

Yes

**Have you completed your activity sources and uses documentation (template)?**

Yes

**Upload activity sources and uses documentation (template):**

Duplication of Benefit Tracking.xlsx

Budget narrative should include information about activity viability if the project is only partially funded. For instance can the project scope be reduced the number of beneficiaries be reduced, can the project be scaled to the amount of funding available. Include budget information that describes your activity budget as uploaded. Make sure the budget narrative has a relationship to the tasks and deliverables described in the application.

**Have you completed your activity CDBG budget worksheet narrative in eCivis?**

Yes

**Upload other budget documentation**

Budget\_Report\_July\_12\_21 (1).xlsx

Debarment Check must be performed on the non-entitlement jurisdiction (Grantee), as well as any contractors or subrecipients involved in the activity. Please go to SAM.gov and perform a debarment check on the appropriate parties, and upload the results to demonstrate no active exclusions exist. Note that No Records Found is not a valid search result. Please upload in PDF format.

Federal funds may not be used to pay contractors, non-profits, or agencies that are federally debarred. Provide a proof of no-debarment for each agency, contractor, non-profit, or company that will receive funding or be paid out of this grant. Individuals that are not a business do not need to be checked.

Use <https://www.sam.gov/SAM/> to check for excluded parties and upload proof that contractors etc. are not debarred.

If you do not yet know who your contractors or subrecipients will be, you do not need to show proof of debarment check at application. However you will be required to check for debarment prior to contract or subrecipient agreement execution.

Debarment checks that do not show results will not be accepted. All parties must be registered in [SAM.Gov](https://www.sam.gov/). Unregistered: consultants, contractors, partners, or subrecipients will not be eligible for reimbursement.

**Upload Debarment Check(s)**

SAM.GOV 2-3-23.pdf

**Have you met the state objective for Fair Housing - Access to Opportunity per the Criteria on the State Objective form??**

Yes

**Have you met the state objective for Disaster Resiliency Long-Term Planning per the Criteria on the State Objective form?**

Yes

**Are you claiming General Administration for this activity?**

Yes

**Upload Activity NEPA Compliance**

Program NEPA.pdf

**Upload General Administration NEPA Compliance**

Admin NEPA.pdf

Upload the Environmental Review form(s) and essential supporting documentation including consultation letters, mitigations conditions of approval or other documents. Please do not upload the entire environmental review record if it is more than 50 pages. Do upload any noticing FONSI/RROF or NOIRROF and Authorization to Use Funds if available that corresponds with the activity's appropriate level of review. Acceptable formats of these forms can be located at <https://www.hudexchange.info/programs/environmental-review/>. To determine the correct level of review go to HUD's environmental review overview page <https://www.hudexchange.info/programs/environmental-review/orientation-to-environmental-reviews/#overview>. Please make sure your Environmental Review is definitive in findings and that the project description matches the project description in this application. Environmental Reviews with qualified findings that do not adequately or correctly identify mitigations that did not complete required consultations, or that have other material deficiencies may result in disqualification.

**Upload Environmental Review form(s) and essential supporting documentation**

**Upload Environmental Review form(s) and essential supporting documentation**

####\_ED applications only - The Applicant must demonstrate capacity and experience to operate an ED Activity. Capacity and experience may be documented through one of the following commitments: a. The Applicant has hired staff that are able to dedicate capacity to the operation of a CDBG-funded ED Activity. These staff must have at least: • three years of CDBG ED experience, or • five years of commercial underwriting experience plus two years of general CDBG experience. b. The Applicant has a draft contract or subrecipient agreement with a qualified consultant or non-profit ED group with direct experience in CDBG ED implementation. The agreement must be fully executed, and a copy provided to the Department within 30 days of receipt of SA. Final contracts and/or subrecipient agreements must be with the same entities as proposed in draft at the time of the application. Substitutions will invalidate the application and cancel the award.c. The Applicant commits to partnering with the Small Business DevelopmentCenters or similar organization that has direct experience in CDBG EDprogram design, implementation, and commercial underwriting.

This commitment will be a resolution, memorandum of understanding, or similar formal statement and will be required at application.

**Upload: a.) proof of capacity or b.) draft contract or subrecipient agreement or c.) resolution, memorandum of understanding, or similar formal statement**

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### Initial Requirements

All applications must comply with HUD's federal cross cutting requirements found at 24 CFR §570.600 et seq., and summarized in section XX of this NOFA. Failure to comply with federal cross cutting may result in disqualification of the application. In addition, applications must provide documentation of compliance with state overlays as follows:

**Has your housing element been submitted to HCD?**

Yes

Modification of Activities - Applicants must provide documentation of modifications affecting National Objectives 24 CFR 570.483 et seq., beneficiary count, participation in the urban county entitlement defined in 42 U.S.C. 5302(A)(6), and changes in the eligibility of the overall activity 42 U.S.C. §5305

**Is this a new activity, an expansion of an existing activity, or modification of an existing activity?**

New Activity

Have any Department of Housing and Community Development monitoring findings been resolved or is there an approved remediation plan in effect? If you have not been monitored in the last five years, select N/A. If you are unsure if your prior findings have been resolved please contact your program representative.

**Have funds due to the state for repayment of non-compliance items have been repaid? Or have you entered into a satisfactory repayment agreement, and payments are current?**

N/A (no funds due for re-payment)

**Are you in compliance with all existing HCD award agreements?**

Yes

**Do you have any overdue semi-annual or annual grant reports?**

No

**Are all HCD Monitoring Findings Cleared or in Remediation?**

N/A - No monitoring findings at most recent HCD monitoring

### Additional Requirements

**By typing my name in the field below, I hereby certify that this application is true, correct, and complete to the best of my knowledge.:**

Jeff Lucas

### Threshold: 28510218 File Attachments

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**Upload your most current Single Audit or the State Controllers Office Exemption**

Lakeport Single Audit Report 2020.pdf

**Upload your Single Audit Proof of Findings Clearance Letter or Remediation Plan**

Lakeport Single Audit Report 2020.pdf

**Upload your Site Control Supporting Documentation**

Site Control.docx

**Upload your signed Statement of Assurances and Compliance with 2 CFR Part 200 (Appendix J)**

2021-07-01 Signed Statement of Assurances - Appendix J.pdf

**Upload Citizen Participation Proof of Public Notice**

Proof of Publication.pdf

**Upload Public Meeting/Hearing Presentation/Handout Materials**

Staff Report.pdf

**Upload Approved Resolution for Application**

Resolution No. 2813 (2021) - CDBG - Application.pdf

**Upload Printout of Authorized Signatory as Identified in the Approved Resolution from Jurisdiction Website**

City Manager Proof.pdf

**Upload CA FI\$CAL TIN Verification form**

2021-07-01 Signed Government Agency Taxpayer ID Form.pdf

**Upload activity sources and uses documentation (template):**

Duplication of Benefit Tracking.xlsx

**Upload other budget documentation**

Budget\_Report\_July\_12\_21 (1).xlsx

**Upload Debarment Check(s)**

SAM.GOV 2-3-23.pdf

**Upload Activity NEPA Compliance**

Program NEPA.pdf

**Upload General Administration NEPA Compliance**

Admin NEPA.pdf

**CITY OF LAKEPORT, CALIFORNIA**  
**SINGLE AUDIT REPORTS**  
**FOR THE YEAR ENDED JUNE 30, 2020**



**City of Lakeport, California**  
**Single Audit Reports**  
**For the year ended June 30, 2020**

**Table of Contents**

---

	<b><u>Page(s)</u></b>
Schedule of Expenditures of Federal Awards .....	1
Notes to Schedule of Expenditures of Federal Awards .....	2
Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i> .....	3-4
Report on Compliance For Each Major Federal Program; Report on Internal Control Over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance.....	5-6
Schedule of Findings and Questioned Costs .....	7-8

**City of Lakeport, California**  
**Schedule of Expenditures of Federal Awards**  
**For the year ended June 30, 2020**

<u>Federal Grantor/Pass-through Grantor/Program or Cluster Title</u>	<u>Federal CFDA Number</u>	<u>Pass-through Entity Identification Number</u>	<u>Federal Expenditures</u>
<b>U.S. Department of Homeland Security</b>			
<i>Direct Program:</i>			
Hazard Mitigation	97.039		\$ 99,774
<b>Total U.S. Department of Homeland Security</b>			<u>99,774</u>
<b>U.S. Department of Housing and Urban Development</b>			
<i>Pass through programs from:</i>			
<u>State of California Department of Housing and Community Development</u>			
Community Development Block Grant	14.228	18-CDBG-12912	2,310
Community Development Block Grant	14.228	17-CDBG-9883	325,421
Community Development Block Grant - Program Income	14.228	N/A	58,290
HOME Investment Partnership Programs	14.239	16-HOME-10931	<u>1,500,764</u>
<b>Total U.S. Department of Housing and Urban Development</b>			<u>1,886,785</u>
<b>U.S. Department of Agriculture</b>			
<i>Direct Program:</i>			
Community Facilities Loans and Grants	10.766		<u>68,480</u>
<b>Total U.S. Department of Agriculture</b>			<u>68,480</u>
<b>U.S. Department of Justice</b>			
<i>Direct Program:</i>			
Public Safety Partnership and Community Policing Grants	16.710		33,914
Bullet Proof Vest Program	16.607		<u>2,931</u>
<b>Total U.S. Department of Justice</b>			<u>36,845</u>
<b>Total Federal Expenditures</b>			<u>\$ 2,091,884</u>

The accompanying notes to the Schedule of Expenditures of Federal Awards  
are an integral part of this supplementary information.

**City of Lakeport, California**  
**Notes to the Schedule of Expenditures of Federal Awards**  
**For the year ended June 30, 2020**

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**1. BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the City and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

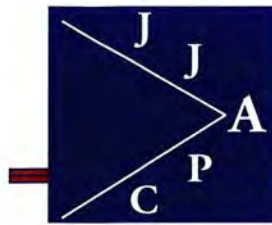
**2. DESCRIPTION OF MAJOR PROGRAMS**

**HOME Investment Partnerships Program (CFDA #14.239)**

To expand the supply of affordable housing, particularly rental housing, for low and very low income Americans; to strengthen the abilities of State and local governments to design and implement strategies for achieving adequate supplies of decent, affordable housing; and to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

**3. INDIRECT COST ELECTION**

The City has not elected to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.



JJACPA, Inc.

A Professional Accounting Services Corp.

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON  
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING  
STANDARDS***

**Independent Auditor's Report**

The Honorable City Council  
City of Lakeport  
Lakeport, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, the aggregate remaining fund information and the budgetary comparison information of the City of Lakeport, California (City), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated February 5, 2021.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

February 5, 2021

*JJACPA, Inc.*  
**JJACPA, Inc.**  
**Dublin, CA**



**JJACPA, Inc.**

A Professional Accounting Services Corp.

**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON  
INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON SCHEDULE OF  
EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE**

**Independent Auditor's Report**

The Honorable City Council  
City of Lakeport  
Lakeport, California

**Report on Compliance for Each Major Federal Program**

We have audited the City of Lakeport, California's (City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2020. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

***Opinion on Each Major Federal Program***

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2020.

## **Report on Internal Control Over Compliance**

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal controls over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

## **Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance**

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, the aggregate remaining fund information, and the budgetary comparison information of the City of Lakeport, California (City) as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated February 5, 2021, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

February 5, 2021

*JJACPA, Inc.*  
**JJACPA, Inc.**

**City of Lakeport, California**  
**Schedule of Findings and Questioned Costs**  
**For the year ended June 30, 2020**

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**Section I – Summary of Auditor’s Results**

**Financial Statements**

Type of auditor’s report issued	Unmodified
Internal control over financial reporting:	
• Material weakness(es) identified?	No
• Significant deficiency(ies) identified?	None reported
Noncompliance material to financial statements noted?	No

**Federal Awards**

Internal control over major programs:	
• Material weakness(es) identified?	No
• Significant deficiency(ies) identified?	None reported
Type of auditor’s report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	No
Identification of major programs:	
<u>CFDA Number</u>	<u>Name of Federal Program or Cluster</u>
14.239	HOME Investment Partnerships Program
Dollar threshold used to distinguish between Type A and Type B programs:	\$750,000
Auditee qualified as low-risk auditee?	Yes



**City of Lakeport, California**  
**Schedule of Findings and Questioned Costs, Continued**  
**For the year ended June 30, 2020**

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**Section II – Financial Statement Findings**

No matters were reported.

**Section III – Federal Award Findings and Questioned Costs**

No matters were reported.

**Section IV – Status of Prior Year Audit Findings**

No prior year audit findings

**Section V – Corrective Action Plan**

There were neither current year findings nor questioned costs (see Section III above).

**CITY OF LAKEPORT, CALIFORNIA**  
**SINGLE AUDIT REPORTS**  
**FOR THE YEAR ENDED JUNE 30, 2020**

**City of Lakeport, California**  
**Single Audit Reports**  
**For the year ended June 30, 2020**

**Table of Contents**

---

	<b><u>Page(s)</u></b>
Schedule of Expenditures of Federal Awards .....	1
Notes to Schedule of Expenditures of Federal Awards .....	2
Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance With <i>Government Auditing Standards</i> .....	3-4
Report on Compliance For Each Major Federal Program; Report on Internal Control Over Compliance; and Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance.....	5-6
Schedule of Findings and Questioned Costs .....	7-8

**City of Lakeport, California**  
**Schedule of Expenditures of Federal Awards**  
**For the year ended June 30, 2020**

<u>Federal Grantor/Pass-through Grantor/Program or Cluster Title</u>	<u>Federal CFDA Number</u>	<u>Pass-through Entity Identification Number</u>	<u>Federal Expenditures</u>
<b>U.S. Department of Homeland Security</b>			
<i>Direct Program:</i>			
Hazard Mitigation	97.039		\$ 99,774
<b>Total U.S. Department of Homeland Security</b>			<u>99,774</u>
<b>U.S. Department of Housing and Urban Development</b>			
<i>Pass through programs from:</i>			
<u>State of California Department of Housing and Community Development</u>			
Community Development Block Grant	14.228	18-CDBG-12912	2,310
Community Development Block Grant	14.228	17-CDBG-9883	325,421
Community Development Block Grant - Program Income	14.228	N/A	58,290
HOME Investment Partnership Programs	14.239	16-HOME-10931	<u>1,500,764</u>
<b>Total U.S. Department of Housing and Urban Development</b>			<u>1,886,785</u>
<b>U.S. Department of Agriculture</b>			
<i>Direct Program:</i>			
Community Facilities Loans and Grants	10.766		<u>68,480</u>
<b>Total U.S. Department of Agriculture</b>			<u>68,480</u>
<b>U.S. Department of Justice</b>			
<i>Direct Program:</i>			
Public Safety Partnership and Community Policing Grants	16.710		33,914
Bullet Proof Vest Program	16.607		<u>2,931</u>
<b>Total U.S. Department of Justice</b>			<u>36,845</u>
<b>Total Federal Expenditures</b>			<u>\$ 2,091,884</u>

The accompanying notes to the Schedule of Expenditures of Federal Awards  
are an integral part of this supplementary information.

**City of Lakeport, California**  
**Notes to the Schedule of Expenditures of Federal Awards**  
**For the year ended June 30, 2020**

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**1. BASIS OF PRESENTATION**

The accompanying Schedule of Expenditures of Federal Awards includes the federal grant activity of the City and is presented on the accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit requirements for Federal Awards* (Uniform Guidance). Therefore, some amounts presented in this schedule may differ from amounts presented in, or used in the preparation of, the basic financial statements.

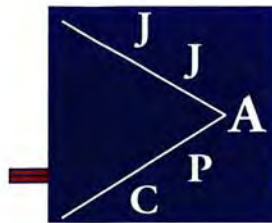
**2. DESCRIPTION OF MAJOR PROGRAMS**

**HOME Investment Partnerships Program (CFDA #14.239)**

To expand the supply of affordable housing, particularly rental housing, for low and very low income Americans; to strengthen the abilities of State and local governments to design and implement strategies for achieving adequate supplies of decent, affordable housing; and to extend and strengthen partnerships among all levels of government and the private sector, including for-profit and nonprofit organizations, in the production and operation of affordable housing.

**3. INDIRECT COST ELECTION**

The City has not elected to use the 10% de minimis indirect cost rate allowed under the Uniform Guidance.



JJACPA, Inc.

A Professional Accounting Services Corp.

**REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON  
COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL  
STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING  
STANDARDS***

**Independent Auditor's Report**

The Honorable City Council  
City of Lakeport  
Lakeport, California

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, the aggregate remaining fund information and the budgetary comparison information of the City of Lakeport, California (City), as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated February 5, 2021.

**Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

## **Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

## **Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

February 5, 2021

*JJACPA, Inc.*  
**JJACPA, Inc.**  
**Dublin, CA**



**JJACPA, Inc.**

A Professional Accounting Services Corp.

**REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM; REPORT ON  
INTERNAL CONTROL OVER COMPLIANCE; AND REPORT ON SCHEDULE OF  
EXPENDITURES OF FEDERAL AWARDS REQUIRED BY THE UNIFORM GUIDANCE**

**Independent Auditor's Report**

The Honorable City Council  
City of Lakeport  
Lakeport, California

**Report on Compliance for Each Major Federal Program**

We have audited the City of Lakeport, California's (City) compliance with the types of compliance requirements described in the *OMB Compliance Supplement* that could have a direct and material effect on each of the City's major federal programs for the year ended June 30, 2020. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

***Management's Responsibility***

Management is responsible for compliance with federal statutes, regulations, and the terms and conditions of its federal awards applicable to its federal programs.

***Auditor's Responsibility***

Our responsibility is to express an opinion on compliance for each of the City's major federal programs based on our audit of the types of compliance requirements referred to above. We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Those standards and the Uniform Guidance require that we plan and perform the audit to obtain reasonable assurance about whether noncompliance with the types of compliance requirements referred to above that could have a direct and material effect on a major federal program occurred. An audit includes examining, on a test basis, evidence about the City's compliance with those requirements and performing such other procedures as we considered necessary in the circumstances.

We believe that our audit provides a reasonable basis for our opinion on compliance for each major federal program. However, our audit does not provide a legal determination of the City's compliance.

***Opinion on Each Major Federal Program***

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended June 30, 2020.



## **Report on Internal Control Over Compliance**

Management of the City is responsible for establishing and maintaining effective internal control over compliance with the types of compliance requirements referred to above. In planning and performing our audit of compliance, we considered the City's internal control over compliance with the types of requirements that could have a direct and material effect on each major federal program to determine the auditing procedures that are appropriate in the circumstances for the purpose of expressing an opinion on compliance for each major federal program and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, we do not express an opinion on the effectiveness of the City's internal control over compliance.

*A deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our consideration of internal control over compliance was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies. We did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

The purpose of this report on internal controls over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.

## **Report on Schedule of Expenditures of Federal Awards Required by the Uniform Guidance**

We have audited the financial statements of the governmental activities, the business-type activities, each major fund, the aggregate remaining fund information, and the budgetary comparison information of the City of Lakeport, California (City) as of and for the year ended June 30, 2020, and the related notes to the financial statements, which collectively comprise the City's basic financial statements. We issued our report thereon dated February 5, 2021, which contained unmodified opinions on those financial statements. Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements. The accompanying schedule of expenditures of federal awards is presented for purposes of additional analysis as required by the Uniform Guidance and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the schedule of expenditures of federal awards is fairly stated in all material respects in relation to the basic financial statements as a whole.

February 5, 2021

*JJACPA, Inc.*  
**JJACPA, Inc.**

**City of Lakeport, California**  
**Schedule of Findings and Questioned Costs**  
**For the year ended June 30, 2020**

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**Section I – Summary of Auditor’s Results**

**Financial Statements**

Type of auditor’s report issued	Unmodified
Internal control over financial reporting:	
• Material weakness(es) identified?	No
• Significant deficiency(ies) identified?	None reported
Noncompliance material to financial statements noted?	No

**Federal Awards**

Internal control over major programs:	
• Material weakness(es) identified?	No
• Significant deficiency(ies) identified?	None reported
Type of auditor’s report issued on compliance for major programs:	Unmodified
Any audit findings disclosed that are required to be reported in accordance with 2 CFR 200.516(a)?	No
Identification of major programs:	
<u>CFDA Number</u>	<u>Name of Federal Program or Cluster</u>
14.239	HOME Investment Partnerships Program
Dollar threshold used to distinguish between Type A and Type B programs:	\$750,000
Auditee qualified as low-risk auditee?	Yes

**City of Lakeport, California**  
**Schedule of Findings and Questioned Costs, Continued**  
**For the year ended June 30, 2020**

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**Section II – Financial Statement Findings**

No matters were reported.

**Section III – Federal Award Findings and Questioned Costs**

No matters were reported.

**Section IV – Status of Prior Year Audit Findings**

No prior year audit findings

**Section V – Corrective Action Plan**

There were neither current year findings nor questioned costs (see Section III above).

## **Site Control**

The City of Lakeport Business Loan program will be administered from City Hall, located at 225 Park Street Lakeport, CA 95453. Lakeport is the county seat of Lake County, and is easily accessible from U.S. Highway 29. City Hall is ADA-compliant, located on an easy access public street with many free off-street parking spots. City Hall is open to the public Monday through Thursday 8:00 AM - 5:30 PM.



## APPENDIX J

1

### Appendix J: 2021 CDBG Application Certifications and Statement of Assurances

Complete and fully execute the attached 2021 CDBG Application Certifications and Statement of Assurances. The executed statement must be uploaded as a threshold document in the application. The document **may not** be modified.

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF FINANCIAL ASSISTANCE**

2020 W. El Camino Avenue, Suite 200  
Sacramento, CA 95833  
(855) 333-CDBG (2324)/ FAX (916) 263-2763  
www.hcd.ca.gov



**2021 CDBG Application Certifications and Statement of Assurances**

The City of Lakeport hereby certifies the following:

**1. Legal Authority:**

It possesses the legal authority to apply for and execute the proposed activity(s) in the application.

**2. Application Authorization:**

Its governing body has duly adopted or passes as an official act or resolution, motion, or similar action authorizing the filing of the application, including all understandings and assurances contained therein, and directing and authorizing the applicant's chief executive officer or other designee to act in connection with the application and to provide such additional information as may be required.

**3. Citizen Participation:**

It has or will comply with all citizen participation requirements, which include, at a minimum, the following components:

- A. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blight areas and of areas in which CDBG funds are proposed to be used, and provides for participation of residents in low- and moderate-income neighborhoods as defined by the local jurisdiction – and
- B. Provides citizens with reasonable ADA compliant and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, as required by CDBG regulations, and relating to the actual use of funds under this title – and

KL



**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF FINANCIAL ASSISTANCE**

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- C. Provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee – and
- D. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program. These include at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries and with accommodation for the handicapped. This shall include one public meeting during the program design, annual performance report preparation, and formal amendments. A public hearing shall be conducted prior to application submittal – and
- E. Solicits and provides for a timely written answer to written complaints and grievances, within 15 working days where practicable – and
- F. Identifies needs of limited-English speaking residents will be met in the case of public hearings where limited-English speaking residents can reasonably be expected to participate.

**4. National Objective:**

It has developed its CDBG Program so as to primarily benefit targeted income person and households and each activity in the program meets one of the three national objectives: benefit to low-and moderate-income persons, elimination of slums and blight, or meets an urgent community need (with prior Department approval) certified by the grantee as such.

**5. NEPA Environmental Review:**

It consents to assume, and hereby assumes the responsibilities for environmental review and decision-making in order to ensure timely compliance with NEPA by following the procedures for recipients of block grant funds as set forth in [24 CFR Part 58](#), titled "Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities." Also included in this requirement is compliance with [Executive Order 11988](#) relating to the evaluation of flood hazards, [Section 102\(a\) of the Flood Disaster Protection Act of 1973](#) (Public Law 93-234) regarding purchase of flood insurance, and the [National](#)

Department of Housing and Community Development  
Revised 11/03/2020

2021 CDBG NOFA  
Authorized Signatory Initials:



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[Historic Preservation Act of 1966](#) (16 USC 470) and implementing regulations  
([36 CFR §800.8](#)).

**6. Audit/Performance Findings:**

It certifies that the State Controller's Office (SCO) was in receipt of its complete Single Audit Package by the NOFA application due date or certifies that is exempt from the Single Audit requirements set forth in [2 CFR Part 200](#).

**7. Growth Control:**

It certifies that there is no plan, ordinance, or other measure in effect which directly limits, by number, the building permits that may be issued for residential construction or the buildable lots which may be developed for residential purposes; or if such a plan, ordinance, or measure is in effect, it will either be rescinded before receiving funds, or it need not be rescinded because it:

- A. Imposes a moratorium on residential construction, to protect health and safety, for a specified period of time which will end when health and safety is no longer jeopardized; or,
- B. Creates agricultural preserves under [Chapter 7 \(commencing with Section 51200\) of Part 2 of Division 1 of Title 5 of the Government Code](#); or,
- C. Was adopted pursuant to a specific requirement of a State or multi-State board, agency, department, or commission; or,
- D. The applicant has an adopted housing element which the Department has found to be in compliance, unless a final order has been used by a court in which the court determined that it is not in compliance with [Article 10.6 of Chapter 3 of Division 1 of Title 7 of the Government Code, commencing with section 65580](#).

**8. Uniform Administrative Requirements:**

It will comply with the regulations, policies, guidelines and requirements of [2 CFR Part 200](#) and [24 CFR Part 85](#) and the [CDBG Program Guidelines](#).



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**9. Nondiscrimination:**

It shall comply with the following regarding nondiscrimination laws and practices as may be amended from time to time:

- A. Title VI of the Civil Rights Act of 1964 (Public Law 88-352).
- B. Title VIII of the Civil Rights Act of 1968 (Public Law 90-284) as amended; and will administer all programs and activities related to housing and community development in a manner affirmatively furthering fair housing.
- C. Section 109 of the Housing and Community Development Act of 1974, as amended.
- D. Section 3 of the Housing and Urban Development Act of 1968, as amended.
- E. Executive Order 11246, as amended by Executive Orders 11375 and 12086.
- F. Executive Order 11063, as amended by Executive Order 12259.
- G. Section 504 of the Rehabilitation Act of 1973 (Public Law 93-112), as amended, and implementing regulations.
- H. The Age Discrimination Act of 1975 (Public Law 94-135).

**10. Anti-Displacement/Relocation:**

It will comply with the Federal Relocation Act (42 U.S.C. 4601 et seq.).

**11. Labor Standards:**

It will comply with the following regarding labor standards as may be amended from time to time:

- A. Section 110 of the Housing and Community Development Act of 1974, as amended.

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- B. [Section 1720, et seq. of the California Labor Code](#) regarding public works labor standards.
- C. Davis-Bacon and Related Acts as amended ([40 U.S.C. §276\(a\)](#)) regarding the payment of prevailing wage rates.
- D. Contract Work Hours and Safety Standards Act ([40 U.S.C. §3702](#)) regarding overtime compensation.
- E. Anti-Kickback Act of 1934 ([41 U.S.C. §51-58](#)) prohibiting "kickbacks" of wages in federally assisted construction activities.

**12. Architectural Barriers:**

It will comply with the Architectural Barriers Act of 1968 ([42 U.S.C. §4151 et seq.](#)) and implementing regulations ([24 CFR Parts 40-41](#))

**13. Conflict of Interest:**

It will enforce standards for conflicts of interest which govern the performance of their officers, employees, or agents engaged in the award and administration, in whole or in part, of State CDBG grant funds ([24 CFR §570.611](#)).

**14. Limitations on Political Activities:**

It will comply with the Hatch Act ([5 U.S.C. §1501, et seq.](#)) regarding political activity of employees.

**15. Lead Based Paint:**

It will comply with the Lead-Based Paint Regulations ([24 CFR Part 35](#)) which prohibit the use of lead-based paint on projects funded by the program.

**16. Debarred Contractors:**

It certifies that neither the applicant or its staff are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in federal assistance programs, in any proposal submitted in connection with the CDBG program, per the Excluded Party List System located at <https://www.sam.gov/SAM/>. In addition, the applicant will not award contracts



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to or otherwise engage the services of any contractor while that contractor (or its principals) is debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation from the covered transaction, in any

proposal submitted in connection with the CDBG program under the provisions of [24 CFR Part 24](#).

**17. Inspection of Grant Activities:**

It will give HUD, the Comptroller General, the State Department of Housing and Community Development, or any of their authorized representatives access

to and the right to examine all records, books, papers, or documents related to the grant.

**18. Cost Recovery:**

It will not attempt to recover any capital costs of public improvements assisted in whole or part with CDBG funds by assessing any amount against properties owned and occupied by persons of low- and moderate-income including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless:

- A. CDBG funds received are used to pay the proportion of such fee or assessment that relates to the capital costs of public improvements that are financed from revenue sources other than CDBG funds; or
- B. For purposes of assisting any amount against properties owned and occupied by persons of low- and moderate-income who are not persons of very low income, that it lacks sufficient funds received from CDBG Program to comply with the requirements of this clause.

**19. Procurement:**

It will follow the federal procurement policies per [24 CFR §200.317 et seq.](#)

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**20. Excessive Force:**

It will adopt and enforce policies:

- A. Prohibiting the use of excessive force by its law enforcement agencies against individuals engaged in non-violent civil rights demonstrations; and
- B. Enforcing applicable State and local law against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstration within its jurisdiction.

**21. Anti-Lobbying:**

- A. It certifies and agrees that no federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with the federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

**22. Compliance with Laws:**

The jurisdiction will comply with all applicable laws, rules, and regulations governing the activities being applied for herein.

      *K.*



STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY

GAVIN NEWSOM, Governor

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
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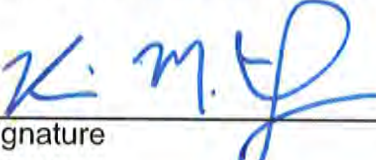
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**I hereby certify under penalty of perjury that all information contained in this Statement of Assurances (including all supporting documentation) is true and correct. I understand and acknowledge that making false statements on this certification, including any documents submitted in support of it, is a crime under federal and California state laws, which may result in criminal prosecution and fines.**

**Kevin Ingram**

Printed Name of Authorized Representative (*per the Resolution*)

  
Signature

**City Manager**  
Title

  
Date





# DIST



June 22, 2021

**NOTICE IS HEREBY GIVEN** that the City of Lakeport will conduct a public meeting on Tuesday, June 29, at 5:00 PM at Lakeport City Hall in order for the City Council to consider approval by resolution of an application for funding under the State Community Development Block Grant (CDBG) Program and to approve submittal of the application by Council resolution.

The Community Development and Economic Development Allocations of the State CDBG program publish a combined "Notice of Funding Availability" (NOFA) each program year. Eligible cities and counties may submit applications for CDBG funds under the 2021 NOFA for a maximum total of \$1,500,000.

ELIGIBLE ACTIVITIES UNDER THE ABOVE ALLOCATIONS IN THE NOFA MAY CONSIST OF: HOMEOWNERSHIP ASSISTANCE AND HOUSING REHABILITATION PROGRAMS; PUBLIC SERVICE PROGRAMS; PLANNING STUDIES; ECONOMIC DEVELOPMENT BUSINESS ASSISTANCE AND MICROENTERPRISE ACTIVITIES. ELIGIBLE ACTIVITIES PAID FOR WITH STATE CDBG FUNDS MUST MEET ONE OR MORE OF THE THREE NATIONAL OBJECTIVES LISTED IN CDBG FEDERAL STATUTES AS FOLLOWS: BENEFIT TO LOW-MODERATE INCOME HOUSEHOLDS OR PERSONS, ELIMINATION OF SLUMS AND BLIGHT, OR MEETING URGENT COMMUNITY DEVELOPMENT NEED.

The City held a public meeting on June 15, 2021 to obtain comments from interested parties regarding the CDBG program. The outcome of that meeting and subsequent work by City staff and elected officials has resulted in preparations for one funding application in the amount of \$500,000: Economic Development Business Assistance, to provide low interest loans to city businesses to help create and retain jobs for low- and moderate-income households.

Pursuant to Section 3 of Executive Order N-29-20, issued by Governor Newsom on March 17, 2020, the regular meeting of the City Council for June 15, 2021 will be conducted telephonically through Zoom. Please be advised that pursuant to the Executive Order, and to ensure the health and safety of the public by limiting human contact that could spread the COVID-19 virus, the Council Chambers will not be open for the meeting. Council Members will be participating telephonically and will not be physically present in the Council Chambers.

If you would like to speak on an agenda item, you can access the Zoom meeting remotely:  
Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join: <https://us06web.zoom.us/j/82885346233?pwd=SW1lM0oxS1RMVWpnbkxkQVl9RDZkdz09>  
Passcode: 869055

Or join by phone:

Dial (for higher quality, dial a number based on your current location):  
US: +1 720 707 2699 or +1 253 215 8782 or +1 346 248 7799 or +1 646 558 8656 or +1 301 715 8592 or +1 312 626 6799

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Please indicate in the email Subject line "FOR PUBLIC COMMENT" and list the item number you wish to comment on. Comments that you want read to the Council will be subject to the three-minute time limitation (approximately 350 words). Written comments that are only to be provided to Council and not read at the meeting will be distributed to the Council prior to the meeting.

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# CITY OF LAKEPORT

City Council ☒  
City of Lakeport Municipal Sewer District ☒  
Lakeport Redevelopment Successor Agency ☐  
Lakeport Industrial Development Agency ☐  
Municipal Financing Agency of Lakeport ☐

## STAFF REPORT

**RE:** CDBG – Economic Development

**MEETING DATE:** 6/29/2021

**SUBMITTED BY:** Jennifer M. Byers, Community Development Director

**PURPOSE OF REPORT:** ☐ Information only ☐ Discussion ☒ Action Item

### WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to adopt the draft Resolution authorizing the City Manager to sign the statement of assurances and submit an application requesting \$500,000 from the State Community Development Block Grant (CDBG) to allocate towards Economic Development Activities.

**BACKGROUND/DISCUSSION:** The State Department of Housing and Community Development (HCD) published a Notice of Funding Availability (NOFA) for the 2021 Non-Entitlement Community Development Block Grant funds. Eligible cities may submit applications for CDBG funds under the 2021 NOFA. The CDBG program can fund Community Development program activities and projects, and Economic Development program activities and projects.

In May of 2021, staff was approached by Community Development Services to provide services to administer Economic Development Activities on behalf of the City. The City as the Non-Entitlement Jurisdiction would be required to submit an application requesting the funds. The National Objective would be for the creation or retention of jobs for low-mod individuals.

On June 15, 2021, a community meeting was held at 4:30 pm, as well as the City Council opened a public hearing to receive public input regarding the CDBG program and possible activities and projects to be considered for funding under the Notice of Funding Availability (NOFA) process. The purpose of the public hearing was to give the public an opportunity to make their comments known regarding the eligible activities the City intends to apply for under the State CDBG program. The outcome of that meeting and subsequent work by City staff and elected officials has resulted in preparations for one funding application; Economic Development Business Assistance, to provide low interest loans to city businesses to help create and retain jobs for low- and moderate-income households.

The City currently has approximately \$100,000 on hand and plans to allocate an amount not to exceed \$150,000 over the life of this grant to the activity specified in the application, Economic Development Activities

**OPTIONS:**

1. Adopt the draft Resolution authorizing the City Manager to sign the statement of assurances and submit an application under the CDBG 2021 NOFA to allocate towards Economic Development Activities.
2. Take no action or provide other direction to staff.

**FISCAL IMPACT:**

☒ None      ☐ \$      Budgeted Item? ☐ Yes ☒ No

Budget Adjustment Needed? ☐ Yes ☒ No      If yes, amount of appropriation increase: \$

Affected fund(s): ☒ General Fund   ☐ Water OM Fund   ☐ Sewer OM Fund   ☐ Other: Fund

Community Development Services will be preparing the application. The application cost is an eligible expenditure under the City's open contract with general administration funds. It is believed that the grant will have enough funds to cover this cost with no additional funds being needed. If awarded, CDBG funds are a 100% grant with no matching fund requirements. Up front expenditures for preparation of any bids and specifications by the City Engineer or other consultants may be required. If awarded these funds may be eligible for reimbursement (OTC Projects).

**SUGGESTED MOTION:**

Move to adopt the Resolution authorizing the City Manager to sign the statement of assurances and submit an application for the State Community Development Block Grant for the staff recommended purposes.

- ☒ **Attachments:**
1. Resolution for CDBG Grant
  2. Statement of Assurances

**RESOLUTION NO.\_\_\_\_**

**A RESOLUTION APPROVING AN APPLICATION FOR FUNDING AND THE  
EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS  
THERE TO FROM THE 2020-2021 FUNDING YEAR OF THE STATE CDBG  
PROGRAM**

BE IT RESOLVED by the Lakeport City Council; County of Lake as follows:

**SECTION 1:**

The City Council has reviewed and hereby approves the submission to the State of California of one or more application(s) in the aggregate amount, not to exceed, of \$500,000 for the following CDBG activities, pursuant to the January 2021 CDBG NOFA:

Business Assistance	\$ <u>425,000</u>
Activity Delivery	\$ <u>35,000</u>
Administration	\$ <u>50,000</u>

**SECTION 2:**

The City Council hereby approves the use of Program Income in an amount not to exceed \$150,000 for the CDBG activities described in Section 1.

**SECTION 3:**

The City acknowledges compliance with all state and federal public participation requirements in the development of its application(s).

**SECTION 4:**

The City hereby authorizes and directs the City Manager to execute and deliver all applications and act on the City's behalf in all matters pertaining to all such applications.

**SECTION 5:**

If an application is approved, the City Manager is authorized to enter into, execute and deliver the grant agreement (*i.e.*, Standard Agreement) and any and all subsequent amendments thereto with the State of California for the purposes of the grant.

**SECTION 6:**

If an application is approved, the City Manager is authorized to sign and submit Funds Requests and all required reporting forms and other documentation as may be required by the State of California from time to time in connection with the grant.

PASSED AND ADOPTED at a special meeting of the Lakeport City Council, of the County of Lake held on June 29, 2021 by the following vote:

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

---

Kenneth Parlet, II, Mayor  
City Council

**STATE OF CALIFORNIA**  
City of Lakeport

I, Kelly Buendia, City Clerk of the City of Lakeport, State of California, hereby certify the above and foregoing to be a full, true and correct copy of a resolution adopted by said City Council on this 29th day of June, 2021.

---

Kelly Buendia, City Clerk of the City of Lakeport, State  
of California

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## 2021 CDBG Application Certifications and Statement of Assurances

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### 3. Citizen Participation:

It has or will comply with all citizen participation requirements, which include, at a minimum, the following components:

- A. Provides for and encourages citizen participation, with particular emphasis on participation by persons of low and moderate income who are residents of slum and blight areas and of areas in which CDBG funds are proposed to be used, and provides for participation of residents in low- and moderate-income neighborhoods as defined by the local jurisdiction – and
- B. Provides citizens with reasonable ADA compliant and timely access to local meetings, information, and records relating to the grantee's proposed use of funds, as required by CDBG regulations, and relating to the actual use of funds under this title – and

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DIVISION OF FINANCIAL ASSISTANCE**

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- C. Provides for technical assistance to groups representative of persons of low and moderate income that request such assistance in developing proposals with the level and type of assistance to be determined by the grantee – and
- D. Provides for public hearings to obtain citizen views and to respond to proposals and questions at all stages of the community development program. These include at least the development of needs, the review of proposed activities, and review of program performance, which hearings shall be held after adequate notice, at times and locations convenient to potential or actual beneficiaries and with accommodation for the handicapped. This shall include one public meeting during the program design, annual performance report preparation, and formal amendments. A public hearing shall be conducted prior to application submittal – and
- E. Solicits and provides for a timely written answer to written complaints and grievances, within 15 working days where practicable – and
- F. Identifies needs of limited-English speaking residents will be met in the case of public hearings where limited-English speaking residents can reasonably be expected to participate.

**4. National Objective:**

It has developed its CDBG Program so as to primarily benefit targeted income person and households and each activity in the program meets one of the three national objectives: benefit to low-and moderate-income persons, elimination of slums and blight, or meets an urgent community need (with prior Department approval) certified by the grantee as such.

**5. NEPA Environmental Review:**

It consents to assume, and hereby assumes the responsibilities for environmental review and decision-making in order to ensure timely compliance with NEPA by following the procedures for recipients of block grant funds as set forth in [24 CFR Part 58](#), titled "Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities." Also included in this requirement is compliance with [Executive Order 11988](#) relating to the evaluation of flood hazards, [Section 102\(a\) of the Flood Disaster Protection Act of 1973](#) (Public Law 93-234) regarding purchase of flood insurance, and the [National](#)

Department of Housing and Community Development  
Revised 11/03/2020

2021 CDBG NOFA  
Authorized Signatory Initials:

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[Historic Preservation Act of 1966](#) (16 USC 470) and implementing regulations  
([36 CFR §800.8](#)).

**6. Audit/Performance Findings:**

It certifies that the State Controller's Office (SCO) was in receipt of its complete Single Audit Package by the NOFA application due date or certifies that it is exempt from the Single Audit requirements set forth in [2 CFR Part 200](#).

**7. Growth Control:**

It certifies that there is no plan, ordinance, or other measure in effect which directly limits, by number, the building permits that may be issued for residential construction or the buildable lots which may be developed for residential purposes; or if such a plan, ordinance, or measure is in effect, it will either be rescinded before receiving funds, or it need not be rescinded because it:

- A. Imposes a moratorium on residential construction, to protect health and safety, for a specified period of time which will end when health and safety is no longer jeopardized; or,
- B. Creates agricultural preserves under [Chapter 7 \(commencing with Section 51200\) of Part 2 of Division 1 of Title 5 of the Government Code](#); or,
- C. Was adopted pursuant to a specific requirement of a State or multi-State board, agency, department, or commission; or,
- D. The applicant has an adopted housing element which the Department has found to be in compliance, unless a final order has been used by a court in which the court determined that it is not in compliance with [Article 10.6 of Chapter 3 of Division 1 of Title 7 of the Government Code, commencing with section 65580](#).

**8. Uniform Administrative Requirements:**

It will comply with the regulations, policies, guidelines and requirements of [2 CFR Part 200](#) and [24 CFR Part 85](#) and the [CDBG Program Guidelines](#).

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**9. Nondiscrimination:**

It shall comply with the following regarding nondiscrimination laws and practices as may be amended from time to time:

- A. Title VI of the Civil Rights Act of 1964 (Public Law 88-352).
- B. Title VIII of the Civil Rights Act of 1968 (Public Law 90-284) as amended; and will administer all programs and activities related to housing and community development in a manner affirmatively furthering fair housing.
- C. Section 109 of the Housing and Community Development Act of 1974, as amended.
- D. Section 3 of the Housing and Urban Development Act of 1968, as amended.
- E. Executive Order 11246, as amended by Executive Orders 11375 and 12086.
- F. Executive Order 11063, as amended by Executive Order 12259.
- G. Section 504 of the Rehabilitation Act of 1973 (Public Law 93-112), as amended, and implementing regulations.
- H. The Age Discrimination Act of 1975 (Public Law 94-135).

**10. Anti-Displacement/Relocation:**

It will comply with the Federal Relocation Act (42 U.S.C. 4601 et seq.).

**11. Labor Standards:**

It will comply with the following regarding labor standards as may be amended from time to time:

- A. [Section 110 of the Housing and Community Development Act of 1974](#), as amended.



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- B. [Section 1720, et seq. of the California Labor Code](#) regarding public works labor standards.
- C. Davis-Bacon and Related Acts as amended ([40 U.S.C. §276\(a\)](#)) regarding the payment of prevailing wage rates.
- D. Contract Work Hours and Safety Standards Act ([40 U.S.C. §3702](#)) regarding overtime compensation.
- E. Anti-Kickback Act of 1934 ([41 U.S.C. §51-58](#)) prohibiting "kickbacks" of wages in federally assisted construction activities.

**12. Architectural Barriers:**

It will comply with the Architectural Barriers Act of 1968 ([42 U.S.C. §4151 et seq.](#)) and implementing regulations ([24 CFR Parts 40-41](#))

**13. Conflict of Interest:**

It will enforce standards for conflicts of interest which govern the performance of their officers, employees, or agents engaged in the award and administration, in whole or in part, of State CDBG grant funds ([24 CFR §570.611](#)).

**14. Limitations on Political Activities:**

It will comply with the Hatch Act ([5 U.S.C. §1501, et seq.](#)) regarding political activity of employees.

**15. Lead Based Paint:**

It will comply with the Lead-Based Paint Regulations ([24 CFR Part 35](#)) which prohibit the use of lead-based paint on projects funded by the program.

**16. Debarred Contractors:**

It certifies that neither the applicant or its staff are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in federal assistance programs, in any proposal submitted in connection with the CDBG program, per the Excluded Party List System located at <https://www.sam.gov/SAM/>. In addition, the applicant will not award contracts

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to or otherwise engage the services of any contractor while that contractor (or its principals) is debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation from the covered transaction, in any

proposal submitted in connection with the CDBG program under the provisions of [24 CFR Part 24](#).

**17. Inspection of Grant Activities:**

It will give HUD, the Comptroller General, the State Department of Housing and Community Development, or any of their authorized representatives access

to and the right to examine all records, books, papers, or documents related to the grant.

**18. Cost Recovery:**

It will not attempt to recover any capital costs of public improvements assisted in whole or part with CDBG funds by assessing any amount against properties owned and occupied by persons of low- and moderate-income including any fee charged or assessment made as a condition of obtaining access to such public improvements, unless:

- A. CDBG funds received are used to pay the proportion of such fee or assessment that relates to the capital costs of public improvements that are financed from revenue sources other than CDBG funds; or
- B. For purposes of assisting any amount against properties owned and occupied by persons of low- and moderate-income who are not persons of very low income, that it lacks sufficient funds received from CDBG Program to comply with the requirements of this clause.

**19. Procurement:**

It will follow the federal procurement policies per [24 CFR §200.317 et seq.](#)

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**20. Excessive Force:**

It will adopt and enforce policies:

- A. Prohibiting the use of excessive force by its law enforcement agencies against individuals engaged in non-violent civil rights demonstrations; and
- B. Enforcing applicable State and local law against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstration within its jurisdiction.

**21. Anti-Lobbying:**

- A. It certifies and agrees that no federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
- B. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with the federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions.

**22. Compliance with Laws:**

The jurisdiction will comply with all applicable laws, rules, and regulations governing the activities being applied for herein.

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**I hereby certify under penalty of perjury that all information contained in this Statement of Assurances (including all supporting documentation) is true and correct. I understand and acknowledge that making false statements on this certification, including any documents submitted in support of it, is a crime under federal and California state laws, which may result in criminal prosecution and fines.**

\_\_\_\_\_  
Printed Name of Authorized Representative (per the Resolution)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

**RESOLUTION NO. 2813 (2021)**

**A RESOLUTION APPROVING AN APPLICATION FOR FUNDING AND THE  
EXECUTION OF A GRANT AGREEMENT AND ANY AMENDMENTS  
THERE TO FROM THE 2020-2021 FUNDING YEAR OF THE STATE CDBG  
PROGRAM**

BE IT RESOLVED by the Lakeport City Council; County of Lake as follows:

**SECTION 1:**

The City Council has reviewed and hereby approves the submission to the State of California of one or more application(s) in the aggregate amount, not to exceed, of \$500,000 for the following CDBG activities, pursuant to the January 2021 CDBG NOFA:

Business Assistance	\$ <u>425,000</u>
Activity Delivery	\$ <u>35,000</u>
Administration	\$ <u>50,000</u>

**SECTION 2:**

The City Council hereby approves the use of Program Income in an amount not to exceed \$150,000 for the CDBG activities described in Section 1.

**SECTION 3:**

The City acknowledges compliance with all state and federal public participation requirements in the development of its application(s).

**SECTION 4:**

The City hereby authorizes and directs the City Manager to execute and deliver all applications and act on the City's behalf in all matters pertaining to all such applications.

**SECTION 5:**

If an application is approved, the City Manager is authorized to enter into, execute and deliver the grant agreement (*i.e.*, Standard Agreement) and any and all subsequent amendments thereto with the State of California for the purposes of the grant.

**SECTION 6:**

If an application is approved, the City Manager is authorized to sign and submit Funds Requests and all required reporting forms and other documentation as may be required by the State of California from time to time in connection with the grant.

PASSED AND ADOPTED at a special meeting of the Lakeport City Council, of the County of Lake held on June 29, 2021 by the following vote:

AYES: Mayor Parlet, Council Members Froio, Green, Mattina and Turner

NOES: None

ABSENT: None

ABSTAIN: None



Kenneth Parlet, II, Mayor  
City Council

**STATE OF CALIFORNIA**

City of Lakeport

I, Kelly Buendia, City Clerk of the City of Lakeport, State of California, hereby certify the above and foregoing to be a full, true and correct copy of a resolution adopted by said City Council on this 29th day of June, 2021.



Kelly Buendia, City Clerk of the City of Lakeport, State  
of California



Q Search...

GO

# City Manager

## Kevin Ingram, City Manager

The City Manager is appointed by the City Council and serves at the pleasure of the City Council. The City Manager provides day to day leadership and manages all City departments under the direction of the City Council. The City Manager is responsible for carrying out the City's policies, rules, regulations, and laws, coordinating all municipal programs and services, making recommendations to the City Council as appropriate concerning the operation, affairs and future needs of the City; participating in City Council meetings without the right to vote and keeping the City Council advised on the operation, finances and needs of the City.

The City Manager is responsible for managing the City's financial operations, including the accounting of all revenues and expenditures, the preparation and administration of the City's annual budget, and providing customer service to the community. The City Manager oversees personnel rules and procedures, ensuring compliance with state and federal laws.



CALIFORNIA

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State of California  
Financial Information System for California (FI\$Cal)  
**GOVERNMENT AGENCY TAXPAYER ID FORM**  
2000 Evergreen Street, Suite 215  
Sacramento, CA 95815  
www.fiscal.ca.gov  
1-855-347-2250



The principal purpose of the information provided is to establish the unique identification of the government entity.

**Instructions:** You may submit one form for the principal government agency and all subsidiaries sharing the same TIN. Subsidiaries with a different TIN must submit a separate form. Fields bordered in red are required. Hover over fields to view help information. Please print the form to sign prior to submittal. You may email the form to: vendors@fiscal.ca.gov, or fax it to (916) 576-5200, or mail it to the address above.

Principal Government Agency Name	City of Lakeport				
Remit-To Address (Street or PO Box)	225 Park Street				
City	Lakeport	State	CA	Zip Code+4	95453
Government Type:	<input checked="" type="checkbox"/> City	<input type="checkbox"/> County	Federal Employer Identification Number (FEIN)	946001434	
	<input type="checkbox"/> Special District	<input type="checkbox"/> Federal			
	<input type="checkbox"/> Other (Specify)				

List other subsidiary Departments, Divisions or Units under your principal agency's jurisdiction who share the same FEIN and receives payment from the State of California.

Dept/Division/Unit Name		Complete Address	
Dept/Division/Unit Name		Complete Address	
Dept/Division/Unit Name		Complete Address	
Dept/Division/Unit Name		Complete Address	

Contact Person	Kevin Ingram	Title	City Manager	
Phone number	707-263-5615	E-mail address	kingram@cityoflakeport.com	
Signature			Date	7/1/21



Instructions: Fill out the above line item budget with you projected activity costs. You may identify the line items by category, such as activity delivery, activity, and admin, or by any other activity categories that apply to your activity. Do keep you administration costs categorized under the General Administration category. Fill in the jurisdiction and activity information at the top of the form, and identify the specific resources (funds) that will be used to pay for each line item in each category. If you do not have CDBG-PI, please leave those

SAMPLE

City of Town			Food Bank					Helping Hands Mission						
Duplication of Benefits Tracking		Sources												Budget Gap/
Uses (line item budget)	Total Activity Costs	CARES Act	Donations	Mission Fndn.	DHSS	FEMA	General Fund	[Source 7]	[Source 8]	[Source 9]	CDBG-CV1	CDBG PI	Duplication of Benefits	
Food and Delivery Costs														
Canned Food	\$ 25,000.00	\$ -	\$ 1,500.00	\$ 5,000.00	\$ 15,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500.00	\$ -	\$ -	
Perishible Food	\$ 50,000.00	\$ -	\$ 2,500.00	\$ 5,000.00	\$ 35,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500.00	\$ -	\$ -	
Boxes/Bags	\$ 1,500.00	\$ -	\$ -	\$ 1,500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Delivery Fuel	\$ 7,500.00	\$ -	\$ -	\$ 1,000.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,500.00	\$ 1,000.00	
Vehicle Costs	\$ 9,000.00	\$ -	\$ 500.00	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 8,000.00	\$ -	\$ (500.00)	
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Instructions: Fill out the above line item budget with you projected activity costs. You may identify the line items by category, such as activity delivery, activity, and admin, or by any other activity categories that apply to your activity. Do keep you administration costs categorized under the General Administration category. Fill in the jurisdiction and activity information at the top of the form, and identify the specific resources (funds) that will be used to pay for each line item in each category. If you do not have CDBG-PI, please leave those fields blank. If your budget line

Budget Report										
Passthrough Agency: California Department of Housing and Community Development							Report Date: 07/12/2021			
Program: CDBG - Economic Development 2021							Requested By: Nicholas Walker			
Stage: Pre-Award							<a href="mailto:nwalker@cityoflakeport.com">nwalker@cityoflakeport.com</a>			
Budget Items										
Category	Title	Description	Units	Unit Cost	Extended Cost	Direct Cost	Indirect Cost	GL Account	Cost Share	Type
Activity										
	Business Assistance	18-A	0	\$0.00	\$0.00	\$415,000.00	\$0.00		\$0.00	Direct Cost
Activity Total			0	\$0.00	\$0.00	\$415,000.00	\$0.00		\$0.00	
General Administration										
	Administration	21-A	0	\$0.00	\$0.00	\$35,000.00	\$0.00		\$0.00	Direct Cost
General Administration Total			0	\$0.00	\$0.00	\$35,000.00	\$0.00		\$0.00	
Activity Delivery										
	Activity Delivery	Activity Delivery	0	\$0.00	\$0.00	\$50,000.00	\$0.00		\$0.00	Direct Cost
Activity Delivery Total			0	\$0.00	\$0.00	\$50,000.00	\$0.00		\$0.00	
Other										
Category	Title	Description	Units	Unit Cost	Extended Cost	Direct Cost	Indirect Cost	GL Account	Cost Share	Type
Other										
Other Total			0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	
Grant Total			0	\$0.00	\$0.00	\$500,000.00	\$0.00		\$0.00	
Budget Report, Created by Nicholas Walker, <a href="mailto:nwalker@cityoflakeport.com">nwalker@cityoflakeport.com</a> , 07/12/2021										
Source: eCivis™ Portal										
<a href="http://www.ecivis.com/">http://www.ecivis.com/</a>										



# LAKEPORT, CITY OF

Unique Entity ID <b>NT49J8BP91L8</b>	CAGE / NCAGE <b>68C48</b>	Purpose of Registration <b>Federal Assistance Awards Only</b>
Registration Status <b>Active Registration</b>	Expiration Date <b>Feb 3, 2023</b>	
Physical Address <b>225 Park ST Lakeport, California 95453-4802 United States</b>	Mailing Address <b>225 Park Street Lakeport, California 95453-4802 United States</b>	

## Business Information

Doing Business as <b>(blank)</b>	Division Name <b>(blank)</b>	Division Number <b>(blank)</b>
Congressional District <b>California 05</b>	State / Country of Incorporation <b>(blank) / (blank)</b>	URL <b>(blank)</b>

## Registration Dates

Activation Date <b>Feb 7, 2022</b>	Submission Date <b>Feb 3, 2022</b>	Initial Registration Date <b>Jan 10, 2011</b>
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## Entity Dates

Entity Start Date <b>Apr 30, 1888</b>	Fiscal Year End Close Date <b>Jun 30</b>
--	---

## Immediate Owner

CAGE <b>(blank)</b>	Legal Business Name <b>(blank)</b>
------------------------	---------------------------------------

## Highest Level Owner

CAGE <b>(blank)</b>	Legal Business Name <b>(blank)</b>
------------------------	---------------------------------------

## Executive Compensation

Registrants in the System for Award Management (SAM) respond to the Executive Compensation questions in accordance with Section 6202 of P.L. 110-252, amending the Federal Funding Accountability and Transparency Act (P.L. 109-282). This information is not displayed in SAM. It is sent to USAspending.gov for display in association with an eligible award. Maintaining an active registration in SAM demonstrates the registrant responded to the questions.

## Proceedings Questions

Registrants in the System for Award Management (SAM) respond to proceedings questions in accordance with FAR 52.209-7, FAR 52.209-9, or 2.C.F.R. 200 Appendix XII. Their responses are not displayed in SAM. They are sent to FAPIIS.gov for display as applicable. Maintaining an active registration in SAM demonstrates the registrant responded to the proceedings questions.

## Exclusion Summary

Active Exclusions Records?

**No**

## SAM Search Authorization

I authorize my entity's non-sensitive information to be displayed in SAM public search results:

**Yes**

## Entity Types

### Business Types

Entity Structure <b>U.S. Government Entity</b>	Entity Type <b>US Local Government</b>	Organization Factors <b>(blank)</b>
Profit Structure <b>(blank)</b>		

**Socio-Economic Types**

Check the registrant's Reps & Certs, if present, under FAR 52.212-3 or FAR 52.219-1 to determine if the entity is an SBA-certified HUBZone small business concern. Additional small business information may be found in the SBA's Dynamic Small Business Search if the entity completed the SBA supplemental pages during registration.

**Government Types****U.S. Local Government****Municipality****City****Financial Information**

Accepts Credit Card Payments

**No**

Debt Subject To Offset

**No**

EFT Indicator

**0000**

CAGE Code

**68C48****Points of Contact****Electronic Business****Nicholas Walker, Finance Director****225 Park Street****Lakeport, California 95453****United States**

Kelly Buendia, Deputy City Clerk

225 Park Street

Lakeport, California 95453

United States

**Government Business****KEVIN INGRAM, City Manager****225 Park Street****Lakeport, California 95453****United States**

Nicholas Walker, Finance Director

225 Park Street

Lakeport, California 95453

United States

**Service Classifications****NAICS Codes**

Primary

NAICS Codes

NAICS Title

**Disaster Response**

This entity does not appear in the disaster response registry.



U.S. Department of Housing and Urban  
Development  
451 Seventh Street, SW  
Washington, DC 20410  
www.hud.gov  
espanol.hud.gov

## **Environmental Review for Activity/Project that is Exempt or Categorically Excluded Not Subject to Section 58.5 Pursuant to 24 CFR Part 58.34(a) and 58.35(b)**

### **Project Information**

**Project Name:** CDBG Business Assistance Program

**Responsible Entity:** City of Lakeport

**Grant Recipient** (if different than Responsible Entity):

**State/Local Identifier:** California, Contract # to be determined.

**Preparer:** Jeff Lucas

**Certifying Officer Name and Title:** Kevin Ingram, City Manager

**Consultant** (if applicable): Community Development Services (CDS)

**Project Location:** 225 Park Street, Lakeport CA 95453

**Description of the Proposed Project** [24 CFR 58.32; 40 CFR 1508.25]:

The CDBG Business Assistance Program is designed to provide financial assistance to small businesses impacted by the downturn of the economy. The program will follow CDBG underwriting requirements for the purpose of meeting job retention and job creation public benefit and national objectives. Every business assistance project funded under the program will be reviewed under HUD NEPA regulations 24 CFR Part 58.

### **Level of Environmental Review Determination:**

☐ Activity/Project is Exempt per 24 CFR 58.34(a):

☒ Activity/Project is Categorically Excluded Not Subject To §58.5 per 24 CFR 58.35(b):  
Economic development activities, including but not limited to, equipment purchase, inventory financing, interest subsidy, operating expenses and similar cost not associated with construction or expansion of existing operations.

Project Name

Project Locality and State

HEROS Number

### **Funding Information**

Grant Number	HUD Program	Funding Amount
CDBG	CDBG BA	NTE \$415,000

**Estimated Total HUD Funded Amount:** NTE \$415,000

**This project anticipates the use of funds or assistance from another Federal agency in addition to HUD in the form of (if applicable):**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:**  
\$500,000

### **Compliance with 24 CFR §50.4 and §58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6	Are formal compliance steps or mitigation required?	Compliance determinations Exempt
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6</b>		
<b>Airport Runway Clear Zones          and Accident Potential Zones</b>  24 CFR Part 51 Subpart D	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	24 CFR Part 51 Subpart D applies to projects within a Runway Clear Zone or Accident Potential Zone which provide assistance, subsidy or insurance for construction, land development, community development or redevelopment or any other provision of facilities and services which are designed to make land available for construction.  This project does not propose any of the above activities. Therefore, no further action or mitigation is required.



Project Name

Project Locality and State

HEROS Number

<p><b>Coastal Barrier Resources</b></p> <p>Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>This project is located in California, an area not covered under the Coastal Barrier Resources Act, as amended (16 USC 3501). Therefore, no further action or mitigation is required.</p>
<p><b>Flood Insurance</b></p> <p>Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]</p>	<p>Yes    No</p> <p><input type="checkbox"/>   <input checked="" type="checkbox"/></p>	<p>The Flood Disaster Protection Act of 1973 (42 USC 4001-4128) applies to projects utilizing Federal financial assistance for acquisition and construction purposes in an area identified by FEMA as having special flood hazards. The National Flood Insurance Reform Act of 1994 (42 USC 5154A) applies to HUD disaster assistance made available in special flood hazard areas.</p> <p>This project does not include acquisition, construction, or disaster assistance. Therefore, no further action or mitigation is required.</p>

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

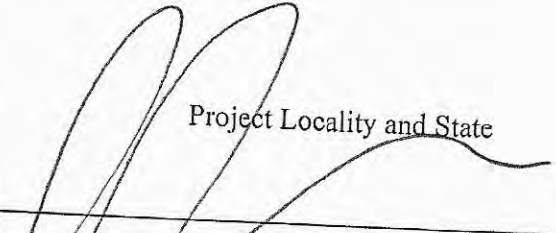
Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
N/A	N/A

Project Name

Project Locality and State

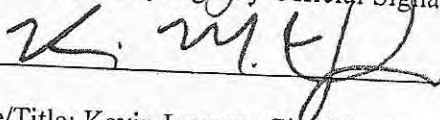
HEROS Number

Preparer Signature: 

Date: 06/30/2021

Name/Title/Organization: Jeff Lucas, Principal Consultant, Community Development Services

Responsible Entity Agency Official Signature:



Date: 7/1/21

Name/Title: Kevin Ingram, City Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



U.S. Department of Housing and Urban  
Development

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Washington, DC 20410  
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espanol.hud.gov

## **Environmental Review for Activity/Project that is Exempt or Categorically Excluded Not Subject to Section 58.5 Pursuant to 24 CFR Part 58.34(a) and 58.35(b)**

### **Project Information**

**Project Name:** Administration, CDBG Business Assistance Program

**Responsible Entity:** City of Lakeport

**Grant Recipient** (if different than Responsible Entity):

**State/Local Identifier:** California, Contract # to be determined

**Preparer:** Jeff Lucas

**Certifying Officer Name and Title:** Kevin Ingram, City Manager

**Consultant** (if applicable): Community Development Services (CDS)

**Project Location:** 225 Park Street, Lakeport CA 95453

**Description of the Proposed Project** [24 CFR 58.32; 40 CFR 1508.25]:  
Administrative tasks associated with management of CDBG grant.

### **Level of Environmental Review Determination:**

☒ Activity/Project is Exempt per 24 CFR 58.34(a): Administration

☐ Activity/Project is Categorically Excluded Not Subject To §58.5 per 24 CFR 58.35(b):

Project Name

Project Locality and State

HEROS Number

## **Funding Information**

<b>Grant Number</b>	<b>HUD Program</b>	<b>Funding Amount</b>
To be determined	CDBG General Admin	NTE \$35,000
To be determined	CDBG Activity Delivery	NTE \$50,000

**Estimated Total HUD Funded Amount:** NTE \$85,000

**This project anticipates the use of funds or assistance from another Federal agency in addition to HUD in the form of (if applicable):**

**Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]:**  
\$500,000

## **Compliance with 24 CFR §50.4 and §58.6 Laws and Authorities**

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

<b>Compliance Factors:</b> Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6	Are formal compliance steps or mitigation required?	Compliance determinations  Exempt
<b>STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6</b>		
<b>Airport Runway Clear Zones and Accident Potential Zones</b>  24 CFR Part 51 Subpart D	Yes   No <input type="checkbox"/> <input checked="" type="checkbox"/>	24 CFR Part 51 Subpart D applies to projects within a Runway Clear Zone or Accident Potential Zone which provide assistance, subsidy or insurance for construction, land development, community development or redevelopment or any other provision of facilities and services which are designed to make land available for construction.  This project does not propose any of the above activities. Therefore, no further action or mitigation is required.
<b>Coastal Barrier Resources</b>  Coastal Barrier Resources Act, as amended by the Coastal Barrier	Yes   No <input type="checkbox"/> <input checked="" type="checkbox"/>	This project is located in California, an area not covered under the Coastal Barrier Resources Act, as amended (16 USC 3501).

Project Name

Project Locality and State

HEROS Number

Improvement Act of 1990 [16 USC 3501]		Therefore, no further action or mitigation is required.
<b>Flood Insurance</b>  Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes    No <input type="checkbox"/> <input checked="" type="checkbox"/>	The Flood Disaster Protection Act of 1973 (42 USC 4001-4128) applies to projects utilizing Federal financial assistance for acquisition and construction purposes in an area identified by FEMA as having special flood hazards. The National Flood Insurance Reform Act of 1994 (42 USC 5154A) applies to HUD disaster assistance made available in special flood hazard areas.  This project does not include acquisition, construction, or disaster assistance. Therefore, no further action or mitigation is required.

**Mitigation Measures and Conditions [40 CFR 1505.2(c)]**

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
N/A	N/A

Project Name

Project Locality and State

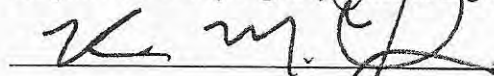
HEROS Number

Preparer Signature: \_\_\_\_\_

Date: 06/30/2021

Name/Title/Organization: Jeff Lucas, Principal Consultant, Community Development Services

Responsible Entity Agency Official Signature: \_\_\_\_\_



Date: 7/1/21

Name/Title: Kevin Ingram, City Manager

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



## Racial Equity: 28509875

Name	Attachments
28509875	No

### Applications

City of Lakeport Business Loan Program

### Racial Equity

It is a Department priority to ensure all eligible persons receive equitable access to services, and are served with dignity, respect and compassion regardless of circumstance, ability or identity. This includes marginalized populations, including but not limited to, Black, Native and Indigenous, Latinx, Asian, Pacific Islanders and other People of Color, immigrants, people with criminal records, people with disabilities, people with mental health and substance use vulnerabilities, people with limited English proficiency, people who identify as transgender, people who identify as LGBTQ+, and other individuals that may not traditionally access mainstream support. The following list of questions highlight items that you as the Grantee might be doing to address racial equity. If you have not started to address racial equity in your housing and community development projects and programs, this is an opportunity to describe your plans for how this funding will reduce disparities and increase racial equity in your communities. Answers in this section will not serve to qualify or disqualify applicants but rather will serve as a baseline measure of the current state of each applicant's disparities, efforts and outcomes.

#### Please select your application type:

Economic Development

#### Has your jurisdiction completed an analysis of racial disparities in its programs that address housing insecurity, homelessness and economic insecurity?

No

#### How will you capture and analyze data to determine if you have disproportionate outcomes in your CDBG funded project or program for people in protected classes, including but not limited to Black, Native and Indigenous, Latino/Latina/Latinx, Asian, Pacific Islanders and other people of color who have been historically marginalized and are disproportionately impacted by housing segregation, poverty, and homelessness?

The City of Lakeport will use Census Data to determine if there are disparities between the reported demographics of the service area and the outcomes of the program. The City will make records that show the demographic represented in the Census have been reached in the program.

#### How will you respond to identified disparities and use this funding to work toward racial equity in your CDBG funded project or program?

If there are disparities identified, the City of Lakeport will reevaluate the LEP Guidelines and the number of documents translated. The City of Lakeport will invite key community members of organizations and groups to have input in the planning phase of the program.

#### Does your organization have requirements for all subrecipients to look at data to determine racial disparities in its programs?

No

#### Does your organization have requirements for all subrecipients to put a plan in place to address racial disparities if they exist?

No

Identify and describe how people in protected classes, including but not limited to Black, Native and Indigenous, Latino/Latina/Latinx, Asian, Pacific Islanders and other people of color will access your CDBG funded project or program.

#### Do you have Formal partnerships such as MOUs or subrecipient agreements with organizations serving people in protected classes, including but not limited to Black, Native and Indigenous, Latino/Latina/Latinx, Asian, Pacific Islanders and other people of color?

No

#### Do you have Informal partnerships with organizations serving people in protected classes, including but not limited to Black, Native and Indigenous, Latino/Latina/Latinx, Asian, Pacific Islanders and other people of color?

No



**Do you have Materials in multiple language and accessible on jurisdiction website?**

No

**Do you have Communications campaigns on social media, radio, television or flyers targeted to people in protected classes, including but not limited to Black, Native and Indigenous, Latino/Latina/Latinx, Asian, Pacific Islanders and other people of color?**

No

**Do you have any 'other' means not listed for people in protected classes, including but not limited to Black, Native and Indigenous, Latino/Latina/Latinx, Asian, Pacific Islanders and other people of color accessing your CDBG-CV funded project or program?**

No

How are the voices of people in protected classes, including but not limited to Black, Native and Indigenous, Latino/Latina/Latinx, Asian, Pacific Islanders and other people of color and those with lived experience of housing insecurity, homelessness and economic insecurity being centered in a meaningful, sustained way in creating effective approaches to addressing disproportionate outcomes in local projects and programs?

**Does your jurisdiction have an advisory body for community level planning and decision making (e.g. Housing Advisory Committee, Community Planning Advisory Committee)?**

No

**Has your organization taken steps to ensure these funds are accessible to smaller and non-traditional organizations that have historically been serving communities of color but may not have previously participated formally in government grant programs?**

No

**Will your organization use these funds to address the organizational capacity of organizations that are led by Black, Latinx, Asian, Pacific Islander, and Native and Indigenous people?**

No

List your partner organizations that are addressing racial equity in the housing and homelessness response system, the economic development sector and the health care sector and how do you partner with them.

**Organization Name:**

None

**Partnership Type:**

None

**Number of years in this type of partnership:**

0

**Group(s) Served:**

Asian, Black, Latinx, Native American

**Do you have additional partners to list?**

No

**Will your Economic Development project target and support businesses owned by women and members of communities of color (including Black, Native and Indigenous, Latino/Latina/Latinx, Asian, Pacific Islanders and other people of color)?**

No

## State Objectives: 37106792

Name	Attachments
37106792	Yes
28510050	Yes

### State Objectives

City of Lakeport Business Loan Program

## State Objectives Criteria

## Instructions

All applicants are required to demonstrate, to the satisfaction of the Department, that state objectives criteria are met. These criteria include: (1) Affirmatively Furthering Fair Housing and (2) Disaster Resiliency. Each criterion includes sub-categories and applicants must demonstrate at least one option under each sub-category is met. Sub-categories include:

### Affirmatively Furthering Fair Housing:

1. Housing Mobility Strategies;
2. Development of Housing Choices and Affordability in High Opportunity Areas; and
3. Place-based Strategies to Encourage Community Conservation and Revitalization, including Preservation and Displacement Protection

### Disaster Resiliency:

1. Building Standards, Zoning and Site Planning; and
2. Long Term Planning

Applicants must fill out the following form, including a short description of documentation and relevant document links and the form must be certified by the delegate or sub-delegate for the application. Documentation must be minimal in volume and demonstrate the completion or approval of the action. Examples include resolutions, project approvals or other proof of adoption, approval or completion. The Department may consider other forms of verification on a case by case basis.

## AFFIRMATIVELY FURTHERING FAIR HOUSING

Applicants must select a "yes" answer to at least one option under each sub-category to demonstrate meeting the affirmatively furthering fair housing (AFFH) state objectives. Sub-categories include: 1. Housing Mobility Strategies; 2. Development of Housing Choices and Affordability in Highest and High Resource Opportunity Areas; and 3. Place-based Strategies to Encourage Community Conservation and Revitalization, including Preservation and Displacement Protection for Lower Income Households or in Moderate and Low Resource Opportunity Areas or Areas of High Segregation and Poverty

### Housing Mobility Strategies

#### Affirmative marketing strategies or plans targeting nearby neighborhoods

No

**Use, affirmatively market or take other actions to promote use of housing voucher mobility throughout the community (e.g., proof of vouchers by census tract or other area indicator, landlord outreach programs, efforts to support landlord participation, and subsidizing security deposits**

No

#### Housing mobility counseling

No

#### Assistance with security deposits and moving expenses

No

**City-wide affordable housing registries**

No

**Regional coordination and/or administration of vouchers (such as shared waiting lists)**

Yes

**Please describe and include relevant links that demonstrate the action was completed:**

The City of Lakeport supports Housing Choice Vouchers in conjunction with the Lake County Housing to provide 21 units in the city limits.

**Please upload proof of completed actions:**

Housing Choice Vouchers Support.pdf

**Accessibility programs focus on improving access to housing, public buildings and facilities, sidewalks, pedestrian crossings, and businesses**

No

**High performing school districts to improve a diversity of students and staff to serve lower income students**

No

**Other strategies not identified above**

No

**Housing Choices, Affordability and Other Actions to Promote Access in Highest and High Opportunity Resource Areas**

For Information on Opportunity Areas, Please see TCAC/HCD Opportunity Maps at <https://www.treasurer.ca.gov/ctcac/opportunity.asp>

**Applicant does not have highest or high resource opportunity areas**

No

**Rezoned multifamily sites in highest or high resource opportunity neighborhoods in the last five years**

Yes

**Please describe and include relevant links that demonstrate the action was completed:**

The City has passed ordinances and changed the zoning for highest resources opportunity neighborhoods to increase multifamily sites

**Please upload proof of completed actions:**

Rezoning support.pdf

**Approved or completed affordable housing in highest or high resource opportunity neighborhood in the last five years**

Yes

**Please describe and include relevant links that demonstrate the action was completed:**

The City has built low/mod housing in High Density Residential R-3 Area; The Martin Street Apartments.

**Please upload proof of completed actions:**

Martin Street Support.pdf

**Expand permitted residential uses (e.g., duplexes, triplexes, four-plexes) in zoning districts in highest or high resource opportunity areas**

No

**Modify land use policies or development standards to facilitate housing choices and affordability in highest or high resource opportunity areas such as minimum lot sizes, reduced parking requirements, parking maximums, multifamily height requirements, housing overlay zones**

No

**Use mixed income strategies in highest or high resource opportunity areas (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds)**

No

**Update development review processes in highest or high resource opportunity areas such as eliminating conditional use permit process requirements for multifamily, maximizing by-right approvals, minimizing discretionary review opportunities, shortening review timelines, by right processes for community care facilities over seven persons**

No

**Reduce, defer or mitigate development fees to support housing choices and affordability in highest or high resource opportunity areas (e.g., assess fees based on square footage, type and location)**

No

**Scattered site project approvals or programs in highest or high resource opportunity areas**

No

**Inclusionary requirements or similar policies, programs or procedures**

No

**Other targeted investment and programs in affordability housing in highest or high resource opportunity areas (e.g., sweat equity, down payment assistance, new rental construction)**

No

**Accessibility modification projects or programs in in highest or high resource opportunity areas**

No

**In-home or community-based support services in in highest or high resource opportunity areas**

No

**Implement a campaign or similar actions to combat local opposition to affordable housing in highest or high resource opportunity areas**

No

**Other (describe how this meets subarea objective):**

No

---

## **Place-based Strategies to Encourage Community Conservation and Revitalization, including Preservation and Displacement Protection for Lower Income Households or in Moderate and Low Resource Areas and Areas of High Segregation and Poverty**

(For Information on Opportunity Areas, Please see TCAC/HCD Opportunity Maps at <https://www.treasurer.ca.gov/ctcac/opportunity.asp>)

**Applicant does not have moderate or low resource opportunity areas or areas of high segregation and poverty**

No

**Utilized or supported funding for acquisition and/or rehabilitation of housing for lower income households or in moderate and low resource opportunity areas or areas of high segregation and poverty**

No

**Utilized or supported funding for the preservation of units at-risk of conversion to market rate uses**

No

**Adopt general plan, zoning or other land use policies and procedures to conserve existing housing stock for lower income households or in moderate and low resource opportunity areas or areas of high segregation and poverty (e.g., general plan or specific plan replacement policies, rent control or stabilization ordinance or overlays)**

No

**Utilize or support funding for community conservation and revitalization for lower income households or in moderate and low resource opportunity areas or areas of high segregation and poverty (e.g., infrastructure, active transportation, safe routes to school, parks, schools, other neighborhood improvements)**

Yes

**Please describe and include relevant links that demonstrate the action was completed:**

The City of lakeport has supported funding for a safe routes to school project in high resources areas.

**Please upload proof of completed actions:**

Safe Routes to School Support.pdf

**Adoption of a General Plan Environmental Justice element (i.e., SB 1000 for jurisdictions containing disadvantaged communities) that includes equitable investment strategies for affordable housing, infrastructure and other improvements, and other actions that address disproportionate health burdens.**

No

**Code enforcement and rehabilitation programs that target lower income households or in moderate and low resource opportunity areas or areas of high segregation and poverty**

No

**Utilize or support funding for basic infrastructure improvements (e.g., water, sewer) in disadvantaged communities while mitigating displacement and increased costs to vulnerable populations (e.g., seniors, persons with disabilities and farmworkers)**

No

**Target acquisition and rehabilitation to vacant and blighted properties in moderate and low resource opportunity areas or areas of high segregation and poverty**

No

**Prioritize capital improvement programs in moderate and low resource opportunity areas, areas of high segregation and poverty or disadvantaged communities pursuant to SB 1000 or SB 244.**

No

**First right of return policies, ordinances or other procedures for existing residents in acquisition and rehabilitation projects, including moving expenses**

No

**Multi-lingual tenant counseling or foreclosure assistance**

No

**Just cause eviction or other efforts improving tenant stability**

No

**Policies, ordinances, procedures or investment to preserve single room occupancy, mobile home home parks, condominiums or housing types other than single family uses**

No

**Economic development or other polices, ordinances, investment or other efforts to preserve existing small or other business in moderate and low resource opportunity areas or areas of high segregation and poverty**

No

**Other (describe how this meets subarea objective)**

No

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## DISASTER RESILIENCY

Applicants must select a "yes" answer to at least one option under each sub-category to demonstrate meeting the disaster resiliency state objectives. Sub-categories include 1. Building Standards, Zoning and Site Planning; and 2. Long Term Planning. Select an option by marking the "yes" answer. For each completed action, include a description of the documentation type (e.g.,

resolution), relevant links and additional description, if necessary. Relevant links includes links to planning documents, zoning codes and other documents that represent the actual action taken. For example, if the action taken was adoption of a planning document then the link would be to the actual planning document. Additional description should be added only if necessary and provides additional information about the completed action. For example, additional description may include description of a code document or detail about a policy type such as general plan policy number.

## **Building Standards, Zoning and Site Planning**

**Building Standards: Consistency with Chapter 7a of the California Building Code (i.e., the “Wildland Urban Interface [WUI] Code”) or Other Pertinent Hazard Mitigation Building Codes.**

Yes

**Please describe and include relevant links that demonstrate the action was completed:**

All new construction in Lakeport is required to comply with the California Building Code, part of the California Building Standards Code, which establishes requirements for ignition-resistant construction for roofing, walls, decks, windows and other building elements for homes in the wildland-urban interface based upon a site’s fire hazard severity zone classification.

**Please upload proof of completed actions:**

Ordinance 924 (2020) - Building Code.pdf

**Zoning and Site Planning: Consistency with Government Code Section 66474.02 and applicable regulations for fire safety and defensible space adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.**

No

**Certified Local Ordinances: Local ordinances certified as meeting or exceeding Title 14 SRA Fire Safe Regulations, pursuant to 14 CCR 1270.01 and 1270.03.**

No

**Fire Protection Plan: Local development review procedures that require project-specific fire protection plan (FPP) or equivalent for all new development projects in high fire hazard severity areas and require that such projects incorporate all recommended risk reduction measures from the FPP or equivalent into project designs or conditions of approval.**

No

**Hazard Overlay Zones: Update local zoning to designate hazard overlay zones and associated conditional use, site development standards, and design criteria to mitigate hazards and reduce risks to new development within the overlay zones**

No

**Wildland Urban Interface (WUI) Risk Reduction Program: Comprehensive WUI risk reduction program and associated funding/financing for existing development to improve defensible space, increase home and structural hardening, and increase vegetation and fuels management in wildland areas adjacent to existing development.?**

No

**Other (describe how this meets subarea objective)**

No

---

## **Long Term Planning**

For Additional Information, see the Governor’s Office of Planning and Research Website at <https://www.opr.ca.gov/planning/general-plan/>

**Safety Element for Wildfire: Recent Amendment (post 2014) pursuant to Government Code 65302(g)(3) and 65302.5.**

No

**Safety and Conservation Element for Flood: Recent Amendment (Post 2009) pursuant to Government Code Section 65302(d)(1) and (g)(1).**

No

**Land Use Element for Disadvantaged Unincorporated Communities: Recent Amendment (Post 2013) pursuant to Government Code Section 65302.10.**

No

**Safety Element for Climate Adaptation and Resiliency: Recent or Planned Amendment (post 2017) pursuant to Government Code 65302(g)(4). (may also include adoption of a separate climate change adaptation plan or resilience plan incorporated by reference into the safety element that meets minimum requirements in Gov Code 65302(g)(4))**

Yes

**Please describe and include relevant links that demonstrate the action was completed:**

Implementation of policies in the Land Use, Transportation, and Conservation Elements facilitate green building techniques and encourage a variety of land use and transportation mechanisms to reduce energy consumption and address climate change.

**Please upload proof of completed actions:**

2020-07-07 FINAL Housing Element 6th cycle.pdf

**Local Hazard Mitigation Update: Adoption with or incorporation by reference into the safety element, pursuant to Government Code 8685.9, and consistent with safety element requirements pursuant to Government Code 65302(g).**

No

**Community Wildfire Protection Plan: Collaboratively developed plan which identifies and prioritizes areas for fuel reduction treatment and recommends measures for homeowners and communities to reduce ignitability of structures pursuant to the Healthy Forests Restoration Act.**

No

**Other (describe how this meets subarea objective)**

No

---

## SELF-CERTIFICATION OF FORM

By checking the box below, I certify under penalty of perjury that all of the information contained in the below forms (including all supporting documentation) is true and correct. I understand and acknowledge that making false statements on this document, including any documents submitted in support of it, may negatively impact the current or future application and award of state funding.

Yes, I certify

**Certifying Official's Name:**

Kevin Ingram

**Certifying Official Title:**

City Manager

**Certification Date:**

4/7/2022

---

## State Objectives: 37106792 File Attachments

**Please upload proof of completed actions:**

Housing Choice Vouchers Support.pdf

**Please upload proof of completed actions:**

Rezoning support.pdf

**Please upload proof of completed actions:**

Martin Street Support.pdf



**Please upload proof of completed actions:**

Safe Routes to School Support.pdf

**Please upload proof of completed actions:**

Ordinance 924 (2020) - Building Code.pdf

**Please upload proof of completed actions:**

2020-07-07 FINAL Housing Element 6th cycle.pdf



## LAKE COUNTY HOUSING COMMISSION

P.O. Box 1049

Lower Lake, CA 95457

Phone: (707) 995-3744 TTY: 711

FAX: (707) 994-2642

City of Lakeport  
21-CDBG-ED-10009  
Page 129 of 1253

Date: February 4, 2022

Re: Voucher Usage in Lakeport, CA

Out of 229 active Housing Choice Vouchers in Lake County, 21 of those voucher holders are currently renting units in Lakeport, CA.

Kelli Page  
Program Manager  
Housing and Area Agency on Aging  
Lake County Department of Social Services



The LCHC does not discriminate on the basis of race, color, national origin, sex, disability, or age in its programs and activities and provides equal access to all.

## Lake County, CA

### Emergency Housing Voucher Program (Housing and Urban Development)

The Emergency Housing Vouchers (EHV's), are part of a nationwide push being made under the American Rescue Plan as part of continued COVID-19 response efforts by the U.S. Department of Housing and Urban Development (HUD) to assist individuals and families who are experiencing homelessness, at risk of homelessness, fleeing or attempting to flee violence, sexual assault, stalking, or human trafficking, or were recently homeless and have a high risk of housing instability.

The EHV Program is a rental subsidy program for people who need permanent housing assistance. The program **does not** provide funding for motels or other temporary or interim forms of assistance. Housing vouchers are subsidies, paid directly to the landlord on behalf of participating households. Households then pay the difference between the actual rent charged by the landlord and the amount subsidized by the program.

The Lake County Continuum of Care, also known as the CoC, is a local planning body that coordinates housing and services funding for homeless individuals and families within a defined region. The Lake County CoC serves the entire Lake County area.

CoC participating agencies will be conducting eligibility determinations through its Coordinated Entry System and rely on an approved prioritization process to pass referrals forwards based on the four categories of HUD program eligibility, household's vulnerability, and income level/capabilities in order to meet the tenant's rental payment responsibility on an ongoing basis.

The Coordinated Entry System is a process developed to ensure that all people experiencing a housing crisis have fair and equal access to services and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs.

### How the Emergency Housing Vouchers work

To receive an EHV, an individual or household must be (1) eligible for this particular resource; (2) prioritized by the Lake County CoC's Coordinated Entry process and further referred to the Housing Authority; and (3) accepted by the Housing Authority.

#### 1. Eligibility

Households (which are defined as either single persons and/or households of more than one) in Lake County will be eligible to apply for the EHV program under four categories including:

- Households determined to be Homeless per the HUD definition of Homelessness
- [HUD Homeless Definition](#)
- Households determined to be 'At-Risk' of Homeless as determined by the HUD definition of At-Risk of Homelessness
- [HUD At-Risk of Homeless Definition](#)
- Households fleeing or attempting to flee domestic violence, sexual assault, stalking or human trafficking
- [HUD Domestic Violence and Homelessness](#)
- Households who have recently been homeless and for whom providing rental assistance will prevent a high risk of housing instability and/or will prevent their return to homelessness. This category applies to households currently residing in and receiving assistance through funded Rapid ReHousing or Permanent Supportive Housing programs

#### 2. Disqualification:

Households who fall under any of the above eligibility categories will nevertheless be ineligible for an EHV if:

- Any household member has been convicted of drug-related criminal activity for the manufacture or production of methamphetamine on the premises of a federally assisted housing unit **OR**
- Any family member is subject to a lifetime registration requirement under a state sex offender registration program

## Lake County, CA Emergency Housing Voucher Program (Housing and Urban Development)

### 3. Voucher Prioritization and Referral

The EHV program operates differently than the standard Section 8 Housing Choice Voucher program in that Households will be referred to the Public Housing Authority through the Lake County, CA Coordinated Entry System. The Housing Authority will maintain no waitlist for the EHV program.

The Lake County CoC will partner with the Housing Authority to provide referred households housing navigation and pre-inspection services, as well as ongoing supports for the voucher program. The CoC will be conducting a set of Coordinated Entry System processes and rely on an approved prioritization process and matching to make referrals of eligible households based on need, vulnerability, and client preferences.

To be considered for prioritization and referral to the Housing Authority, individuals (Households) will complete a series of assessments at regional Coordinated Entry Access Points located in Lake County, CA. Applicants who meet core eligibility requirements but may be unable to present at a CES Access Point will have a referral appointment conducted by staff at Lake County Behavioral Health Services at this number 707 274-9101, x 26227, Monday through Friday between 9 am and 4 pm.

Interviews and Assessments will take approximately one hour to assure the household qualifies and gather information necessary to prioritize referral applicants. Lake County, CA is in receipt of 40 EHV's, so prioritization and unit matching will be conducted in phases. Eligibility determinations and referrals to the CoC, Coordinated Entry System will be conducted by Access Point members of the Lake County Continuum of Care and each referral must be accompanied by a certified Housing Navigator Agency offering those services within Lake County.

### 3. Application Process:

Households that are referred to the Housing Authority by the CoC's Coordinated Entry process will then complete the Housing Authority's application process and will receive a voucher after their application is approved.

**Housing Documentation:** Two forms of ID for each household member. Birth certificate, social security card, CA identification or driver license are acceptable forms. Assistance to retrieve these documents is available at the [Lake County Department of Social Services](#) if the referral applicant has a case.

### FAQ's:

#### How long will it be before I know anything?

The local rollout of the EHV program has been designed to provide timely communication at various stages of the referral process. In general, if your household does not meet basic eligibility requirements, you will be notified at the Access Point. Once the EHV Referral Assessment has been completed, you can expect to be contacted by Lake County Behavioral Health to complete a Coordinated Entry Assessment within five business days of your referral request.

The Continuum of Care will be making first round prioritization decisions in mid-October and your assigned Housing Navigator will notify you in or around that time if your referral has been prioritized for further consideration via the Lake County Housing Authority. At that point, a representative of the Housing Authority will be in contact with the referred Household if the referral has been forwarded.

#### What is the HMIS?

The HMIS is a secure cloud-based information technology system used to collect client-level information on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. The platform is HIPAA compliant and all Lake County HMIS Users are fully certified with Client Security and Privacy Training prior to obtaining login credentials. The EHV Prioritization list is maintained within the CoC's HMIS and based on information Referral Clients provide during the assessment process.

#### Other Additional:

The Emergency Housing Voucher program has publicized a set of more in depth FAQ's you may access here: [EHV FAQ's](#)  
[Difference between EHV and Housing Choice Vouchers](#)

## *What is HSP?*

The new CalWORKs Housing Support Program (HSP) is one of the housing support programs available to eligible CalWORKs families.

Administered by North Coast Opportunities (NCO) this program provides housing supports for CalWORKs recipients in order to solve homelessness and attain stable housing so CalWORKs families can focus on the ultimate goal of achieving independence.

The end result is a safer, healthier community for us all.

### **NCO Rapid Rehousing Programs**

PO Box 546  
Lower Lake CA 95457

Phone: (707) 461-4574



HSP is a voluntary program for CalWORKs recipients provided with a 'Housing First' methodology which is based on the belief that a family must first have stable, permanent housing before they can move forward with setting and reaching their goals.

No one is rejected from the HSP program based on credit history, convictions, sobriety, income, or ability to pay.

A referral and/or acceptance to the HSP program is not a guarantee of housing placement.

For more information about the HSP program, or other assistance programs available, contact:

### **Lake County Social Services**

15975 Anderson Ranch Parkway  
Lower Lake CA 95457

Phone: 707 995-4200

Apply online: [C4Yourself.com](http://C4Yourself.com)

## **CalWORKs Housing Support Program**



**In partnership with  
Lake County Social Services**

## Eligibility Requirements

- You must be a current Lake County resident or have plans to reside here permanently.
- You must have an **active CalWORKs case** with at least one member of the family receiving CalWORKs cash assistance.
- Your housing circumstance must be either:
  1. **Verified homeless**, without a permanent place to sleep at night (staying in a shelter, motel, friend's home, camping, living in a car) *or*
  2. **Facing imminent loss of housing**,
- In addition, you must have exhausted or do not qualify for, CalWORKs temporary and/or permanent housing assistance (THA/PHA) before consideration for HSP assistance. Your worker will evaluate your current situation to determine which housing program you qualify for, if any.



## HSP Process

### Referral and Assessment

Eligible clients are referred to North Coast Opportunities (NCO). A housing case manager will meet with you to assess your situation and determine the housing supports necessary to meet your needs and help you navigate the housing market.

### Housing Plan

Once stable housing is achieved, you will work closely with your case manager to develop a housing plan designed to help you set and reach your goals in order to sustain long term housing and reach independence.

### Case Management

During your placement, you will receive ongoing case management to resolve any housing issues and address any barriers to financial stability so your family continues to stay housed after the HSP placement ends.

### Financial Assistance you may receive:

- Housing application and credit check fees
- Short term temporary housing
- Credit repair expenses
- Rental Deposit and rent provided in a step-down plan where you take on more financial responsibility over time.
- Utility deposits and essential move-in costs
- Moving expenses

## HSP Rules and Responsibilities

- HSP is a time limited assistance program.
- Maximum benefit amounts may apply and that as the Tenant, you are solely responsible for any damage that occurs to the rental property during occupancy.
- You are solely responsible for fulfilling all lease obligations as a condition of tenancy if your CalWORKs and/or HSP case terminate for any reason.
- Regular reassessment and frequent contact during HSP placement by your case manager is necessary to determine ongoing program eligibility. This can include regularly scheduled meetings, participating in trainings, planning meetings and other activities as outlined in your case plan.
- Eligibility for HSP is dependent upon the Landlord accepting the Housing Support program payment issued on your behalf. A referral is no guarantee of housing placement.
- You must notify your HSP case manager within five (5) business days if circumstances change (i.e. contact information, household size, income, etc.) and provide any appropriate documentation.
- Failure to actively participate in the HSP processes and program requirements will result in the closing of HSP services.
- You will maintain necessary contact with your CalWORKs Eligibility Specialist and remain in compliance with the CalWORKs program. Continued eligibility to CalWORKs is required for HSP. You will not be eligible for HSP if you are no longer CalWORKs eligible.
- All HSP services are contingent upon the availability of continued funding from CDSS.

## **ORDINANCE NO. 918 (2018)**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEPORT AMENDING THE CITY OF LAKEPORT ZONING MAP(S) FOR APN 025-431-16 KNOWN AS THE LANDS OF PACIFIC WEST COMMUNITIES**

**WHEREAS**, the owners of the subject property (APN 025-431-16) have applied for a Zone Change (ZC 17-02) realigning the existing base zoning district of R-1, Low Density Residential and R-3, High Density Residential from its current configuration to match the boundaries identified as part of tentative Parcel Map (PM 17-01) with Parcels 1 and 2 rezoned to R-3, High Density Residential and Parcel 3 rezoned to R-1, Low Density Residential; and

**WHEREAS**, the City of Lakeport Planning Commission has conducted a public hearing (May 9, 2018) on the proposal submitted by Pacific West Communities and recommended that the City Council adopt the proposed Zone Change; and

**WHEREAS**, the Lakeport City Council has conducted a public hearing (July 17, 2018) on the request and considered the pertinent facts; and

**WHEREAS**, the proposed rezoning is in conformance with Chapter 17.32 of the Lakeport Municipal Code.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEPORT DOES ORDAIN AS FOLLOWS:**

**SECTION 1** Pursuant to Sections 17.32.010, 17.04.010 and 17.06.010 of the Lakeport Municipal Code, the Zoning Map of the City of Lakeport is hereby amended to rezone the designated land identified and described on the map entitled Exhibit A, from its current configuration of R-1, Low Density Residential and R-3, High Density Residential to match the boundaries identified as part of tentative Parcel Map (PM 17-01) with Parcels 1 and 2 rezoned to R-3, High Density Residential and Parcel 3 rezoned to R-1, Low Density Residential.

**SECTION 2** The City Clerk is hereby directed to cause the Zoning Map of the City of Lakeport to be amended to show the number and date of this Ordinance and to reflect the change effected thereby.

**SECTION 3** The City Council finds that the proposed amendment is in the public's interest, is consistent with the Lakeport General Plan, and is not detrimental to the community's health, safety, and welfare for the reasons identified in the Resolution of the Lakeport City Council Amending the Land Use Designation Plan (Figure 1) of the City of Lakeport General Plan for APN 025-431-16 Known as the Lands of Pacific West



Communities Realigning the Existing Residential and High Density Residential General Plan Land Use Designation Boundaries and record material thereof.

**SECTION 4** The City Council further finds that the environmental impacts of this rezoning have been adequately addressed in the Initial Study (ER 17-01), and that a mitigated negative declaration consistent with the provisions of the California Environmental Quality Act (CEQA) has been prepared which imposes appropriate mitigation measures for the identified impacts.

**SECTION 5** All code sections or parts of code sections in conflict herewith are hereby repealed to the extent of such conflict and no further.

**SECTION 6** Within fifteen (15) days of its passage, this Ordinance shall be published at least once in the Lake County Record-Bee, a newspaper of general circulation printed and published within the City of Lakeport.

**SECTION 7** If any section, subsection, sentence, clause, phrase or portion of this Ordinance or its application to any person or circumstance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons and circumstances. The City Council of the City of Lakeport hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional and, to that end, the provisions hereof are hereby declared to be severable.

**SECTION 8** This Ordinance shall take effect thirty days after its adoption pursuant to California Government Code section 36937.

This Ordinance was introduced before the City Council of the City of Lakeport at a regular meeting thereof on the 19<sup>th</sup> day of June, 2018, by the following vote:

AYES: Mayor Turner, Council Members Barnes, Mattina, Parlet and Spurr

NOES: None

ABSTAIN: None

ABSENT: None

This Ordinance was duly enacted by the City Council of the City of Lakeport at a regular meeting thereof on the 17<sup>th</sup> day of July, 2018, by the following vote:


AYES: Mayor Turner, Council Members Barnes, Mattina, Parlet and Spurr

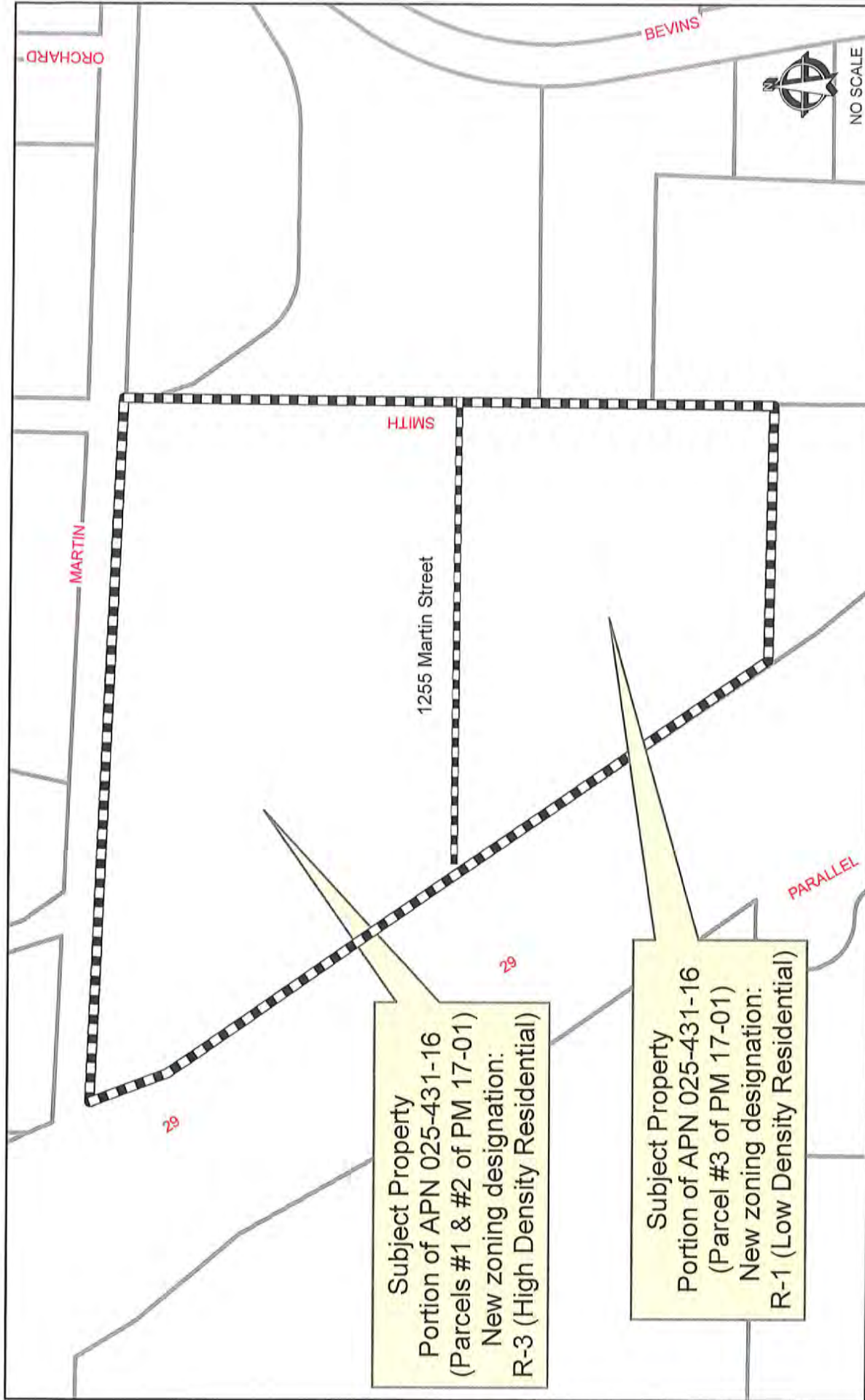
NOES: None

ABSTAIN: None  
ABSENT: None

  
MIREYA G. TURNER, MAYOR

ATTEST:

  
KELLY BUENDIA, City Clerk  
City of Lakeport



Legend

roads\_features

Lakeport Parcels

zone change boundary

## EXHIBIT A

MAP OF AREA REZONED BY CITY OF LAKEPORT  
 ORDINANCE NO. XXX (2018) AMENDING  
 SECTION 17.02.050 OF THE MUNICIPAL CODE OF  
 THE CITY OF LAKEPORT, CALIFORNIA

Subject Property  
 Portion of APN 025-431-16  
 (Parcels #1 & #2 of PM 17-01)  
 New zoning designation:  
 R-3 (High Density Residential)

Subject Property  
 Portion of APN 025-431-16  
 (Parcel #3 of PM 17-01)  
 New zoning designation:  
 R-1 (Low Density Residential)



## **CITY OF LAKEPORT COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT**

**DATE:** May 9, 2018

**FILE NO:** GPA 17-01/ ZC 17-02 / PM 17-01 / ER 17-01

**OWNER:** Cameron Johnson  
AMG & Associates, LLC  
28296 Constellation Rd.  
Valencia, CA. 91355

**APPLICANT:** Don Slattery  
Pacific West Communities  
430 E. State Street, suite 100  
Eagle, ID 83616

**REPRESENTATIVE/  
AGENT:** Russ Erickson  
Robertson Erickson Civil Engineers  
888 Manzanita Court, Suite 101  
Chico, CA 95926

**LOCATION:** 1255 Martin Street (025-431-16)

**GENERAL PLAN:** High Density Residential & Residential

**ZONING:** R-3, High Density Residential & R-1. Low Density Residential

**STAFF CONTACT:** Daniel D. Chance, Associate Planner

**REQUESTED ACTION:** The Planning Commission is being asked to review and take the following actions:

- A Tentative Parcel Map to create three new residential parcels from a 11.48 property located at 1255 Martin Street. Proposed Parcel 1 (3.15 ac) will have access to both Martin and Smith Streets. Proposed Parcel 2 (4.54 ac) will have access to Martin Street. Proposed Parcel 3 (3.79 ac) will have access to Smith Street.
- Review and make a recommendation to the City Council for a General Plan Amendment from the property's current split High Density Residential and Residential to the proposed High Density Residential for proposed Parcels 1 and 2 and Low Density Residential for proposed Parcel 3.

- Review and make a recommendation to the City Council for a Zoning Change from the property's current split R-3, High Density Residential and R-1, Low Density Residential configuration to the proposed R-3 for proposed Parcels 1 and 2 and R-1 for proposed Parcel 3.
- Consideration of a CEQA mitigated negative declaration based upon Environmental Review/Initial Study ER 17-01.

The 11.48 acre property at 1255 Martin has a previously approved 24 unit multi-family development approved on the property (AR17-03). The multi-family development is currently in plan check for the issuance of development permits, with construction proposed soon. This approved development would be located entirely on proposed Parcel 1. The General Plan Designation and Zoning for proposed Parcel 3 is recommended to remain Low Density Residential due to vehicular access limitations associated with Smith Street.

**GENERAL PLAN AND ZONING DISTRICT:** The subject property is designated by the City of Lakeport General Plan Land Use Map and Lakeport Zoning Ordinance as shown in the following table. This table also includes the proposed General Plan and Zoning designations:

<b>APN/Address/ Uses</b>	<b>Existing General Plan Designation</b>	<b>Proposed General Plan Designation</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
025-431-16 1255 Martin St. Parcel 1 (approved Multi-family develop.)	High Density Residential	High Density Residential	R-3	R-3
025-431-16 1255 Martin St. Parcel 2 (vacant)	Residential with a small portion High Density Residential	High Density Residential	R-1 With a small portion R-3	R-3
025-431-16 1255 Martin St. Parcel 3 (vacant)	Residential With a small portion High Density Residential	Residential	R-1 With a small portion R-3	R-1

The property had a General Plan and Zoning change in 2003, which established the northeast portion of the property with a General Plan Designation of High Density Residential and a Zoning of R-3, High Density Residential. When the project proponent submitted the application for the Tentative Parcel Map, staff recommended the General Plan Amendment and Zoning Change to reflect the new parcel configuration,

as well as the potential for future high density residential development. A location map showing the subject property and its immediate surroundings is included as Attachment 1 of this report.

**PROJECT DESCRIPTION:** The proposed project consists of a Tentative Parcel Map to divide the 11.48 acre parcel at 1255 Martin Street into three lots. A General Plan Amendment from Low Density Residential to High Density Residential reflecting the configuration of the three newly created parcels. A Rezoning from R-1, Low Density Residential to R-3, High Density Residential reflecting the configuration of the three newly created parcels; with the third parcel in the rear of the property to remain Low Density Residential land use designation and zoning.

The subject site is located along the western edge of Lakeport about  $\frac{3}{4}$  of a mile from downtown Lakeport.

The proposed Tentative Parcel Map, General Plan Amendment and Rezoning of the parcel provide future opportunities for the development of affordable housing.

The approximately 11.5 acre parcel is situated directly west of Smith Street and south of Martin Street, and is bordered by Highway 29 on the west and a privately owned parcel on the south. The terrain of the 11.5 acre site generally slopes from west to east. Three prominent knolls with serpentine rock outcrops dominate the landscape on the project site. Wetlands occur in the on-site shallow swale at the northeast corner of the property.

**GENERAL PLAN AMENDMENT AND ZONE CHANGE:** According to the Lakeport General Plan, the City's land use planning document is not to remain static. California law permits up to four General Plan Amendments per year. Most of these amendments will involve a change in land use designation for a particular piece of property as is the case in this application. State law requires that any decision to amend the General Plan be based on factual information with findings of fact. These findings are the rationale for making a decision to either approve or deny a proposed amendment. The Proposed General Plan Amendment would represent the first such amendment this calendar year.

The current General Plan designation of the property is High Density Residential and Low Density Residential which allows residential and high density residential throughout the property. The current zoning of the property is R-3 (High Density Residential) and R-1 (Low Density Residential) which allows a variety of residential uses. The General Plan and zoning was changed in 2003 to reflect future high density residential uses proposed for the property. The proposed General Plan Amendment and Zoning Change would be modified to reflect the proposed Tentative Parcel Map configuration to allow future high density residential and low density residential development on the property. In order to develop the property as the applicant proposes, and be consistent with the Lakeport Zoning Ordinance, this application is proposing changes to zoned R-1 (Low Density Residential) and R-3 (High Density Residential) designations respectively, with a corresponding general plan land use designation.

**Lakeport Municipal Code Section 17.32.010 (Zoning Amendments) & Section 17.32.020 (General Plan Amendments).**

Sections 17.32.010 and 17.32.010 spell out specific criteria and findings necessary for the approval of Zone Changes and General Plan Amendments, respectively. Although worded slightly different, the required findings for both General Plan Amendments and Zone Changes are substantively the same. The required four (4) findings for both General Plan Amendments and Zone Changes are outlined in the table below:

	<b>General Plan Amendment Criteria (17.32.020 (B))</b>	<b>Zoning Amendment Criteria (17.32.010 (B))</b>
1.	The proposed general plan amendment is in the public's interest.	The proposed zoning amendment is in the public's interest.
2.	The proposed general plan amendment is consist and compatible with the entire general plan and any implementation programs that may be affected.	The proposed zoning amendment is consistent with the Lakeport General Plan.
3.	The potential impacts of the proposed general plan amendment have been assessed and have been determined not to be detrimental to the public health, safety, and welfare.	The proposed zoning amendment will not be detrimental to the community's health, safety, and welfare.
4.	The proposed general plan amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.	The proposed zoning amendment complies with the California Environmental Quality Act.

As the required findings for both General Plan amendments and Zone Change are nearly identical; and the proposed applications both seek a change in the designation on portions of the site from R-1, Low Density Residential to R-3, High Density Residential the staff analysis of these findings have been combined for simplicity and to allow for greater understanding of the entire project as a whole. Staff analysis of each individual finding criteria is as follows:

***1. The proposed General Plan Amendment & Zone Change is in the public's interest.***

Staff Analysis: The proposed changes include a change from Low Density Residential (R-1) to High Density Residential (R-3) for proposed Parcel 2 which front Martin Street and Parcels 3 with a small portion of High Density Residential (R-3) to be changed to Low Density Residential (R-1) located in the rear of the property and accessed via Smith Street. The applicant has indicated a desire to construct additional affordable housing units at this site similar to the 24-unit apartment complex proposed for proposed Parcel 1.

The proposed general plan and associated zone change would increase the maximum permitted density on this 4.54 acre property from 33 units to 86 to 131 units for the residential use. The proposal represents a significant increase in available density for future housing on this property and additional availability in land for high density



housing to the City as a whole. Currently there is 312 acres of vacant and under developed sites with residential and high density residential designations situated throughout the City. This would add to total vacant acres in the city, which is currently 14 acres of high density residential. The higher density housing would add to the opportunities for additional housing consistent with the City's General Plan Housing Element. It is also important to note that the location and other physical features of this site may limit the overall development of this property to a number less the 131 additional housing units. A portion of the property is located on steeper slopes.

The proposed General Plan Amendment and Zone Change to High Density Residential and Low Density Residential as proposed is in the public's interest and is consistent with previous uses at this location.

**2. The proposed General Plan Amendment & Zone Change is consistent and compatible with the entire General Plan and any implementation programs that may be affected.**

Staff Analysis: The Lakeport General Plan has been adopted in accordance with the provisions of California law and includes several mandatory elements such as Land Use, Transportation/Circulation, Noise, Conservation, Safety, and Housing. In addition there are several other General Plan Elements that the City has chosen to include such as the Urban Boundary, Community Design and the Economic Development Elements. Within each of these General Plan Elements there are stated purposes, discussion about existing conditions, goals, objectives, policies, programs and responsible parties. Taken together the General Plan language is intended to be internally consistent and compatible and to provide the community with a clear understanding as to what the intended land use and growth picture of the City is.

The Lakeport General Plan also includes a Land Use Designation Map – Figure 1. This map illustrates land use designations for all land within the City of Lakeport and surrounding areas. The current Land Use designation for the existing property south of Martin Street is Low Density Residential and High Density Residential.

According to the text of the Lakeport General Plan Land Use Element, the High Density Residential “designates areas suitable for multifamily residential, senior multifamily and potentially convalescent and other hospital uses ....Consistent zoning districts include, but are not limited to R-3 and R-5.” While the Residential “designates areas suitable for single family dwellings....Consistent zoning districts include R-1 and R-2.”

The proposed change of the General Plan designation from Low Density Residential to High Density Residential, as well as, the proposed changing of the zoning designation from Low Density Residential (R-1) to High Density Residential (R-3) Zoning Districts is consistent and compatible with the existing City of Lakeport General Plan Land Use Map along with other applicable goals, objectives, policies, and programs of the General Plan, most specifically the Housing Element which encourages the development of greater access to affordable housing. Additionally, the proposal is consistent with existing development patterns within this area of western Lakeport.

**3. The potential impacts of the proposed General Plan Amendment & Zone Change have been assessed and have been determined not to be detrimental to the public health, safety, and welfare.**

Staff Analysis: The changes to the General Plan designation associated with this project reflect recent development in this part of the Martin Street Area. The General Plan Amendment and Zoning Change applications for the proposed residential uses on the property described above are consistent with the goals and policies of the Lakeport General Plan. The City in its preparation and adoption of the Lakeport General Plan intended for the area along Martin Street to be zoned R-3 High Density Residential and the proposed parcel located in the rear, along Smith Street zoned R-1 Low Density Residential. Through this action the City made a comprehensive determination that residential zoning of the subject lots would in fact not be detrimental to the community's health, safety and welfare, because it's consistent with the Land Use Designation Map. This perspective, which relates directly to the community's health, safety, and welfare, is acknowledged in the Introduction section of the Lakeport General Plan which indicates that the General Plan "represents an agreement among the residents of Lakeport on basic values, ideals, and aspirations to govern a shared environment."

**4. The proposed General Plan Amendment & Zone Change has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.**

Staff Analysis: Lakeport City staff has prepared an Initial Study (IS) environmental document in accordance with the provisions of the California Environmental Quality Act (CEQA). The CEQA IS addresses the totality of the 1255 Martin Street project including the Tentative Parcel Map, the General Plan designation change, and the proposed Zone Change, and can be found as Attachment 5 to this staff report along with proposed mitigation measures. In addition, the mitigation measures have been incorporated into the Project Conditions of Approval (Attachment #3).

The IS has identified potentially significant environmental impacts associated with the proposed Tentative Parcel Map for the proposed site improvements and has recommended mitigation measures which when implemented will reduce and eliminate the identified impacts to a less than significant level. There are no potentially significant environmental impacts identified in the IS that are associated with the General Plan and Zoning Change for the 1255 Martin Street project.

**TENTATIVE PARCEL MAP APPLICATION**

**TPM PROJECT DESCRIPTION:** In accordance with the provisions of the City of Lakeport Subdivision Ordinance, the land owner/project proponent has submitted a tentative parcel map (TPM) application for the purpose of subdividing an 11.48 acre parcel of land into three (3) parcels. The proposed parcels include parcel 1 and 2 fronting Martin Street, while parcel 3 would be located in the rear of the property fronting Smith Street. Smith Street represents a 25-foot wide public street/right of way. The 25-foot wide street right of way does not meet city standards and would be required to be widened with

the various property owners. The public street right-of-way would limit future development on proposed Parcel 3.

Proposed Parcel 1 is a high density residential parcel located northeasterly corner of the property fronting on Martin Street and Smith Street. This parcel would contain the previously approved 24-unit multi-family residential development (AR 17-03) approved by the Planning Commission in June 2017 and proposed to be constructed later this year. Parcel 1 will provide the primary access along the frontage of Martin Street, with a secondary access along the frontage of Smith Street. Parcel 1 is a rectangle shape dimension of 420' x 265'. Parcel 1 will contain 3.15 acres of land area.

Proposed Parcel 2 is a high density residential parcel located directly west of Parcel 1, with the State Highway 29 along the western boundary of the property and will also have a rectangular/angular shape and a rough dimension of 420' x 283'. Parcel 2 will be fronting on Martin Street. No access to Parcel 2 is proposed at this time. This parcel will contain 4.54 acres of land area. The applicant has indicated a desire to develop additional affordable housing at this site in the near future. Any future development proposal will be subject to additional environmental review and approval from the Planning Commission.

Proposed Parcel 3 is a low density residential parcel situated south of Parcel 1 and 2 extending to the south of the property and will also have an angular shape and a rough dimension of 388' x 448'. Parcel 2 will be fronting on Smith Street along the eastern property line. This parcel will contain 3.79 acres of land area. The applicant hopes to develop additional affordable housing at this site but there are no plans at this time due to the limitations and improvements necessary to Smith Street.

The TPM (Attachment 4) identifies the subject site and the proposed subdivision. The TPM includes a legal description, general notes, a list of utility providers, and general information about the project.

The TPM generally complies with the City's Subdivision Ordinance in terms of the details that must appear on the map. The TPM identifies the previously approved right-of-way improvements along Martin Street and Smith Street associated with the previously approved 24-unit multi-family apartment project (AR 17-03). Those improvements would require to be installed with either the construction associated with AR 17-03 or the recordation of the parcel map, whichever comes first. All other improvements on each of the proposed parcels 2 and 3, along with ground surface elevations, adequate areas for building locations, vegetation, existing and proposed public easements, adjacent land ownership and development, adjacent, existing water and sewer utilities, drainage channels and easements, and other information would be required as part of a specific development project for each parcel.

The subject property has a sloping topography with a high-point elevation of 1,410' above sea level and a low-point elevation of 1,365'. The land slopes from west to east. The 1,410' elevation is located adjacent to the State Highway 29 frontage, and the 1,365' elevation located at the corner of Martin Street and Smith Street. There is a large number of walnut trees scattered around the property, former walnut orchard, with native trees located adjacent to the State Highway 29 frontage. No native trees are proposed to be removed as the result of improvements associated with this TPM. Tree removal associated with future development will be required to adhere to the City's Tree Preservation Ordinance found in Section 17.21 of the Lakeport Zoning Ordinance.

An environmental sensitive habitat/wetlands area is located at the northeastern corner of Parcel 1 of the property. A biological/botanical and wetlands delineation has been completed for this project and provides a boundary for existing wetlands and biologically sensitive areas. Staff is recommending that the final map include a separate sheet entitled "Local Agency Requirements" indicating the boundaries of existing wetlands and biologically sensitive areas. Additionally, a note should be placed on the final map prohibiting development within this area unless a biological survey and environmental review under CEQA is completed.

Fire protection is provided by the Lakeport County Fire Protection District. The previously approved development on proposed Parcel 1 includes several specific project conditions for the provision of additional fire protection measures associated with that specific project. No additional fire protection mitigations are requested for the TPM. Future development applications will be required to address access and other associated fire protection measures for future development projects.

The City's Public Works Department commented on no utilities identified on TPM. All utilities as well as right-of-way improvements were identified as part of the multi-family apartment development on the overall property. The construction of all utilities and right-of-way improvements would be required as part of the development of the previously approved multifamily residential development or the recordation of the parcel map, whichever comes first.

**CONFORMANCE WITH THE SUBDIVISION MAP ACT AND TITLE 16 OF THE LAKEPORT MUNICIPAL CODE / SUBDIVISION ORDINANCE:**

The project as submitted is consistent with the requirements as set forth in the California Subdivision Map Act and the Lakeport Subdivision Ordinance, for a subdivision of four or less parcels. The plans have been prepared in accordance with the provisions of the Lakeport Subdivision Ordinance and suitable for recordation with the Lake County Recorder.

Section 16.12.030 of the Subdivision Ordinance requires all relevant data shall be provided for the review of the project and preparation of all required environmental documents. A Preliminary Geotechnical was prepared for the property by ACE Quality Control in 2016, for the original multi-family development, but addressed the entire property. The report did not identify any geotechnical or geologic constraints on subdividing this property. Mitigation Measures and Conditions have been added that would be required for the recordation of the parcel Map and development of the property. In addition, a Phase 1, Environmental Assessment was prepared for the property in 2015. Both reports were determined adequate for the purpose of the subdivision.

An Archaeological Report was prepared by Peak and Associates for the property in 2016 that did not identify cultural artifacts on the property. The City would require a monitoring program be added as a mitigation measure for the cultural resource section of the Initial Study, under CEQA.

City staff has prepared a CEQA Initial Study which includes the TPM project. Notice of the TPM and CEQA public hearing concerning the project has been made in accordance with the Municipal Code. The Planning Commission must find that the TPM, together with the provisions for the design and improvement thereof, is consistent with the Lakeport General Plan and applicable provisions of the Subdivision Ordinance.

If the TPM is approved or conditionally approved, the Community Development Department will forward a written report to the City Council who shall review the map, as part of the General Plan amendment and Zoning change. The Council review shall take place at a public hearing after notice is given.

The proposed lots appear to be proper for their proposed use as a residential and high density residential subdivision. The area in which the subdivision is proposed is also residential in nature and the proposed subdivision is consistent with the other lots in this locality. The size and shape of the proposed lots is proper as the topography of the subject site is essentially flat. The proposed lot sizes are not less than the applicable Zoning Ordinance standards as each parcel exceeds the minimum lot size in the R-3 District and the R-1 District. The proposed lots are suitable for the purpose for which they are intended which is to provide for two high density parcels and one residential parcel proposed with the General Plan and Zoning changes. The proposed high density residential lots provide land area for the parking, landscaping, utilities, and other existing and proposed site improvements.

Per section 16.18.030 of the Subdivision Ordinance *"Right-of-way street improvement along peripheral streets may be deferred until development of the individual lots."* As part of the previously approved 24-unit multi-family development project (AR 17-03) previously approved by the Planning Commission for proposed Parcel 1 included improvement plans for the entire right-of-way for both Martin and Smith Streets associated with this entire property. Proposed project conditions associated with this TPM require full right-of-way improvements to City-standard along the Martin and Smith Street frontage. Said improvements shall be completed prior to the recordation of the final parcel map (or with the construction of the project proposed for proposed Parcel 1, whichever comes first. Alternatively, the applicant may request the deferral of right-of-way improvements from the City Council in accordance with the provisions set forth in the Subdivision Ordinance, LMC Section 16.

### **INITIAL STUDY AND ENVIRONMENTAL REVIEW**

The requested General Plan Amendment and Zone Change proposes to reconfigure the current Low Density Residential (R-1) and High Density Residential (R-3) land use classifications to match the proposed parcel boundaries with proposed Parcels 1 and 2 to be designated High Density Residential (R-3) and proposed Parcel 3 to be designated Low Density Residential (R-1). The 3 lot TPM and required improvements, and related site improvements is defined as the project per the California Environmental Quality Act (CEQA).

Notice of the project has been provided to City departments and affected agencies and the submitted comments are addressed in the Initial Study/Environmental review, ER 17-01 (Attachment 2). A 20-day public review period for the proposed mitigated negative declaration in accordance with CEQA has also been conducted beginning on April 19, 2018. At the time of writing the staff report, no comments from the public regarding the proposed Initial Study/Environmental Review have been received.

Comments from the public are still permitted to be received through the May 9, 2018 public hearing scheduled before the Planning Commission.

The potentially significant effects identified in the Initial Study/Environmental Review include: air quality; biological resources; cultural resources; geology/soils; hazard and

hazardous material; hydrology and water quality; transportation; utilities and service systems.

Staff has developed mitigation measures which have been agreed to by the applicant, and when implemented will mitigate the identified environmental impacts to a less than significant level. In addition, standard City conditions will address other issues that were not identified as significant.

Proposed mitigation measures in the Initial Study/Environmental Review document (Attachment 2) and are further included in the proposed Project Conditions of Approval (Attachment 3).

### **RECOMMENDATION**

Staff recommends that the Planning Commission:

- A. Recommend that the City Council adopt a negative declaration for the GPA 17-01 and ZC 17-02 with the following findings:
  1. This general plan amendment and rezoning are consistent with the Lakeport General Plan, Zoning Ordinance and City of Lakeport Municipal Code.
  2. The Residential and High Density Residential designations, as well as the R-1 (Low Density Residential) and R-3 (High Density Residential) zoning districts are consistent with the existing land use patterns in the vicinity, and the project will not result in adverse land use impacts.
  3. This project will not result in any significant adverse environmental impact, and a negative declaration has been recommended.
- B. Recommend that the City Council approve GPA 17-01 for the following reasons:
  1. The Residential and High Density Residential designations on these properties are consistent with the Lakeport General Plan.
  2. The uses allowed in the Residential and High Density Residential designations are compatible with the existing land uses in the vicinity.
  3. The proposed General Plan Amendment is in the public's interest.
  4. The proposed General Plan Amendment & Zone Change is consistent and compatible with the entire General Plan and any implementation programs that may be affected.
  5. The potential impacts of the proposed General Plan Amendment have been assessed and have been determined not to be detrimental to the public health, safety, and welfare.
  6. The proposed General Plan Amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.
  7. The change of general plan and zoning would provide additional high density residential vacant land available in the city.

8. This project will not result in any significant adverse environmental impact, and a negative declaration has been recommended.
- C. Recommend that the City Council approve ZC 17-02 for the following reasons:
1. The R-3 (High Density Residential) and R-1 (Low Density Residential) zoning districts are consistent with the Lakeport General Plan.
  2. The uses in the R-3 (High Density Residential) and R-1 (Low Density Residential) zoning districts are compatible with the existing land uses in the vicinity.
  3. The proposed Zone Change is in the public's interest.
  4. The proposed Zone Change is consistent and compatible with the entire General Plan and any implementation programs that may be affected.
  5. The potential impacts of the proposed Zone Change have been assessed and have been determined not to be detrimental to the public health, safety, and welfare.
  6. This project will not result in any significant adverse environmental impact, and a negative declaration has been recommended.
- D. Adopt a mitigated negative declaration for Parcel Map, PM 17-01 with the following findings:
1. Potential environmental impacts related to Air Quality, Biological Resources, Cultural Resource, Geologic/geotechnical, hazard/hazardous material, hydrology/water quality, transportation, utilities/service systems have been mitigated to insignificant levels by Parcel Map conditions that include mitigation measures.
  2. This proposal as mitigated is consistent with the Lakeport General Plan, Zoning Ordinance and Subdivision Ordinance.
  3. This project is consistent with the California Subdivision Map Act.
  4. The project will result in effects to fish and wildlife habitat and is subject to the California Department of Fish and Wildlife filing fee.
  5. As mitigated this project will not result in any significant adverse environmental impacts.
- E. Approve Parcel Map, PM 17-01 subject to the conditions, and with the following findings:
1. The land owner/project proponent has submitted a tentative parcel map (TPM) application for the purpose of subdividing a 11.48 acre parcel of land into three parcels (Parcels 1, 2 and 3).
  2. The form and content requirements, accompanying data, and report requirements of the TPM generally complies with the Lakeport Subdivision Ordinance.



3. The proposed TPM parcels are proper for their proposed use as a residential and high density residential subdivision. The size and shape of the proposed parcels are proper for the topography of the subject site as the area is essentially flat.
4. The proposed parcels are suitable for the purposes for which they are intended within the Residential and high density residential zoning districts.
5. The proposed parcels are large in terms of land area (3.15– 4.54 acres) and are of sufficient dimension to facilitate future residential and high density residential land development.
6. All of the proposed new parcels will be served by City water and sewer.
7. Storm water runoff will be collected and conveyed to an engineered storm drain system.
8. The final parcel map will not be presented for approval until the subdivider either completes the required improvements or enters into an agreement with the City to do the work.
9. The project's new parcels will be provided with the full range of utilities.
10. The project has adequate road access for residential development, that includes construction of the street improvements, curbs, gutters, driveways, and other facilities within the street right of way will be provided.
11. Grading, street lights, fire hydrants, signs, street lines and markings, street trees and landscaping, survey monuments, and other improvements are required as a condition of the TPM approval.
12. As mitigated, this project will not result in any significant adverse environmental impacts and a negative declaration has been adopted.

#### Attachments

1. Location Map
2. Initial Study/Environmental Review (ER 17-01)
3. Project Conditions of Approval
4. Tentative Parcel Map, December 11, 2017
5. General Plan and Zone Change Maps

(Note: Referenced Biological Constraints Evaluation 2015 Addendum, Preliminary Wetlands Delineation 2015, Preliminary Geotechnical Investigation, Soils Report, Phase I & II ESA and Preliminary Hydrology Study not included but can be made available upon request.)

(SEE NEXT PAGE FOR SAMPLE MOTIONS)

## **SAMPLE MOTIONS**

### **Mitigated Negative Declaration Approval**

Move that the Planning Commission find that on the basis of the Initial Study ER 17-01 prepared by the Community Development Department that the Parcel Map, General Plan Amendment and Zone Change as applied for by Pacific West Communities will not have a significant effect on the environment and, therefore, recommend to the City Council that it approve a Mitigated Negative Declaration for the project as provided for in the California Environmental Quality Act.

### **Tentative Parcel Map Approval**

Move that the Planning Commission find that the tentative parcel map applied for by Pacific West Communities on property located at 1255 Martin Street, is in conformity with the provisions of the California Subdivision Map Act and Chapter 16 of the Lakeport Municipal Code and, upon that basis, approve said map subject to the project conditions of approval and with the findings listed in the staff report dated May 9, 2018.

### **General Plan Change Approval**

Move that the Planning Commission recommend that the City Council approve the General Plan Amendment as applied for by Pacific West Communities for the property at 1255 Martin Street (GPA 17-01) changing the configuration of the Residential and High Density Residential land use designations on this property to conform with the proposed parcel boundaries of PM 17-01, subject to the findings listed in the staff report dated May 9, 2018.

### **Zone Change Approval**

Move that the Planning Commission recommend that the City Council amend the Lakeport Zoning Ordinance as applied for by Pacific West Communities for the property at 1255 Martin Street (ZC 17-02) changing the configuration of the Low Density Residential (R-1) and High Density Residential (R-3) zoning district boundaries to conform with the proposed parcel boundaries of PM 17-01 Parcel Map boundaries, subject to the findings listed in the staff report dated May 9, 2018.

**Title 17  
LAND USE, ZONING AND SIGNS**

**Chapters:**

[17.01 General Provisions](#)

[17.02 Establishment of Districts](#)

[17.03 Regulations for the Urban Reserve or "UR" District](#)

[17.04 Regulations for Low Density Residential or "R-1" District](#)

[17.05 Regulations for the Medium Density Residential or "R-2" District](#)

[17.06 Regulations for the High Density Residential or "R-3" District](#)

[17.07 Regulations for Resort/Residential or "R-5" District](#)

[17.08 Regulations for the Professional Office District or "PO" District](#)

[17.09 Regulations for the Light Retail or "C-1" Zoning District](#)

[17.10 Regulations for the Major Retail or "C-2" Zoning District](#)

[17.11 Regulations for the Service Commercial or "C-3" Zoning District](#)

[17.12 Regulations for the Central Business Zoning District or "CB" District](#)

[17.13 Regulations for Industrial or "I" Zoning District](#)

[17.14 Regulations for the Open Space or "OS" District](#)

[17.15 Regulations for the Eleventh Street Professional Use or "P" Combining District](#)

[17.16 Regulations for Public and Civic Uses or "PCU" Zoning District](#)

[17.17 Regulations for the Planned Development Combining District or "PD" Combining District](#)

[17.18 Regulations for Clear Lake Shoreline Development \(SD\) Combining District](#)

[17.19 Regulations for Historic Preservation or "HP" Combining Districts](#)

[17.20 Regulations for Erosion Control](#)

[17.21 Regulations for Tree Preservation](#)

[17.22 Regulations for Zoning Permits](#)

[17.23 Regulations for Parking, Access, and Loading Facilities](#)

[17.24 Use Permits](#)

[17.25 Minor Exceptions](#)

[17.26 Variances](#)

[17.27 Architectural and Design Review](#)

[17.28 Performance Standards](#)

[17.29 Applications and Fees](#)

[17.30 Notice of Public Hearing](#)

[17.31 Appeals and City Council Review](#)

[17.32 Zoning and General Plan Amendments](#)

[17.33 Annexation Procedures](#)

[17.34 Development Agreements](#)

[17.35 Protect Conditions Agreement and Monitoring Procedures](#)

[17.36 Nonconforming Uses, Structures, and Lots](#)

[17.37 Definitions](#)

[17.38 Cannabis Cultivation](#)

[17.39 Density Bonuses](#)

[17.40 Reasonable Accommodation for Persons with Disabilities](#)

[17.41 Wireless Communication Facilities](#)

[17.52 Signs](#)

**Chapter 17.01  
GENERAL PROVISIONS**

Sections:

[17.01.010 Adoption of the zoning ordinance.](#)

[17.01.020 Title of the zoning ordinance.](#)

[17.01.030 Purpose and effect of the zoning ordinance.](#)

[17.01.040 Applicability and exemptions.](#)

[17.01.050 Conflicts with other city regulations.](#)

[17.01.060 Fees.](#)

[17.01.070 Interpretation of provisions--Authority.](#)

[17.01.080 Enforcement authority.](#)

[17.01.090 Violation--Citation.](#)

[17.01.100 Violation--Penalty.](#)

**17.01.010 Adoption of the zoning ordinance.**

Pursuant to the authority of Section 65800 et seq. of the California Government Code, there is adopted a zoning ordinance for the city of Lakeport, California. (Ord. 796 Att. A(part), 1999)

**17.01.020 Title of the zoning ordinance.**

This title shall be known and cited as the "City of Lakeport Zoning Ordinance." (Ord. 796 Att. A(part), 1999)

**17.01.030 Purpose and effect of the zoning ordinance.**

A. This title serves to implement the Lakeport general plan. The ordinance codified in this title is adopted to promote and protect the public health, safety, peace, morals, comfort, convenience, and general welfare.

B. This title establishes various zoning districts in the city; establishes setbacks, height limits, parking standards, and open spaces within said districts; specifies the uses of land and of buildings permitted in said districts; prescribes regulations for the erection, construction, alteration, and maintenance of buildings, structures, uses, signs, and other improvements in said districts, including the requirement that permits be secured for certain buildings, structures, uses, and improvements, and for the use of land; defines the terms used herein; specifies the procedure for any amendment hereof; and prescribes penalties for the violation of any of the provisions hereof. (Ord. 796 Att. A(part), 1999)

**17.01.040 Applicability and exemptions.**

A. Applicability.

1. The provisions of this title shall apply to all development proposed and undertaken in the incorporated city limits of Lakeport including, where applicable, development undertaken by the state, county, or other units of local government.
2. No building or structure shall be erected, reconstructed, or structurally altered in any

manner, nor shall any building or land be used for any purpose, other than as permitted by and in conformance with the provisions of this title and all other laws or maps referred to herein.

B. Exemptions.

1. Development by the federal government or an agency of the federal government acting in its governmental capacity.
2. Development by the state of California or an agency of the state acting in its governmental capacity.
3. Development by local agencies exempt pursuant to the California Government Code.  
(Ord. 796 Att. A(part), 1999)

**17.01.050 Conflicts with other city regulations.**

If any provision of this title conflicts with any provision of any regulation contained in any previously adopted ordinance of the city, the provisions of this chapter shall be controlling. (Ord. 796 Att. A(part), 1999)

**17.01.060 Fees.**

The Lakeport city council shall establish by resolution a schedule of fees for processing the various applications and permits required by this title. All required fees shall be paid at the time of filing the application with the community development department and no processing shall commence until the necessary fees are paid. (Ord. 796 Att. A(part), 1999)

**17.01.070 Interpretation of provisions--Authority.**

If any ambiguity arises concerning the intent of the provisions set forth in this title, the planning commission, at a public meeting, shall consider all pertinent facts, discuss the matter, and by resolution set forth its findings and interpretation on said ambiguity. The planning commission's resolution of interpretation shall be forwarded to the city council and, upon concurrence by the council, shall be considered city policy. The city council, in the event that there is disagreement with respect to the interpretation, shall consider all pertinent facts and by resolution of the council set forth its findings and interpretation. Thereafter, said city council interpretation shall be considered city policy. Resolutions of interpretation shall be incorporated into future updates of the zoning ordinance.

In the interpretation of this title and in its application, the provisions shall be held to be minimum requirements, except where they are expressly stated to be maximum requirements. It is not intended to impair, or interfere with any private restrictions placed upon property by covenant or deed. However, where this title imposes a greater restriction upon the use of buildings, structures, or premises, or upon the heights of buildings or yard areas, or coverage or other open spaces that are imposed or required by such private restrictions, the provisions of this title shall control. (Ord. 796 Att. A(part), 1999)

**17.01.080 Enforcement authority.**

- A. It shall be the duty of the community development director to enforce the provisions of this title pertaining to the use of land or buildings and the erection, construction, reconstruction, moving, alteration, or addition to any buildings or structures.
- B. Any permit shall be subject to revocation if found to be illegal. (Ord. 796 Att. A(part), 1999)

**17.01.090 Violation--Citation.**

Any person, company, or corporation that causes any use to be established, any structure to be altered, converted, moved, or commenced contrary to the provisions of this title shall be cited by the community development director, and he shall order all violations corrected immediately. (Ord. 796 Att. A(part), 1999)

**17.01.100 Violation--Penalty.**

Any person, whether as principal, agent, employee, or otherwise, violating or causing the violation of any of the provisions of this title shall be guilty of a misdemeanor, and upon conviction thereof shall be punishable by a fine of not more than five hundred dollars or by imprisonment in the county jail for six months or both such fine and imprisonment. Any violation of this title which is committed and continues from day to day, constitutes a separate offense for each and every day during which such violation is committed or continued. (Ord. 796 Att. A(part), 1999)



**Chapter 17.02  
ESTABLISHMENT OF DISTRICTS**

Sections:

[17.02.010 Designation of districts.](#)

[17.02.020 Combining districts.](#)

[17.02.030 District boundaries.](#)

[17.02.040 Establishment of districts.](#)

[17.02.050 City of Lakeport zoning map\(s\).](#)

[17.02.060 Effect of establishment of districts except as hereinafter otherwise provided.](#)

**17.02.010 Designation of districts.**

There are established, and into which the city may be divided, the following zoning districts and symbols used to represent the districts.

- |    |      |   |
|----|------|---|
| A. | UR:  | urban reserve district                              |
| B. | R-1: | low density residential district                    |
| C. | R-2: | medium density residential district                 |
| D. | R-3: | high density residential district                   |
| E. | R-5: | resort/residential district                         |
| F. | PO:  | professional office district                        |
| G. | C-1: | light retail district                               |
| H. | C-2: | major retail district                               |
| I. | C-3: | service commercial district                         |
| J. | CB:  | central business district                           |
| K. | I:   | industrial district                                 |
| L. | OS:  | open space district                                 |
| M. | P:   | Eleventh street professional use combining district |
| N. | PCU: | public and civic uses district                      |
| O. | PD:  | planned development combining district              |
| P. | SD:  | shoreline development combining district            |
| Q. | HP:  | historic preservation combining district            |

(Ord. 796 Att. A(part), 1999)

**17.02.020 Combining districts.**

The regulations of the combining districts shall apply to the land in the same manner as the base zoning district regulations. Combining district regulations shall apply whenever the symbol and the boundaries of the area are shown on the zoning map(s).

When a symbol for a combining district is added to a base zoning district symbol, the regulations of

the combining district shall be applicable in addition to the base zoning district regulations. If any of the provisions of the combining district conflict with provisions of the base zoning district regulations, the provisions which are most restrictive shall govern. (Ord. 796 Att. A(part), 1999)

**17.02.030 District boundaries.**

Where uncertainty exists as to the boundaries of any of the city zoning districts as described above, or as shown on the zoning map(s), the following rules shall apply:

- A. Where such boundaries are indicated as following streets and alleys, the center lines of such streets and alleys shall be construed to be such boundaries.
- B. Where such boundaries are indicated as approximately following lot lines, such lot lines shall be construed to be such boundaries.
- C. In unsubdivided property, or where a district boundary divides a lot, the location of any such boundary, unless the same is indicated by dimensions shown upon the zoning map(s), shall be determined by the use of the scale appearing on the zoning map(s).
- D. In case further uncertainty exists, the planning commission, upon written application, or upon its own motion, shall determine the exact location of such boundaries. (Ord. 796 Att. A(part), 1999)

**17.02.040 Establishment of districts.**

The aforesaid districts, and certain combinations thereof, are established insofar as the designations, locations, and boundaries thereof are set forth and indicated on the city zoning map(s) created pursuant to Section [17.02.050](#). The zoning map(s) show the designation, locations, and boundaries of each zoning district. (Ord. 796 Att. A(part), 1999)

**17.02.050 City of Lakeport zoning map(s).**

- A. There is established the city of Lakeport zoning map(s) which identifies all zoning districts.
- B. Said map(s), and all locations thereon, are made a part of this title by reference thereto to be of such force and effect as if fully set forth herein. (Ord. 796 Att. A(part), 1999)

**17.02.060 Effect of establishment of districts except as hereinafter otherwise provided.**

- A. No building or structure shall be erected, and no existing building or structure shall be moved, altered, added to, or enlarged, nor shall any land, building or structure, or premises be used, designed, or intended to be used for any purpose, or in any manner, other than those included among the uses hereinafter listed as permitted in the district in which such building or structure, land, or premises is located.
- B. No building or structure shall be erected, reconstructed, or structurally altered to exceed in height the limit hereinafter designated for the district in which such building or structure is located.
- C. No building or structure shall be erected, nor shall any existing building or structure be altered, enlarged, or rebuilt, except in conformity to the lot area, yard, coverage, and building or structure location regulations hereinafter set forth for the district in which such building or structure is located.
- D. No yard or other space provided around any building for the purpose of complying with the provisions of this title shall be considered as providing a yard or open space for any other building, and no yard or other open space on one lot shall be considered as providing a yard or open space for a building on any other lot.

E. No parking area or garage space provided on a lot for the purposes of complying with provisions of this title shall be reduced in area or capacity or be considered as providing parking area or garage space, or yard, court, or other open space required for any building or use on any other lot except as hereinafter provided.

F. No lot shall be divided, subdivided, or otherwise altered to result in an area less than the minimum lot size specified by this title for the district in which such lot is situated. Any alteration of property made in violation of this provision, or in violation of the provisions of the Lakeport subdivision ordinance or the California Subdivision Map Act, shall not be recognized for the purpose of determining lots or parcels in the application of this title. (Ord. 796 Att. A(part), 1999)

**Chapter 17.03  
REGULATIONS FOR THE URBAN RESERVE OR "UR" DISTRICT**

Sections:

[17.03.010 Purpose.](#)

[17.03.020 Performance standards.](#)

[17.03.030 Uses permitted.](#)

[17.03.040 Uses permitted subject to a zoning permit.](#)

[17.03.050 Uses permitted subject to a use permit.](#)

[17.03.060 Development standards.](#)

**17.03.010 Purpose.**

To provide for large lot residential development in areas where urban infrastructure such as public water, sewer, and city-maintained roads are not yet available but will ultimately be provided. The following regulations shall apply in all UR districts. (Ord. 796 Att. A(part), 1999)

**17.03.020 Performance standards.**

Uses permitted within this district shall be subject to the performance standards set forth in Chapter [17.28](#). (Ord. 796 Att. A(part), 1999)

**17.03.030 Uses permitted.**

- A. One single-family dwelling.
- B. Agricultural and residential accessory uses and accessory structures including barns and private stables.
- C. Small family day care homes licensed for eight or fewer persons.
- D. Greenhouses, hothouses, and incidental structures not exceeding a cumulative total of six thousand square feet in size.
- E. Garage and yard sales.
- F. Private swimming pools, tennis courts, and similar recreational amenities.
- G. One secondary accessory residential unit on a parcel with at least seven thousand five hundred square feet of land area subject to performance standards set forth in Chapter [17.28](#). (Ord. 887 §1(A), 2013; Ord. 796 Att. A(part), 1999)

**17.03.040 Uses permitted subject to a zoning permit.**

- A. Home occupations.
- B. Agricultural uses including the keeping of livestock.
- C. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §3, 2019; Ord. 887 §1(C), 2013; Ord. 796 Att. A(part), 1999)

**17.03.050 Uses permitted subject to a use permit.**

- A. Commercial stables and riding academies on parcels not less than ten acres.

- B. Wineries with incidental retail sales of wine produced and bottled on the premises.
- C. The keeping of animals in excess of that permitted by Chapter [17.22](#).
- D. One secondary accessory residential unit on a parcel with less than seven thousand five hundred square feet of land area subject to performance standards set forth in Chapter [17.28](#).
- E. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §4, 2019; Ord. 887 §1(B), 2013; Ord. 796 Att. A(part), 1999)

**17.03.060 Development standards.**

- A. Minimum Lot Size. five acres.
- B. Minimum Average Lot Width. one hundred fifty feet.
- C. Minimum Yards (Setbacks).
  - 1. Front yard: twenty feet from lot line. Yards abutting streets are front yards.
  - 2. Rear yard: twenty feet from lot line.
  - 3. Side yard: five feet from interior lot line or twenty feet from lot line on the street side of a corner lot.
  - 4. Accessory structures: the above yards apply.
- D. Maximum Height.
  - 1. Principal structure: thirty-five feet.
  - 2. Accessory structure: fifteen feet.
- E. Parking. The following minimum parking requirements shall apply:
  - 1. Residential Use. One covered and one uncovered space per dwelling unit.
- F. Minimum Residential Construction Standards. All single-family dwellings except temporary dwellings and farm labor quarters shall meet the minimum residential construction standards of the R-1 district. (Ord. 796 Att. A (part), 1999)

**Chapter 17.04**  
**REGULATIONS FOR LOW DENSITY RESIDENTIAL OR "R-1" DISTRICT**

Sections:

[17.04.010 Purpose.](#)

[17.04.020 Performance standards.](#)

[17.04.030 Uses permitted.](#)

[17.04.040 Uses permitted subject to a zoning permit.](#)

[17.04.050 Uses permitted subject to a use permit.](#)

[17.04.060 Development standards.](#)

**17.04.010 Purpose.**

To establish areas for individual residential dwelling units at an urban low density where the traditional neighborhood character of single-family units exist. The following regulations shall apply in all R-1 districts. (Ord. 796 Att. A (part), 1999)

**17.04.020 Performance standards.**

Uses permitted within this district shall be subject to the performance standards set forth in Chapter [17.28](#). (Ord. 828 §1(part), 2004; Ord. 796 Att. A (part), 1999)

**17.04.030 Uses permitted.**

- A. One single-family dwelling or modular home.
- B. Residential accessory buildings, including site-built garages and carports.
- C. Private swimming pools, tennis courts, and similar recreational amenities.
- D. Small family nonresidential day care licensed for eight or fewer persons.
- E. Duplexes on a lot of at least twelve thousand square feet of land area.
- F. Garage and yard sales.
- G. One secondary accessory residential unit on a parcel with at least seven thousand five hundred square feet of land area subject to performance standards set forth in Chapter [17.28](#).
- H. One metal or fabric-covered carport.
- I. Personal cannabis cultivation subject to the regulations as set forth in Chapter [17.38](#). (Ord. 914 §2, 2017; Ord. 887 §1(D), 2013; Ord. 869 §1(A), (B), 2007; Ord. 821 §1(part), 2003; Ord. 796 Att. A (part), 1999)

**17.04.040 Uses permitted subject to a zoning permit.**

- A. Home occupations.
- B. Agricultural uses including the keeping of livestock or animals.
- C. Docks, piers, and boat houses.
- D. Guest quarters.

E. Temporary construction offices.

F. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §5, 2019; Ord. 821 §1(part), 2003; Ord. 796 Att. A (part), 1999)

**17.04.050 Uses permitted subject to a use permit.**

A. Bed and breakfast inns.

B. Rooming and boarding houses.

C. Short-term rental of a residence to transient guests.

D. Churches.

E. Large family nonresidential day care centers.

F. Public and private schools.

G. Public utility facilities.

H. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#).

I. Residential care home, large.

J. Residential care facility.

K. One secondary accessory residential unit on a parcel with less than seven thousand five hundred square feet of land area subject to performance standards set forth in Chapter [17.28](#). (Ord. 923 §6, 2019; Ord. 893 §3(1), 2014; Ord. 887 §1(E), 2013; Ord. 821 §1(part), 2003; Ord. 796 Att. A (part), 1999)

**17.04.060 Development standards.**

A. Minimum Lot Size.

1. Six thousand square feet for an interior lot.

2. Six thousand five hundred square feet for a corner lot.

B. Minimum Average Lot Width.

1. Sixty feet for an interior lot.

2. Sixty-five feet for a corner lot.

3. Lots on a cul-de-sac bulb or corner bulb (knuckle) may be thirty-five feet wide and shall be at least sixty feet wide at the midpoint line.

C. Minimum Lot Length. Eighty feet.

D. Maximum Length to Width Ratio. Three to one.

E. Maximum Lot Coverage. Forty percent. An increase in lot coverage of up to sixty percent will be permitted on pre-existing substandard lots.



F. Minimum Yards (Setbacks).

1. Front yard:
  - a. Fifteen feet from lot line.
  - b. Twenty feet from lot line to the carport or garage door opening.
2. Rear yard: ten feet from lot line.
3. Side yard: five feet from lot line, except ten feet on the street side on a corner lot.
4. Accessory structures: less than one hundred twenty square feet without utilities may be within one foot of the side or rear property line.

G. Maximum Height.

1. Principal structure: thirty-five feet.
2. Accessory structure: fifteen feet.

H. Parking. The following minimum parking requirements shall apply for residential uses:

1. One covered and one uncovered space per dwelling unit.
2. Covered spaces may be substituted for uncovered spaces.

I. Signs. As provided in the sign ordinance.

J. Minimum Residential Construction Standards. (see Chapter [17.28](#), Performance Standards).

1. All dwelling units must be at least fifteen feet in width or diameter (excluding eaves) and at least seven hundred twenty square feet in gross floor area, except for secondary units which shall meet the standards set forth in Chapter [17.28](#).
2. Modular homes shall be certified under the National Manufactured Home Construction and Safety Standards and shall be no older than ten years old from the time that a permit is issued for placement.
3. All dwellings shall be attached to a permanent concrete foundation system pursuant to the currently adopted California Building Standards Code as referenced in Section 15.04.010. Dwellings in mobile home parks/subdivisions may utilize alternative permanent foundation systems.
4. All dwellings shall be designed so that exterior walls look like wood or masonry or stucco regardless of their actual composition.
5. Dwelling siding shall extend to the ground level (wood excluded) except that when a solid concrete or masonry perimeter foundation is used, then siding need only extend one and one-half inch below the top of the foundation.
6. The roofing materials shall be designed to look like composition roofing, tile, shakes, shingles, or tar and gravel; or architectural metal roof sheathing with factory applied color coatings.

7. The slope of the main roof shall not be less than two inches of vertical rise for twelve inches of horizontal run.
8. All dwellings shall have a perimeter roof eave not less than one foot measured from the vertical side of the home.
9. Where any accessory structure is attached to the main structure, the eave requirement at the point of attachment may be waived.
10.
  - a. Site-built detached or attached garages or carports shall be designed and constructed of similar design and materials as the main residential unit or structure.
  - b. One four-hundred-square-foot metal or one four-hundred-square-foot fabric-covered carport may be permitted per lot. Metal and fabric-covered carports shall comply with property setback (yard) requirements. Metal and fabric-covered carports shall be properly maintained in good condition, cleaned, and repaired as necessary. Metal and fabric-covered carports shall be securely anchored with below grade tie downs. There shall be no electricity or utilities provided to metal and fabric-covered carports. Metal and fabric-covered carports are subject to the issuance of a building permit unless determined to be exempted by the building official. Metal carports shall be painted to match or complement the primary house color. (Ord. 924 §22, 2020; Ord. 869 §1(C), 2007; Ord. 856 §1(part), 2006; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**Chapter 17.05**  
**REGULATIONS FOR THE MEDIUM DENSITY RESIDENTIAL OR "R-2" DISTRICT**

Sections:

[17.05.010 Purpose.](#)

[17.05.020 Performance standards.](#)

[17.05.030 Uses permitted.](#)

[17.05.040 Uses permitted subject to a zoning permit.](#)

[17.05.050 Uses permitted subject to a use permit.](#)

[17.05.060 Development standards.](#)

**17.05.010 Purpose.**

To establish areas for individual and multifamily residential dwelling units at low to medium densities with the amenities of a residential neighborhood. The following regulations shall apply in all R-2 districts. (Ord. 796 Att. A(part), 1999)

**17.05.020 Performance standards.**

Uses permitted within this district shall be subject to the performance standards set forth in Chapter [17.28](#) and, where required, architectural and design review. (Ord. 796 Att. A(part), 1999)

**17.05.030 Uses permitted.**

- A. One single-family dwelling or manufactured home.
- B. Two single-family dwellings subject to general plan density standards.
- C. Duplexes, triplexes, fourplexes, and condominiums in accordance with the development standards listed in Section [17.05.060](#).
- D. Residential accessory buildings.
- E. Small family nonresidential day care licensed for eight or fewer persons.
- F. Garage and yard sales.
- G. Public parks, playgrounds, and recreational facilities.
- H. One secondary accessory residential unit on a parcel with at least seven thousand five hundred square feet of land area subject to performance standards set forth in Chapter [17.28](#).
- I. Personal cannabis cultivation subject to the regulations as set forth in Chapter [17.38](#). (Ord. 914 §3, 2017; Ord. 887 §1(F), 2013; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.05.040 Uses permitted subject to a zoning permit.**

- A. Those uses permitted in the R-1 district with a zoning permit.
- B. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §7, 2019; Ord. 796 Att. A(part), 1999)

**17.05.050 Uses permitted subject to a use permit.**

- A. Nursing and convalescent homes.

- B. Mobilehome parks.
- C. Building heights in excess of thirty-five feet.
- D. Those uses permitted in the R-1 district subject to a use permit.
- E. Residential care home, large.
- F. Residential care facility.
- G. One secondary accessory residential unit on a parcel with less than seven thousand five hundred square feet of land area subject to performance standards set forth in Chapter [17.28](#).
- H. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §8, 2019; Ord. 893 §3(2), 2014; Ord. 887 §1(G), 2013; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.05.060 Development standards.**

- A. Maximum Permitted Density.
  - 1. Single-family dwelling: six thousand square feet per dwelling unit.
  - 2. Duplex, triplex, fourplex, or condominium projects: two thousand two hundred fifty square feet per dwelling unit.
- B. Minimum Lot Size.
  - 1. Six thousand square feet for an interior lot.
  - 2. Six thousand five hundred square feet for a corner lot.
- C. Minimum Lot Length. Eighty feet.
- D. Minimum Average Lot Width.
  - 1. Sixty feet for an interior lot.
  - 2. Sixty-five feet for a corner lot.
  - 3. Lots on a cul-de-sac bulb or corner bulb (knuckle) may be thirty-five feet wide and shall be at least sixty feet wide at the midpoint line.
- E. Maximum Length to Width Ratio. Three to one.
- F. Maximum Lot Coverage. Forty percent.
- G. Minimum Yards.
  - 1. Front yard: fifteen feet from lot line, twenty feet required to carport or garage.
  - 2. Rear yard: ten feet for single-family dwellings and duplexes, and fifteen feet from the lot line for triplexes, fourplexes, and condominium projects.
  - 3. Side yard: five feet for single-family dwellings and duplexes, and ten feet for triplexes and fourplexes.

4. Side yards adjacent to public right-of-way shall not be less than ten feet for all uses.
  5. Accessory structures: less than one hundred twenty feet without utilities may be within one foot of the side or rear property line.
- H. Maximum Height.
1. Principal structure: thirty-five feet.
  2. Accessory structure: fifteen feet.
- I. Building Separation, Open Space, and Landscaping.
1. Within the R-2 district, the placement of the principal structure shall conform to the following building separation standards:
    - a. When two or more buildings in the same project face each other, or are arranged around an open court, they shall be separated from each other a minimum of twenty feet.
    - b. For a building which faces the rear or side of another building, there shall be a separation of twenty feet.
    - c. When the rear of the building faces the rear or side of another building, they shall be separated from each other a minimum of ten feet.
    - d. When the building's side faces the side of another building, they shall be separated from each other a minimum of ten feet. No entries shall be permitted between buildings placed side by side unless an additional ten feet of building separation is provided.
  2. Where there are floors or stories in excess of one, the city may increase the building separation by as much as five feet for each story.
  3. For duplex, triplex, fourplex, and condominium, a landscaped, unified, and usable open recreational and leisure area, totaling at least three hundred square feet for each dwelling unit, shall be required in addition to that landscaping generally required of all developments. The areas shall be conveniently located and readily accessible to each dwelling unit.
- The following areas shall not be considered as contributing to required recreational and leisure areas:
- a. Any required front or side yard.
  - b. Any area used for parking or vehicular circulation.
- J. Signs. As provided for in the sign ordinance.
- K. All dwelling units must be at least fifteen feet in width or diameter (excluding eaves) and, with the exception of single-family dwellings, shall contain the following minimum gross floor area, exclusive of parking areas, open porches, and patios:
1. Studio: four hundred fifty square feet;
  2. One-bedroom: six hundred fifty square feet;

3. Two-bedroom: eight hundred square feet;
4. For each additional bedroom in excess of two: one hundred square feet. (Ord. 856 §1(part), 2006; Ord. 828 §1(part), 2004; Ord. 821 §1(part), 2003; Ord. 796 Att. A (part), 1999)

**Chapter 17.06  
REGULATIONS FOR THE HIGH DENSITY RESIDENTIAL OR "R-3" DISTRICT**

Sections:

[17.06.010 Purpose.](#)

[17.06.020 Performance standards.](#)

[17.06.030 Uses permitted.](#)

[17.06.040 Uses permitted subject to a zoning permit.](#)

[17.06.050 Uses permitted subject to a use permit.](#)

[17.06.060 Development standards.](#)

**17.06.010 Purpose.**

To establish areas for high density residential development allowing for living accommodations ranging from duplex units to apartment buildings and condominiums. The following regulations shall apply in all R-3 districts. (Ord. 796 Att. A (part), 1999)

**17.06.020 Performance standards.**

All uses permitted within this district shall be subject to the performance standards set forth in Chapter [17.28](#) and architectural and design review set forth in Chapter [17.27](#). (Ord. 796 Att. A(part), 1999)

**17.06.030 Uses permitted.**

- A. Duplexes, triplexes, fourplexes, apartment buildings, multifamily dwelling groups, and condominiums.
- B. Residential accessory uses and accessory structures.
- C. Private swimming pools, tennis courts, and similar recreational amenities.
- D. Small family nonresidential day care licensed for eight or fewer persons.
- E. Garage and yard sales.
- F. Public parks, playgrounds, and recreational facilities.
- G. Small scale offices serving the multifamily residential complex.
- H. Personal cannabis cultivation subject to the regulations as set forth in Chapter [17.38](#). (Ord. 914 §4, 2017; Ord. 893 §3(3), 2014; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.06.040 Uses permitted subject to a zoning permit.**

Those uses permitted in the R-2 district subject to a zoning permit and the following use:

- A. Residential care home, large.
- B. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §9, 2019; Ord. 893 §3(4), 2014; Ord. 796 Att. A(part), 1999)

**17.06.050 Uses permitted subject to a use permit.**



- A. Mobilehome parks.
- B. One single-family dwelling or manufactured home if it is to replace a previously existing dwelling.
- C. Those uses permitted in the R-2 district subject to a use permit.
- D. Bed and breakfast inns with food service and catering.
- E. Residential care facility.
- F. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §10, 2019; Ord. 893 §3(5), 2014; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.06.060 Development standards.**

- A. Maximum Permitted Density.
  - 1. Duplex, triplex, fourplex, apartment, multifamily dwelling groups, and condominiums: one thousand five hundred square feet per dwelling unit.
  - 2. Senior multifamily dwellings: nine hundred seventy square feet per unit.
- B. Minimum Lot Size.
  - 1. Six thousand square feet for an interior lot.
  - 2. Six thousand five hundred square feet for a corner lot.
- C. Minimum Lot Length. Eighty feet.
- D. Minimum Average Lot Width.
  - 1. Sixty feet for an interior lot.
  - 2. Sixty-five feet for a corner lot.
  - 3. Lots on a cul-de-sac bulb or corner bulb (knuckle) may be thirty-five feet wide and shall be at least sixty feet wide at the midpoint line.
- E. Maximum Length to Width Ratio. Three to one.
- F. Maximum Lot Coverage for Multifamily Dwelling Units.
  - 1. One story dwelling: sixty percent.
  - 2. Two story dwelling: fifty-five percent.
  - 3. Three story dwelling: fifty percent.
- G. Minimum Yards.
  - 1. Front yard: fifteen feet from lot line, twenty feet required to carport/garage.
  - 2. Rear yard: ten feet from the lot line for a duplex and fifteen feet from the lot line for other dwellings.

3. Side yard: five feet from the lot line for a duplex and ten feet from the lot line for other dwellings.

4. Accessory structures: less than one hundred twenty square feet without utilities may be within one foot of the side or rear property line.

H. Maximum Height.

1. Principal structure: thirty-five feet.

Height limit may be increased subject to obtaining a use permit.

2. Accessory structure: fifteen feet.

I. Building Separation, Open Space, and Landscaping.

1. The placement of buildings shall conform to the following building separation standards:

a. When two or more buildings in the same project face each other or are arranged around an open court, they shall be separated from each other a minimum of twenty feet.

b. For a building which faces the rear or side of another building, there shall be a separation of twenty feet.

c. When the rear of the building faces the rear or side of another building, they shall be separated from each other a minimum of ten feet.

d. When the building's side faces the side of another building, they shall be separated from each other a minimum of ten feet.

i. No entries shall be permitted between buildings placed side by side, unless an additional ten feet of building separation is provided.

2. The building separation shall be increased five feet for each story in excess of one.

3. For residential developments of more than three dwelling units, a landscaped, unified, and usable open recreational and leisure area, totaling at least three hundred square feet for each dwelling unit, shall be required in addition to that landscaping generally required of all developments. The open areas shall be conveniently located and readily accessible to each dwelling unit. The following areas shall not be considered as contributing to required recreational and leisure areas:

a. Any required front or side yard.

b. Any area used for parking or vehicle circulation.

J. Parking. See Chapter [17.23](#).

K. Signs. As provided in the sign ordinance.

L. All dwelling units must be at least fifteen feet in width or diameter (excluding eaves) and shall contain the following minimum gross floor area, exclusive of parking areas, open porches and patios:

1. Studio: four hundred fifty square feet;
2. One-bedroom: six hundred fifty square feet;
3. Two-bedroom: eight hundred square feet;
4. For each additional bedroom in excess of two: one hundred square feet. (Ord. 856 §1(part), 2006; Ord. 828 §1(part), 2004; Ord. 796 Att. A (part), 1999)

**Chapter 17.07**  
**REGULATIONS FOR RESORT/RESIDENTIAL OR "R-5" DISTRICT**

Sections:

[17.07.010 Purpose.](#)

[17.07.020 Performance standards.](#)

[17.07.030 Uses permitted.](#)

[17.07.040 Uses permitted subject to a zoning permit.](#)

[17.07.050 Uses permitted subject to a use permit.](#)

[17.07.060 Development standards.](#)

[17.07.070 Development criteria for resorts, hotels, motels, or mixed use projects.](#)

**17.07.010 Purpose.**

To establish areas for a mixture of resort, residential, and lake-associated uses primarily along the shore of Clear Lake and other appropriate locations. This district is intended to allow for resort development including hotels and motels, limited retail uses consistent and compatible with lakefront recreational uses, and residential uses. The following regulations shall apply in all R-5 districts. (Ord. 796 Att. A(part), 1999)

**17.07.020 Performance standards.**

Uses permitted within this district shall be subject to the performance standards set forth in Chapter [17.28](#) and architectural and design review criteria set forth in Chapter [17.27](#). (Ord. 796 Att. A(part), 1999)

**17.07.030 Uses permitted.**

- A. Duplexes, triplexes, fourplexes, apartments, and condominiums.
- B. Resorts.
- C. Hotels and motels.
- D. Private swimming pools, tennis courts, and similar recreational amenities.
- E. Garage and yard sales.
- F. Public parks, playgrounds, and recreational facilities.
- G. Personal cannabis cultivation subject to the regulations as set forth in Chapter [17.38](#). (Ord. 914 §5, 2017; Ord. 796 Att. A(part), 1999)

**17.07.040 Uses permitted subject to a zoning permit.**

Those uses permitted in the R-2 and R-3 zoning districts with a zoning permit. (Ord. 796 Att. A(part), 1999)

**17.07.050 Uses permitted subject to a use permit.**

- A. Restaurants.
- B. Food and beverage sales.

- C. Retail sales of lake-oriented and recreational merchandise, including limited food and beverage sales.
- D. Rental of lake-oriented recreational equipment.
- E. Mobilehome park, RV park, and campgrounds.
- F. Marinas.
- G. Boat storage facility and boat repair activity within a building.
- H. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#).
- I. Those uses permitted in the R-2 and R-3 zoning districts with a use permit.
- J. Bed and breakfast inns with food service and catering.
- K. Residential care facility. (Ord. 923 §11, 2019; Ord. 893 §3(6), 2014; Ord. 821 §1(part), 2003; Ord. 796 Att. A (part), 1999)

**17.07.060 Development standards.**

- A. Maximum Permitted Density. Multifamily residential and condominium development: two thousand two hundred fifty square feet per dwelling unit.
- B. Minimum Lot Size.
  - 1. Six thousand square feet for an interior lot.
  - 2. Six thousand five hundred square feet for a corner lot.
- C. Minimum Lot Length. Eighty feet.
- D. Minimum Average Lot Width.
  - 1. Sixty feet for an interior lot.
  - 2. Sixty-five feet for a corner lot.
  - 3. Lots on a cul-de-sac bulb or corner bulb (knuckle) may be thirty-five feet wide and shall be at least sixty feet wide at the midpoint line.
- E. Maximum Length to Width Ratio. Three to one.
- F. Maximum Lot Coverage.
  - 1. One story structure: sixty percent.
  - 2. Two story structure: fifty-five percent.
  - 3. Three story structure: fifty percent.
- G. Minimum Yards.
  - 1. Multifamily dwellings and condominiums.

- a. Front yard: fifteen feet from the front lot line, twenty feet required to garage/carport.
  - b. Rear yard: fifteen feet from the lot line.
  - c. Side yard: ten feet from the lot line.
  - d. Accessory structures: less than one hundred twenty square feet without utilities may be within one foot of the side or rear property lines.
2. All other uses permitted within the R-5 resort/residential district shall comply with the setbacks as determined through the architectural and design review process.
- H. Maximum Height.
  1. Principal structure: twenty-five feet, however, the structure cannot be higher than twenty-six feet above 12.79 on the Rumsey gauge (one thousand three hundred thirty-one feet above sea level). Height limit may be increased subject to obtaining a use permit.
  2. Accessory structures: fifteen feet in height.
- I. Building Separation, Open Space, and Landscaping. All multifamily residential uses and condominiums shall comply with the building separation, open space, and landscaping requirements set forth in Section [17.06.060\(H\)](#).
- J. All dwelling units must be at least fifteen feet in width or diameter (excluding eaves) and shall contain the following minimum gross floor area, exclusive of parking areas, open porches and patios:
  1. Studio: four hundred fifty square feet;
  2. One-bedroom: six hundred fifty square feet;
  3. Two-bedroom: eight hundred square feet;
  4. For each additional bedroom in excess of two: one hundred square feet. (Ord. 856 §1(part), 2006; Ord. 796 Att. A (part), 1999)

**17.07.070 Development criteria for resorts, hotels, motels, or mixed use projects.**

- A. Plans Required. A plan of development shall be required for all uses listed in this section in accordance with the standards below.
- B. Pre-application. Prior to the preparation of an application for a plan of development, the applicant shall attend a pre-application meeting with the community development department staff to explain the purpose of the development plan, to review the project's consistency with the Lakeport general plan, to review the municipal code requirements, and to provide for a review of the applicant's conceptual design and development objectives.
- C. Application. An application shall be made on forms provided by the community development department and accompanied by all fees, information, and supplemental plans required.
- D. Plan of Development Criteria. The plan of development shall be a graphic and written representation of the applicant's intended development project including:
  1. A graphic drawing consisting of:

- a. The entire plan development with drawings and agreed upon scale showing the entire proposed development and site;
  - b. The location and sizes of all proposed land uses;
  - c. An overlay of the City's general plan and zoning;
  - d. The location and approximate size of all areas to be reserved in open space or setbacks;
  - e. The preliminary on-site circulation pattern;
  - f. The type and location of proposed buildings and other site improvements;
  - g. The type and location of all proposed public facilities;
  - h. The existing site conditions showing all topographic features such as natural drainage ways, streams, creeks, shorelines, vernal pools and ponds; significant rock outcroppings; topography; location and types of all on-site trees; areas of historic or archaeological impact or value; and existing development including roadways and structures;
  - i. Topography at a contour level determined by the size and complexity of the plan and existing surface conditions; and
  - j. Other information on land adjacent to the proposed project which will show the relationship between the proposed development and the areas adjacent to the site including land uses, parcel size, ownership patterns, mineral leaseholds, soil conditions, planning and zoning designations, densities, traffic circulation system, public facilities, major geotechnical features, and physiographic features such as lakes, streams, shorelines, drainage patterns, ridgelines, tree clusters, and other prominent natural features.
2. A written plan that shall support the graphic representation and shall, at a minimum, include:
  - a. Project description including an indication of the present and proposed ownership;
  - b. A list and description of all uses shown on the proposed specific plan of development;
  - c. A development schedule indicating the approximate date when construction of the project can be expected to begin and be completed for each phase of the project including the permit phase;
  - d. A statement of the applicant's intent with regard to the future segregation and selling and/or leasing of all portions of the project including whether or not there is an intent to subdivide and sell lots either as condominiums or undeveloped lots;
  - e. A statement of the applicant's proposal for utilities and public services including sewer, water, general government, school, solid waste, power, cable TV, telephones, storm water runoff, and others.



- f. Quantitative data about the development including, but not limited to, net and gross acreage, approximate dimension and location of structures, support services required, traffic generation, parking and loading requirements, outdoor storage requirements, and other applicable information; and
- g. Demographic information about the development including, but not limited to, estimates of the number of employees, their ages, skill levels, salaries and annual payroll, number of employees to be relocated, number of school age children, and other information as necessary. (Ord. 796 Att. A(part), 1999)

**Chapter 17.08**  
**REGULATIONS FOR THE PROFESSIONAL OFFICE DISTRICT OR "PO" DISTRICT**

Sections:

[17.08.010 Purpose.](#)

[17.08.020 Performance standards.](#)

[17.08.030 Uses permitted.](#)

[17.08.040 Uses permitted subject to a zoning permit.](#)

[17.08.050 Uses permitted subject to a use permit.](#)

[17.08.060 Development standards.](#)

[17.08.070 Residential development standards.](#)

[17.08.080 Performance standards for professional uses.](#)

**17.08.010 Purpose.**

To establish areas for professional office uses consistent with the intent of the Lakeport general plan. The PO district also provides for multifamily residential uses subject to the issuance of a use permit. (Ord. 796 Att. A(part), 1999)

**17.08.020 Performance standards.**

All uses permitted within this district shall be subject to the performance standards as set forth in Chapter [17.28](#) and architectural and design review guidelines set forth in Chapter [17.27](#). (Ord. 796 Att. A(part), 1999)

**17.08.030 Uses permitted.**

- A. Professional offices and uses.
- B. Governmental administrative offices. (Ord. 796 Att. A(part), 1999)

**17.08.040 Uses permitted subject to a zoning permit.**

- A. Those uses permitted in the R-2 and R-3 districts with a zoning permit.
- B. Temporary offices.
- C. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §12, 2019; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.08.050 Uses permitted subject to a use permit.**

- A. Multifamily dwellings and condominiums.
- B. Residential accessory uses and accessory structures.
- C. Private swimming pools, tennis courts, and similar recreation amenities.
- D. Small family day care licensed for eight or fewer persons.
- E. Church and school facilities.

- F. Public parks, playgrounds, and recreational facilities.
- G. Small scale commercial uses ancillary to an office.
- H. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#).
- I. Mixed use--residential in conjunction with an office use.
- J. One single-family dwelling or manufactured home if it is to replace a previously existing residence which has suffered damage or destruction which exceeds fifty percent of its market value.
- K. Commercial cannabis testing subject to the regulations set forth in Chapter 5.34. (Ord. 923 §13, 2019; Ord. 915 §2, 2018; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.08.060 Development standards.**

- A. Maximum Permitted Density for Residential Uses. One thousand five hundred square feet per dwelling unit.
- B. Minimum Lot Size.
  - 1. Six thousand square feet for an interior lot.
  - 2. Six thousand five hundred square feet for a corner lot.
- C. Minimum Lot Length. Eighty feet.
- D. Minimum Average Lot Width.
  - 1. Interior lot: sixty feet.
  - 2. Corner lot: sixty-five feet.
- E. Maximum Length to Width Ratio. Three to one.
- F. Maximum Lot Coverage.
  - 1. One story: sixty percent.
  - 2. Two story: fifty-five percent.
  - 3. Three story: fifty percent.
- G. Minimum Yards.
  - 1. Front yard: fifteen feet from the lot line, twenty feet required to garage/carport.
  - 2. Rear yard: ten feet from the lot line.
  - 3. Side yard: five feet from the lot line and ten feet for two-story structures. Additional stories may require additional setback area. See Section [17.08.070](#).
  - 4. Accessory uses: the above setback yards shall apply.
- H. Maximum Height.

1. Principal structure: thirty-five feet. Height limit may be increased subject to obtaining a use permit.
2. Accessory structures: fifteen feet. (Ord. 796 Att. A (part), 1999)

**17.08.070 Residential development standards.**

**A. Building Separation, Open Space, and Landscaping.**

1. There shall be a finding made by the planning commission that there is a substantial need for housing in the city which cannot be met by the availability of high density areas.
2. The placement of multifamily, residential, and condominium buildings in the professional office zone shall conform to the following building standards:
  - a. When two or more buildings in the same project face each other or are arranged around an open court, they shall be separated from each other a minimum of twenty feet.
  - b. For a building which faces the rear or side of another building, there shall be a separation of twenty feet.
  - c. When the rear of the building faces the rear or side of another building, they shall be separated from each other a minimum of ten feet.
  - d. When the building's side faces the side of another building, they shall be separated from each other a minimum of ten feet.
    1. No entries shall be permitted between buildings placed side by side, unless an additional ten feet of building separation is provided.
    2. The building separation shall be increased five feet for each story in excess of one.
    3. For residential developments of more than three dwelling units, a landscaped, unified, and usable open recreational and leisure area, totaling at least three hundred square feet for each dwelling unit, shall be required in addition to that landscaping generally required of all developments. Said open areas shall be conveniently located and readily accessible to each dwelling unit. The following areas shall not be considered as contributing to required recreational and leisure areas:
      - a. Any required front or side yard.
      - b. Any area used for parking or vehicle circulation.

**B. Parking.** See Chapter [17.23](#).

**C. Signs.** As provided in the sign ordinance.

**D. All dwelling units must be at least fifteen feet in width or diameter (excluding eaves) and shall contain the following minimum gross floor area, exclusive of parking areas, open porches and patios:**

1. Studio: four hundred fifty square feet;
2. One-bedroom: six hundred fifty square feet;

3. Two-bedroom: eight hundred square feet;
4. For each additional bedroom in excess of two: one hundred square feet. (Ord. 796 Att. A(part), 1999)

**17.08.080 Performance standards for professional uses.**

A. Development of professional use/office shall fit the building site's natural conditions including preservation of natural topography and significant vegetation. The site's components shall be interrelated and located so that there is efficient operation and flow for all uses. Parking shall be located away from public ways and separated by landscaping. Exterior lighting must be subdued and should enhance the building design and landscaping.

B. Conversion. Exterior alterations related to the conversion of a residential structure to a professional use or office shall be subject to architectural and design review. (Ord. 796 Att. A(part), 1999)

**Chapter 17.09**  
**REGULATIONS FOR THE LIGHT RETAIL OR "C-1" ZONING DISTRICT**

Sections:

[17.09.010 Purpose.](#)

[17.09.020 Performance standards.](#)

[17.09.030 Uses permitted.](#)

[17.09.040 Uses permitted subject to the issuance of a zoning permit.](#)

[17.09.050 Uses permitted subject to the issuance of a use permit.](#)

[17.09.060 Development standards.](#)

**17.09.010 Purpose.**

To establish areas for small neighborhood-oriented retail establishments on individual sites or small neighborhood shopping centers. (Ord. 796 Att. A(part), 1999)

**17.09.020 Performance standards.**

All uses permitted within the C-1 district shall be subject to the performance standards set forth in Chapter [17.28](#) and shall be subject to architectural and design review as set forth in Chapter [17.27](#). (Ord. 796 Att. A(part), 1999)

**17.09.030 Uses permitted.**

- A. Retail sales of food, dry goods, pharmaceuticals, flowers, bait and tackle, art and craft supplies, music, gifts, books and magazines, studios.
- B. Personal services such as barber and beauty shops, laundromats and cleaners, health clubs, or dance studios.
- C. Minor repair services such as jewelry, shoe, and small appliance repair shops.
- D. Food services such as cafes, coffee shops, delicatessens, and small restaurants. (Hard liquor sales requires a use permit.)
- E. Professional services such as tax consultants, real estate sales, and law offices.
- F. Medical services such as nurse practitioners, general practitioners, and dentists' offices.
- G. Other commercial uses similar in character to those uses listed above.
- H. Single-family residential uses in conjunction with a commercial use.
- I. Mixed use--residential uses in conjunction with a commercial or office use. (Ord. 893 §3(7), 2014; Ord. 868 §1(A), 2007; Ord. 796 Att. A(part), 1999)

**17.09.040 Uses permitted subject to the issuance of a zoning permit.**

- A. Outdoor display.
- B. Outdoor food service/seating.
- C. Short-term promotional events.

- D. Special outdoor events.
- E. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §14, 2019; Ord. 796 Att. A(part), 1999)

**17.09.050 Uses permitted subject to the issuance of a use permit.**

- A. Commercial accessory uses and structures.
- B. Game rooms or amusement arcades.
- C. Garden supply, nurseries, and hardware stores.
- D. Retail fuel sales, minor auto repair, and car washes.
- E. Bars not exceeding two thousand five hundred square feet in gross floor area and not including amplified music or voices.
- F. Churches, schools, and nonresidential day care facilities.
- G. Sale of hard alcohol in conjunction with restaurant or bar use.
- H. Residential care home, large.
- I. Residential care facility.
- J. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §15, 2019; Ord. 893 §3(8), 2014; Ord. 868 §1(B), 2007; Ord. 828 §1(part), 2004; Ord. 821 §1(part), 2003; Ord. 796 Att. A (part), 1999)

**17.09.060 Development standards.**

- A. Minimum Lot Sizes.
  - 1. Six thousand square feet for an interior lot.
  - 2. Six thousand five hundred square feet for a corner lot.
- B. Minimum Average Lot Width.
  - 1. Interior lots: sixty feet.
  - 2. Corner lots: sixty-five feet.
- C. Minimum Lot Length. Eighty feet.
- D. Maximum Length to Width Ratio. Three to one.
- E. Maximum Lot Coverage.
  - 1. One-story structure: sixty percent.
  - 2. Two-story structure: fifty percent.
- F. Maximum Floor Area Ratio. .35.
- G. Minimum Yards.



1. Front yard: ten feet.
  2. Rear yard: ten feet.
  3. Side yard: zero feet, or ten feet from a lot line when contiguous to any residential district.
- H. Maximum Height.
1. Principal structure: two stories or thirty-five feet.
  2. Accessory structures: fifteen feet.
- I. Parking. See chapter [17.23](#).
- J. Signs. See sign ordinance.
- (Ord. 796 Att. A (part), 1999)

**Chapter 17.10**  
**REGULATIONS FOR THE MAJOR RETAIL OR "C-2" ZONING DISTRICT**

Sections:

[17.10.010 Purpose.](#)

[17.10.020 Performance standards/architectural and design review.](#)

[17.10.030 Uses permitted.](#)

[17.10.040 Uses subject to the issuance of a zoning permit.](#)

[17.10.050 Uses permitted subject to the issuance of a use permit.](#)

[17.10.060 Development standards.](#)

**17.10.010 Purpose.**

To provide for the full range of commercial, retail, and service establishments to the community. This is the principal retail designation, the place for regional, local, and commercial establishments. (Ord. 796 Att. A(part), 1999)

**17.10.020 Performance standards/architectural and design review.**

All uses permitted within the C-2 district shall be subject to the performance standards set forth in Chapter [17.28](#) and to architectural and design review guidelines set forth in Chapter [17.27](#). (Ord. 796 Att. A(part), 1999)

**17.10.030 Uses permitted.**

- A. Retail sales of food, appliances, paint, hardware, auto parts, liquor, new and used clothing, furniture, carpet, flowers, books, art, antiques, dry goods, pharmaceuticals, bait and tackle, books, magazines, and similar uses.
- B. Personal service establishments such as barber and beauty shops, tailors, laundromats and cleaners, dance and art studios, photocopying centers, photographic studios, dog grooming, and similar uses.
- C. Repair services such as appliance, radio, television, shoe, and jewelry repair shops.
- D. Food services such as restaurants, cafes, and delicatessens with on and off sale of wine, beer, and liquor.
- E. Banking, finance, loans, law, real estate, general administrative services, professional offices, and services such as blueprinting, duplicating, printing, drafting, engineering, surveying, planning, and architectural services
- F. General health care services such as doctor and dental offices, medical clinics, and veterinarian offices.
- G. Health and fitness clubs.
- H. Entertainment facilities such as indoor theaters.
- I. Retail nurseries, without outdoor storage, sales, and display.
- J. Hotels and motels not exceeding fifty units.

K. Other retail commercial uses similar in character to those uses listed above. (Ord. 796 Att. A(part), 1999)

**17.10.040 Uses subject to the issuance of a zoning permit.**

- A. Outdoor sales, outdoor food service/seating, short-term promotional events, and special outdoor events.
- B. Live entertainment.
- C. Bars, taverns, and cocktail lounges with live entertainment.
- D. Retail fuel sales, minor auto repair, and car washes.
- E. Farm and building supply stores, home improvement centers.
- F. Recreational facilities such as spas, saunas, and hot tub establishments.
- G. Used appliances, second-hand stores, and thrift stores.
- H. Accessory uses and structures.
- I. Temporary offices.
- J. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §16, 2019; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.10.050 Uses permitted subject to the issuance of a use permit.**

The following uses are permitted subject to the issuance of a use permit.

- A. Private parking lot (unrelated to specific business/use).
- B. Outdoor sales, leasing, display of bulky merchandise/large equipment, plants, autos, trucks, trailers, boats, recreational vehicles, etc.
- C. Hotels and motels exceeding fifty units.
- D. Major auto repair when conducted within a completely enclosed building but not including body and paint shops.
- E. Funeral homes without crematoriums.
- F. Animal shelters.
- G. Churches, schools, and day care facilities.
- H. Residential uses in conjunction with a commercial business.
- I. Outdoor recreation facilities, bowling alleys, roller rinks, pool halls, arcades, cardrooms, and similar uses.
- J. Light manufacturing assembly, packaging, and processing of products when associated with retail or wholesale uses.
- K. Bed and breakfast inns with food service and catering.

- L. Residential care home, large.
- M. Residential care facility.
- N. Commercial cannabis consisting of testing subject to the regulations set forth in Chapter 5.34.
- O. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §17, 2019; Ord. 915 §3, 2018; Ord. 893 §3(9), 2014; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.10.060 Development standards.**

- A. Minimum Lot Size.
  - 1. Interior lots: six thousand square feet.
  - 2. Corner lots: six thousand five hundred square feet.
- B. Minimum Average Lot Width.
  - 1. Interior lots: sixty feet.
  - 2. Corner lots: sixty-five feet.
- C. Minimum Lot Length. Eighty feet.
- D. Maximum Length to Width Ratio. Three to one.
- E. Maximum Lot Coverage. Eighty percent.
- F. Maximum Floor Area Ratio: .45.
- G. Minimum Yards.
  - 1. Front yard: as determined by architectural and design review.
  - 2. Rear yard: zero, or ten feet from a lot line when contiguous to a residential district.
  - 3. Side yard: zero, or ten feet from a lot line when contiguous to a residential district.
- H. Maximum Height.
  - 1. Principal structure: thirty-five feet.
  - 2. Accessory structures: fifteen feet.
- I. Parking. The parking standards set forth in Chapter [17.23](#) shall apply to all uses listed herein.
- J. Signs. All signs shall conform to the sign ordinance. (Ord. 796 Att. A(part), 1999)

**Chapter 17.11  
REGULATIONS FOR THE SERVICE COMMERCIAL OR "C-3" ZONING DISTRICT**

Sections:

[17.11.010 Purpose.](#)

[17.11.020 Performance standards/architectural and design review.](#)

[17.11.030 Uses permitted.](#)

[17.11.040 Uses permitted subject to the issuance of a zoning permit.](#)

[17.11.050 Uses permitted subject to the issuance of a use permit.](#)

[17.11.060 Development standards.](#)

**17.11.010 Purpose.**

To provide areas suitable for heavy commercial, light manufacturing, and fabrication uses which do not specialize in pedestrian traffic. The following regulations shall apply in all C-3 districts. (Ord. 796 Att. A(part), 1999)

**17.11.020 Performance standards/architectural and design review.**

All uses permitted within the C-3 district shall be subject to the performance standards set forth in

Chapter [17.28](#) and to architectural and design review as set forth in Chapter [17.27](#). (Ord. 796 Att. A(part), 1999)

**17.11.030 Uses permitted.**

- A. Retail sales of large and bulky household items such as appliances, carpets, floor coverings, furniture, fireplaces, and wood stoves.
- B. Retail fuel sales and the sale and installation of auto parts and accessories such as tires or battery stores, muffler shops, and tune-up shops.
- C. Commercial trade services, with or without incidental retail sales, such as cleaning and dyeing agencies, bottling works, funeral homes without crematoriums, cabinet and carpentry shops, blacksmiths, welding, machine shops, furniture repair, and upholstery shops.
- D. Construction sales and services such as building supply stores with lumber storage yards, general and specialty contractor offices, electrical, plumbing and heating shops, and equipment rental shops.
- E. Warehouse and mini-storage uses.
- F. Farm supply stores, farm implement sales and service shops, and agricultural supply cooperatives.
- G. Professional uses and construction support services such as blueprinting, duplicating, printing, drafting, engineering, surveying, planning, and architectural services.
- H. Laundry, janitorial, and facility maintenance services.
- I. Light manufacturing assembly, packaging, and processing of products when associated with retail or wholesale uses.

J. General administrative services and professional offices.

K. Emergency shelters. (Ord. 880 §2(2)(part), 2010; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.11.040 Uses permitted subject to the issuance of a zoning permit.**

A. Short term promotional events, and special outdoor events.

B. Lumber storage yards.

C. Medical offices and facilities.

D. Retail and service uses in support of office activities.

E. Temporary offices.

F. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §18, 2019; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.11.050 Uses permitted subject to the issuance of a use permit.**

A. Outdoor display, sale, and leasing of automobiles, recreational vehicles, mobilehomes, modular homes, factory built homes, trucks, trailers, swimming pools, and large storage tanks.

B. Contractor heavy equipment storage yards or heavy equipment rental yards.

C. Churches, schools, and day care facilities.

D. Funeral homes with a crematorium.

E. Animal shelters.

F. Automobile and truck service/repair shops and garages providing minor and major repair, body work, and painting.

G. Adult oriented businesses.

H. Bed and breakfast inns with food service and catering.

I. Residential care facility.

J. Emergency shelters which do not meet the location, development, and/or performance standards set forth in Section [17.28.010](#)(EE).

K. Commercial cannabis consisting of cultivation, manufacturing without volatile solvents, testing, distribution and retailers activities subject to the regulations set forth in Chapter 5.34.

L. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §19, 2019; Ord. 915 §4, 2018; Ord. 893 §3(10), 2014; Ord. 880 §2(2)(part), 2010; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.11.060 Development standards.**

A. Minimum Lot Size.

1. Interior lots: twelve thousand square feet.

2. Corner lots: twelve thousand five hundred square feet.
- B. Minimum Average Lot Width.
  1. Interior lots: one hundred feet.
  2. Corner lots: one hundred twenty feet.
- C. Minimum Lot Length. Eighty feet.
- D. Maximum Length to Width Ratio. Three to one.
- E. Maximum Lot Coverage. Sixty percent.
- F. Maximum Floor Area Ratio. .45.
- G. Minimum Yards.
  1. Front yard: fifteen feet from lot line.
  2. Rear yard: ten feet.
  3. Side yard: zero, or at least ten feet from a residential lot line.
- H. Maximum Allowable Height.
  1. Principal structure: thirty-five feet.
  2. Accessory structure: fifteen feet.
- I. Parking. See Chapter [17.23](#).
- J. Signs. See sign ordinance. (Ord. 796 Att. A(part), 1999)



**Chapter 17.12**  
**REGULATIONS FOR THE CENTRAL BUSINESS ZONING DISTRICT OR "CB" DISTRICT**

Sections:

[17.12.010 Purpose.](#)

[17.12.020 Performance standards/architectural and design review.](#)

[17.12.030 Uses permitted.](#)

[17.12.040 Uses permitted subject to the issuance of a zoning permit.](#)

[17.12.050 Uses permitted subject to the issuance of a use permit.](#)

[17.12.060 Development standards.](#)

[17.12.070 Storefront and streetscape guidelines.](#)

[17.12.080 Performance standards.](#)

**17.12.010 Purpose.**

The purpose of the central business district is to carry out the policies and programs of the Lakeport general plan community design element (downtown plan). The CB district encompasses the historic center of the community and has a range of land uses which include open space, high density residential/resort, general commercial, and public uses. (Ord. 796 Att. A(part), 1999)

**17.12.020 Performance standards/architectural and design review.**

All uses permitted within the CB district shall be subject to the performance standards set forth in Chapter [17.28](#) and to architectural and design review as set forth in Chapter [17.27](#). (Ord. 796 Att. A(part), 1999)

**17.12.030 Uses permitted.**

- A. Accessory buildings and uses customarily appurtenant to a permitted use.
- B. Retail stores including antique, gift and curio shops, food and grocery, pharmacy, hardware, liquor, appliance, and similar stores.
- C. Bakeries.
- D. Barber and beauty shops.
- E. Bars, cocktail lounges, and taverns without live entertainment.
- F. Cafes, coffee shops, and restaurants.
- G. Financial institutions.
- H. Hotels and motels.
- I. Medical and dental clinics and laboratories.
- J. Professional offices.
- K. Public facilities and buildings.
- L. Open space and park uses.

M. Similar uses to those listed herein. (Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.12.040 Uses permitted subject to the issuance of a zoning permit.**

- A. Flea markets within a building.
- B. Outdoor sales, outdoor sidewalk food service/seating, short-term promotional events, and special outdoor events.
- C. Live entertainment in conjunction with an existing business activity.
- D. Replacement and reconstruction of existing single-family dwellings.
- E. Temporary offices.
- F. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §20, 2019; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.12.050 Uses permitted subject to the issuance of a use permit.**

The following uses are allowed within the CB district subject to the issuance of a use permit:

- A. Commercial recreation facilities.
- B. Auto and truck service stations.
- C. Automobile service and repair.
- D. Dry cleaners, laundry pick-up stations, and laundromats.
- E. Bed and breakfast inns.
- F. Rooming and boarding houses.
- G. Bus depots.
- H. Card rooms, bowling alleys, roller rinks, pool halls, arcades, and similar uses.
- I. Churches, schools, and day care facilities.
- J. Communication and public utility service facilities.
- K. Mixed-use developments.
- L. Residential uses in conjunction with a commercial use.
- M. Medium density residential uses subject to the requirements in the high density residential zoning district.
- N. Private parking lots unrelated to specific business or use.
- O. Funeral homes without crematoriums.
- P. Structures in excess of thirty-five feet in height.
- Q. Other and similar uses in character with those listed herein.

- R. Short term rental of a residence to a transient guest.
- S. One single-family dwelling, if it is to replace a previously-existing single-family dwelling.
- T. Bed and breakfast inns with food service and catering.
- U. Fuel dispensing operations with or without convenience markets.
- V. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §21, 2019; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.12.060 Development standards.**

- A. Minimum Lot Size. As appropriate to accommodate the proposed use.
- B. Average Lot Width and Length-to-Width Ratio. As appropriate to accommodate the proposed use.
- C. Maximum Lot Coverage. One hundred percent.
- D. Setbacks. Subject to compliance with the currently adopted California Building Standards Code as referenced in Section 15.04.010, zero setbacks from property lines are allowed. Setbacks shall be as determined by the planning commission or staff in the review of a proposed project.
- E. Maximum Allowable Height.
  - 1. Principal structure: thirty-five feet.
  - 2. Accessory structures: fifteen feet.
- F. Parking. See Chapter [17.23](#).
- G. Signs. Signs shall conform to the provisions of the sign ordinance and the Main Street program storefront guidelines. (Ord. 924 §23, 2020; Ord. 796 Att. A(part), 1999)

**17.12.070 Storefront and streetscape guidelines.**

The CB district contains many historic structures and is a uniquely developed area. In the review of proposed new development or remodel projects, the city will implement the general plan community design element and the Main Street program storefront guidelines in order to maintain and achieve design improvements which are consistent with the historic and cultural character of the area. (Ord. 796 Att. A(part), 1999)

**17.12.080 Performance standards.**

- A. The construction or remodel of buildings within the central business district shall be subject to architectural and design review and shall be designed to interrelate with the existing architectural and building styles in the downtown area so as to enhance the small town character and identity of downtown Lakeport. The use of appropriate architectural styles, materials, colors, and improvements shall be consistent with the historic nature of downtown.
- B. The development of new buildings or remodel of existing structures shall take into account the goals and policies set forth in the community design element of the general plan and shall be consistent with the California Main Street Program. Provisions for creating a friendly and safe environment, which is inviting to pedestrians, may include special lighting, new landscaping, street furniture, sidewalk enhancement, provision of pedestrian paths, protection of scenic views,

provision of access to the lakefront, and strengthening the relationship between downtown and Clear Lake, along with the provision of other public amenities, will be considered.

C. In the development of new buildings or remodel of existing structures, pedestrian circulation shall be taken into account. The widening of sidewalks, provision of additional crosswalks, new street signage, and/or new sidewalk surfaces and treatments may be required. As new development proposals are made, pedestrian and bike paths on public and private property may also be required. The resurfacing and landscaping of existing secondary streets, alleys, and pedestrian paths in the downtown area may be required as a condition of approval.

D. Where possible, the development of public open space areas such as courtyards, pocket parks, and pedestrian paths, separate from the streets through the interior of city blocks or within larger development projects, may be required for the purpose of connecting various parts of downtown and to create interesting interior spaces.

E. As a condition of approval of new construction or remodel of existing structures within the central business district, landscaping may be required. Landscaping may include the provision of street trees within sidewalk areas adjacent to the project and the provision of irrigation facilities and tree grates. Other landscaping may be required on-site depending upon the project location, design, and impact.

F. In conjunction with the development of new or remodeled structures, the city may require the installation of landscaping, new lighting, benches, tree grates, bike racks, public telephones, or trash receptacles that are designed to compliment and enhance the aesthetic character of downtown. (Ord. 796 Att. A(part), 1999)

**Chapter 17.13  
REGULATIONS FOR INDUSTRIAL OR "I" ZONING DISTRICT**

Sections:

[17.13.010 Purpose.](#)

[17.13.020 Performance standards/architectural and design review.](#)

[17.13.030 Uses permitted.](#)

[17.13.035 Uses permitted subject to the issuance of a zoning permit.](#)

[17.13.040 Uses permitted subject to a use permit.](#)

[17.13.050 Development standards.](#)

[17.13.060 Additional design criteria.](#)

[17.13.070 Performance standards.](#)

**17.13.010 Purpose.**

To provide areas for a wide variety of industrial, manufacturing, research, business park, or related facilities. (Ord. 796 Att. A(part), 1999)

**17.13.020 Performance standards/architectural and design review.**

All uses permitted within the "I" district shall be subject to the performance standards as set forth in Chapter [17.28](#) and to architectural and design review as set forth in Chapter [17.27](#). (Ord. 796 Att. A(part), 1999)

**17.13.030 Uses permitted.**

A. Light manufacturing, assembly, packaging or processing, incidental sales (within a building) of the following finished products:

1. Electrical instruments, computers, optical equipment, and similar uses including research and development facilities.
2. Grains, vegetables, fruits, and other farm products.
3. Wood, paper, or paper products.
4. Fabrics, textiles, or similar materials.
5. Leather products.
6. Metals and alloy products.
7. Glass, plastics, pottery, and rubber products.

B. Indoor sale of large and bulky household items such as appliances, carpet and floor covering, furniture, and fireplaces and wood stoves.

C. Commercial trade services including cleaning and dyeing facilities, bottling works, cabinet and carpentry shops, blacksmiths, welding and machine shops, furniture repair and upholstery shops within a building.

- D. Laundry, janitorial, or maintenance services within a building.
- E. Construction related sales and service facilities such as general and specialty contractor offices, electrical, plumbing and heating shops, and equipment rental shops with materials stored in a building.
- F. Commercial warehouses and mini-storage facilities.
- G. Administrative and general business offices and facilities when associated with a permitted or use-permitted facility.
- H. Professional construction support services such as blueprinting, duplicating, printing, drafting, engineering, surveying, planning, or architectural services.
- I. Research, development, and testing facilities within a building.
- J. Wholesale, storage, and distribution facilities within a building.
- K. Vehicle, boat, mechanical, and equipment repair within a building.
- L. Any other heavy commercial or light industrial use, building, or structure which is of similar character as those listed herein. (Ord. 796 Att. A(part), 1999)

**17.13.035 Uses permitted subject to the issuance of a zoning permit.**

- A. Temporary offices.
- B. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §22, 2019; Ord. 821 §1(part), 2003)

**17.13.040 Uses permitted subject to a use permit.**

- A. Recycling centers.
- B. Outdoor storage, display, and sales associated with permitted uses.
- C. Boat manufacturing.
- D. Sale of ornamental rock, monuments, or other similar materials.
- E. Industrial or residential accessory uses and accessory structures.
- F. Food services that primarily serve industrial facilities.
- G. Lumber mills or other heavy milling facilities.
- H. Auto wrecking yards, salvage and dismantling yards, and junkyards.
- I. Concrete or asphalt batch plants, rock crushing and stone product yards, sand and gravel plants.
- J. Processing, slaughtering or packaging facilities for meats, fish, or fowl such as a cannery, meat packing plant, or slaughterhouse.
- K. Manufacturing, mixing, or processing of chemicals.
- L. Electroplating facilities.

- M. Hazardous or toxic waste transfer operations.
- N. Manufacturing, assembly, packaging, or processing of materials involving the pulverization of clays, use of kilns, or the refining of oils or fats.
- O. Business and industrial parks.
- P. Other heavy industrial uses which are of similar character to those listed in this subsection.
- Q. Adult oriented businesses.
- R. Commercial cannabis consisting of cultivation, manufacturing with and without volatile solvents, testing, distribution and retailers activities subject to the regulations set forth in Chapter 5.34.
- S. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §23, 2019; Ord. 915 §5, 2018; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.13.050 Development standards.**

- A. Minimum Lot Size. Twelve thousand square feet minimum or as determined through the parcel or subdivision map process.
- B. Minimum Average Lot Width.
  - 1. Interior lots: one hundred feet.
  - 2. Corner lots: one hundred twenty feet.
- C. Minimum Lot Length. Eighty feet.
- D. Maximum Length to Width Ratio. Three to one.
- E. Maximum Lot Coverage. Fifty percent.
- F. Floor Area Ratio: .35.
- G. Minimum Yards.
  - 1. Front yard: fifteen feet from the front property line.
  - 2. Rear yard: ten feet, or thirty feet from the lot line when contiguous to any residential or commercial zoning district.
  - 3. Side lot line: ten feet, or thirty feet from any lot line when contiguous to a residential or commercial zoning district.
- H. Maximum Height of Structures: forty-five feet.
- I. Parking. Parking standards as set forth in Chapter [17.23](#).
- J. Signs. All signs shall conform to the provisions of the sign ordinance. (Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.13.060 Additional design criteria.**

The following design criteria shall apply to business park or industrial park development.

- A. A master plan of development shall be submitted to the planning commission for approval. The business park or industrial park shall be developed in accordance with the master plan which shall include plans for roads, landscaping, utilities, lighting, service areas, parking, building, and storage areas.
- B. Facades of buildings shall be decorative and architecturally pleasing. At a minimum, all buildings shall be designed so that the exterior walls are of metal, wood, or masonry. Roofing materials shall be composed of composite materials, tile, shake, shingles, tar and gravel, or an architectural metal roof sheeting with factory applied color coating.
- C. Colors, materials, and finishes are to be coordinated on all exterior elevations of the building to achieve a total continuity of design that is visually pleasing and harmonious with adjacent development and/or the surrounding area.
- D. Roof-mounted mechanical equipment or duct work which project vertically more than one foot above the roof or parapet line, and which are visible from adjoining street, shall be screened with an enclosure that is architecturally consistent with the building.
- E. Mechanical equipment, except for emergency equipment or air conditioning equipment, exposed on the wall surface of a building shall be screened by an enclosure which is consistent with the architectural style of the building.
- F. Plans for blowers and tanks, etc., shall be reviewed at the time of development review to determine design integration with the buildings of adjacent areas.
- G. All gutters, downspouts, fences, louvers, exposed metal flashing, or overhead doors shall be painted to blend with or match the surface colors of the buildings to which they are attached. (Ord. 796 Att. A(part), 1999)

**17.13.070 Performance standards.**

- A. Landscape, Screening, and Outdoor Storage. All development projects proposed in an industrial zoning district shall be provided with landscaping, screening, or outdoor storage facilities as appropriate in order to minimize the visual impact either from adjoining properties or from the adjoining traveled roadways. Screening shall be completed with solid fencing, chain link fencing with slats, landscaping, or a combination.
- B. Public Safety. All proposed development projects in industrial zones shall comply with the following public safety requirements:
  - 1. Emergency access to the rear portion of the lot shall be provided when deemed necessary or where required by the Lakeport fire department.
  - 2. Adequate lighting of parking lot and buildings shall be provided.
  - 3. Clearly marked street numbers with lighting for night visibility shall be provided.
  - 4. Required landscaping shall not totally shield a security officer's view of doors, windows, or entrance areas
  - 5. Industrial facilities allowed under a use permit are subject to an increased level of review. Uses found to create potentially detrimental impacts as a result of their operation may not be



allowed. Consideration will be given to the production of noise, offensive odors, smoke, dust, lighting, vibration, traffic, handling of explosives, or dangerous or toxic materials related to a proposed use. (Ord. 796 Att. A(part), 1999)

**Chapter 17.14  
REGULATIONS FOR THE OPEN SPACE OR "OS" DISTRICT**

Sections:

[17.14.010 Purpose.](#)

[17.14.020 Applicability.](#)

[17.14.030 Uses permitted.](#)

[17.14.035 Uses permitted subject to the issuance of a zoning permit.](#)

[17.14.040 Uses permitted subject to the issuance of a use permit.](#)

[17.14.050 Development standards.](#)

[17.14.060 Development criteria.](#)

**17.14.010 Purpose.**

To preserve, protect, and enhance public and private lands identified by the general plan as having unique natural beauty and containing irreplaceable natural resources. To ensure that there will be sufficient open space for natural resources, agriculture, recreation, and for the protection of public health and safety. To protect and enhance water quality, watercourses, wetland and riparian areas, floodprone areas, and groundwater resources. To regulate development in sensitive areas so that it does not adversely affect aquatic wildlife, plant habitat, hillsides, watersheds, and scenic views of Clear Lake and the surrounding mountainous areas. To preserve natural resources such as riparian corridors and sensitive plant and animal habitats. To provide limited recreational opportunities in areas with scenic and/or interesting natural environments. To provide a visual buffer between developed areas. To preserve resources that have a distinctive community identity. (Ord. 796 Att. A(part), 1999)

**17.14.020 Applicability.**

This zoning district may be applied to publicly and privately owned lands designated by the Lakeport general plan as open space. Lands that may be designated open space include: significant plant and animal habitat, forest areas, parks, recreation areas, hazardous areas, watershed areas, lakeshore areas, wetland areas, flood areas, and other areas having similar characteristics. (Ord. 796 Att. A(part), 1999)

**17.14.030 Uses permitted.**

- A. Public or private parks and recreation areas.
- B. Natural areas which include: plant and animal habitats, forest lands, watersheds, wetland and riparian areas, lakeshore areas, and floodplains. (Ord. 796 Att. A(part), 1999)

**17.14.035 Uses permitted subject to the issuance of a zoning permit.**

- A. Special events, sales, short term promotional events, etc.
- B. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §24, 2019; Ord. 821 §1(part), 2003)

**17.14.040 Uses permitted subject to the issuance of a use permit.**

- A. Agricultural uses.

- B. Golf courses excluding commercial putting facilities.
- C. Cemeteries.
- D. Prospecting or preliminary geophysical investigations for natural resources, including oil, gas, geothermal, or mineral resources.
- E. The removal of native vegetation.
- F. Grading.
- G. Recreation facilities of an active nature such as ballfields, tennis courts, recreation centers, swimming pools, beaches, rest rooms, or other similar uses.
- H. Utility facilities including overhead or buried cables, drainage facilities, water or sewer lines, pump stations, and related facilities.
- I. Parking lots related to permitted or use permitted uses.
- J. Boat docks, piers, floats, ramps, and related uses.
- K. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §25, 2019; Ord. 796 Att. A(part), 1999)

**17.14.050 Development standards.**

- A. Minimum Lot Size. Two acres.
- B. Minimum Average Lot Width. Three hundred feet.
- C. Maximum Length to Width Ratio. No limit.
- D. Maximum Lot Coverage. For uses involving the construction of structures or other impervious surfaces, the maximum lot coverage shall be ten percent.
- E. Minimum Yards (Setbacks).
  - 1. Front yard: thirty feet measured from the lot line. Yards abutting any street are considered front yards.
  - 2. Rear yard: twenty-five feet measured from the lot line.
  - 3. Side yard: fifteen feet measured from the lot line.
- F. Maximum Height. Fifteen feet measured from existing natural grade.

**17.14.060 Development criteria.**

The planning commission shall consider the following criteria in making a decision on an application for a proposed development for which a use permit is required in the "OS" open space district.

- A. The proposed use shall comply with the goals, policies, and programs of the conservation, open space, and parks element of the Lakeport general plan.
- B. The proposed use shall be consistent with all related standards and criteria set forth in the Lakeport zoning ordinance.

- C. The proposed use shall be of the minimum size necessary to achieve the intended purpose while complying with the intent of the Lakeport general plan.
- D. Particularly unique, limited, or sensitive resource areas shall be preserved to a maximum extent.
- E. Mitigation for the loss or degradation of natural resources impacted by a proposed use shall be incorporated into the conditions of approval for the project.
- F. The planning commission may deny an application for a use permit should the following findings be made: that the proposed use is inconsistent with the intent of the Lakeport general plan, or has the potential to reduce the availability of open space land area, or create environmental consequences inconsistent with the provisions of this chapter, or is contrary to the public health, safety, and general welfare. (Ord. 796 Att. A(part), 1999)

**Chapter 17.15**  
**REGULATIONS FOR THE ELEVENTH STREET PROFESSIONAL USE OR “P” COMBINING**  
**DISTRICT**

Sections:

[17.15.010 Purpose.](#)

[17.15.020 Applicability.](#)

[17.15.030 Uses permitted.](#)

[17.15.040 Uses permitted subject to the issuance of a use permit.](#)

[17.15.050 Development standards.](#)

[17.15.060 Performance standards for professional uses.](#)

**17.15.010 Purpose.**

To provide standards for professional uses as shown on the zoning map in the Eleventh Street corridor between Main Street and Highway 29. Professional uses may be developed subject to the requirements set forth herein. (Ord. 796 Att. A(part), 1999)

**17.15.020 Applicability.**

The professional use combining district standards will apply in the conversion of existing structures to a professional use or in the development of new structures. (Ord. 796 Att. A(part), 1999)

**17.15.030 Uses permitted.**

All professional uses, and those uses allowed within the base zoning district as an outright use, may be developed within the professional use combining district subject to the requirements set forth in the base zoning district and herein. (Ord. 796 Att. A(part), 1999)

**17.15.040 Uses permitted subject to the issuance of a use permit.**

Professional uses in combination with those uses permitted within the base zoning district, or those uses permitted subject to a use permit within the base zoning district, may be developed subject to the issuance of a use permit and compliance with the requirements set forth herein. (Ord. 796 Att. A(part), 1999)

**17.15.050 Development standards.**

A. The maximum permitted density for uses within the professional use district shall be those set forth in the base zoning district.

B. The minimum lot size for parcels within the professional use combining district shall be as set forth within the base zoning district.

C. Minimum Average Lot Width. As set forth within the base zoning district.

D. Maximum Length to Width Ratio. As set forth within the base zoning district.

E. Maximum Lot Coverage. As set forth within the base zoning district.

F. Minimum Yards.

1. Front yard: fifteen feet from the property line.

2. Rear yard: ten feet from the lot line.
3. Side yard: five feet from the lot lines, except on a corner lot where the street-side setback shall be ten feet.

G. Maximum Height. As set forth within the base zoning district. (Ord. 796 Att. A(part), 1999)

**17.15.060 Performance standards for professional uses.**

Professional uses that are proposed within the professional use combining district shall be subject to the following performance standards:

- A. All proposed professional uses, whether they involve the conversion of an existing structure or the construction of a new building, shall be subject to architectural and design review.
- B. The dedication of land for street right-of-way may be a condition of approval for professional use development projects. Said dedication shall be for the purpose of widening Eleventh Street and providing for proper geometric configuration at intersections to accommodate future anticipated traffic volumes.
- C. Where feasible, access to lots shall be provided on side streets. Where access from Eleventh Street is required, driveways shall be designed so as to accommodate efficient turning movements to facilitate the flow of traffic on Eleventh Street. Driveway spacing shall be the minimum necessary to reduce the turning movements and prevent the slowing of traffic on Eleventh Street.
- D. The construction of frontage improvements to city standard may be a development requirement within the professional use combining district.
- E. The planning commission, in their review of professional uses within the professional use combining district, shall consider: dedication of land for right-of-way purposes; undergrounding of utilities; provision of landscaping; removal of existing vegetation; reconstruction of adjacent streets; provision of storm drainage facilities or easements; and any other on or off site improvements necessary to facilitate the public health, safety, and welfare and to carry out the intent of the Lakeport general plan. (Ord. 796 Att. A(part), 1999)

**Chapter 17.16**  
**REGULATIONS FOR PUBLIC AND CIVIC USES OR "PCU" ZONING DISTRICT**

Sections:

[17.16.010 Purpose.](#)

[17.16.020 Uses permitted.](#)

[17.16.030 Uses permitted subject to the issuance of a zoning permit.](#)

[17.16.040 Uses permitted subject to the issuance of a use permit.](#)

[17.16.050 Development standards.](#)

[17.16.060 General plan consistency report.](#)

**17.16.010 Purpose.**

To establish areas for public buildings and facilities. (Ord. 796 Att. A(part), 1999)

**17.16.020 Uses permitted.**

- A. Public buildings.
- B. Public libraries.
- C. City, county, and state offices.
- D. Fire and police stations.
- E. Public schools.
- F. Public corporation and maintenance yards.
- G. Other public uses similar in character to those uses listed above.
- H. Courthouses.
- I. Fairgrounds. (Ord. 796 Att. A(part), 1999)

**17.16.030 Uses permitted subject to the issuance of a zoning permit.**

- A. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §26, 2019)

**17.16.040 Uses permitted subject to the issuance of a use permit.**

- A. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §27, 2019)

**17.16.050 Development standards.\***

- A. Minimum Lot Sizes.
  - 1. Eight thousand square feet for an interior lot.
  - 2. Eight thousand five hundred square feet for a corner lot.
- B. Minimum Average Lot Width.
  - 1. Interior lots: eighty feet.

- 2. Corner lots: eighty-five feet.
- C. Maximum Length to Width Ratio. Three to one.
- D. Maximum Lot Coverage.
  - 1. One story structure: sixty percent.
  - 2. Two story structure: fifty percent.
- E. Maximum Floor Area Ratio: .35.
- F. Minimum Yards.
  - 1. Front yard: ten feet.
  - 2. Rear yard: ten feet.
  - 3. Side yard: zero feet, or ten feet from a lot line when contiguous to any residential district.
- G. Maximum Height.
  - 1. Principal structure: two stories or thirty-five feet.
  - 2. Accessory structures: fifteen feet.
- H. Parking. See Chapter [17.23](#).
- I. Signs. See sign ordinance. (Ord. 796 Att. A(part), 1999. Formerly 17.16.030)
- \* Code reviser's note: Ordinance 923 adds a new Section [17.16.030](#). This section, previously numbered 17.16.030, has been editorially renumbered as 17.16.050 to accommodate that addition.

**17.16.060 General plan consistency report.\***

Prior to development, all uses allowed in the PCU district shall comply with the general plan consistency report requirements set forth in the California Government Code. (Ord. 796 Att. A(part), 1999. Formerly 17.16.040)

- \* Code reviser's note: Ordinance 923 added a new Section [17.16.040](#). This section, previously numbered 17.16.040, has been editorially renumbered as 17.16.060 to accommodate that addition.



**Chapter 17.17**  
**REGULATIONS FOR THE PLANNED DEVELOPMENT COMBINING DISTRICT OR "PD"**  
**COMBINING DISTRICT**

Sections:

[17.17.010 Purpose.](#)

[17.17.020 Applicability.](#)

[17.17.030 Permitted uses.](#)

[17.17.040 Area, height, lot width, and yard requirements.](#)

[17.17.050 Application.](#)

[17.17.060 Deviation standards and criteria.](#)

[17.17.070 Minor modification to the use permit.](#)

[17.17.080 Time limit.](#)

[17.17.090 Exception.](#)

**17.17.010 Purpose.**

To encourage a creative and efficient approach to the use of land and to provide for greater flexibility in the design of development projects that would not be possible through the strict application of the standard zoning regulations. (Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.17.020 Applicability.**

The PD combining district may be applied to appropriate parcels of land of any size in any zoning district which are found to be suitable for the proposed development. (Ord. 796 Att. A(part), 1999)

**17.17.030 Permitted uses.**

The permitted uses of land in a PD combining district shall be any use, or combination of uses allowed by the underlying zoning district as depicted on an approved development plan. The arrangement, design, and density of uses must be in conformance with the general plan and consistent with the requirements of this chapter. (Ord. 796 Att. A(part), 1999)

**17.17.040 Area, height, lot width, and yard requirements.**

All uses within the PD combining district shall conform to the area, height, density, lot width, and yard regulations required by the underlying zoning district except when the total development project will be improved by a deviation from such regulations. Said deviations shall be specified as part of the application expressed in both a proposed development plan and in a written description. (Ord. 796 Att. A(part), 1999)

**17.17.050 Application.**

A. Procedure. A request for the establishment of a PD combining district shall include an application for a use permit for all proposed developments within the district. The use permit application shall be considered concurrently with the rezoning request and may be approved subject to the approval of the rezoning request. The combined application shall be processed pursuant to the provisions of this chapter.

B. Development Plan. The use permit application shall include the following information on the

proposed planned development:

1. A detailed site plan showing lot areas, street design, lot design, location of buildings, setbacks, driveways, off-street parking and loading areas, landscaping, on-site drainage; and
2. Floor plans and elevations of proposed buildings and signs; and
3. Other information as may be required by the Community Development Department upon preliminary review.

The community development director may waive any of the above requirements if they are unnecessary, premature, or otherwise speculative due to the nature of the project. (Ord. 796 Att. A(part), 1999)

**17.17.060 Deviation standards and criteria.**

Deviations from the standards set forth in the underlying zoning district may be approved by the planning commission if the planned development project provides benefits that enhance the design, aesthetics, and livability and result in a public benefit. The following criteria shall be considered by the planning commission in the determination of public benefit.

Residential Projects.

- A. The residential planned development project shall utilize unique or innovative design approaches for lot arrangement, lot size and dimensions, building placement, street configuration and design, open space arrangement, landscaping, or other design factors which will result in a more livable and functional project which satisfies the need for improvements that protect the health, safety, and welfare of future residential property owners.
- B. In the case of single-family residential projects, a substantial percentage of the units are intended to be owner occupied for the first year.
- C. A unique or innovative design approach is proposed that results in the preservation of a unique, sensitive, or important natural, historic, or community resource; provides more public or private open space than is required by the general plan; or provides for more affordable housing units than is required by the general plan's housing element.
- D. A unique project which is consistent with the regulations and provisions of the Lakeport general plan. (Ord. 796 Att. A(part), 1999)

**17.17.070 Minor modification to the use permit.**

After approval of the planned development, the community development director may approve, upon application for a revised plan, minor modifications to an approved PD use permit. (Ord. 796 Att. A(part), 1999)

**17.17.080 Time limit.**

Failure to obtain a building permit within twenty-four months after approval of the use permit for a planned development shall cause the approval to become null and void. No renewal of such permit may be granted and a new use permit application and filing fee must be submitted for review if there is a desire at that time to move forward. (Ord. 796 Att. A(part), 1999)

**17.17.090 Exception.**

The provisions contained within this chapter do not apply to residential properties that have an

approved specific plan pursuant to the provisions of the California Government Code. (Ord. 796 Att.  
A(part), 1999)

**Chapter 17.18**  
**REGULATIONS FOR CLEAR LAKE SHORELINE DEVELOPMENT (SD) COMBINING DISTRICT**

Sections:

[17.18.010 Purpose.](#)

[17.18.020 Applicability.](#)

[17.18.030 Uses permitted subject to the issuance of a shoreline development permit.](#)

[17.18.040 Exemptions.](#)

[17.18.050 Setbacks.](#)

[17.18.060 Maximum height of structures.](#)

[17.18.070 Shoreline development plan required.](#)

[17.18.080 Findings of approval.](#)

[17.18.090 Approval notification.](#)

[17.18.100 Community development director referral to the planning commission.](#)

**17.18.010 Purpose.**

To protect and preserve environmentally sensitive areas adjacent to the Clear Lake shoreline and to prevent degradation of wetland and riparian areas, reduce erosion and water quality impacts and enhance the fishery resources and view corridors. Within the SD combining district, all uses shall comply with the regulations of the base zoning district and with the additional regulations set forth in this chapter. (Ord. 903 §1(part), 2016; Ord. 796 Att. A(part), 1999)

**17.18.020 Applicability.**

The shoreline development district shall be applied in the following areas: those areas designated on the Lakeport zoning map as SD combining district. (Ord. 903 §1(part), 2016; Ord. 796 Att. A(part), 1999)

**17.18.030 Uses permitted subject to the issuance of a shoreline development permit.**

A. Any use permitted within the base zoning district that involves grading, dredging, filling, excavation of soil or gravel, or other similar activities that would alter the existing topographic characteristics along the Clear Lake shoreline.

B. Proposed construction, reconstruction, additions, or modifications of buildings, boat ramps, retaining walls, boat docks, floats, fencing, utility lines, or other similar improvements. (Ord. 903 §1(part), 2016; Ord. 796 Att. A(part), 1999)

**17.18.040 Exemptions.**

The following activities shall be exempt from the provisions of this chapter:

Activities of a governmental agency, including:

A. The rehabilitation or replacement of previously authorized fill; provided, that the fill has not or will not be put to uses differing from the original permit authorizing its initial construction.

B. Bank stabilization.

- C. Maintenance and operation of existing flood control and drainage facilities.
- D. Emergency filling activities necessary for the protection of human health, safety, and welfare.
- E. Removal of accumulated silt down to original grade. (Ord. 903 §1(part), 2016: Ord. 796 Att. A(part), 1999)

**17.18.050 Setbacks.**

All proposed construction except for boat ramps, docks, piers, boat lifts, and similar lake-oriented facilities shall be 7.79 above Zero Rumsey (1318.26 A.S.L.). Increased setbacks may be required by the city in order to make the findings set forth in Section [17.18.080](#). (Ord. 903 §1(part), 2016: Ord. 796 Att. A(part), 1999)

**17.18.060 Maximum height of structures.**

The maximum height of all structures on parcels along the shore of Clear Lake within the Clear Lake shoreline development combining district shall not exceed twenty-five feet unless a greater height is allowed through the approval of a use permit. (Ord. 903 §1(part), 2016: Ord. 796 Att. A(part), 1999)

**17.18.070 Shoreline development plan required.**

In conjunction with an application for a land use project or building permit, a shoreline development plan shall be submitted for review and approval. The shoreline development plan shall include:

- A. A plot plan drawn to scale showing all existing vegetation cover and all types of plant materials including tules, cattails, willows, cottonwood, aquatic vegetation, oak trees, and other similar vegetation.
- B. A plot plan depicting the existing property lines and site topography at two-foot intervals, identification of the areas adjacent to Clear Lake, including the Zero Rumsey, 7.79 Rumsey, 11.5 Rumsey, and one thousand three hundred twenty-six feet above sea level.
- C. A vicinity map identifying the wetlands on adjacent properties.
- D. A plot plan showing the intended development including all proposed structures, roads, drainage facilities, fill areas, dredging areas, final topographic contours, and water control facilities such as retaining walls, revetments, levies, dikes, banks, berms, etc.
- E. A plant and wildlife habitat management, protection, and enhancement program including proposed wetland plant materials and other native vegetation. (Ord. 903 §1(part), 2016: Ord. 796 Att. A(part), 1999)

**17.18.080 Findings of approval.**

The community development department shall review the shoreline development plan. A shoreline development permit shall be deemed complete if it is found that the proposed project will:

- A. Not adversely affect the existing Clear Lake water quality; and
- B. Not negatively affect the long-term preservation of lands along the Clear Lake shoreline area; and
- C. Not affect any rare and endangered plants and animals; and
- D. Be compatible with the natural environment existing along the Clear Lake shoreline in the area;

and

- E. Not result in the unnecessary removal of wetland vegetation or riparian environment including tules, cottonwood, willow trees, cattails, and other significant vegetation; and
- F. Result in minimum disruption of soil and bank areas along shoreline parcels; and
- G. Comply with the provisions, policies, and programs of the Lakeport general plan, and other city, county, state, or federal agencies. (Ord. 903 §1(part), 2016: Ord. 796 Att. A(part), 1999)

**17.18.090 Approval notification.**

Prior to approval of a shoreline development plan, and not less than ten calendar days prior to the proposed issuance, the community development department shall notify owners of contiguous properties immediately adjacent to the said project and/or additional properties as determined by the community development director. Notification shall be given by mail or delivery.

The written notice shall declare that the requested shoreline development plan may be issued without review and decision by the planning commission if no written request for review is filed with the community development department within ten calendar days of the date of mailing.

If no request for review and decision by the planning commission is filed with the community development department, the shoreline development plan may be issued by the community development director.

If a request for review by the planning commission is filed with the community development department pursuant to this section, the community development director shall schedule a public hearing before the planning commission at its next regularly scheduled meeting. Notification of said public hearing shall adhere to the requirements of Chapter [17.30](#). (Ord. 903 §1(part), 2016: Ord. 821 §1(part), 2003: Ord. 796 Att. A(part), 1999)

**17.18.100 Community development director referral to the planning commission.**

If the community development department is unable to make the findings necessary to approve the shoreline development permit, the matter shall be referred to the planning commission for review and decision. If it is found that a project does not comply with the findings set forth in Section [17.18.080](#), then the shoreline development may be denied. Conditions of approval may be imposed on a shoreline development permit/project as necessary to achieve compliance with the purpose section (Section [17.18.010](#)). (Ord. 903 §1(part), 2016)

**Chapter 17.19**  
**REGULATIONS FOR HISTORIC PRESERVATION OR “HP” COMBINING DISTRICTS**

Sections:

[17.19.010 Purpose.](#)

[17.19.020 Applicability.](#)

[17.19.030 Uses permitted.](#)

[17.19.040 Site selection criteria.](#)

[17.19.050 Findings required for rezoning.](#)

[17.19.060 Incentives.](#)

**17.19.010 Purpose.**

To provide regulation for the protection, enhancement, perpetuation, or use of places, sites, buildings, structures, and other objects having special historical value, and to protect cultural and archeological sites. Such sites may be of local or statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

Within the HP combining district, all uses of land shall comply with the regulations of the base zoning district and with the following regulations. (Ord. 796 Att. A(part), 1999)

**17.19.020 Applicability.**

The historic preservation combining district (HP) designation may be considered upon the request of the property owner, planning commission, or city council. Designations may be applied to:

- A. Real property, structures, or districts which have been officially designated as significant by local, state, or federal agencies; or
- B. Other real property, buildings, or structures having a special cultural character or historic value. (Ord. 796 Att. A(part), 1999)

**17.19.030 Uses permitted.**

All uses permitted in the base zoning district are permitted. The proposed alteration of any structure or site within an HP combining district shall require a use permit. No feature of any property zoned HP, which gives the property its special historical, archeological, or architectural character, shall be altered or demolished except in accordance with the provisions of the use permit. Minor alterations, which do not impact the site or building character, may be approved by the community development director. (Ord. 796 Att. A(part), 1999)

**17.19.040 Site selection criteria.**

- A. A cultural resource is any material remains of past human life or activities which are of historical, archeological, or cultural value or interest, or of special character or special historic interest or value. Such remains are from prehistoric or historic periods and occur either below or above ground. Buildings forty-five years old or older shall be considered historic and may require an historic evaluation.
- B. Historical sites and structures are areas where artifacts, features, or structures can be tied to a particular time period. The types of sites in this category include, but are not limited to, historic structures and buildings representing mining, farming, residential, commercial, and industrial uses;

bridges, wagon roads, and other historic transportation routes, and other areas, without structures, which provide evidence of historic cultural use.

C. Cultural sites include, but are not limited to, Native American village sites; seasonal campsites, hunting or butchering sites; quarries or tool manufacturing sites; various types of rock paintings and carvings; and resource collection sites used today for the gathering of traditional Native American resources.

These sites usually contain some or all of the following characteristics: obsidian and/or chert flakes, evidence of stone tool making; dietary remains such as fish bone, animal bone, and shells; artifacts; darkened soil, stained by charcoal from cooking fires; depressions in the ground which may be ruins of house or ceremonial structures; and Indian burial grounds which can occur by themselves or within village or campsite areas. (Ord. 796 Att. A(part), 1999)

**17.19.050 Findings required for rezoning.**

The city council may approve a designation to "HP" when it finds that the registered cultural resource or site has one or more of the following qualities as defined by the U.S. Department of Interior (36 CRF 800.10):

- A. Identification or association with persons, eras, or events that have contributed to local, regional, state, or national history in a distinctive or important way; or
- B. Of an architectural style with historic value, design, or method of construction, or notable architect, engineer, builder, artist or craftsman; or
- C. Has yielded, or is likely to yield, information of value about history, archaeology, or culture or that provides for existing and future generations an example of the physical surroundings in which past generations worked. (Ord. 796 Att. A(part), 1999)

**17.19.060 Incentives.**

- A. Tax Preference. The historic preservation (HP) combining district, when used in conjunction with Section 50280 et. seq of the California Government Code and Section 439.1 of the Revenue and Taxation Code, is designed to preserve significant historic and cultural resources or sites by providing the availability of tax incentives to those landowners in the community who voluntarily agree to preserve such resources on their property by entering into a contract with the county.
- B. Building Code Exemptions. The owners of historic structures, which have obtained the status of "registered cultural site," may no longer need to conform to the Uniform Building Code (UBC) but may opt instead to meet the requirements of the State Historic Building Code (HBC) in order to maintain the historic character of the structure. (Ord. 796 Att. A(part), 1999)



**Chapter 17.20  
REGULATIONS FOR EROSION CONTROL**

Sections:

[17.20.010 Erosion control required.](#)

[17.20.020 Land owner responsibility.](#)

[17.20.030 Determination of need for erosion control.](#)

[17.20.040 Erosion control measures.](#)

[17.20.050 Erosion control in development projects.](#)

**17.20.010 Erosion control required.**

Soil stability and erosion control measures shall be required in areas where it is determined that exposed soils or other conditions have the potential to create water quality impacts, damage to Clear Lake and tributary streams, damage to public or private property, damage to fish and wildlife areas, create flooding hazards, decrease productivity of agricultural lands, or lead to unwanted soil deposits. (Ord. 796 Att. A(part), 1999)

**17.20.020 Land owner responsibility.**

The responsibility for implementation of slope stability or erosion control measures shall be the owner(s) of private property on which it is observed and determined by the city that soil degradation is occurring or has the potential to occur. (Ord. 796 Att. A(part), 1999)

**17.20.030 Determination of need for erosion control.**

The determination of the need to perform slope stabilization or to implement erosion control measures shall be made by the community development director in consultation with other city, county, state or federal agencies. Evidence of erosion occurring on land including, but not limited to, gullying, slippage, turbid runoff during storm periods, build-up of soils, and other similar situations shall be considered in making a determination that slope stabilization or erosion control measures are necessary. Construction projects involving the movement of soils and/or clearing and grubbing of sites that expose soils to the elements shall also complete erosion control measures. (Ord. 796 Att. A(part), 1999)

**17.20.040 Erosion control measures.**

After a determination is made that erosion control is needed, the property owner shall be required to complete some or all of the following measures to stop, reduce, or minimize the erosion problem. The specific extent of erosion control measures shall be determined by the community development director and implemented within a specific time frame as set forth in a written notice to said owner.

A. General Erosion Control. All property owners within the city shall generally use the following measures to minimize erosion within the city:

1. Keep soil disturbance to a minimum land area for a minimum length of time.
2. Maintain low slope angles and short slope lengths.
3. Revegetate disturbed soil areas with grass seeds and/or plants.
4. Fertilize and irrigate revegetation areas.

5. Perform slope stabilization and erosion control measures in areas adjacent to streams, creeks, ponds, and Clear Lake.
6. Where necessary, use mechanical stabilization techniques to control erosion and sedimentation.
7. Check erosion control measures periodically to monitor their effectiveness.
8. Complete grading and erosion control only during the dry season.
9. Comply with the grading requirements of the currently adopted California Building Standards Code as referenced in Section 15.04.010.

B. Erosion Control on Slopes Less Than 4:1. Property owners shall mulch the erosion areas with soil and place loose straw in a thin layer (one to two inches). The straw shall be pushed in with a shovel or a ring roller. Seeding with a mechanical drill or hand spreader may also be permitted. In certain situations, the planting of trees and shrubs may be required. Slope length should be limited to thirty-three feet by the use of barriers, including straw bales fixed with stakes or rebar; berms; fences; and wattling. In addition, infiltration trenches and channels may be required.

C. Erosion Control on Moderate Slopes 4:1 to 2:1. Property owners shall mulch erosion areas with soil and loose straw spread in a thin layer (one to two inches). The straw shall be pushed in with a shovel or ring roller. On steeper slopes, the straw shall be required to be held down with chemical tackifiers overlying the straw or with netting made of woven paper, excelsior, or jute. The netting must be close to the surface so that water does not erode underneath. Hydroseeding, hydromulching, or hand broadcasting of seeds shall be employed. Planting of native grasses, shrubbery, and trees shall be required to maintain long-term stability.

For long, steep slopes, the construction of barriers such as straw bales fixed with stakes, rock and soil berms, fences, wattling, infiltration trenches, and cutting horizontal ledges into steep slopes (steeping or serration) shall be required. Additional top soil, seed, and fertilization may be required. The slope length will be a maximum of eighteen feet.

D. Erosion Control on Steep Slopes Greater Than 2:1. Property owners shall mulch erosion areas with soil and loose straw spread in a thin layer. In these areas, revegetation success may be poor due to slope instability and rapid water runoff. In addition to shortening the slopes as set forth in subsection C of this section, concrete block revetment, piled rock, gabion baskets, or retaining walls may be required. Hydroseeding, hydromulching, and hand broadcasting of seed will be required on the slope above these structures. The addition of topsoil and fertilizer may also be necessary. The revegetation areas may be required to be provided with irrigation facilities and repaired as necessary. The planting of native grasses, shrubbery, and trees to maintain the long-term stability will be required.

E. Erosion Control Adjacent to Water Bodies. In addition to all of the measures described above, additional measures shall be required for those properties near Clear Lake, creeks, and seasonal streams. For those areas within one hundred feet of a water body, no unprotected fill or stockpiled soil materials shall be allowed. Disturbance of vegetation cover must be kept to a minimum amount. Drainage control and sediment control with appropriate devices such as barriers, channels, infiltration trenches, water energy absorbing devices, and sediment traps may also be required.

For those areas within thirty feet of Clear Lake, creeks, or seasonal streams, the removal of stable

mature trees or other vegetation down to bare soil or the grading and constructing of roads, unless required for health and safety purposes, shall be avoided. Extra protection for drainage and sediment control with appropriate devices such as barriers, channels, infiltration trenches, water energy absorbing devices, and sediment traps will also be necessary. (Ord. 924 §24, 2020; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.20.050 Erosion control in development projects.**

Development projects constructed in areas with slopes, or that involve significant exposure of bare soils, may be required to prepare and submit an engineered erosion control plan as part of the development review process or prior to the issuance of a building permit for the project. Where cuts and fills exceed fifteen feet in height; where there is a possibility of land slides; where soil erodibility factors are high, such as those with loose, sandy, or silty soils; or where the proposed project is within one hundred feet of Clear Lake, creeks, or seasonal streams, a professionally prepared engineering plan may be required. A determination of the specific type of plan shall be made as part of the environmental review process associated with the development project. (Ord. 796 Att. A(part), 1999)

**Chapter 17.21**  
**REGULATIONS FOR TREE PRESERVATION**

Sections:

[17.21.010 Purpose.](#)

[17.21.020 Applicability.](#)

[17.21.030 Preservation of native trees.](#)

[17.21.040 Land development tree report.](#)

[17.21.050 Review and determination.](#)

[17.21.060 Tree inventory.](#)

**17.21.010 Purpose.**

To carry out the provisions of the Lakeport general plan with respect to protecting the natural environment and conserving and enhancing Lakeport's unique natural beauty and irreplaceable natural resources specifically applicable to the preservation of native trees, including oak, redwood, willow, and cottonwood. (Ord. 796 Att. A(part), 1999)

**17.21.020 Applicability.**

The regulations for tree preservation standards shall apply only to proposals to develop land and shall not apply to existing developed sites. (Ord. 796 Att. A(part), 1999)

**17.21.030 Preservation of native trees.**

Existing native trees on proposed development sites with a diameter of six inches or more including, but not limited to, oak, willow, cottonwood, and redwood shall not be cut down, removed, or otherwise destroyed except as provided herein. (Ord. 796 Att. A(part), 1999)

**17.21.040 Land development tree report.**

Development projects involving applications for building permits and land use projects within the city shall include a tree report where there are existing native trees located on the site. The tree report shall include the following information:

- A. The type and number of native trees existing on the subject property.
- B. The diameter of trunks and main stems measured 4.5 feet above the root crown.
- C. The average canopy spread of each tree.
- D. A statement concerning the health of the trees including the disclosure of any significant disease, insect infestation, fire, mechanical, or wind damage that may be present.
- E. A graphic plan showing the location of the native trees on the property in relationship to lot lines, existing improvements, proposed structures, and other improvements.

The community development director may waive the requirement for a tree report based on a determination that there are no native trees on the land to be developed, or that the project as proposed will not in any way affect the existing trees on the land. (Ord. 796 Att. A(part), 1999)

**17.21.050 Review and determination.**

Upon submittal of the tree report, the director shall review the information and make a

recommendation as to the necessity to revise the proposed development project in order to retain the trees or mitigate the impact to the trees. The director or the planning commission may require that the project be revised and that proposed improvements be relocated or otherwise modified in order to retain the native trees or mitigate the impact on the trees.

The director or the planning commission may require that trees that are proposed to be removed as a result of development instead be retained through the implementation of specific mitigation measures. Mitigation measures may include limitations on: root cutting, limb cutting, placement of improvements within the canopy drip line, construction of irrigation facilities within the canopy drip line, introduction of non-native plant materials within the canopy drip line, or other techniques as necessary to preserve the trees.

The city recognizes that some trees will have to be removed to facilitate development in accordance with the general plan. For those trees that are to be removed, the director or the commission shall require a 1:1 replacement with a minimum fifteen-gallon tree in the same or similar species as the tree to be removed. If the trees that are removed are mature and healthy, there shall be a 1:1 replacement with a minimum twenty-four-inch root ball specimen in the species that is the same or similar to the tree removed. Trees planted as replacements shall be continually maintained or replaced if they fail to survive. Replacement trees shall be planted on the site where the preexisting tree was removed, or may be planted on a separate site at the discretion of the city.

The director or the commission shall determine the degree of tree impact resulting from the proposed development of the land and shall stipulate those conditions of approval necessary to satisfy the purpose of this chapter and the Lakeport general plan. (Ord. 796 Att. A(part), 1999)

**17.21.060 Tree inventory.**

The city shall provide an up-to-date inventory of significant stands or individual native trees. Said inventory shall be consulted in the review of potential tree impact caused by development proposals. (Ord. 796 Att. A(part), 1999)

**Chapter 17.22  
REGULATIONS FOR ZONING PERMITS**

Sections:

[17.22.010 Zoning permits.](#)

[17.22.020 Zoning permit performance standards.](#)

**17.22.010 Zoning permits.**

A. Zoning permits which are revocable, conditional, and/or valid for a term period may be issued for uses authorized in each zoning district. Zoning permits may be issued by the community development director (CDD) in the manner specified herein and shall be subject to compliance with the standards set forth herein or any other conditions necessary to protect the health, safety, and welfare of city residents. The zoning permit is a ministerial permit subject to periodic review by the CDD or planning commission as necessary to determine compliance with conditions.

B. Application for a zoning permit shall be made in writing by the owner of the property or lessee of the property, the purchaser in escrow, or the optionee of the property with the written consent of the owner on a form provided by the CDD. The application shall be accompanied by a fee in an amount set by resolution of the city council. Plans and written material detailing the proposed use or operation may be required by the CDD.

C. Notice of the intent to issue a zoning permit shall be given to those properties that are immediately contiguous to the property on which the subject application is made. The notice shall state the intended use and that the city will consider the issuance of a permit within five days. The intent of said notice is for information purposes only. The community development department may issue zoning permits for one- or two-day special events provided all findings set forth in subsection D of this section are complied with.

D. The CDD may approve issuance of a zoning permit provided that the performance standards set forth in the following sections are complied with. In addition, the following findings must be made in each case.

1. The proposed use is located in an appropriate zoning district, is consistent with the Lakeport general plan, and will not create a detrimental impact.
2. The proposed use complies with the applicable conditions and standards in the municipal code.
3. The applicant has agreed to conform to all applicable building, health, and public works permits and requirements set forth in the municipal code, to comply with all other required conditions, and to operate the proposed use in conformance with the zoning permit.

E. Upon application for a zoning permit, and after a determination by the CDD that the requirements of the municipal code have been met, the zoning permit may be issued. The zoning permit is effective upon issuance.

F. In the event that the CDD determines that the impact of the issuance of the proposed zoning permit is potentially significant or detrimental, or that the use is only marginally in conformance with this section, the permit may be referred to the planning commission for review and action. (Ord. 796 Att. A(part), 1999)

**17.22.020 Zoning permit performance standards.**

- A. This subsection intentionally left blank.
- B. This subsection intentionally left blank.
- C. Guest Quarters.
  - 1. A guest house shall be an accessory structure consisting of a detached living quarter of a permanent type of construction located within two hundred feet of the primary residential unit.
  - 2. The guest house shall not contain kitchen facilities allowing the preparation and/or storage of any food.
  - 3. The guest house shall not be leased, subleased, rented, or subrented separately from the primary residential unit and is to be used for guest purposes only.
  - 4. The minimum gross floor area required for a guest house shall be two hundred square feet and shall not exceed a maximum of one thousand square feet of floor area.
  - 5. Vehicular access to the guest house shall be by way of the driveway of the main building and in no case shall a separate point of access be created to the adjoining road or highway.
  - 6. One covered off-street parking space shall be provided for the exclusive use of the guest house in addition to the parking requirements for the primary residential unit.
  - 7. Guest houses shall comply with the development standards set forth in the zoning district in which it is located.
  - 8. A guest house shall not be permitted on a lot in addition to a secondary accessory residential unit or similar dwelling. If a guest house has been approved on a lot, a secondary residential unit or similar dwelling shall not be permitted unless the guest house is removed or converted to another authorized use.
  - 9. The architectural style and construction materials of the guest house shall generally conform to those of the existing single-family residential primary unit in terms of building height, roof style, roof materials, siding, windows, doors, siding and trim colors, and other architectural features.
- D. Temporary Offices.
  - 1. One commercial coach/mobilehome may be used as a temporary office for a period not to exceed one year during the construction of a commercial building on the same site.
  - 2. Prior to issuance, applicants for temporary office zoning permits shall:
    - a. Obtain a building permit for the principal structure.
    - b. Obtain building and health permits for the inspection of the water supply, waste system, and electrical installation for the temporary office.
    - c. Define the foundation system and location of waste discharge facilities.
  - 3. The temporary office shall not be permanently attached to the ground and shall be of a size that is readily removable.

4. The temporary office shall be removed from the site within forty-five days of issuance of an occupancy permit for the office or commercial building and its presence shall not exceed one year from the date of issuance of the zoning permit.
  5. The applicant shall obtain an inspection of the property upon completion of the principal structure not later than one year after the issuance of the zoning permit to determine compliance with the provisions herein.
  6. An extension of a temporary office zoning permit may be issued on the same site for an additional six-month period upon written application for such an extension. Applications for extension shall be subject to the same procedures and requirements of the original zoning permit. Only one extension may be granted.
  7. Application for an extension shall be accompanied by evidence of a valid building permit and evidence of substantial progress in construction of the primary structure.
- E. Temporary Construction Office.
1. Temporary construction offices may be used during a construction project pursuant to the requirements of this section.
  2. Applicants for a temporary construction office zoning permit shall obtain building and health permits for the inspection of the water supply, waste system, and electrical installation of the temporary construction office.
  3. The temporary construction office shall not be permanently attached to the ground and shall be of a size that is readily removable.
  4. All office activities shall be conducted within the temporary construction offices and no outdoor storage shall be conducted without prior authorization by the Lakeport community development department.
  5. All signing associated with the temporary construction office shall meet the requirements of the city sign ordinance.
  6. The zoning permit shall expire after either:
    - a. The project has been completed.
    - b. The contractor has completed the contract for which the office is made necessary.
    - c. Two years after the issuance of a permit, whichever is earlier.
  7. The temporary construction office shall be removed from the site within forty-five days after completion of the project, vacation of the occupancy, termination of the contract, or expiration of the permit, whichever is earlier.
- F. Permanent or Semipermanent Accessory Offices.
1. One permanent or semipermanent accessory office structure may be used in commercial zoning districts, subject to issuance of a zoning permit and architectural and design review, or use permit, if applicable, as an office for the associated commercial activity pursuant to the requirements of this section.



2. Applicants for accessory offices shall obtain building and health permits for the inspection of the water supply, waste system, and electrical installation of the accessory office.
  3. The accessory office shall be securely attached to the ground, footing or foundation in accordance with the provisions of the currently adopted California Building Standards Code as referenced in Section 15.04.010.
  4. The accessory office shall be permitted only in conjunction with an existing or approved commercial use where it is not feasible or practical to construct a building with standard offices, or if the need for a typical office structure is not justified or necessary.
  5. The accessory office shall be of a modular, commercial coach, mobile, or frame construction type and shall conform to the requirements of the currently adopted California Building Standards Code as referenced in Section 15.04.010 in terms of access, doorway width, hall width, exits, occupancy load, etc. Provision of restroom facilities, plumbing, and electrical utilities shall also be in conformance with the currently adopted California Building Standards Code as referenced in Section 15.04.010.
  6. The accessory office shall be visually pleasing and architecturally compatible with the commercial use of the site and surrounding area. City staff will review the proposed office in terms of its height, roof style, roof materials, siding, windows, doors, siding and trim colors, and other architectural details and may require improvements as necessary to assure a more visually attractive structure.
  7. The accessory office shall be inspected and occupancy approved prior to its use.
- G. Special Outdoor Events.
1. Special outdoor events may be allowed upon application and approval of a zoning permit. A special outdoor event shall include, but not be limited to, outdoor activities such as street dances, sporting events, festivals, open air plays, and other similar activities.
  2. Special outdoor events shall not include events held by individuals or nonprofit organizations which occur on land specifically designed for such events including, but not limited to, sporting stadiums, race tracks, and fraternal lodge or club yard areas.
  3. The applicant for an outdoor event shall be responsible for all activities and shall supervise all participants so that the event will be orderly and not result in disruption to neighboring properties or residents.
  4. The hours of operation of special outdoor events shall generally be limited to six a.m. to eleven p.m. not including the setting up and taking down of displays, booths, stages, sound and lighting equipment, etc. Street dances shall be limited to approved hours of operation set forth in the zoning permit.
  5. Special outdoor events shall not obstruct traffic or reduce sight distance at any driveway or intersection unless approved and authorized by the city.
  6. The applicant for a special outdoor event shall submit for each event the following plans for review prior to the issuance of a special event permit:
    - a. Project description including estimated number of participants and spectators.

- b. Parking and traffic control plan which provides for sufficient parking, circulation, and access to the event.
  - c. Solid and liquid waste disposal plan which provides adequate means for solid and liquid waste removal.
  - d. Public safety, noise, crowd control emergency contingency plans.
  - e. List of responsible parties and emergency contacts.
- 7. The site of the outdoor event shall be maintained in a litter-free condition and shall be returned to its original condition upon completion of the event unless alternative measures have been approved by the community development director.
- 8. A special event shall not reduce the number or usability of parking spaces or other uses on the lot to a point where public safety is impacted.
- 9. A permit for a special event may be approved for up to a three-year period upon request at the time of application. The community development director may deny or revoke a zoning permit if inspection or complaints indicate that the use may be objectionable by reason of production of noise, offensive odors, smoke, dust, bright lights, vibration, unusual traffic, or involve the handling of explosive or dangerous materials.
- H. Outdoor Food Service, Tables, and Seating Placement on Sidewalks.
  - 1. Outdoor food service and seating activities may be conducted on sidewalk areas in conjunction with an existing restaurant, sandwich shop, coffee shop, and similar food service businesses located within a building in the commercial districts.
  - 2. The outdoor seating location shall be defined on a map submitted with the zoning permit application and shall be limited to the storefront area or the minimum area necessary for outdoor seating facilities. All outdoor seating facilities shall generally be located adjacent to the building or structure unless otherwise specifically approved by community development department staff.
  - 3. Outdoor food service and seating activities shall not obstruct sidewalk areas or block building entries or exits. All equipment related to outdoor seating activities shall be maintained in a clean condition, and the activities shall be conducted and maintained in a neat and orderly manner.
  - 4. Outdoor seating facilities in the downtown area shall be of a bistro or Victorian style utilizing high quality and durably constructed sidewalk furniture. All sidewalk furniture shall be approved by the community development department prior to its use.
  - 5. A minimum sidewalk and doorway clearance of thirty-six inches shall be maintained at all times within areas of outdoor seating.
  - 6. Each outdoor seating business owner in the downtown area shall sign and submit a hold harmless agreement.
- I. Requirements for Outdoor Display/Sales Activities in Commercial Districts.

1. Small scale (less than two hundred square feet) outdoor display and sales activities on private property may be conducted without time limitation, or in accordance with a time limit as specified in the zoning permit. The applicant for outdoor display and sales activities shall specify the display schedule as part of the zoning permit application. Outdoor display on city sidewalks in the downtown area shall be limited to one hundred days in a calendar year.
  2. The application for the outdoor display/sales activities shall indicate the type and location of tables, racks, and other storage and display activities to be utilized. All facilities shall be limited to the applicant's storefront area, or the minimum area necessary for effective outdoor display activity associated with an existing commercial business. Tables and racks, along with other equipment used for outdoor display and sales activities, shall be of a high-quality and durably constructed material and approved by the city.
  3. Small scale outdoor display and sales activities shall not obstruct sidewalk areas or block building entries and/or exits. A thirty-six inch sidewalk/doorway clearance must be maintained at all times. All outdoor display and sales activities, including the display of merchandise, shall be conducted and maintained in a neat and orderly fashion at all times.
  4. Signing related to small scale outdoor display and sales activities shall be defined in the zoning permit application and approved by the community development department prior to their display. Signing related to outdoor commercial activities shall be oriented to pedestrians.
  5. The display height of merchandise in a small scale outdoor display and sales activity shall not exceed six feet measured from the sidewalk grade.
  6. All small scale outdoor display and sales activities shall generally be located adjacent to buildings or structures unless otherwise specifically approved by the community development department as part of the zoning permit.
  7. A minimum sidewalk and doorway clearance of thirty-six inches shall be maintained at all times in the vicinity of the small scale outdoor and sales activity.
  8. Business owners involved in small scale outdoor display on city sidewalks shall sign and submit a hold harmless agreement.
- J. Requirement for Larger Scale and/or Short Term Outdoor Display and Sales Activities.
1. Larger scale (more than two hundred square feet), short-term outdoor display and sales activities may be conducted for a time period not to exceed fourteen days in a calendar year, or as specified in the zoning permit. The application for a zoning permit for larger scale short-term outdoor display and sales activities shall indicate the intended time frame, proposed location, extent of the sales area, and type of merchandise to be displayed. A site plan which identifies the outdoor sales area shall accompany the application.
  2. The area shall be limited to the minimum necessary. Tables, racks, or other equipment used for the sales event shall be of high-quality, durably constructed material and approved by the city prior to their use.
  3. Larger scale short-term outdoor sales activities shall not obstruct sidewalk areas, block building entries and/or exits, hinder the movement of traffic within a parking lot, impact neighboring properties, or create other health and safety related problems. Minimum sidewalk and aisle widths of thirty-six inches shall be maintained at all times within areas of outdoor

display and sales activities. All larger scale short-term outdoor sales events shall be conducted and maintained in a neat and orderly fashion at all times. Haphazard, sloppy, or conditions that result in health and safety problems shall not be permitted.

4. Signing related to a large scale short-term parking lot sale shall be specified in the application for a zoning permit and approved by the community development department prior to display. Signing related to outdoor commercial activities shall be limited in their placement oriented to pedestrians.

K. Home Occupations.

1. The home occupation shall be strictly secondary and subordinate to the principal residential use and shall not change or detrimentally affect the residential character of the dwelling unit premises or neighborhood.

2. Home occupations shall not involve any structural alterations of the dwelling, and the entrance to the home occupation room shall be from within the dwelling except as approved by the city on a case-by-case basis.

3. The home occupation shall be conducted solely by the residential dwelling occupants and no employees shall be connected with the home occupation.

4. A home occupation shall not create any radio or television interference, any noise, any obnoxious odors or fumes, or any other detrimental negative effects to adjacent property owners.

5. There shall be no outdoor storage of materials or supplies related to the home occupation.

6. Vehicles related to home occupations shall not be used for display of signs to attract attention to the home occupation.

7. One parking space shall be provided when a vehicle is to be used primarily as part of the home occupation in addition to those parking spaces required for the dwelling unit.

8. Home occupations shall comply with all applicable state, county, and local laws.

9. Home occupations shall not involve on-site retail sales as a primary function.

L. Agricultural Uses Including the Keeping of Livestock.

1. Limited, small scale agricultural activities which include, but are not limited to, the tilling of soil, growing of crops or gardens, and the keeping of small animal pets (such as rabbits) is permitted in conjunction with a residential use in a residential district without a zoning permit. Said agricultural activities shall conform to the standards herein and shall not detrimentally impact surrounding property owners' rights to enjoy the peaceful occupancy of their residences.

2. Other agricultural activities including commercial, agricultural businesses, the keeping of large animals, livestock, and similar activities shall be subject to the issuance of a zoning permit. Applications for zoning permits shall specify the type of agricultural activity being proposed, parcel size, the number and types of animals and/or number and types of crops to be kept on the property, and other details necessary to make a decision on the zoning permit.

3. The sale of agricultural produce grown on the premises may be permitted as a component of the zoning permit provided that no structure is maintained primarily for such sale activity. The display and sale of all produce grown on the site shall be set back from street right-of-way or adjacent lot lines a minimum of fifteen feet.
4. The keeping of small animals, livestock, caged pets, birds, and other animals are subject to the following animal density standards.

Type of Animal	Numbers of Animals and Minimum Lot Size
Small animals such as rabbits, caged pets, and birds	Up to three animals may be maintained on a standard city lot (5,000--6,000 square feet in size). Each additional animal shall require 1,000 square feet in land area.
Mid-size animals such as pot-bellied pigs or goats	One mid-size animal may be maintained per 10,000 square feet of land area. Each additional animal shall require 2,500 square feet of land area.
Large animals such as cows or horses	One large animal may be maintained with a minimum lot size of one acre. Each additional animal shall require an additional 15,000 square feet of land area.

5. The keeping of all animals, livestock, caged pets, and birds shall not impact surrounding or nearby properties. Animal runs, cage areas, pastures, and other similar areas shall not be located closer than ten feet from adjacent property lines, shall be located in the rear yard of all areas, unless otherwise defined in the approved zoning permit, and shall be maintained in a neat and orderly fashion.
6. The standards set forth herein are considered to be the minimum and may be increased by the community development department as a condition of the issuance of a zoning permit when it is determined that said increase is necessary for the protection of the public health, safety, and welfare.
7. The community development department may require, revise, or revoke a zoning permit issued for agricultural activities when there has been a determination that the activity has caused or is creating a public health, safety, and welfare issue which is impacting surrounding or adjacent property owners. The community development director may also require review of the zoning permit by the planning commission.
- M. Docks, Piers, and Boat Houses. The development of docks, piers, and boat houses on parcels adjacent to the shoreline of Clear Lake shall be subject to the issuance of a zoning permit by the community development department. Said zoning permit application shall be made concurrent with an application for encroachment permit from the county of Lake. Upon the issuance of an encroachment permit by the county of Lake, a city building permit, in compliance with all lakebed management conditions, shall be obtained. (Ord. 924 §§25, 26, 2020; Ord. 796 Att. A(part), 1999)

**Chapter 17.23**  
**REGULATIONS FOR PARKING, ACCESS, AND LOADING FACILITIES**

Sections:

[17.23.010 Purpose.](#)

[17.23.020 Applicability/Architectural and design review.](#)

[17.23.030 Exceptions.](#)

[17.23.040 Units of measurement.](#)

[17.23.050 Required number of spaces.](#)

[17.23.060 Parking development standards.](#)

**17.23.010 Purpose.**

To assure that all uses and developments are provided and maintained with safe, efficient, adequate, and well-designed parking and loading facilities in an effort to reduce street congestion, traffic hazards, and on-site circulation problems. To promote an attractive urban environment with proper parking design and landscaping standards. (Ord. 796 Att. A(part), 1999)

**17.23.020 Applicability/Architectural and design review.**

The following minimum off-street requirements for the parking of vehicles shall apply to all buildings constructed or erected, enlargements of existing uses, and uses initiated after the effective date of this code. All new or reconstructed parking lots shall be subject to the architectural and design review requirements set forth in Chapter [17.27](#). (Ord. 821 §1(part), 2003: Ord. 796 Att. A(part), 1999)

**17.23.030 Exceptions.**

A. The requirements set forth in this section shall be considered minimums and shall not prevent the planning commission, city council, or other review authority from requiring additional parking spaces, design modifications, or other improvements.

B. The parking requirements set forth in this section may be reduced by the planning commission, city council, or other review authority when the following findings are made.

1. The characteristics of a particular use do not necessitate the number of parking spaces, parking lot design, or improvements required by this section; and
2. The reduced parking standards will be adequate to accommodate all parking needs generated by the use and will not be a detriment to the public health, safety, and welfare.

C. When there is a change in occupancy of a building that does not increase the need for additional parking, no additional parking shall be required. Expansions or enlargements of existing buildings shall provide additional parking corresponding to the amount required by the expansion only. No additional parking facilities shall be required solely because of a remodel to an existing use or building unless there is a significant change in occupancy or an increase in floor area or other unit of measurement. (Ord. 796 Att. A(part), 1999)

**17.23.040 Units of measurement.**

A. For the purpose of this section, "floor area" means the total gross area of all floors of a building as measured to the surface of the interior walls and shall include corridors, stairways, elevator

shafts, storage rooms, bathrooms, utility rooms, basements, offices, balconies, and related usable floor area, including area outside of the building if intended to be utilized as part of the business operation. Parking areas within a building shall not be included in the computation of floor area.

B. Indoor or outdoor places of assembly in which patrons or spectators occupy benches, pews, or other similar seating shall be counted as one seat for each eighteen inches of such seating for the purpose of requiring off-street parking. (Ord. 796 Att. A(part), 1999)

**17.23.050 Required number of spaces.**

Parking spaces for residential, commercial, industrial, and public service uses shall be provided as specified below. For any use not specifically set forth below, the community development department, the planning commission, city council, or other review shall determine the amount of parking required.

USES	SPACES REQUIRED
A. Residential Uses.	
1. Single-family dwelling or duplex on individual lots	One covered and one uncovered space per dwelling unit. Covered spaces may be substituted for uncovered spaces.
2. Triplex, fourplex, or multifamily dwelling	One covered and one-half uncovered space per dwelling unit. One-half additional uncovered space for each unit with three or more bedrooms; and For multifamily dwellings, one recreational vehicle parking space per ten dwelling units; and Covered spaces may be substituted for uncovered spaces.
3. Rooming or boarding house; dormitory	One parking space for every rentable room in addition to the parking required for the residence; for dormitories, 100 square feet of floor area shall be considered a bedroom.
4. Mobilehome in a mobilehome park	One covered space per dwelling unit; and one recreational vehicle parking space per five dwelling units; and one visitor parking space for each two dwelling units.
5. Emergency shelters in the C-3 service commercial district	One space for every 6 adult beds or 1/2 space per bedroom designated for family units with children. One space shall be provided for each manager/staff member. Bike rack parking shall also be provided by the facility.
B. Commercial Uses. All commercial uses shall provide a minimum of four spaces or the following, whichever is greater.	
1. Retail store or personal service establishment	One space per 250 square feet of floor area.

- |    |   |   |
|----|---|---|
|    | Barber or beauty salon  | Two spaces for each barber or beautician.   |
| 2. | Banking, finance, law, real estate, and similar general administrative offices  | One space per 250 square feet of floor area.  |
| 3. | Restaurant, bar, cocktail lounge  | One space for each two hundred square feet of floor area.   |
| 4. | Hotel, motel, and similar use   | One and one-half spaces per unit, or two on-site spaces per unit for units with kitchens; plus two spaces for the manager's office. |
| 5. | Service station, not including convenience stores which sell gas  | Two spaces for each working bay plus one space for each employee on the largest shift.  |
| 6. | Minor and major auto repair; body and fender shop   | One space per 500 square feet of floor area.  |
| 7. | Cabinet, plumbing, heating, and electrical shop; construction support service   | One space per 600 square feet of floor area.  |
| 8. | Commercial service establishment or retail store which handle only bulky merchandise such as furniture, household appliances, fireplaces                            | One space per 400 square feet of floor area.  |
| 9. | Outdoor sales facility such as automobile, boat, mobilehome, or trailer sales, or rental lot, retail nursery, and other commercial uses not in an enclosed building | One space for each 2,000 square feet of display area.   |
|    | Commercial rummage sale   | One space per 200 square feet of sales area   |



- Contractor's storage yard One space per 3,000 feet of lot area.
10. Mini-storage warehouse One space per each on-site employee.
- C. Recreational and Entertainment.
1. Theater, auditorium, skating rink, sports area, assembly, conference, or meeting rooms Without fixed seats, one space per 150 square feet of floor area; with fixed seats, one space per four seats.
2. Dance hall One space per 50 square feet of floor area.
3. Tennis and racquetball court Two spaces per court.
4. Spa and health club One space per 200 square feet of area.
5. Public swimming pool One space per 125 square feet of pool area.
6. Miniature golf course One and one-half parking spaces for each hole.
7. Golf course Three spaces per hole plus one space per 250 square feet of building area used for commercial purposes.
8. Driving rang One space per tee, or ten feet of lateral distance on an unimproved tee.
9. Game room/amusement arcade One parking space per 250 square feet of floor area.
10. Commercial stable and riding academy One parking space for each stall or three horses, whichever is greater.
- D. Industrial Uses. All industrial uses shall provide a minimum of two spaces; or the following, whichever is greater.
1. Manufacturing One space per 600 square feet of floor area; or one space for each employee on the shift having the largest number of employees, whichever is greater.
2. Warehousing One space per 2,500 square feet of floor area.
3. Incidental office associated with industrial uses One space per 250 square feet of floor area.
4. Vehicle and freight terminal Two spaces per loading bay.
- E. Public Service Uses. All public service uses shall provide a

- minimum of four spaces; or one space per two hundred fifty square feet of floor area; or the following, whichever is greater.
1. Nursery school, day care, or similar use One space for each employee plus one space for each ten children.
  2. Elementary and junior high school One space for each employee plus one space for each eight students.
  3. Senior high school One space for each employee plus one space for each six students.
  4. College, university, or institutions of higher learning; business and professional school or college; trade, art and craft school or college; music and dancing school One space for each three students.
  5. Church One space for every four fixed seats, or one space for every 18 inches of pew or bench, plus one space per 150 square feet of area in church or auditorium, plus one space per 600 square feet of floor area of all facilities.

(Ord. 880 §2(4), 2010)

**17.23.060 Parking development standards.**

A. Fully-improved off-street parking areas shall be provided at the time of commencement of the use of the land or at the time of a major alteration, conversion, or increase in capacity by the addition of floor area, dwelling units, rooms, beds, or seats to a structure. Parking areas shall be used solely for vehicle parking with no sales, storage of inoperable, unlicensed vehicles, repair work, dismantling, or servicing of any kind unless so approved by the city.

Off-street parking in setback areas: In all residential zoning districts, all off-street parking shall occur within defined driveways provided with an asphalt or concrete driveway to city standard. Parking within required setback areas shall not be allowed except in defined driveway locations.

Required front, side, and rear yards shall not be used to supply any of the off-street parking spaces required by the terms of this chapter in any R-1, R-2, R-3, or R-5 zoning districts.

B. No-parking areas shall be designed so that vehicles back into street right-of-way except for single-family residential uses.

C. When two or more uses are combined in a site, the required parking shall be based on the percentage of floor area devoted to each use. Parking areas within a building shall not be included in the computation of floor area.

D. Parking required by this chapter must be developed on-site. Parking may be provided within a three hundred foot radius of the project after approval by the planning commission or city council. If

said parking is located on land not owned by the project developer, a cross access agreement or other contractual arrangement must be provided. Said parking must be available without charge.

Joint use of parking facilities may be allowed by the appropriate review authority when there is no conflict of use and when there is sufficient parking for all uses. Joint use of parking facilities will only be considered upon the submittal of a cross access easement or other agreement allowing said parking.

E. The city may allow up to twenty-five percent of a parking area to be developed as compact parking stalls.

F. The calculation and design of handicap accessible parking spaces required shall be pursuant to the requirements of the currently adopted California Building Standards Code as referenced in Section 15.04.010 and the Americans with Disabilities Act.

G. All new commercial, multifamily residential, and industrial parking lots developed in the city shall be constructed in accordance with the following requirements:

1. All parking lots, spaces, maneuvering areas, turn-arounds, and driveways shall be paved with a minimum of two inches of asphalt concrete over four inches of compacted aggregate base or similar material in accordance with the standards set forth in the currently adopted California Building Standards Code as referenced in Section 15.04.010.
2. All parking lots shall be provided with a six inch concrete curb around the perimeter of the lots. Bumper guards, wheel stops, and asphalt curbs may be provided if approved by the planning commission or city council.
3. All parking spaces except those in individual garages or carports shall be marked with paint or other distinguishable material. Compact and handicap parking spaces shall be properly marked to preclude use by non-appropriate vehicles. Directional signs shall mark one-way entrances and aisles and shall be visible to drivers of vehicles using the facility.
4. Lighting in parking areas shall be designed in such a way so as to minimize light spill and glare on adjacent properties and roadways.
5. Parking areas shall be separated from residential uses and zones, churches, schools, or parks by the use of landscaping, fences, or masonry walls at the discretion of the planning commission or city council.

H. All new or restriped parking lots shall be developed with the following space and aisle requirements:

1. Required off-street parking spaces shall be not less than nine feet in width and nineteen feet in length exclusive of access drives, aisles, ramps, posts, or other uses of space.
2. Parallel parking spaces shall be nine feet in width and twenty-two feet in length.
3. Minimum aisle width for two-way traffic shall be twenty-four feet and twelve feet for one-way aisles.
4. For those parking lots that are developed with thirty to eighty degree angles, the stall depth, aisle width, curb length, and section width may be developed in accordance with accepted industry standards.

5. Compact car spaces shall be not less than seven and one-half feet in width and not less than sixteen feet in length and shall be clearly marked and permanently identified.
6. Handicap accessible spaces shall be seventeen feet in width and twenty feet in length and shall be properly located, marked, painted, and signed and meet all other Americans with Disabilities Act requirements.
7. All parking lots shall be designed so as to allow vehicular turns and maneuvers to be accomplished within the parking lot.
- I. All new parking areas shall be developed with the following landscaping requirements:
  1. Parking areas shall be landscaped with a planter strip on the perimeter of the property bounded by a street except for crosswalks and traversing driveways. The minimum width of perimeter landscaping shall be three feet.
  2. A minimum of five percent of the total area of the parking lot, including perimeter landscaping, shall be landscaped. There shall be one fifteen-gallon tree for every ten parking spaces.
  3. Landscaped areas shall be provided with underground automated irrigation systems.
- J. Within the CBD zoning district, the following special parking standards shall apply: Owners or lessees with existing structures within the CBD who construct new floor area, expand by converting existing floor area, and/or intensify the occupancy load (as defined by the currently adopted California Building Standards Code as referenced in Section 15.04.010) of an existing building, and whose location limits the development of on-site parking as required by this chapter may be permitted to obtain a development permit, and not be required to provide the required on-site parking spaces, unless there is adequate on-site area available for parking lot expansion or development. A deviation of parking application must be considered and approved by the planning commission in such cases. For all other projects, payment of an in-lieu-of-parking fee is an alternative. Said in-lieu fees shall be set by resolution of the city council.
- K. Access Standards. All lots shall have adequate vehicular access from a dedicated and improved street or public way in order to permit the unimpeded movement of vehicles and pedestrians. Visibility on streets and at intersections shall not be blocked by signs, trees, or structures. Directional signs and graphics may be used to promote the safe and efficient movement of vehicles and pedestrians.
- L. Loading Standards. Except in the CB district, every commercial, industrial, or office land use shall have adequate off-street loading areas to accommodate the delivery vehicles associated with operation of the use. The following standards shall be required:
  1. Loading space shall be situated to serve the site and buildings without blocking vehicular movement to a driveway or parking stall.
  2. An individual loading space shall be at least twelve feet wide by forty-five feet long and have a minimum height clearance of fifteen feet.
  3. Loading spaces may be required at the time of project review if determined to be necessary to assure adequate loading facilities. For buildings with up to fifty thousand square

feet in gross floor area, up to three loading spaces may be required. For buildings in excess of fifty thousand square feet, four or more loading spaces may be required depending on the proposed use.

4. All loading docks and doors facing a public street shall be located at one hundred feet from the property line. All maneuvering shall occur on site and not on a public street. Approaches shall be designed to preclude direct access to a loading dock or door from a public street.

5. Each loading space shall be clearly marked and kept clear and unobstructed at all times. All loading areas must be appropriately striped and labeled with minimum three inch striping and lettering.

6. School bus loading zone shall be provided at private schools. Said loading zone shall be separate from other required parking areas.

M. Parking lots shall be maintained and kept in good repair, including patching of potholes, repainting of faded or missing pavement markings, replacement of signs as necessary, etc.

N. All new driveways and parking areas constructed in the city of Lakeport shall conform with the following standards.

1. Detailed plans for the proposed driveway and parking lot improvements shall be submitted to the city community development and engineering departments for review prior to building and encroachment permit issuance.

2. Concrete Driveways or Parking Lots. Concrete used in the construction of parking lots or driveways shall be either four inches thick with six by six by ten by ten welded wire mesh or reinforcement steel over a four inch compacted base material; or six inches thick without reinforcement over a four inch compacted base material. Concrete shall be of a Class B material in accordance with the standard specifications. Plans shall detail the expansion joint locations and depth.

3. Asphalt Parking Lot and Driveways. Asphalt used in the construction of parking lots and driveways shall be two inches thick over a four inch thick imported base material compacted to a minimum ninety percent compaction.

O. Residential driveways serving a garage where the garage is within twenty feet of the front property line shall be constructed to the standards set forth in subsections (N)(2) and (4) of this section for the entire length and shall be a minimum of ten feet wide.

1. Residential driveways serving a garage where the garage is more than twenty feet from the front property line shall be improved to the above standards set forth in subsections (N)(3) and (4) for a minimum distance of twenty feet measured from the front property line and shall be a minimum of ten feet wide.

a. Residential driveways as stated above beyond the twenty foot mark shall be improved with four inches of imported base material compacted to a minimum of ninety percent compaction, or improved with concrete in accordance with subsection (N) (3) of this section, and shall be a minimum of ten feet wide.

P. Public, multifamily, industrial, and commercial driveways and parking lots shall be provided

with an asphalt or concrete surface to city standard in their entirety regardless of the length or width.

Q. Upon city review, certain proposed developments with anticipated high traffic volume or heavy traffic vehicle loads may require soil engineering testing and improvement with a greater structural section to accommodate the projected volumes or weight.

R. Curb, gutter, sidewalk, and driveway entrances shall be constructed in accordance with the specifications of the city of Lakeport engineering department.

S. Proposed driveways on collector or arterial streets as identified by the Lakeport general plan shall be reviewed by the city relative to the impact on public safety and shall be located so as to minimize the impact on the flow of traffic. Generally speaking, driveways shall be developed on side or intersecting streets and shall be situated as far away from intersections as is possible.  
(Ord. 924 §§27--29, 2020; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

## **Chapter 17.24 USE PERMITS**

Sections:

[17.24.010 Purpose.](#)

[17.24.020 Authority to grant use permit.](#)

[17.24.030 Application.](#)

[17.24.040 Findings.](#)

[17.24.050 Use of property before final decision.](#)

[17.24.060 Use permit expiration.](#)

[17.24.070 Time extension.](#)

[17.24.080 Revocation and modification.](#)

[17.24.090 Use permit to run with the land.](#)

[17.24.100 Periodic review.](#)

[17.24.110 Development standards and guidelines.](#)

### **17.24.010 Purpose.**

The purpose of the use permit is to ensure the proper integration of land uses which, because of their special nature and/or potential for becoming a nuisance, may be suitable only in certain locations or zoning districts, and then only when such uses can be controlled, operated, or designed in a particular manner so that they are compatible with uses on adjoining properties and in the surrounding area. (Ord. 796 Att. A(part), 1999)

### **17.24.020 Authority to grant use permits.**

The planning commission may approve, conditionally approve, or disapprove applications for a use permit subject to the general purposes of this title, the specific purposes of the base or combining zoning district in which a development site is located, and the provisions of this chapter. The planning commission may impose requirements and conditions with respect to location, siting, construction, maintenance, operation, duration, and any other aspect of the use as may be deemed necessary for the protection of adjacent properties and uses and the public's health and safety. The granting of a use permit shall not exempt the applicant from complying with the requirements of the city's building codes, other requirements of this ordinance, and other applicable city, state, or federal requirements. (Ord. 796 Att. A(part), 1999)

### **17.24.030 Application.**

An application for a use permit shall be filed in a manner consistent with the requirements contained in Chapter [17.29](#). Upon receipt in proper form of a complete use permit application, a public hearing date shall be set and notice of the hearing given in a manner consistent with Chapter [17.29](#). (Ord. 796 Att. A(part), 1999)

### **17.24.040 Findings.**

Following a public hearing, the commission shall record the decision in writing and adopt the findings upon which such decision is based. The commission may approve and/or modify a use

permit application in whole or in part, with or without conditions, when the following findings are made:

- A. That the proposed location and use is consistent with the objectives of this ordinance and the purposes of the district in which the site is located; and
- B. That the proposed location of the use and proposed conditions under which it would be operated or maintained will be consistent with the general plan; will not be detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city; and
- C. That the proposed use will comply with the provisions of this title. (Ord. 796 Att. A(part), 1999)

**17.24.050 Use of property before final decision.**

No development permit shall be issued for any use involved in an application for approval of a use permit until, and unless, the same has become final. No activity subject to approval of a use permit shall be initiated prior to decision by the planning commission. (Ord. 796 Att. A(part), 1999)

**17.24.060 Use permit expiration.**

A use permit shall be exercised within one year from the date of approval or the use permit shall become null and void. (Ord. 796 Att. A(part), 1999)

**17.24.070 Time extension.**

The commission may, upon an application prior to expiration and for good cause, grant a time extension not to exceed one year. Upon granting of an extension, the commission shall ensure that the use permit complies with all code provisions. (Ord. 796 Att. A(part), 1999)

**17.24.080 Revocation and modification.**

The commission may hold a hearing to revoke or modify a use permit granted pursuant to the provisions of this chapter. Ten days prior to the hearing, notice shall be delivered in writing to the applicant and/or owner of the property for which such use permit is granted.

A use permit may be revoked or modified by the commission if any one of the following findings can be made:

- A. That circumstances have changed so that one or more of the findings contained in Section [17.24.040](#) can no longer be made.
- B. That the use permit was obtained by misrepresentation or fraud.
- C. That the use for which the use permit was granted had ceased or was suspended for six or more consecutive calendar months.
- D. That one or more of the conditions of the use permit have not been met.
- E. That the use is in violation of any statute, ordinance, law, or regulation.
- F. That the use permitted by the use permit is detrimental to the public health, safety, or welfare or constitutes a nuisance. (Ord. 796 Att. A(part), 1999)

**17.24.090 Use permit to run with the land.**

A use permit granted pursuant to the provisions of this chapter shall continue to be valid upon a



change of ownership of the site, business, or structure provided the use remains the same and is not discontinued for six or more consecutive calendar months. The new owners or operators shall assume responsibility for compliance with conditions of approval by transferring the use permit.

(Ord. 796 Att. A(part), 1999)

**17.24.100 Periodic review.**

The commission may conduct periodic reviews of previously granted use permits. The review may be noted as a condition of approval or conducted upon a determination of necessity by the commission. Notice of the commission's intent to review a use permit shall be mailed to the applicant and/or land owner of the property for which a use permit was granted at least ten days in advance. Upon review of the facts, the planning commission may reapprove, revoke, or modify the use permit in accordance with Section [17.24.080](#). (Ord. 796 Att. A(part), 1999)

**17.24.110 Development standards and guidelines.**

Specific land uses in each of the city's zoning districts are subject to the issuance of a use permit. The following development standards and design guidelines shall be complied with in the development and operation of some of the following land uses:

A. Mixed use--Residential in conjunction with commercial or office use:

1. The residential use shall be initiated concurrently or subsequent to the construction of a commercial or office building and shall be an accessory use to the principle commercial or office building or use in terms of its appearance, duration, and size. No residential activity shall be permitted prior to the development of the commercial use.
2. The residential use in a commercial or office zoning district shall generally be developed in such a way so as to appear to be non-existent or secondary to the primary commercial use.
3. The residential use in a commercial zoning district must be provided with some useable private open space in the form of an enclosed yard and a deck, balcony, or similar outdoor living area.
4. The residential use must be provided with a separate pedestrian access than that provided for the commercial use. This separate access shall be provided in a location that makes it secondary in nature. If it is impossible to provide for a secondary access, the internal access to the residential use shall be designed so as to minimize impact on the commercial activity.
5. The construction and operation of the residential use shall comply with the requirements of the currently adopted California Building Standards Code as referenced in Section 15.04.010. The commission may require conditions in the approval of the project in order to protect the health, safety, and welfare of the commercial and residential occupants of the subject building and adjacent structures.
6. One off-street parking space shall be provided for the residential use in addition to the requirements of the commercial use.
7. The owners of a proposed residential use shall be required to submit a floor plan and occupant load information to the community development and fire departments along with the use permit application. In addition, the units shall be inspected on an annual basis with a fee paid to the city for inspection services. The intent of said inspection is to ensure compliance

with the fire and life safety requirements of the city. In the event that there is a residential use in a commercial zoning district which fails to comply with the basic health, safety, and welfare provisions as required by this code, the planning commission may, after a hearing, revoke the use permit and disallow the residential use in the commercial zoning district.

B. Bed and breakfast inns in residential and commercial zoning districts shall be developed in conformance with the following requirements:

1. Bed and breakfast inns shall maintain an up-to-date guest registry.
2. Bed and breakfast inns shall be managed with a full-time attendant who occupies a room in the inn or a detached room on the premises. The planning commission may allow, on a case-by-case basis, an off-site manager.
3. The maximum stay for overnight guests in a bed and breakfast inn shall be fourteen consecutive nights.
4. The maximum number of guest bedrooms in a bed and breakfast inn shall be five, with a maximum total of twenty overnight guests occupying the inn at any one time. No more than four overnight guests shall occupy a guest room. A greater number of guest bedrooms, and a higher number of maximum overnight guests occupying the inn at any one time, may be approved by the planning commission on a case-by-case basis taking into consideration parcel size, building design, floor plan layout, carrying capacity of the site, and impact on neighboring properties and the character of the neighborhood.
5. Bed and breakfast inns shall be limited to one building-mounted or free-standing sign with a maximum area of eight square feet per side and a maximum area of sixteen square feet for both sides.
6. Fire and safety improvements shall be required per the currently adopted California Building Standards Code as referenced in Section 15.04.010 based upon the intensity of use and construction materials used in each bed and breakfast inn. All bed and breakfast inns shall install approved smoke detectors and fire extinguishers, where required, and shall provide an evacuation plan in each guest room. Other improvements that may be required include a fully automatic fire detection system, a fire sprinkler system, fire escapes, and other facilities as determined by the planning commission upon recommendation of the fire department or the building official.
7. Accessory structures shall not be used for bed and breakfast inn rental rooms.
8. No cooking facilities shall be permitted in guest rooms. Food service for bed and breakfast inns that do not offer food service and catering approved under the provisions of Section [17.24.110\(C\)](#) shall be limited to registered overnight guests only.
9. One parking space per guest room plus two for the resident family or manager shall be developed on-site or within close proximity of the bed and breakfast inn pursuant to a parking plan approved by the planning commission. At least one parking space shall be handicapped-accessible.
10. The minimum land area for a bed and breakfast inn shall be ten thousand square feet unless a smaller parcel is approved by the planning commission.

11. Landscaping shall be provided to preserve the appearance of the residential character of the neighborhood. A landscaped buffer strip or fence for visual screening shall be provided on all sides abutting residential uses.

12. The bed and breakfast inn building shall be of a design that is compatible with the surrounding residential area.

13. The bed and breakfast inn property shall front on and be served by an existing publicly maintained road.

C. Bed and Breakfast Inns with Food Service and Catering. Bed and breakfast inns located in R-3, R-5, and commercial zoning districts may offer food service and food catering subject to the issuance of a use permit and conformance with the following standards:

1. A bed and breakfast inn which intends to offer food service and catering shall have a valid use permit for the inn operation.

2. The bed and breakfast/food service/food catering operation shall have a county health department caterers/restaurant permit prior to offering food for sale. A copy of said permit shall be submitted to the community development department.

3. Adequate vehicle parking for both the bed and breakfast inn operation and the food service/food catering operation shall be provided either on-site or in the vicinity of the use pursuant to the approval of a parking plan by the planning commission. At least one parking space shall be handicapped-accessible.

4. The bed and breakfast inn with food service and catering facilities shall be compatible with the surrounding area in terms of land use.

5. The bed and breakfast inn/food service/catering operation shall be limited to eight events per month, with a maximum event occupancy load determined by the planning commission on a case-by-case basis using parcel and building size as a determining factor in establishing the carrying capacity.

6. The bed and breakfast inn/food service/catering operator shall obtain all required alcoholic beverage control licenses prior to commencing said use and shall submit a copy of said licenses to the city.

D. Rooming and boarding houses shall be developed in conformance with the following requirements:

1. Rooming and boarding houses shall maintain an up-to-date tenant registry.

2. Rooming and boarding houses shall be managed with a full-time attendant.

3. The maximum stay for rooming and boarding house tenants shall be thirty consecutive nights.

4. The maximum number of bedrooms in a rooming and boarding house shall be determined based on building size and function.

5. Rooming and boarding houses shall be limited to one building-mounted or free-standing sign with a maximum area of eight square feet per side and a maximum area of sixteen square

feet for both sides.

6. Fire and safety improvements shall be required per the currently adopted California Building Standards Code as referenced in Section 15.04.010. All rooming and boarding houses shall install approved smoke detectors and fire extinguishers, where required, and shall provide an evacuation plan in each tenant room. Other improvements that may be required include a fully automatic fire detection system, a fire sprinkler system, fire escapes, and other facilities as determined by the planning commission upon recommendation of the fire department or the building official.

7. Accessory structures shall not be used for rooming and boarding houses' rental rooms.

8. No cooking facilities shall be permitted in rooms.

9. The minimum land area for a rooming and boarding house shall be ten thousand square feet unless a smaller parcel is approved by the planning commission.

10. The rooming and boarding house building shall be of a design that is compatible with the surrounding residential area.

E. Short term rental of residences to transient guests (vacation home):

1. As provided in Section 3.20.020(A) of this code, any residential structure, or any portion of any residential structure which is to be occupied by transient persons for dwelling, lodging, or sleeping purposes shall be subject to the following standards. Section 3.20.020(G) defines a transient as any person who exercises occupancy or is entitled to occupancy by reason of concession, permit, right of access, license, or other agreement for a period of thirty consecutive calendar days or less, counting portions of calendar days as full days. Section 3.20.020(E) of this code defines the term rent, as it applies to transient occupancies, as the consideration charged, whether or not received, for the occupancy of space in a hotel, valued in money, whether to be received in money, goods, labor, or otherwise.

2. The establishment, continued operation, or practice of renting dwellings within the city to transient guests on a short term basis shall be subject to the approval of a use permit by the Lakeport planning commission and the following criteria:

a. The use and operation of a short-term vacation rental home shall not result in any activity or behavior which impacts the character of the adjacent area or adjoining residences in a negative way. Specifically, the operation of a short-term vacation home shall not create obnoxious noise, raucous activity or behavior, parking or traffic impacts, visual or lighting problems, or any other problem that would interfere with the right of neighboring property owners or residents to the peaceful enjoyment of their property. Rentals of homes specifically for parties, weddings, dances, or for similar gatherings are not permitted. The short term rental of residences to transient guests shall be strictly for residential purposes.

b. Compliance with Chapter 3.20 (Transient Occupancy Tax) of this code.

c. Compliance with Chapter 5.04 (Business Licenses) of this code.

d. The owner/operator of the vacation home rental shall post a notice within the vacation home and provide a handout to guests at the time of check-in which shall read:

The owners of this home and the city of Lakeport welcome you to our town. We sincerely hope that you and your family enjoy your stay and return again soon. This home has been approved by the City for use as a vacation home rental. Because it is located in a residential area we ask that you and your family maintain a quiet and peaceful atmosphere. There are adjacent neighbors who live here full time and would appreciate your consideration. Your cooperation is appreciated.

- e. There shall be no placement of signs on the premises advertising the vacation rental property.
- f. Transient guests shall be encouraged to park their vehicles, boat trailers, etc. off city streets and on the site of the vacation home rental.
- g. The use permit shall be reviewed by the planning commission as necessary to determine compliance with conditions and may be revoked for non compliance.

F. Large Family Day Care.

- 1. A use permit is required for family day care homes and nursery schools providing family day care to nine or more individuals, including licensee's and assistant's children under twelve years of age.
- 2. All outdoor play or exercise areas are to be enclosed with fencing a minimum of four feet high (three feet in front yard areas). Fencing six feet in height shall be provided on property lines abutting or adjoining residential uses.
- 3. Hours of operation shall be between seven a.m. and nine p.m. daily. Hours may be extended upon approval of the planning commission.
- 4. Parking and Loading. A minimum of two on-site parking spaces shall be reserved for the use of dropping off and picking up of individuals. These spaces shall be in addition to the normal parking requirements of the residential use. The drop-off area should be on a driveway with a loop, or an on-site turn around area should be provided. Applications may be denied if a looped driveway or on-site turn-around is not provided, and if the planning commission determines the site of the proposal would therefore be detrimental to the public's safety.
- 5. Fire Safety Requirements. A minimum of one fire extinguisher and one smoke detector shall be maintained in good working order on the premises. These devices shall meet the standards of the State Fire Marshal and the Lakeport fire department. The use shall comply with the standards of the currently adopted California Building Standards Code as referenced in Section 15.04.010 as to the number of exits, and areas devoted to the use shall be constructed in compliance with the specifications of the Lakeport fire department as to the floor or floors on which the day care is to be provided.

G. Marinas.

- 1. A marina located in commercial or resort residential zoning districts may provide berthage by rental, lease, or other arrangement, incidental or accessory retail sales of food, fuel, drinks, clothing, fishing or boating supplies; and sales, rental, operating instruction, maintenance or repair services for boats or accessory equipment. A marina located in any other zoning district shall only provide private berthage facilities.

2. Off-street parking shall be supplied at the ratio of one-half parking space for each berth, and marinas with boat ramps or hoists shall provide boat trailer parking at the ratio of one-half space per parking space required under this section.

3. Facilities for the storage and the sale of marine-related fuel, paint, or other flammable materials shall be approved by the Lakeport fire department. Fuel pumps shall be grounded and shall meet current fire protection standards. Fuel storage facilities shall meet state and county standards.

H. Mobilehome Parks. Unless otherwise regulated by the state of California, mobilehome parks located in the R-3 high density residential zoning district shall conform to the following minimum standards:

1. Minimum Site Area. One acre.

2. Maximum Density. Ten spaces per acre. No more than one single-family mobilehome may be placed in a defined space. No travel trailer, camper, or recreational vehicle shall be allowed on any approved mobilehome space.

3. Minimum Space Area.

- a. Two thousand four hundred square feet for single-wide mobilehomes.
- b. Three thousand four hundred square feet for double-wide mobilehomes.
- c. Four thousand four hundred square feet for triple-wide mobilehomes.

4. Minimum Space Width.

- a. Single-wide mobilehome: forty feet.
- b. Double-wide mobilehome: fifty feet.
- c. Triple-wide mobilehome: sixty feet.

5. Maximum Lot Coverage. Mobilehomes and accessory structures shall not cover more than sixty-five percent of the park area.

6. Minimum Yards. Minimum yard setbacks for individual spaces shall be five feet on all sides, except for any side or rear yard abutting the project property line, in which case the minimum yard setback shall be ten feet.

7. Projection into Yard. The following structures may be erected or project into any required yard setback:

- a. Eaves, stairways, and awnings not to exceed one foot of encroachment.
- b. Landscape elements including trees, shrubs, and other plants provided that such landscape feature does not hinder the movement of the mobilehome in or out of its space or detrimentally impact adjacent on-site parking.
- c. Mobilehome tongue or hitch.
- d. Necessary appurtenances for utility services.

8. Skirting. Spaces beneath mobilehomes shall be enclosed with skirts or by a combination of skirts, decks, and grading with ventilation and access in accordance with state law.
9. Perimeter Fencing. A six-foot-high solid fence of masonry, wood, or other fencing or screening material as approved by the planning commission shall be provided around the perimeter of all developed areas of the mobilehome park; except that the planning commission may waive fencing along sides that front the water.
10. Buffer Strip. There shall be a twenty foot open space landscaped buffer strip along all streets or roadways adjoining the park. No mobilehome or parking spaces shall be placed in the buffer strip. The buffer strip shall be located along the street side of any perimeter park fencing required.
11. Recreation Area.
  - a. Fifteen percent of park area shall be devoted to recreational areas and facilities, excluding any buffer strip. Use of such facilities shall be limited to park residents. All recreational areas and facilities shall be completed prior to park occupancy, except as approved by the planning commission in a phasing program.
  - b. No recreation area shall be less than three thousand square feet in area, and total recreation area for any park shall not be less than six thousand square feet in area.
  - c. All recreation areas shall be landscaped or planted with lawn and be included in the landscape plan submitted in conjunction with the use permit application (see subsection (G)(16) of this section).
12. Access.
  - a. All streets shall be designed by a registered civil engineer and paved with asphaltic concrete to not less than twenty-four feet in width.
  - b. All cul-de-sac bulbs shall have a minimum outside turning radius of thirty feet.
  - c. All corners shall have a minimum fifteen foot radii.
  - d. Curbs and gutters may be installed on both sides of the streets, including roll curbs and gutters, as required by the planning commission, and the commission may approve alternatives in cases of extreme topography or low-density developments.
  - e. All streets shall be illuminated pursuant to Title 25 of the State Building Code.
  - f. Each space shall front on an access street.
  - g. Stop signs shall be provided at all public street intersections.
  - h. Circulation. All mobilehome park developments shall compliment adjoining, existing, or contemplated vehicle circulation patterns described in the transportation element of the general plan. All mobilehome park developments may be required to dedicate land adjoining public roads to the city for road widening purposes. Improvements of the same to city standards may be required by the planning commission to offset the burden placed on the public by the estimated generation of new traffic.

13. Utilities. All utility distribution facilities shall be placed underground. Transformers, terminal boxes, meter cabinets, pedestals, concealed ducts, and other necessary appurtenant structures may be placed above ground. Water and sewer distribution facilities shall be installed in conformance with applicable utility specifications. All mobilehome spaces must be served with individual water, sewer, electricity, telephone, and cable lines.
14. Antennas. Individual overhead television antennas, radio antennas, and satellite receivers shall not be permitted. A single community antenna or satellite receiver with underground connections, and/or underground cable television shall be provided. This subsection shall not be interpreted to prohibit "CB" or "ham radio" antennas.
15. Trash Storage. Centralized refuse and trash storage area(s) shall be provided and be readily accessible to all mobilehome spaces. Trash storage areas shall be concealed from any public and private street and enclosed by a six foot solid wall or fence.
16. Landscaping. All mobilehome parks shall have the following:
  - a. A landscape plan for open space/buffer and recreational areas.
  - b. Planting areas drawn to scale and plants clearly located and labeled. A plant list shall include the following:
    1. Common name.
    2. Size to be planted (identified in gallons).
    3. Quantity of each.
  - c. Location, name, and size of all existing trees and shrubs that are to be incorporated as part of the landscape plan.
  - d. Irrigation facilities adequate to maintain plant materials at all times. Use of automatic watering systems is encouraged to facilitate maintenance. Hose bibs shall be located within serviceable proximity to every planter where fixed and/or automatic water systems are not employed.
  - e. A continuous landscape maintenance program shall be provided by the mobilehome park developer. The program shall include repair or replacement as needed for the life of the park.
  - f. All approved landscaping shall be installed or financial assurance provided to the community development department in an amount sufficient to fund the total cost of the required landscaping prior to initial residential occupancy.
17. Accessory Uses. Accessory uses serving park residents and which shall not be available for use by the general public, including: coin-operated machines for laundry, soft drinks, and similar uses provided that such uses shall be located inside the park and shall not occupy more than five hundred square feet of area for each fifty mobilehomes.
18. General Provisions.
  - a. The owner or operator of a mobilehome park shall be responsible for maintaining compliance with all city, county, state, and other pertinent laws and regulations pertaining



to the use, operation, and maintenance of such mobilehome park. Nothing contained in this section shall be construed to abrogate, void, or minimize any other pertinent regulations.

b. The owner operator shall have a resident manager on duty at all times who shall be responsible for such compliance in the absence of the owner or operator.

c. It shall be the responsibility of the park owner to ensure that the common landscaped areas are well-kept and maintained.

I. Campgrounds shall conform to the following standards:

1. Minimum Site Area. One net acre.
2. Maximum Density. Twelve campsites per acre.
3. Parking Space. One parking space shall be provided for each campsite. Seventy percent of all spaces shall be designed to accommodate both a car and a recreational vehicle. Parking spaces shall not be located closer than forty feet apart.
4. Access. Each campsite shall abut and have direct access to a roadway surfaced with asphaltic concrete or a chip seal surfacing.
5. Setbacks. All campsites or structures, except entry booths within a campground, shall be at least forty feet from the right-of-way of public roadway and at least twenty feet from an interior property line.
6. Recreational Facilities. Any recreational facilities constructed as part of a campground shall be limited to the use of campground residents unless approved as a resort by use permit.
7. Restroom Facilities. Restroom and shower facilities shall be provided in accordance with the currently adopted California Building Standards Code as referenced in Section 15.04.010.
8. Each space shall be provided with a space number of at least three inches in height.

J. Recreational vehicle parks shall conform to the following standards:

1. Maximum Site Area. One acre.
2. Maximum Density. Twelve spaces per acre.
3. Space Area/Width. The minimum space area shall be one thousand eight hundred square feet. The minimum space width shall be thirty feet.
4. Setbacks. Recreation vehicles shall be located a minimum of five feet from any side space line and ten feet from any rear space line or property line.
5. Buffer Strip. A minimum twenty foot open space landscaped buffer strip shall be provided along all streets or roadways adjoining the park. No mobilehome or parking spaces shall encroach in the buffer strip. A minimum ten foot buffer strip shall be provided along all interior property lines.
6. Recreation Area. Fifteen percent of the park shall be devoted to recreational areas and

facilities, excluding any buffer strip. This area may be reduced to ten percent of the park area for parcels fronting on the lake.

7. Road Design. The maximum grade on all roadways shall be fifteen percent.
8. Access. Main access to a recreational vehicle space shall be by means of a twenty-five foot minimum paved access road with four-foot shoulders. The road shall be constructed to city standards.
9. Restroom Facilities. Restroom and shower facilities shall be provided in accordance with the currently adopted California Building Standards Code as referenced in Section 15.04.010.
10. Parking Standards.
  - a. At least one off-street parking space shall be provided with each RV space. In addition, guest parking shall be provided at the rate of one-half additional space per RV space or campsite. Guest parking may be located in a centralized area(s) or on or adjacent to each RV space or campsite. Parking areas shall be screened from roads, activity areas, and adjoining property whenever possible. A minimum of two tandem parking spaces shall be provided at the park entrance to permit parking for persons registering for the campground.
  - b. Improvements to a city road may be required along the frontage of the project. Off-site improvements may be required to provide a safe and adequate access.
11. Numbering. Spaces shall be numbered with numbers at least three inches in height provided for each RV space.
12. Commercial Uses. A recreational vehicle park may contain commercial uses which are for the convenience of campers, subject to a use permit.
13. Manager's Quarters. Living quarters may be provided for the use of a caretaker or manager.
14. Landscaping. A landscaping plan and/or a tree management plan shall be prepared and approved for recreational vehicle parks.
  - a. The landscape plan shall be prepared and shall include the following:
    1. Contours at intervals sufficient to indicate all slope areas to be landscaped.
    2. Planting areas drawn to scale and plants clearly located and labeled.
    3. Location, name, and size of all existing trees and shrubs that are to be incorporated as part of the landscape plan.
    4. Irrigation facilities adequate to maintain plant materials at all times. Hose bibs shall be located within serviceable proximity to every planter where automatic water systems are not employed.
    5. A continuous maintenance program shall be provided by the mobilehome park developer for the landscaped areas. The plan shall include repair or replacement as needed for the life of the park.

6. All approved landscaping shall be installed or financial assurance provided to the community development department in an amount sufficient to fund the total cost of the required landscaping.
  15. Buffer. All campsites and spaces shall be buffered from other campsites and spaces with trees, shrubs, and/or other vegetation.
  16. Each campsite or recreational vehicle space may be equipped with a picnic table and fire pit or barbecue located at least twenty feet from perimeter RV space lines.
- K. Adult oriented businesses shall conform to the following criteria. No adult oriented business may be established:
1. Within five hundred feet of any residential zone or residential use; or
  2. Within five hundred feet of any church, synagogue, mosque, temple, or any other noncommercial establishment operated by a bona fide religious organization used primarily for religious worship and related activities, community meeting use types including boys' clubs, girls' clubs, or similar youth organizations, or any establishment likely to be frequented or used by minors; or
  3. Within five hundred feet of any public or private school, educational facility, vocational school, college, school grounds, park, playground, preschool, nursery, day care center, or any other place frequented by children; or
  4. Within the boundaries of the Lakeport redevelopment project area; or
  5. Within two hundred feet of another adult oriented business; or
  6. Within one hundred fifty feet of Highway 29.
- L. Schools, preschools, and nursery schools shall conform to the following standards:
1. A use permit shall be required for all schools, nursery schools, and preschools facilities and shall be subject to the issuance of a license and/or certification by all appropriate local and state agencies. The facilities shall be discontinued when local or state certification is withdrawn or expires.
  2. The maximum number of students/children attending the school, preschool, or nursery school shall be determined by the planning commission upon review of the use permit application based on site size, size of building, available parking and access, size of play area, and other relevant factors. The planning commission shall set a limit on the number of students/children as a condition of the permit.
  3. All outdoor play areas shall be enclosed with fencing a minimum of six feet high which shall conform to all setback requirements. Outdoor play areas shall be appropriately sited and properly designed. All gates shall be equipped with self-closing devices.
  4. Hours of operation for the facility shall be as determined under the use permit.
  5. A minimum of two on-site parking spaces shall be reserved for the use of dropping off and picking up of children. These spaces shall be in addition to the required parking for the staff based on the size of the facility. The drop-off/pick-up area should be designed in a drive-

through loop, or an on-site turnaround area shall be provided.

6. Minimum fire safety standards should include but not be limited to the following:

- a. Provision of at least one fire extinguisher and at least one smoke detector maintained in good working order;
- b. Compliance with the standards of the City Fire Code, currently adopted California Building Standards Code as referenced in Section 15.04.010 relative to the number of entries and exits to the building and other fire safety features.

M. Residential Care Facilities and Large Residential Care Homes--Development Standards.

Residential care facilities and large residential care homes shall be developed in conformance with the following requirements:

1. Applicants for residential care facilities and large residential care homes shall submit the following information in conjunction with the use permit application: the number of individuals to be cared for, number of on-site staff, hours of operation, description of community care facility operations, description of the surrounding neighborhood, the existing and proposed number of on-site parking spaces, a site plan and building floor plan describing the existing and proposed facility, improvements to be made, and other applicable details.
2. Residential care facilities and large residential care homes shall not provide medical care other than normal at-home care.
3. The use of a residential dwelling for a residential care facility or large residential care home shall not alter the outside appearance of the structure to make it appear to be anything other than a residential unit.
4. No signs larger than four square feet advertising the use of the property as a residential care facility or large residential care home shall be permitted in residential zones.
5. All necessary state licenses and permits to operate shall be obtained prior to approval.
6. At least one on-site parking space shall be provided per employee of the residential care facility or large residential care home.
7. Outside exercise areas and outside common meeting areas shall not be permitted in front yards or street side yards, unless approved by the planning commission.
8. There shall not be more than one residential care facility or large residential care home permitted within a three-hundred-foot radius of another community care facility or day care center, unless approved by the planning commission.
9. The proposed residential care facility or large residential care home shall be compatible with the surrounding neighborhood.
10. The proposed residential care facility or large residential care home shall not materially reduce the privacy otherwise enjoyed by residents of adjoining and/or nearby properties.
11. The proposed residential care facility or large residential care home by design and layout shall avoid noise which shall be a nuisance to neighbors.

12. The proposed residential care facility or large residential care home shall comply with the requirements of the currently adopted California Building Standards Code as referenced in Section 15.04.010.

N. Additions or alterations to existing structures within historic areas or subdivisions shall conform to the development standards in the zoning ordinance, except that the planning commission may approve reduced development standards for lot size, lot width, lot length, length to width ratio, lot coverage, setbacks, height, and parking when the following findings are made:

1. The reduction in development standards is the minimum necessary to facilitate a permissible use.
2. The existing lot or structure has a unique characteristic which creates a problem which limits the ability of the proposed project to conform to the development standards of the zoning ordinance.
3. The granting of the use permit for the reduced development standard will result in an enhanced appearance or a more functional project which benefits the surrounding neighborhood.
4. The granting of the permit for the reduced development standard shall not create or exacerbate any health or safety impacts which effect the surrounding neighborhood. (Ord. 924 §§30--34, 36--38, 2020; Ord. 893 §3(11), 2014; Ord. 874 §1, 2008; Ord. 837 §1, 2005; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

## **Chapter 17.25 MINOR EXCEPTIONS**

Sections:

[17.25.010 Purpose.](#)

[17.25.020 Conditions.](#)

[17.25.030 Applicability.](#)

[17.25.040 Application.](#)

[17.25.050 Approval notification.](#)

[17.25.060 Findings.](#)

[17.25.070 Precedents.](#)

[17.25.080 Burden of proof.](#)

[17.25.090 Minor exception expiration.](#)

[17.25.100 Time extension.](#)

[17.25.110 Revocation.](#)

### **17.25.010 Purpose.**

These provisions allow for minor adjustments from the standards contained in this code when, because of special circumstances applicable to the property, the strict application of this code deprives such property of privileges enjoyed by other properties in the vicinity and under identical land use districts. (Ord. 903 §2(part), 2016; Ord. 796 Att. A(part), 1999)

### **17.25.020 Conditions.**

Any minor exception granted shall be subject to such conditions as will ensure that the adjustment will not constitute a grant of special privilege(s) inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is situated. (Ord. 903 §2(part), 2016; Ord. 796 Att. A(part), 1999)

### **17.25.030 Applicability.**

The community development director may grant a minor exception up to a maximum of ten percent governing the following measurable design/site considerations or other similar situations.

- A. Distance between structures.
- B. Lot dimensions.
- C. On-site parking, loading, and landscaping.
- D. Setbacks.

Any modification request which exceeds the prescribed limitations outlined in this section shall require the filing of a variance application. (Ord. 903 §2(part), 2016; Ord. 796 Att. A(part), 1999)

### **17.25.040 Application.**

An application for a minor exception shall be filed on forms provided by the community development

department. (Ord. 903 §2(part), 2016; Ord. 796 Att. A(part), 1999)

**17.25.050 Approval notification.**

Prior to approval of a minor exception, and not less than ten calendar days prior to the proposed issuance, the community development department shall notify owners of contiguous properties immediately adjacent to the said project and/or additional properties as determined by the community development director. Notification shall be given by mail or delivery.

The written notice shall declare that the requested minor exception may be issued without review and decision by the planning commission if no written request for review is filed with the community development department within ten calendar days of the date of mailing.

If no request for review and decision by the planning commission is filed with the community development department, the minor exception permit may be issued by the community development director.

If a request for review by the planning commission is filed with the community development department pursuant to this section, the community development director shall schedule a public hearing before the planning commission at its next regularly scheduled meeting. Notification of said public hearing shall adhere to the requirements of Chapter [17.30](#). (Ord. 903 §2(part), 2016; Ord. 796 Att. A(part), 1999)

**17.25.060 Findings.**

The community development director shall make a decision on the request in writing and recite therein the findings upon which such decision is based, pursuant to Section 65906 of the Government Code. The director may approve and/or modify an application in whole or in part, with or without conditions, only if all of the following findings are made:

- A. That there are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings which create an unusual situation in terms of the ability to comply with code requirements.
- B. That granting the minor exception is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and land use district and is restrictive to the property for which the minor exception is sought.
- C. That granting the minor exception will not be detrimental to the public health, safety, or welfare or injurious to the property or improvements in such vicinity and land use district in which such property is located.
- D. That granting the minor exception does not constitute a special privilege inconsistent with the limitation upon other properties in the vicinity and land use district in which such property is located.
- E. That granting the minor exception does not exceed ten percent of the standard(s) being modified, or allow a use or activity which is not otherwise authorized by the regulations governing the subject parcel.
- F. That granting the minor exception will not be inconsistent with the general plan. (Ord. 903 §2(part), 2016; Ord. 796 Att. A(part), 1999)

**17.25.070 Precedents.**

The granting of a prior minor exception is not admissible evidence in support of the granting of a new minor exception. (Ord. 903 §2(part), 2016: Ord. 796 Att. A(part), 1999)

**17.25.080 Burden of proof.**

The burden of proof to establish the evidence in support of the findings is the responsibility of the applicant. (Ord. 903 §2(part), 2016: Ord. 796 Att. A(part), 1999)

**17.25.090 Minor exception expiration.**

A minor exception shall be exercised within one year from the date of approval, or it shall become null and void. (Ord. 903 §2(part), 2016: Ord. 796 Att. A(part), 1999)

**17.25.100 Time extension.**

The director may, upon an application being filed prior to expiration and for good cause, grant a time extension not to exceed six months. Upon granting of an extension, the director shall ensure that the minor exception complies with all current code provisions. (Ord. 903 §2(part), 2016: Ord. 796 Att. A(part), 1999)

**17.25.110 Revocation.**

The planning commission may hold a public hearing to revoke or modify a minor exception granted pursuant to the provisions of this chapter. Ten days prior to the public hearing, notice shall be delivered in writing to the applicant and/or owner of the property for which such minor exception was granted. Notice shall be deemed delivered two days after being mailed, first class postage paid, to the owner as shown on the current tax rolls of the county of Lake, and/or the project applicant.

A minor exception may be revoked or modified by the director if any one of the following findings can be made:

- A. That circumstances have changed so that one or more of the findings contained in Section [17.25.060](#) can no longer be made, and the grantee has not substantially exercised the rights granted by the minor exception.
- B. That the minor exception was obtained by misrepresentation or fraud.
- C. That the improvement authorized pursuant to the minor exception had ceased or was suspended for six or more consecutive calendar months.
- D. That one or more of the conditions of the minor exception have not been met, and the grantee has not substantially exercised the rights granted by the minor exception.
- E. That the improvement authorized pursuant to the minor exception is in violation of any statute, ordinance, law, or regulation.
- F. That the improvement permitted by the minor exception is detrimental to the public health, safety, or welfare or constitutes a nuisance. (Ord. 903 §2(part), 2016: Ord. 796 Att. A(part), 1999)



## **Chapter 17.26 VARIANCES**

Sections:

[17.26.010 Purpose.](#)

[17.26.020 Application.](#)

[17.26.030 Applicability.](#)

[17.26.040 Hearings and notice.](#)

[17.26.050 Findings.](#)

[17.26.060 Precedents.](#)

[17.26.070 Burden of proof.](#)

[17.26.080 Variance expiration.](#)

[17.26.090 Time extension.](#)

[17.26.100 Modification and revocation.](#)

### **17.26.010 Purpose.**

The purpose of this section is to provide flexibility in the application of land use and development regulations necessary to achieve the purposes of this title by establishing procedures for approval or disapproval of variance applications. (Ord. 796 Att. A(part), 1999)

### **17.26.020 Application.**

Application for a variance shall be filed in a manner consistent with the requirements contained in Chapter [17.29](#). (Ord. 796 Att. A(part), 1999)

### **17.26.030 Applicability.**

The planning commission may grant a variance from the requirements of this code governing the modification of the dimensional standards involving the distance between structures, lot area, lot coverage, lot dimensions, setbacks, and the number and dimensions of parking area or loading space requirements. Variances to use standards or general plan densities are prohibited by the California Government Code. (Ord. 796 Att. A(part), 1999)

### **17.26.040 Hearings and notice.**

Upon receipt of a variance application, a public hearing shall be set and notice of such hearing given in a manner consistent with Chapter [17.29](#). (Ord. 796 Att. A(part), 1999)

### **17.26.050 Findings.**

Following the public hearing, the planning commission shall record their decision in writing and shall recite the findings upon which such decision is based, pursuant to Section 65906 of the Government Code. The commission may approve and/or modify an application in whole or in part, with or without conditions, only if all of the following findings are made:

A. The strict application of this code deprives the property of privileges enjoyed by other properties in the vicinity, and under identical land use district classification, due to special circumstances applicable to the property including size, shape, topography, location, or

surroundings;

B. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and land use district and denied to the property for which the variance is sought;

C. That granting the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located;

D. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located;

E. That granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and

F. That granting the variance will not be inconsistent with the Lakeport general plan. (Ord. 796 Att. A(part), 1999)

**17.26.060 Precedents.**

The grant of a prior variance is not admissible evidence for the granting of a new variance. (Ord. 796 Att. A(part), 1999)

**17.26.070 Burden of proof.**

The burden of proof to establish the evidence in support of the findings is the responsibility of the applicant. (Ord. 796 Att. A(part), 1999)

**17.26.080 Variance expiration.**

A variance shall be exercised within one year from the date of approval or the variance shall become null and void. (Ord. 796 Att. A(part), 1999)

**17.26.090 Time extension.**

The planning commission may, upon an application and for good cause, grant a time extension not to exceed six months. Upon granting of an extension, the commission shall ensure that the variance complies with all current code provisions. (Ord. 796 Att. A(part), 1999)

**17.26.100 Modification and revocation.**

The planning commission may hold a public hearing to revoke or modify a variance granted pursuant to the provisions of this chapter. Ten days prior to the public hearing, notice shall be delivered in writing to the applicant and/or owner of the property of which such variance was granted.

A variance may be revoked or modified by the commission if one of the following findings can be made:

A. That circumstances have changed so that one or more of the findings contained in Section [17.26.050](#) can no longer be made and the grantee has not substantially exercised the rights granted by the variance;

B. That the variance was obtained by misrepresentation or fraud;

C. That the improvement authorized pursuant to the variance had ceased or was suspended for

six or more consecutive calendar months;

D. That one or more of the conditions of the variance have not been met and the grantee has not substantially exercised the rights granted by the variance;

E. That the improvement authorized pursuant to the variance is in violation of any statute, ordinance, law, or regulation; and

F. That the improvement permitted by the variance is detrimental to the public health, safety, or welfare or constitutes a nuisance. (Ord. 796 Att. A(part), 1999)

**Chapter 17.27**  
**ARCHITECTURAL AND DESIGN REVIEW**

Sections:

[17.27.010 Purpose.](#)

[17.27.020 Projects subject to architectural and design review.](#)

[17.27.030 Authority.](#)

[17.27.040 Preliminary consultation.](#)

[17.27.050 Concept plan review.](#)

[17.27.060 Plans to be submitted--Application.](#)

[17.27.070 Application review.](#)

[17.27.080 Approval, special conditions, and findings.](#)

[17.27.090 Expiration of plan approval.](#)

[17.27.100 Compliance with conditions of approval.](#)

[17.27.110 Architectural and design review criteria and standards.](#)

**17.27.010 Purpose.**

The purpose of this chapter is:

- A. To protect the public health, safety, and general welfare of the city by promoting orderly and harmonious growth;
- B. To carry out the goals, policies, and programs of the Lakeport general plan with respect to land development and community design;
- C. To ensure that new development occurs in accordance with the provisions of this title;
- D. To recognize the correlation between land values and aesthetics and to provide a method by which the city may manage this correlation to the benefit of the community;
- E. To lend stability to land values and investments by implementing consistent design standards and guidelines;
- F. To ensure that future development is attractive and harmonious with Lakeport's unique character and community identity;
- G. To encourage excellence in design for all new development which harmonizes style, intensity, and type of construction with the natural environment and respects the unique features of each site and the surrounding area;
- H. To promote high quality design that enhances the entire community, is consistent with the scale and quality of existing development, and is harmoniously integrated with the natural environment;
- I. To discourage the development of individual buildings which dominate the surrounding area or

attract attention through inappropriate colors, mass, or architectural expressions;

J. To upgrade the appearance, quality, and condition of existing improvements in conjunction with new development or remodeling of the site; and

K. To preserve buildings and areas with historic or aesthetic value and maintain the character and scale of the city. (Ord. 796 Att. A(part), 1999)

**17.27.020 Projects subject to architectural and design review.**

Architectural and design review is required for all new proposed commercial, industrial, multifamily residential, institutional, or similar buildings for the proposed exterior remodel of buildings that result in altered appearances, additions, extensions, or enlargements, and for all proposed residential to office/commercial conversion projects. No building permit or other entitlement for a parking lot, a new structure, or the remodel, alteration, or enlargement of an existing structure, shall be issued until the site plan, the architectural elevations, landscape plan, and related plans have been reviewed and approved by the planning commission or community development director as provided for in this chapter. (Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.27.030 Authority.**

Authority to approve plans for projects subject to architectural and design review shall be authorized as follows:

A. Administrative Approval. The community development director is authorized to review and administratively approve:

1. Change of Use. A change of use in an existing nonresidential building involving no new construction upon the finding that the use and site meet the requirements of this title and that all standard public improvements are existing.
2. The painting or repainting of all commercial, industrial, multifamily, institutional, or similar buildings.
3. Single-family dwellings and additions thereto.

B. Minor Architectural and Design Review. The community development director is authorized to review and decide upon applications for minor architectural and design review involving the following:

1. Small Projects. New uses, renovations, remodels, or additions to existing nonresidential structures which do not exceed four hundred square feet in gross floor area or that do not involve alterations to more than twenty percent of any one or more exterior side(s) of the structure.
2. Duplex residential units.

C. The community development director may refer to the planning commission any project application which involves a significant policy issue or that cannot be decided upon at a staff level. The planning commission shall then assume authority for the review and decision of the project application.

D. Planning Commission. The planning commission is authorized to review and decide on all other plans for commercial, industrial, multifamily residential, and institutional structures, and the

alteration or enlargement of existing commercial, industrial, multifamily, and institutional structures except as provided for in subsections A and B of this section.

E. No condition of the architectural and design review approval shall impose requirements pertaining to use, density, floor area ratio, creek setbacks, parking and loading, and similar requirements that are more restrictive than those required by the applicable zoning district on a valid use permit or variance. (Ord. 903 §3, 2016: Ord. 796 Att. A(part), 1999)

**17.27.040 Preliminary consultation.**

Preliminary consultation between the project sponsor and the community development department staff to discuss applicable standards and design guidelines is recommended and may be initiated by requesting an appointment at the community development department. (Ord. 796 Att. A(part), 1999)

**17.27.050 Concept plan review.**

Prior to the submittal of a formal application for architectural and design review, the project sponsor may submit a less detailed development plan for review by either the staff or the planning commission. Concept plans will be informally reviewed by the staff or planning commission and comments generated as to issues, concerns, and necessary modifications. (Ord. 796 Att. A(part), 1999)

**17.27.060 Plans to be submitted--Application.**

The property owner or an authorized agent shall submit clearly drawn and well-prepared plans as part of an application for architectural and design review.

Plans for major architectural and design review shall be prepared by a licensed architect, engineer, or designer. In all cases, the application shall include the following:

- A. A site plan drawn to scale showing the proposed location of structures and other improvements including driveways, pedestrian walks, off-street parking and loading areas, landscaped areas, fences, walls, and other proposed project improvements. Site plans shall indicate the location of entrances and exits, the direction of traffic flow of the off-street parking and loading areas, parking spaces, loading berths, and the areas for turning and maneuvering of vehicles. The site plan shall also show the location(s) of exterior lighting, trash enclosures, location and size(s) of water and sewer lines, storm drainage facilities, fire hydrants, property lines, setbacks, service areas, storage or work areas, and any other detail necessary to depict the project.
- B. An architectural drawing or rendering drawn to standard architectural scale showing all elevations of the proposed structure(s) as they are intended to appear upon completion of the project. The drawing shall detail the proposed use of building materials, windows, doors, and other architectural features in a way that will allow the planning commission, staff, and the general public to understand the project and the inter-relationship of the various components. A color rendering of the proposed structure, building material samples, and proposed paint colors shall also be submitted.
- C. A landscape plan for the project indicating existing and proposed vegetation, the location and design of landscaped areas, irrigation facilities, plant size and spacing, and all other landscape features. A tree report may also be required.
- D. A grading plan indicating existing and proposed grades (contours) on the site, retaining walls,

or other soil stability issues.

E. For painting or re-painting projects, a color rendering of the building, color chips, color charts, or similar graphic plans shall be submitted showing the primary color to be used on the structure along with trim and accent colors.

F. An optional floor plan showing the inter-relationship between the inside function of the building and outside improvements. (Ord. 796 Att. A(part), 1999)

**17.27.070 Application review.**

Architectural and design review applications considered by the planning commission shall be reviewed at a public hearing in accordance with the provisions of Chapter [17.29](#). The planning commission shall consider the application at the most appropriate meeting date within sixty days following a determination by the community development director that the application is complete. The community development director shall publish a notice in the local newspaper, at least ten calendar days in advance of the meeting, giving the application number, the applicant's name and address, the proposed action, the location, and assessor's parcel number along with the date, time, and place of the public hearing.

Prior to approval of an administrative or minor architectural and design review, and not less than ten calendar days prior to the proposed issuance, the community development department shall notify owners of contiguous properties immediately adjacent to the said project and/or additional properties as determined by the community development director. Notification shall be given by mail or delivery.

The written notice shall declare that the requested administrative or minor architectural and design review may be issued without review and decision by the planning commission if no written request for review is filed with the community development department within ten calendar days of the date of mailing.

If no request for review and decision by the planning commission is filed with the community development department, the administrative or minor architectural and design review may be issued by the community development director.

If a request for review by the planning commission is filed with the community development department pursuant to this section, the community development director shall schedule a public hearing before the planning commission at its next regularly scheduled meeting. Notification of said public hearing shall adhere to the requirements of Chapter [17.30](#). (Ord. 903 §4, 2016: Ord. 796 Att. A(part), 1999)

**17.27.080 Approval, special conditions, and findings.**

The planning commission or community development director may approve, conditionally approve, or deny an application for architectural and design review. The planning commission or community development director shall review proposed applications for consistency with the architectural and design review criteria and standards included herein and shall require any conditions necessary to meet the purpose of this chapter in order to attain compliance with the criteria set forth herein.

A. The planning commission or community development director shall make the following findings in approving an architectural and design review application:

1. The proposed project is consistent with the purposes of the Lakeport zoning ordinance.

2. The project is in substantial compliance with the design criteria.
3. The project is consistent with the Lakeport general plan.

B. The planning commission or community development director shall make findings (reasons) in denying an architectural and design review application.

C. After a decision is made on an architectural and design review application, the community development department shall forward a letter to the applicant indicating the decision and listing any conditions or required changes in the project design.

D. Appeals of the community development director or planning commission's decision shall be processed in accordance with Chapter [17.31](#) of this title. (Ord. 796 Att. A(part), 1999)

**17.27.090 Expiration of plan approval.**

Architectural and design review approval shall lapse and become void after one year following the date of the approval unless a building permit is issued and construction is begun. The approval may be extended for up to one year by the original decision-making body provided that the application for an extension is filed with the community development department prior to the expiration. (Ord. 796 Att. A(part), 1999)

**17.27.100 Compliance with conditions of approval.**

Applicants who have received approval for architectural and design review shall comply with all conditions of approval and maintain the project in accordance with the required conditions at all times. Failure to comply with the conditions will result in a violation of the municipal code.

Prior to issuance of a building permit for the project, final site plans, landscape and irrigation plans, and other plans, where required, shall be approved by the community development director. The final plans shall be fully implemented prior to final building permit inspection of the project. If implementation of final plans have not been completed on such date, an extension of time for completion may be granted by the community development director if implementation is secured by an agreement and posting of adequate security.

Proposed changes, modifications, and alterations in the design or appearance of an approved project shall be submitted to and approved by the city. Minor changes (see Section [17.27.030\(B\)](#)) may be approved by the community development director. All other changes, modifications, and alterations shall be submitted to and approved by the planning commission. (Ord. 796 Att. A(part), 1999)

**17.27.110 Architectural and design review criteria and standards.**

Projects subject to architectural and design review shall be in general compliance with the following criteria.

A. Criteria Promoting Harmony of Design of Buildings.

1. New buildings should be generally consistent with the scale, form, and proportion of existing development. This can be done by repeating existing building lines and surface treatment and requiring some uniformity of detail, scale, proportion, textures, materials, color, and building form.
2. The use of unusual shapes, color, and other characteristics which cause new buildings to call excessive attention to themselves and create a jarring disharmony should be avoided or



reserved for structures of broad public significance.

3. New buildings should strengthen the particular design features of their locale by, for example, framing views, enclosing open spaces, or continuing particular design features or statements.
4. The height and bulk of new buildings should relate to the prevailing scale of existing development to avoid overwhelming or dominating it.
5. The existing building line of a structure (at the street line) should be maintained unless a proposed setback conforms to an overall design plan or is part of a larger development plan.
6. The relationship of structural mass to voids (windows or doors) of a front facade should relate to adjacent buildings.
7. If several storefronts are located in one building, they should be unified in design treatment; e.g., design of windows and door openings, use of materials and color. All storefronts should include display windows with a sill height not more than two feet from grade.
8. Building additions should be designed to reflect the existing building in terms of scale, materials, fenestration, and color. A change in scale may require a transitional design element between the addition and the existing building. Facade renovations should include as few different materials as possible.
9. Adjacent buildings of different architectural styles should be made compatible by such means as materials, repetition of certain plant varieties, screens, and sight breaks.

B. Criteria Promoting Creativity and Diversity of Design.

1. Monotony of design in single or multiple building projects should be avoided. Variation of detail, form, and siting should be used to provide visual interest.
2. Architectural design is not restricted. Evaluation of the appearance of a project should be based on the quality of its design and relationship to surroundings.

C. Criteria Regarding Building Design.

1. Where large structures are proposed, massing should be broken up through the use of setbacks and other design techniques. Buildings with excessive blank walls are discouraged. Variation in color, trim, and building materials is encouraged in these situations. Building offsets shall be provided along each building to relieve the visual effect of a single long wall. Roof lines should also be varied. An individual building should use a combination of story heights to provide further visual relief. The development should incorporate masonry chimneys, cupolas, dormers, skylights, or belvederes.
2. Buildings should be designed so that the roofs are visually less dominant than the walls.
3. The orientation of buildings to provide access through rear entrances is allowed when the rear facade receives appropriate design treatment.
4. New buildings should be oriented or designed with setbacks to minimize shadows falling on public or semi-public spaces.

D. Criteria Regarding Building Details.

1. A human scale should be achieved at ground level, at entryways, and along street frontages through the use of such elements as windows, doors, columns, and canopies.
2. Mechanical equipment or other utility hardware on roofs, the ground, or buildings should be screened from public view with materials harmonious with the building, or they should be so located as not to be visible from public view.
3. Building components, such as windows, doors, eaves, and parapets, should be in proportion to one another.
4. The structural lines of a building and its material should be retained at the storefront level, for instance, brick piers and columns should be carried down to street level.
5. Roof shape (flat, hip, mansard, or gable) and material should be architecturally compatible with the rest of the building and should reflect the area pattern.
6. Materials should be selected for suitability to the type of buildings and the design in which they are used. Buildings should have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways. Materials should be of durable quality.
7. Metal awnings are not recommended. Awnings should have solid colors complimenting the exterior building colors. Awnings should be in scale with the building design.
8. Facade renovations should not destroy or cover original architectural features of a building. These details are often vital to the proper proportion of the facade. The city encourages the removal of false storefronts.
9. In renovations, natural, unpainted brick should be retained. Painted brick, if weathered and losing its paint finish, can be stripped using chemical solutions. In many cases, painted brick should remain painted to protect the older, softer brick.
10. Brick and stone facades should not be covered with artificial siding or panels. Generally, no material will look more appropriate on a facade than what was originally used.
11. Roof cornices should be retained, repaired, replaced, or added as they cap or terminate a building. When replacing or adding windows on a facade, use window and window trim of the same size and character as the original.

E. Criteria Regarding Building Color.

1. In general, no more than three colors should be used on a building: the base color, the major trim, and the minor trim. The base color should be the natural color of the masonry or a primary paint color. The base color should relate harmoniously with the base colors on contiguous or close by buildings.
2. Light base colors will visually project and lessen the importance of the building mass. Darker base colors tend to visually recede and emphasize the trim. The major trim color is used on the decorative elements which serve to define the facade of the building. These include the upper and lower cornices, window caps and sills, and storefront columns.

3. When the base color of the building is a natural brick, the major trim color should be related to the brick color. When the base color is painted, the trim color should complement the base color. The minor trim color should be used primarily as an accent to highlight the architectural details of the facade. Window frames and other trim elements can be emphasized by the minor trim color. Sometimes two colors can be used as a minor trim color depending on how much detail exists.

4. General Building Color Guidelines.

- a. Use more subtle colors on larger and plainer buildings.
- b. Use more colors and more intense colors on small buildings and those with elaborate detailing.
- c. Relate paint colors to natural materials found on the building.
- d. Relate paint colors to existing elements found on the building such as signs or awnings.
- e. Encourage contrasting colors which accent architectural details.
- f. Encourage colors which accent entrances to the building.
- g. Avoid the most intense hues of a color.
- h. Avoid using more than one vivid color per building.
- i. Avoid using colors that are disharmonious with colors found on adjacent buildings.
- j. Within the CB district, use historically appropriate colors.

F. Criteria Regarding Buffering, Incompatible Uses.

1. Project features that may have negative impacts upon adjacent properties should be buffered from the adjacent properties. Screening should be provided for roof equipment; parking and loading areas shall be screened from residential areas; garbage and dumpster areas shall be enclosed; landscaping shall be used to soften the impact of parking and loading areas.
2. In areas where parking lot paving abuts the sidewalk, raised planters can be used to partially screen parking areas. Low fencing can provide maximum screening while adding an attractive and decorative element to the streetscape.

G. Criteria Regarding Lighting. Exterior lighting, when used, can enhance the building design and the adjoining landscaping. Lighting standards and building fixtures should be of a design and size compatible with the historic character of the area, building, and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting must not create glare or shine into street right-of-way.

H. Maintenance Criteria.

1. Continued good appearance depends upon the extent and quality of maintenance. The choice of materials and their use, together with the types of finishes and other protective

measures, must be conducive to easy maintenance and up-keep.

2. Materials and finishes shall be selected for their durability and wear as well as for their beauty. Proper measures shall be taken to protect against the elements, neglect, damage, and abuse.

3. Provision for washing and cleaning of buildings and structures, and control of dirt and refuse, should be included in the design. Improvements that tend to catch and accumulate debris, leaves, trash, dirt, and rubbish shall be avoided.

I. 1. Landscape Design Guidelines. Landscape design guidelines in site planning are based on three considerations: (a) landscaping serves multiple functions; (b) landscape design should be consistent with good design principles; and (c) landscaping must be sensitive to the characteristics and maintenance concerns of the most common landscaping material, namely plants.

2. Landscape Functions.

a. The most common function of landscaping is aesthetic. Through the use of plantings and other landscaping elements, a site may be made more pleasing and/or undesirable views may be hidden. Landscaping can help unify the composite parts of a site, blend inharmonious land uses, and buffer incompatible uses. Landscaping can compliment the design of a building, add color to the built environment, or soften spaces or surfaces that appear cold or unwelcoming.

b. Landscaping may be used to control soil erosion, reduce harsh unpleasant sounds, remove pollutants from the air, control glare and reflection, and slow the effects of erosive winds.

c. Shade trees and windbreaks are examples of landscaping elements used for climate control. Plants increase human comfort by shading the sun's rays and intercepting solar radiation.

d. Landscaping elements can also block and divert winds or channel them through narrow openings. When the prevailing wind direction shifts with the season, a summer breeze can be captured and winter winds and rains diverted with careful placement of plantings and buildings. Long, thin walls are the most effective windbreaks, particularly if they are not completely impenetrable. (Ord. 796 Att. A(part), 1999)

**Chapter 17.28**  
**PERFORMANCE STANDARDS**

Sections:

**17.28.010 Purpose and intent.**

**17.28.010 Purpose and intent.**

Performance standards regulate the design and use of buildings or parcels of land, in order to minimize public hazards and to prevent the creation of nuisances and other conditions which are potentially harmful or detrimental to the users of the property or surrounding area. The purpose of the performance standards shall be to protect and improve the living and working environment, the appearance of the community, reduce or eliminate nuisance conditions, and to minimize the impacts of certain land uses on adjacent properties.

Performance standards shall apply to the use of land or buildings and to all new construction, renovation, and alteration of existing uses or structures in all zoning districts. No building or land shall be used or constructed if it creates a fire or explosion hazard; noise or vibrations; smoke, dust, odor, or other air pollution; electrical disturbance; glare; heat; or liquid or solid waste amount or degrees that adversely affect users of the property or surrounding areas.

In addition to the development standards contained in other sections of the zoning ordinance, the following performance standards shall be complied with. Whenever the performance and development standards are in conflict, the more stringent standards shall apply.

A. Noise. Certain noise levels are detrimental to the health and safety of individuals. Excessive noise is considered a public nuisance and is discouraged by the city. In no case shall noise or sound emissions, for any use occurring on any property, exceed the equivalent sound pressure levels and decibels (the A-weighted scale) for any fifteen-minute period in any one-hour period as stipulated in the following:

Maximum 15-minute within any one-hour equivalent sound pressure levels (A-weighted - dBA)

Time of Day	Receiving Property Zoning District		
	*Residential	Commercial	Industrial
7 a.m. - 10 p.m.	60	70	75
10 p.m. - 7 a.m.	45	55	60

\*NOTE: The residential category includes all single-family and multifamily zoning districts.

These maximums are applicable at any point beyond the property lines of the property containing or generating the noise.

1. Noise of Short Duration. Some noise may be of a short duration or an impulsive character such as hammering, screeching, motor noise, barking dogs, power boats, home power tools, etc. The median octave band sound pressure levels, as indicated in the following table, shall not be exceeded beyond the property line of origin when the receiving property is zoned residential or is occupied by a dwelling, hospital, school, library, or nursing home.

Octave Band Center		
Frequency, Hz	7:00 a.m.--10:00 p.m.	10:00 a.m.--7:00 a.m.

31.5	68	65
63	65	62
125	61	56
250	55	50
500	52	46
1,000	49	43
2,000	46	40
4,000	43	37
8,000	40	34

2. New Development. In the review of new land use and development proposals, the city shall require the following:

- a. A standard of forty-five dB for indoor noise in all new residential development including hotels and motels.
- b. The preparation (if necessary) of noise studies and noise attenuation features as a condition of approval for new projects.
- c. Post-construction testing for residential and office projects that are proposed in areas that have an existing Ldn of sixty-five dB.

B. Light and Glare. To ensure that development within the community does not unnecessarily create light and glare nuisances, the following performance standards shall be observed:

1. Shielding and Downlighting. Lighting used in the community must be shielded, boxed, or directed at a downward angle so as to minimize the generation of light and glare and to assure that there is no spill over of light and glare that will impact drivers or pedestrians on the public streets, on site activities, and adjoining or nearby properties. No activity shall be permitted which causes excessive light and glare to be transmitted or reflected to surrounding properties at a level resulting in detrimental impacts to the community.
2. Candle Power. The candle power of all lights shall be the minimum needed to accomplish the purpose of the light.
3. Flashing Lights. Light sources shall generally not be permitted in landscaped, buffer, or setback areas except for those illuminating pedestrian walkways. Lighting used to illuminate parking areas of commercial uses shall be designed, located, and installed to be shielded and downlit and to reflect away from any nearby residential or open space zoning districts. Lighting for advertising signs shall not create glare or light which extends to surrounding properties.

C. Radioactivity or Electrical Disturbances. No activities shall be permitted which emit dangerous radioactivity at any point nor shall electrical disturbances which adversely affect the operation of any equipment, other than that of the creator of such disturbances, be allowed.

D. Odors, Smoke, Fumes, Dust, Particulate Matter. No emission shall be permitted at any point which would violate the current regulation for such emission as established by the Lake County Air Quality Management District. No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be readily detectable when diluted in the ratio of one volume of

odorous air to four volumes of clean air at the lot line. Any process which may involve the creation or emission of any odors shall be provided with a secondary safeguard system so that control will be maintained if the primary safeguard system should fail.

During grading, earthwork, and/or building construction activities, adequate dust suppression methods shall be utilized. Such methods include frequent watering and the use of dust palliatives. All soil materials that are being transported on or off the project site shall be covered, and all materials deposited within a public right-of-way shall be removed immediately.

E. Liquid or Solid Waste. No discharge shall be permitted at any point into any public sewer, private sewage system, stream, or into the ground, except in accord with standards approved by the state and county departments of health and local ordinances, of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements. There shall be no accumulation outdoors of solid wastes unless stored in closed containers. Commercial-type dumpsters shall not be used for typical trash storage activities in single-family residential areas.

F. Fire and Explosion Hazards. All activities involving, and all storage of, flammable and/or explosive materials shall be provided with adequate safety devices against the hazard of fire and/or explosion and adequate fire fighting and fire suppression equipment and devices standard in the industry as required by the currently adopted California Building Standards Code as referenced in Section 15.04.010.

G. Heat. For the purpose of this title "heat" is defined as thermal energy of a radioactive, conductive, or convective nature. Heat emitted at any or all points shall not at any time cause a temperature increase on any adjacent property in excess of ten degrees Fahrenheit, whether such change be in the air or on the ground, in a natural stream or lake, or in any structure on such adjacent property.

H. Public Utility Facilities. Public utility distribution and transportation lines, towers and poles, and underground facilities for the distribution of gas, water, communication, and electrical facilities shall be allowed in all zoning districts except for the CBD district. All proposed routes for these transmission lines shall be submitted to the city planning commission for review and recommendation to the city council for their approval. Such approval shall be made prior to the acquisition of necessary right-of-way or easements. This provision does not apply to wireless communication facilities subject to the regulations outlined in Chapter [17.41](#).

I. Undergrounding of Utilities. All electric and communication facilities that are intended to serve new buildings or structures constructed in all zoning districts shall be placed underground on the premises to be served except for appurtenant facilities such as surface mounted transformers, pedestal mounted terminal boxes, meter cabinets, and concealed ducts. New or relocated off-site utilities serving new development areas such as shopping centers, subdivisions, industrial parks, multifamily residences, or similar projects shall be installed underground. Undergrounding of utilities may be waived by staff or the planning commission when there is a finding made that there are unique or unusual circumstances existing which preclude the underground installation.

J. Location Restrictions for RVs, Campers, and Trailers. Recreational vehicles, campers, or trailers shall only be used for human habitation or occupied for living or sleeping quarters when installed in an approved development. Recreational vehicles, campers, and trailers may be occupied on individual residential lots within the city on a temporary basis by visiting friends,

relatives, or in similar situations for not more than thirty days in a calendar year.

K. Fire Protection Fee-Building Height. Buildings in any district shall not be more than forty feet in height unless a use permit is secured. As a condition of the use permit, the planning commission shall require the payment of a special fire protection fee equivalent to one dollar for each square foot of gross floor area above thirty-five feet allowed by the use permit. Any building in any zoning district less than forty feet in height and containing more than two stories shall pay the special fire protection fee equivalent to one dollar for each square foot of gross floor area for all stories above two.

L. Special Height Restrictions. Chimneys, silos, flag poles, monuments, radio towers, water tanks, church steeples, and similar structures or mechanical appurtenances may exceed the thirty-five-foot height limit within the city upon approval of a use permit. This provision does not apply to wireless communication facilities subject to the regulations outlined in Chapter [17.41](#).

M. Projection of Eaves and Canopies. Architectural features on primary buildings such as cornices, eaves, or canopies may not extend closer than three feet to any side lot line. Eaves and canopies may extend a maximum of three feet into the required front or rear yard area. Architectural features in commercial zoning districts may extend beyond the property line assuming that requirements comply with the currently adopted California Building Standards Code as referenced in Section 15.04.010.

N. Projection of Porches, Landings, and Stairways. Open uncovered raised porches, landing places, or outside stairways may project to within four feet of any side lot line and to within six feet of any rear lot line.

O. Fences and Walls/Residential Areas. Fences and walls constructed in all residential zoning districts shall be subject to the following:

1. Fences or walls up to six feet in height are permitted along the interior side lot line(s) to the front setback line, along the interior rear lot line, along the front yard setback line, and along the side yard street setback line.
2. Fences or walls up to three feet in height are permitted along the front lot line--within the front yard setback area, and along the street side lot line--within the street side yard setback area. Fences or walls over three feet in height, but not exceeding six feet in height, may be allowed along the front or street side lot lines within the front or street side yard setback areas only if approved by the planning commission, and when the following criteria are complied with:
  - a. The fence shall not create a substantial hazard to the public by creating reduced visibility or other sight distance problems.
  - b. The fence shall be aesthetically pleasing and not create an inappropriate walled-in effect, visual barrier, or result in a public safety problem.
3. Fences or walls over six feet in height but under eight feet in height along interior side or rear lot lines may be approved by the planning commission when the following criteria are complied with:
  - a. The fence shall not create a substantial hazard to the public by creating reduced visibility or other sight distance problems.



b. The fence shall be aesthetically pleasing and does not create an inappropriate walled-in effect, visual barrier, or result in a public safety problem.

4. Retaining walls are permitted along all property lines for the purpose of retaining natural grade or engineered fill areas subject to the issuance and approval of a building permit in compliance with the currently adopted California Building Standards Code as referenced in Section 15.04.010. All retaining walls in excess of four feet in height measured from the footing shall be designed by a civil or structural engineer. Retaining walls of any height may be constructed adjacent or along all property lines without setback requirements.

5. Prior to the review of fence height request by the planning commission, and not less than ten calendar days prior to the proposed meeting of the planning commission, the community development department shall notify owners of contiguous properties immediately adjacent to the said project and/or additional properties as determined by the community development director. Notification shall be given by mail or delivery. The planning commission may impose conditions on the approval of a fence height request in order to achieve compliance with the fence criteria. The planning commission may deny a request when the criteria have not been satisfied.

P. Fences and Walls--Commercial. Fences and walls constructed in commercial zoning districts shall be subject to the following:

1. Fences or walls in commercial or office zoning districts shall be subject to the issuance of a zoning permit or architectural and design review.
2. Fences or walls may be permitted in the front or side yard setback areas adjacent to a street within commercial zoning districts subject to the issuance of a zoning permit.

Q. Decks. Decks that serve the upper stories of residential uses shall be allowed to extend into the rear yard air space a distance not to exceed fifty percent of the rear yard area measured from the rear of the main structure to the rear property line. Said decks shall not extend more than twenty feet from the rear of the main structure and shall maintain a minimum rear yard setback of ten feet. All decks shall maintain the following standards:

1. All decks shall have a rail for safety in accordance with the requirements of the currently adopted California Building Standards Code as referenced in Section 15.04.010.
2. No deck shall be enclosed to form a living or storage area when used as a portion of the rear yard setback.
3. At least one method of ingress and egress shall be directly provided from the living unit from which the deck is designed to serve.
4. Decks or patios serving the ground floor of a residential structure shall not exceed an elevation of eighteen inches from natural grade when constructed in the required side or rear yard setback area.

R. General Plan Roadway Improvement Lines and Building Setback Lines. For the purpose of obtaining adequate street right-of-way widths to ensure traffic safety, accommodate increased traffic volumes, and provide for an efficient flow of vehicles, general plan roadway improvement lines are established for the purpose of identifying the necessary road right-of-way width on certain

streets. General plan roadway improvement lines shall be consistent with the intent of Map 11-3 Recommended Roadway Improvements found in the Lakeport general plan. Additions or remodeling of structures occurring on parcels adjacent to general plan lines shall recognize these lines in the determination of setbacks. Development projects involving the conversion of an existing structure, or new construction on parcels adjacent to general plan lines, shall require an offer of dedication of land in accordance with the general plan as a condition of approval. Where a general plan recommended roadway line has been established for any street within the city, the required yards shall be measured from such line, and in no case shall there be an encroachment into or upon any official plan line.

S. Accessory Buildings. Where an accessory building is attached to a main building, it shall be made structurally a part of and have a common roof consistent with the main building. It shall comply in all respects with the requirements of this title and in accordance with the following:

1. An accessory building in a residential district shall be located on the rear one-half of the lot and at least ten feet from any dwelling or building existing on or under construction on the same lot or on an adjacent lot.
2. Accessory buildings shall not be located within five feet of any alley or, in the case of a corner lot project, beyond the front yard required or existing on an adjacent lot.
3. Residential garage entrances shall be a minimum of twenty feet from the front property line.
4. Accessory buildings shall be constructed with or subsequent to the construction of the main building.
5. Accessory buildings in any district shall not exceed fifteen feet in height.
6. A lawn, garden, or storage shed unserved by utilities (except electrical power), and containing less than one hundred fifty square feet, is exempt from these requirements, except for height and setback limitations. Such accessory buildings may be placed to within one foot of the side and rear property lines but shall not encroach into the street-side, setback, or front yard setback area.

T. Swimming Pools. Swimming pools in residential districts shall be constructed on the rear one-half of all lots or fifty feet from the front property line, whichever is less. Pools shall not be located closer than five feet to any rear lot line or side lot line. On the street side of a corner lot, no pool shall be located closer than ten feet to such street-side lot line. Filter and heating systems shall not be located any closer than five feet to any property line and shall be enclosed within sound and visual structures. Fenced enclosures, in accordance with the currently adopted California Building Standards Code as referenced in Section 15.04.010, shall be provided around swimming pools.

U. Setback Determinations. In R-1 and R-2 zoning districts where four or more lots in a block have been improved with buildings at the time of the passage of the ordinance codified in this title the minimum required setback may be the average of the improved lots.

V. Substandard Residential Lots. In any residential district, single-family dwellings may be erected on any parcel of land, the area of which is less than the building area required for that particular district under these provisions, only if the lot was part of a subdivision in existence at the time of the adoption of the first city of Lakeport zoning ordinance on January 6, 1969. The width of

side yards on single-family dwellings constructed pursuant to this section may be reduced to ten percent of the average lot width, but in no case less than three feet.

W. Side Entrances to Structures / Setbacks. In any residential district where a dwelling unit is located on a lot where the main entrance is on the side of the building, the required side yard setback from the entrance shall not be less than ten feet.

X. Yard Deviations. In any residential district, additions may be made to existing structures within required side yards provided that such addition does not extend beyond the existing structure and is no closer than three feet to the side property line.

Y. Sight Distance. No foliage or structural features shall extend into the cross visibility area between three feet and seven feet above the surface of the public sidewalk or existing grade adjacent to the street.

Cross visibility is defined as the intersection of two public rights-of-way measured from the face of curb or edge of the paved roadway.

A triangle having two sides "X" feet long running along each public right-of-way, said length beginning at their intersection, and the third side formed by a line connecting the two ends.

Local streets:	X = 10'
Collector streets:	X = 15'
Arterial streets:	X = 20'

Z. Garage, Yard, Home, Patio, or Other Similar Sales.

1. Garage sales include, but are not limited to, yard sales, home sales, patio sales, or other similar use on any residentially zoned or residentially occupied property. Garage sales may be conducted in accordance with the provisions contained herein.
2. The provisions of this section shall not apply to any charitable or religious organization or occasional sales, when the proceeds from such sales are used solely for charitable or religious purposes, nor shall this chapter apply to sales conducted pursuant to the process or order of any court of competent jurisdiction.
3. No business license fee shall be required for any garage sale lawfully conducted in accordance with the provisions of this chapter.
4. No more than three garage sales shall be conducted on the same premises during any calendar year.
5. No sale shall be conducted for more than three consecutive days or for more than two consecutive weekends for two days each. Sales shall not be conducted before seven a.m. nor after six p.m. on the permitted days.
6. Personal property offered for sale shall not be displayed within or on the city public right-of-way.
7. Signs advertising a garage sale may be placed on the sale premises. No more than two signs advertising a garage sale may be posted, erected, or maintained on the premises on which the sale is to be held. Signs shall not be lighted. No sign posted, erected, or maintained

shall exceed four square feet in area or be placed more than five days preceding the lawful commencement of the sale. Each posted sign shall be removed at or before the close of the last day of the garage sale.

AA. Off-street parking in setbacks:

1. Off-street parking in all residential zoning districts shall not be located in any required yard or setback area.
2. Required front, side, and rear yards shall not be used to supply any of the off-street parking spaces required by the terms of this chapter in any R-1, R-2, R-3, or R-5 zoning districts.

BB. Fabric Covered Carports and Accessory Sheds. All fabric covered carports, sheds, or similar facilities shall comply with city setback requirements in the zone in which they are located. Unless the facility is considered a structure under the currently adopted California Building Standards Code as referenced in Section 15.04.010, no building permit shall be required for their placement. Fabric covered facilities shall be properly maintained, cleaned, and repaired as necessary. There shall be no electricity or other utilities provided to fabric covered carports, sheds, or similar facilities.

CC. Secondary Accessory Residential Units.

1. Only one secondary accessory residential unit shall be permitted on any one parcel.
2. Secondary accessory residential units shall contain separate kitchen and bathroom facilities and shall have a separate entrance from the main dwelling.
3. The total floor area of the secondary accessory residential unit shall be not less than three hundred square feet and shall not exceed sixty percent of the square footage of the existing single-family house.
4. The primary and secondary accessory residential unit shall remain under single ownership.
5. The secondary accessory residential unit shall not be constructed unless there is an existing single-family dwelling located on the site.
6. The secondary accessory residential unit may be either attached to the existing dwelling or detached from the existing dwelling and must be located on the same lot.
7. The secondary accessory residential unit should be constructed or sited on the parcel to the rear or side of the existing single-family dwelling so that it is clearly secondary or incidental to the primary single-family residential unit.
8. The architectural style and construction materials used in the secondary accessory residential unit shall generally conform to those existing on the primary residential unit in terms of building height, roof style, roof materials, siding, windows, doors, siding and trim colors, and other architectural details.
9. Secondary accessory residential units shall be provided with one covered off-street parking space, which shall be in addition to the covered parking required for the existing single-family dwelling. New covered parking shall be provided for the secondary accessory

residential unit if there is no covered parking for the existing dwelling.

10. The minimum lot size for a parcel that contains a primary and secondary accessory residential unit shall be seven thousand five hundred square feet.

a. A secondary accessory residential unit may be approved by the planning commission (use permit) and constructed on an existing parcel with less than seven thousand five hundred square feet if the unit meets the following criteria:

- i. The provision of exceptional architectural design, including a high level of architectural compatibility with the existing single-family dwelling; or
- ii. Off-street parking is provided in excess of the combined minimum requirements for both the primary and secondary accessory dwellings; or
- iii. New right-of-way improvements (including, but not limited to, curb, gutter, and sidewalk) are installed along the street frontage(s) of the subject property; or
- iv. The property owner enters into a written agreement with the city stipulating that the secondary accessory residential unit shall be rented to low income, very low income or extremely low income tenants with maximum income levels established for Lake County by the state of California. The rental affordability agreement shall be in effect for a minimum of five years and shall be binding on all owners or persons having or acquiring any right, title, or interest in the property subject to the agreement. Longer rental affordability agreements are encouraged.

11. Sewer expansion fees shall be collected in conjunction with the construction/development of all new secondary accessory residential units as required by city of Lakeport municipal sewer district (CLMSD south or CLMSD north). Water expansion fees shall be collected if a new water meter is installed for the new secondary accessory residential unit or if an existing water meter is upsized.

12. A separate address for the secondary accessory residential unit shall be assigned by the city of Lakeport.

DD. Residential Uses in a C-1 Light Retail, C-2 Major Retail, C-3 Service Commercial, CB Business, or Professional Office Zoning District.

1. The residential use shall be initiated concurrently or subsequent to the construction of a commercial or office building.
2. The residential use shall be aesthetically pleasing.
3. The residential use shall be provided with some useable private open space in the form of a yard, deck, balcony, or similar outdoor living area.
4. The residential use shall be provided with a pedestrian access separate from that provided for the commercial use. If it is impossible to provide a separate access, the internal access to the residential use shall be designed so as to minimize impact on the commercial activity.
5. The construction and operation of the residential use shall comply with the requirements of the building and fire codes.

6. Off-street parking shall be provided for the residential use as required by Chapter [17.23](#) in addition to the parking required for commercial or other on-site uses.
  7. Single-family residential and mixed use--residential projects shall ensure that the viability of commercial and office operations is not adversely affected by residential development.
  8. Residential uses that are not single-family homes shall provide:
    - a. Secure areas for residents' personal property. Outdoor storage areas for personal property brought on site by clients shall be screened from public view by minimum six-foot-tall visually screening mature landscaping or a minimum six-foot-tall decorative masonry wall.
    - b. Laundry facilities adequate for the number of residents.
    - c. Toilets and showers at ratios of not less than one toilet for every eight beds per gender; one shower for every eight beds per gender; and a private shower and toilet facility for each area designated for families with children.
    - d. Telephone(s) for use by residents.
  9. Residential uses include community care facilities, emergency shelters, and mixed use projects for the purposes of this section.
- EE. Emergency Shelters in a C-3 Service Commercial District.
1. Purpose. The purpose of these regulations is to establish standards to ensure that the development of emergency shelters (shelters) does not adversely impact adjacent parcels or the surrounding neighborhood and that they are developed in a manner which protects the health, safety, and general welfare of the nearby residents and businesses. These performance standards shall apply to shelters. A use permit is required to establish a shelter that does not meet the location, development, and/or operational standards of this section or that would provide more beds than allowed by this section.
  2. Location. A shelter may be established in any "C-3" service commercial district; provided, that the property boundaries are located more than three hundred feet from any other shelter (measured from property line to property line) unless it is separated therefrom by a state highway.
  3. Maximum Number of Beds. A maximum of twenty-four beds may be provided.
  4. Property Development Standards. The development shall conform to all property development standards of the C-3 zoning district (Chapter [17.11](#)), as well as Chapters [17.23](#) (Parking, Access and Loading), [17.27](#) (Architectural and Design Review), [17.28](#) (Performance Standards), and [17.52](#) (Signs).
  5. Length of Stay. The maximum length of stay at the facility shall not exceed one hundred twenty days in a three-hundred-sixty-five-day period.
  6. Hours of Operation. Shelters shall establish and maintain set hours for client intake/discharge. Hours of operation must be prominently posted on site. Clients shall be admitted to the facility between six p.m. and eight a.m. during Pacific Daylight Time and five

p.m. and eight a.m. during Pacific Standard Time. All clients must vacate the facility by eight a.m. and have no guaranteed bed for the next night.

7. On-Site Parking. On-site parking shall be provided in the ratio of one space for every six adult beds or one-half space per bedroom designated for family units with children. One space shall be provided for each manager/staff member. Bike rack parking shall also be provided by the facility.

8. Lighting. Adequate exterior lighting shall be provided for security purposes. The lighting shall be stationary and shielded/downlit away from adjacent properties and public rights-of-way.

9. Required Facilities. Shelters shall provide the following facilities:

- a. Indoor client intake/waiting area of at least one hundred square feet. If an exterior waiting area is provided, it shall not be located adjacent to the public right-of-way and shall be visually separated from public view by minimum six-foot-tall visually screening mature landscaping or a minimum six-foot-tall decorative masonry wall. Provisions for shade/rain protection shall be provided.
- b. Interior and/or exterior common space for clients to congregate shall be provided on the property at a ratio of not less than fifteen square feet per client, with a minimum overall area of one hundred square feet. Common space does not include intake areas.

10. Optional Facilities/Services. Shelters may provide one or more of the following types of common facilities for the exclusive use of residents:

- a. Central cooking and dining room(s) subject to compliance with county health department requirements.
- b. Recreation room.
- c. Counseling center.
- d. Child-care facilities.
- e. Other support services intended to benefit homeless clients.

11. Shelter Management. The shelter provider or management shall demonstrate that they currently operate a shelter within the state of California or have done so within the past two years and shall comply with the following requirements:

- a. At least one facility manager shall be on site and awake at all times the facility is open. The manager's area shall be located near the entry to the facility. Additional support staff shall be provided, as necessary, to ensure that at least one staff member is provided in all segregated sleeping areas, as appropriate.
- b. An operational and management plan (plan) shall be submitted for review and approval by the community development director. The approved plan shall remain active throughout the life of the facility, and all operational requirements covered by the plan shall be complied with at all times. At a minimum, said plan shall contain provisions addressing the following issues:

- i. Security and safety: addressing both on- and off-site needs, including provisions to ensure the security and separation of male and female sleeping areas, as well as any family areas within the facility.
- ii. Loitering/noise control: providing specific measures regarding operational controls to minimize the congregation of clients in the vicinity of the facility during hours that clients are not allowed on site and/or when services are not provided.
- iii. Management of outdoor areas: including a system for daily admittance and discharge procedures and monitoring of waiting areas with a goal to minimize disruption to nearby land uses.
- iv. Staff training: with objectives to provide adequate knowledge and skills to assist clients in obtaining permanent shelter and income.
- v. Communication and outreach with objectives to maintain effective communication and response to operational issues which may arise in the neighborhood as may be identified by city staff or the general public.
- vi. Adequate and effective screening: with the objectives of determining admittance eligibility of clients and providing first service to Lakeport area residents.
- vii. Litter control: with the objective of providing for the regular daily removal of litter attributable to clients within the vicinity of the facility. (Ord. 924 §§39--44, 2020; Ord. 923 §§28, 30, 2019; Ord. 903 §5, 2016; Ord. 893 §3(12), 2014; Ord. 887 §1(H), 2013; Ord. 880 §2(3), 2010; Ord. 868 §1(C), 2007; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)



**Chapter 17.29  
APPLICATIONS AND FEES**

Sections:

[17.29.010 Purpose.](#)

[17.29.020 Eligibility for filing.](#)

[17.29.030 Land use application procedures.](#)

[17.29.040 Project evaluation and staff reports.](#)

[17.29.050 Expiration of application.](#)

[17.29.060 Fees.](#)

**17.29.010 Purpose.**

To define the procedures and requirements for applications for land use actions. (Ord. 903 §6(part), 2016; Ord. 796 Att. A(part), 1999)

**17.29.020 Eligibility for filing.**

An application may only be filed by the owner of the subject property or a lessee or authorized agent of the owner with the written consent of the property owner. The applicant shall be signed by the owner of the subject property or a lessee or authorized agent of the owner if written authorization from the owner is filed concurrently with the application. (Ord. 903 §6(part), 2016; Ord. 796 Att. A(part), 1999)

**17.29.030 Land use application procedures.**

The following procedures shall be followed in processing of land use applications and development permits which require planning commission or city council action:

**A. Preapplication Conference.**

1. A prospective project proponent is encouraged to request a preapplication conference with community development staff before completing and filing a land use application/development.
2. The purpose of the preapplication conference is to:
  - a. Inform the project proponent of city requirements as they apply to the proposed project;
  - b. Review the city's land use development review process, possible project alternative or modifications; and
  - c. Identify information and materials the city will require with the application, and any necessary technical studies and information relating to the environmental review of the project.
3. Information and materials provided by city staff to the applicant at the preapplication conference shall not be construed as a recommendation for either approval or denial of the proposed project.
4. Failure by city staff to identify all required studies or all applicable requirements shall not

constitute a waiver of those requirements.

B. Application Contents.

1. Application for land use projects, action, permits, permit modifications, amendments, and other matters pertaining to this code shall be filed with the community development department on an official city application form.
2. The application shall be filed with all required fees, deposits, information, and materials as specified by the community development department.
3. Project proponents are encouraged to contact the community development department before submitting an application to verify which materials are necessary for application filing.

C. Review of Application.

1. The community development department shall review each application for completeness and accuracy before it is accepted in compliance with Government Code Section 65943. Acceptance of the application shall be based on the city's list of required application contents and any additional written instructions provided to the project proponent in a preapplication conference, and/or during the initial application review period.
2. At the discretion of the community development department, or where otherwise required by this code or state or federal law, an application may be referred to any public agency that may have interest in the proposed project.
3. Within thirty calendar days of application acceptance, the project proponent shall be informed in writing that the application is complete and has been accepted for processing, or that the application is incomplete and the additional information is required in conformance with Government Code Section 65943. Upon receipt of any resubmittal of the application, a new thirty-day review period shall begin, during which the community development department shall again determine the completeness of the application.
4. When the community development department determines that an application is incomplete, and the project proponent believes the application is complete or that the information requested by the community development department is not required, the project proponent may appeal the determination in compliance with Chapter [17.31](#) (Appeals and City Council Review).
5. After the city has accepted an application as complete, the community development department may require the applicant to submit additional information for the environmental review of the project in compliance with the California Environmental Quality Act (CEQA). (Ord. 903 §6(part), 2016; Ord. 796 Att. A(part), 1999)

**17.29.040 Project evaluation and staff reports.**

- A. Staff Evaluation. The community development department shall review all land use applications/development permits to determine if they comply with all applicable requirements, including the zoning ordinance, other applicable provisions of the municipal code, the general plan, and any applicable specific plan.
- B. Staff Report. The community development department shall provide a written recommendation for all land use applications/development permits subject to the review authority of the planning

commission and/or city council (as applicable) as to whether the application should be approved, approved with conditions, or denied.

C. Report Distribution. Each staff report shall be furnished to the applicant at the same time it is provided to the review authority before action on the application. (Ord. 903 §6(part), 2016: Ord. 796 Att. A(part), 1999)

**17.29.050 Expiration of application.**

A. If an applicant fails to provide additional information, as specified in Section [17.29.030\(C\)\(3\)](#), requested in writing by the community development department within six months (one hundred eighty days) following the date of the letter, the application shall expire and be deemed withdrawn, without any further action by the city.

B. The community development director may grant one ninety-day extension, if the project proponent files a written request with the community development department before expiration.

C. After the expiration of an application, future city consideration shall require the submittal of a new, complete application and associated fees. (Ord. 903 §6(part), 2016)

**17.29.060 Fees.**

The city council shall, by resolution, establish a schedule of fees for land use applications, amendments, and other matters pertaining to this chapter. The schedule of fees may be changed or modified by resolution of the council. Review shall not commence on any application until all applicable fees have been paid in full. The city is not required to continue processing and application unless its fees are paid in full. Failure to pay the applicable fees is grounds for denial of the application. (Ord. 903 §6(part), 2016: Ord. 796 Att. A(part), 1999. Formerly 17.29.050)

**Chapter 17.30  
NOTICE OF PUBLIC HEARING**

Sections:

[17.30.010 Purpose.](#)

[17.30.020 Notice of land use actions by publication.](#)

[17.30.030 Notice by mail or delivery.](#)

[17.30.040 Request for notification.](#)

[17.30.050 Failure to receive notice.](#)

[17.30.060 Hearing continuation.](#)

**17.30.010 Purpose.**

To establish the procedures for public notice and public hearings on land use projects/ actions when required. (Ord. 796 Att. A(part), 1999)

**17.30.020 Notice of land use actions by publication.**

A. When a provision of this title or state law requires notice of a public hearing of a land use action to be given, notice shall be published one time in a newspaper of general circulation within the Lakeport area at least ten calendar days prior to the hearing.

B. All notices required pursuant to this section shall provide the date, time, and place of the public hearing, the identity of the public body conducting the hearing, a general explanation of the matter to be considered, and a general description in text or in diagram of the location of the property that is the subject of the hearing.

C. In addition to the notice required by this section, notice of the hearing may be given in any other manner deemed necessary by the community development department. (Ord. 796 Att. A(part), 1999)

**17.30.030 Notice by mail or delivery.**

A. When a provision of this title or state law requires a notice of a public hearing of a land use action to be given, notice shall be given in all of the following ways:

1. Notice of the hearing shall be mailed at least ten calendar days prior to the hearing date to the owner of the subject property, the authorized agent, and to the project applicant.
2. Notice of the hearing shall be mailed or delivered at least ten calendar days prior to the hearing to all owners of real property within three hundred feet of the real property which is the subject of the hearing. The names and addresses of the owners of all real property shall be obtained from the latest county of lake assessment.
3. If the number of property owners to whom notice is to be mailed pursuant to this section is greater than one thousand, in lieu of mailed or delivered notice, notice may be given by placing a display advertisement of at least one-eighth page in at least one newspaper of general circulation within the Lakeport area at least ten calendar days prior to the hearing.

B. If the notice is mailed or delivered pursuant to subsection A of this section, the notice must also either be:

1. Published one time in a newspaper of general circulation within the Lakeport area at least ten calendar days prior to the hearing; or
2. Posted at least ten calendar days prior to the hearing in at least three public places within the city, including one public place in the area directly affected by the proceedings.

C. All notices provided pursuant to this section shall include the information as specified in Section [17.30.020](#)(B). (Ord. 796 Att. A(part), 1999)

**17.30.040 Request for notification.**

Any person who has filed a written request for notice with the city clerk or the community development department shall receive notice in accordance with Section [17.30.030](#). The city may charge a fee which is reasonably related to the cost of providing this service, and the request for such notice shall be annually renewed. (Ord. 796 Att. A(part), 1999)

**17.30.050 Failure to receive notice.**

Notice shall be deemed to have been given when the records of the community development department so indicate that said notice has been mailed or published. The failure of any person or entity to receive notice given pursuant to this section shall not constitute grounds to invalidate the actions of the city. (Ord. 796 Att. A(part), 1999)

**17.30.060 Hearing continuation.**

Any public hearing conducted under this section may be continued from time to time at the request of the city or the applicant or as may be necessary for other reasons. (Ord. 796 Att. A(part), 1999)

**Chapter 17.31  
APPEALS AND CITY COUNCIL REVIEW**

Sections:

[17.31.010 Purpose.](#)

[17.31.020 Appellate jurisdiction.](#)

[17.31.030 Administrative appeals.](#)

[17.31.040 Appeals to the city council.](#)

[17.31.050 Automatic appeals.](#)

[17.31.060 City council call for review.](#)

**17.31.010 Purpose.**

To establish the procedures for appeal of the decisions of the community development department and planning commission on land use actions. (Ord. 796 Att. A(part), 1999)

**17.31.020 Appellate jurisdiction.**

The review authority having appellate jurisdiction over the administrative decision of the community development director shall be the Lakeport planning commission. The review authority having appellate jurisdiction over the decisions of the Lakeport planning commission shall be the Lakeport city council. (Ord. 796 Att. A(part), 1999)

**17.31.030 Administrative appeals.**

A. Application. An application for an administrative appeal shall be made as follows:

1. Persons eligible. The applicant or an affected person not satisfied with the decision of the community development director shall be eligible to file an administrative appeal. An affected person shall include an individual who has received notice or who submitted written comments to the city pursuant to a notice.
2. Timeliness. An administrative appeal shall be filed within five business days of the date on which the decision was rendered.
3. Form Filing and Fee. An appeal of an administrative decision shall be made on the prescribed form and filed with the community development department, accompanied by the fee set by resolution of the Lakeport city council.
4. Required Documents. An appeal shall be accompanied by a written statement setting forth the grounds upon which the appellant asserts that there was an error or abuse of discretion, and how the decision of the community development director is inconsistent with the purposes of the zoning ordinance.

B. Affect of Filing the Appeal. An appeal of an administrative decision shall halt all further proceedings. No development permits shall be issued until such time as the appeal has been acted upon as set forth in Section [17.31.030\(D\)](#). The applicant may continue to act in reliance on any previously issued permit, however, further reliance upon receipt or notice of an appeal is done at their own risk pending the outcome of the appeal.

C. Forwarding of the Record. Prior to the appeal hearing, the community development department

shall transmit to the planning commission copies of the pertinent application materials including all maps and data, and a statement setting forth the reasons for the decision by the community development department staff or other review authority.

D. Public Hearing and Notice. The planning commission shall conduct a public hearing on all administrative appeals. The public hearing shall be on the record, and all affected persons may appear and present evidence.

E. Decision. Within thirty days after the close of the hearing, the planning commission may either sustain the decision or render a new decision. Notice of the decision of the planning commission shall be mailed to the appellant and/or the applicant.

F. The Effective Date. The decision of the planning commission on an administrative appeal shall be final, conclusive, and effective immediately unless an appeal of the planning commission decision is filed with the Lakeport city council as provided for in Section [17.31.040](#). (Ord. 796 Att. A(part), 1999)

**17.31.040 Appeals to the city council.**

A. Application: decisions of the planning commission may be appealed as follows:

1. Persons Eligible. The applicant or affected persons not satisfied with the decision of the planning commission may file an appeal. Affected persons shall include individuals who received notice of a land use application, or who attended the planning commission meeting and made verbal comments, or submitted written comments in response to the notice.

2. Timeliness Form Filing and Fee. An appeal of a decision made by the planning commission shall be filed with the community development director within five business days of the decision. Said appeal shall be filed on the prescribed form and accompanied by the fee in the amount set by resolution of the city council.

3. Timeliness. An administrative appeal shall be filed within five business days of the date on which the decision was rendered.

B. Affect of Filing the Appeal. The filing of an appeal shall halt the proceedings and the effective date of the decision of the planning commission until such time as the appeal has been acted upon as hereinafter set forth.

C. Forwarding of the Record. Prior to the hearing on said appeal, the community development department shall transmit to the Lakeport city council the pertinent application materials setting forth the reasons for the decisions made by the planning commission.

D. Public Hearing and Notice. Following the filing of an appeal, the Lakeport city council shall conduct a public hearing on the matter. The public hearing shall be on the record and all affected persons may appear and present evidence.

E. Decision. Within thirty days after the close of the hearing, the city council may sustain or overturn the planning commission decision, or may grant or modify an application subject to specified conditions it imposes, or may revoke or deny the permit. Notice of the decision of the council, together with a copy of any findings adopted by the council, shall be mailed to the appellant and/or applicant.

F. Finality and Effective Date. The decision of the Lakeport city council on an appeal shall be

final, conclusive, and effective immediately. (Ord. 796 Att. A(part), 1999)

**17.31.050 Automatic appeals.**

A. Automatic appeals. If the planning commission is unable to take action because of legal disqualification or abstentions, the matter shall be deemed to be automatically denied and appeals to the Lakeport city council. Automatic appeals pursuant to this section shall not be subject to the filing fees.

B. Continuations. If a ballot of the members of the planning commission results in a tie vote, the planning commission may continue the matter for further consideration or refer the matter to the city council as an appeal. Said appeal shall not be subject to filing fees. (Ord. 796 Att. A(part), 1999)

**17.31.060 City council call for review.**

The city council by a majority vote may call for the review of a planning commission decision. Said call for review shall be made within five business days of the date of the planning commission decision. The review shall be considered by the city council at a public hearing. (Ord. 796 Att. A(part), 1999)



**Chapter 17.32**  
**ZONING AND GENERAL PLAN AMENDMENTS**

Sections:

[17.32.010 Zoning amendments.](#)

[17.32.020 General plan amendments.](#)

**17.32.010 Zoning amendments.**

The zoning ordinance may be amended by changing the boundaries of districts, or by changing the text whenever the public convenience, necessity, and general welfare requires such an amendment by following the procedures set forth in this chapter.

A. Initiation. Any zoning changes, amendments, alterations, rezonings, or establishments, herein referred to as an amendment, may be initiated by:

1. The owner of real property wherein such application is accompanied by a fee prescribed by the city council; or by
2. A minute order or resolution of the city council; or by
3. A minute order or resolution of the planning commission.

B. Amendment criteria. An application for an amendment to the zoning ordinance shall include a justification statement submitted by the applicant, planning commission, or city council. The justification statement shall describe the intended amendment, whether it is a change in district boundaries, or an amendment of the zoning ordinance text. The justification statement shall give the reasons why the amendment is necessary and shall provide information documenting that:

1. The proposed amendment is in the public's interest.
2. The proposed amendment is consistent with the Lakeport general plan.
3. The proposed amendment will not be detrimental to the community's health, safety, and welfare.
4. The proposed amendment complies with the California Government Code and California Environmental Quality Act.

C. Public Hearing by the Planning Commission. Upon receipt of a complete application, the matter shall be set for public hearing. If the proposed ordinance text amendment affects the permitted uses on real property within the city, notice of the hearing shall be given pursuant to Section [17.30.020](#) of this title. After the close of the public hearing, the planning commission shall render its recommendation on the proposed ordinance amendment. Within ten calendar days of a decision, the planning commission shall transmit its recommendation to the city council. The planning commission shall include the reasons for the recommendation, the relationship of the proposed amendment to the city's general plan, and other relevant information.

D. Public Hearing by the City Council. Upon receipt of the recommendation of the planning commission, the Lakeport city council shall conduct a public hearing thereon. If the proposed ordinance affects permitted uses of real property within the city, notice of the hearing shall be given pursuant to Section [17.30.020](#) of this title. Following the hearing, the city council may approve by ordinance, modify, or disapprove the proposed amendment. (Ord. 796 Att. A(part), 1999)

**17.32.020 General plan amendments.**

The Lakeport general plan may be amended by changing the boundaries, designations, or text whenever the public convenience, necessity, or general welfare requires such an amendment. However, general plan amendments shall comply with state law in terms of the number of amendments approved on an annual basis.

A. Initiation. A general plan amendment may be initiated by:

1. The owner of real property wherein such application is accompanied by a fee prescribed by the city council; or by
2. A minute order or resolution of the city council; or by
3. A minute order or resolution of the planning commission.

B. Amendment Criteria. The applicant shall submit a justification statement with the following information, documenting that:

1. The proposed general plan amendment is in the public's interest.
2. The proposed general plan amendment is consistent and compatible with the entire general plan and any implementation programs that may be affected.
3. The potential impacts of the proposed general plan amendment have been assessed and have been determined not to be detrimental to the public health, safety, and welfare.
4. The proposed general plan amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.

C. Public Hearing by the Planning Commission. Upon receipt of a complete application, the community development department shall set a date for a public hearing thereon. After the public hearing, the planning commission shall render its recommendation on the proposed amendment. Within ten calendar days of a decision, the planning commission shall transmit its recommendation to the city council. The planning commission shall include the reasons for the recommendation and other relevant information.

D. Public Hearing by the City Council. Upon receipt of the recommendation of the planning commission, the Lakeport city council shall conduct a public hearing thereon. Following the hearing, the city council may approve by resolution, modify, or disapprove the proposed amendment.

E. Map and Legal Description Required. Applicants requesting a change to the city's general plan map shall submit a map as Exhibit A which shall clearly indicate the subject property being requested to be amended and a legal description as Exhibit B.

F. Amendment of the Official General Map. Upon approval by the city council of a general plan amendment resolution, the general plan map or text shall be amended consistent with the decision of the city council. (Ord. 796 Att. A(part), 1999)

**Chapter 17.33  
ANNEXATION PROCEDURES**

Sections:

[17.33.010 Annexation procedures and requirements.](#)

**17.33.010 Annexation procedures and requirements.**

Pursuant to the California Government Code and the Lakeport general plan, the following procedures shall be followed in consideration of an application for reorganization/annexation to the city:

- A. Environmental Review. If the city has pre-zoned land considered for reorganization/annexation, the city will be the lead agency, prepare the initial study, and determine the appropriate environmental clearance for the project. The project proponent shall submit the necessary application, supporting information, and fees.
- B. General Plan Policies and Programs. Applicants for city reorganization/annexation shall comply with the Lakeport general plan and shall address the policies and programs set forth therein. The community development department shall review all proposals for reorganization/annexation and prepare a report for consideration by the planning commission who shall then make a recommendation to the city council on the annexation's compliance with general plan policies and programs.
- C. Council Action. The city council shall consider proposals for reorganization/annexation in view of the policies and programs set forth in the general plan, the planning commission recommendation, and other available information. The city council shall set forth its decision in a resolution indicating the findings relative to the matter. (Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

## **Chapter 17.34 DEVELOPMENT AGREEMENTS**

Sections:

[17.34.010 Purpose.](#)

[17.34.020 Application requirements.](#)

[17.34.030 Pre-application process.](#)

[17.34.040 Department review and recommendation.](#)

[17.34.050 Public hearing required.](#)

[17.34.060 Planning commission action.](#)

[17.34.070 City council action.](#)

[17.34.080 Annual review.](#)

[17.34.090 Application of existing rules, regulations, and policies.](#)

[17.34.100 Modification and termination.](#)

[17.34.110 Administration.](#)

### **17.34.010 Purpose.**

In order to strengthen the public planning process, encourage private participation in comprehensive planning, and reduce the economic cost of development, the California legislature adopted Section 65864 et seq. of the Government Code, authorizing local governments to enter into development agreements with applicants for development projects. The objective is to provide assurances that, upon approval of the project, the applicant may proceed in accordance with existing policies, rules, and regulations, subject to the conditions of approval, thus vesting certain development rights in the property. The purpose of this chapter is to establish procedures and requirements for development agreements consistent with state law. (Ord. 796 Att. A(part), 1999)

### **17.34.020 Application requirements.**

An applicant may propose that the city consider entering into a development agreement pursuant to Title 7, Chapter 4 of the Government Code by filing an application with the community development department. The application shall be accompanied by the following:

- A. A proposed agreement which shall contain the following:
  - 1. A legal description of the property sought to be covered by the agreement;
  - 2. A statement of concurrence by the owner if the applicant is not the fee owner;
  - 3. A description of the proposed uses, height, and size of building(s), density or intensity of use, and provision for reservation or dedication of land for public purposes;
  - 4. A statement of terms and conditions relating to applicant financing of public facilities and required improvements;
  - 5. All proposed conditions, terms, restrictions, and requirements for subsequent city discretionary actions;

6. A statement specifying which rights are intended to vest on the effective date of the agreement, and the timing and sequence of subsequent discretionary approvals and vesting of rights.
  7. The proposed time when construction would be commenced and completed for the entire project and any proposed phases; and
  8. The termination date for the agreement.
- B. A map showing the location and street address of the subject property and of all lots of record within three hundred feet of the boundaries of the property.
- C. A list, drawn from the last equalized property tax assessment roll, showing the names and addresses of the owner of record of each lot within three hundred feet of the boundaries of the property. Envelopes addressed to these owners also shall be provided for mailing notices.
- D. A statement documenting that the project is consistent with the general plan and all applicable specific plans.
- E. Such other information as the community development director may require by policy or to satisfy other requirements of law.
- F. The required fee. (Ord. 796 Att. A(part), 1999)

**17.34.030 Pre-application process.**

City staff shall not begin to negotiate with the applicant until authorized by the city council following completion of the pre-application process as set forth below:

- A. The community development department shall review the proposal, consult with all city departments, obtain additional information from the applicant as may be deemed necessary, and shall, within forty-five days of receipt of the proposal, prepare a report containing the department's recommendation to the city council. The recommendation shall consist of the following:
1. A statement of potential public benefits accruing to the city if the agreement were entered into;
  2. A recommendation whether the city should negotiate further with the applicant;
  3. A statement of issues for further research and investigation and issues that should be addressed in the development agreement;
  4. A statement of those documents, applications, and other items required to further process the application or negotiate with the applicant.
- B. Upon receipt of the recommendation of the community development director, the request shall be set for a public hearing before the city council. The city council shall consider whether to authorize city staff to negotiate with the applicant concerning the development agreement. Notice of the hearing shall be given in accordance with the Government Code.
- C. Upon the close of the hearing, the city council shall either:
1. Direct city staff, by resolution, to continue negotiating with the applicant, and to prepare a

proposed development agreement for planning commission review; or

2. Determine that no further negotiations are desirable and so state in a resolution, including the reasons for such a determination, and reject the application. (Ord. 796 Att. A(part), 1999)

**17.34.040 Department review and recommendation.**

Unless the project is categorically exempt, the department shall undertake environmental review and, upon completion of such review, transmit the application, together with the department's recommendations, to the planning commission. (Ord. 796 Att. A(part), 1999)

**17.34.050 Public hearing required.**

Upon receipt of an application, the planning commission shall schedule a public hearing to determine whether the proposal conforms to the general plan, and determine the environmental clearance. The planning commission hearing shall be scheduled within six months following city council authorization to staff to negotiate with the applicant unless the city and the applicant mutually agree to a later date.

Notice of intention to consider the application shall be given as provided in Sections 65090 and 65091 of the Government Code. In addition, if the application is being processed together with the development project, notice of such intention shall be given as required for consideration of the development project. (Ord. 796 Att. A(part), 1999)

**17.34.060 Planning commission action.**

After the public hearing is closed, the commission shall recommend either approval, modification, or disapproval of the proposed development agreement. The commission shall transmit its recommendation to the city council within thirty calendar days. (Ord. 796 Att. A(part), 1999)

**17.34.070 City council action.**

A. Upon receipt of the application, the results of the environmental review, and the recommendations of the department and the planning commission, the city council shall schedule a public hearing on the application. Notice of intention to consider the application shall be given in the same manner as set forth in Section [17.34.050](#).

B. If the application is being processed together with the development project, the public hearing on the development agreement application may be held concurrently with this hearing on the project.

C. After the public hearing is closed, the city council shall approve, modify, or disapprove the proposed development agreement. An agreement shall not be approved unless the city council makes the following findings:

1. That the agreement is consistent with the general plan and with any specific plan;
2. That the agreement is consistent with all provisions of this ordinance, the Lakeport Municipal Code, and state law;
3. That the agreement will not be detrimental to the public health, safety, and general welfare; and will not adversely affect the orderly development of property or the preservation of property values;
4. That the city council has considered the effect of the development agreement on the housing needs of the region in which the city is situated and has balanced these needs against

the public service needs of its residents and available fiscal and environmental resources.

Any approval of a proposed agreement shall be made by ordinance, which shall authorize the mayor and the city attorney to sign the agreement on behalf of the city, and shall become effective after thirty calendar days following the second reading unless a referendum is filed within that time.

D. No agreement shall be signed by the mayor and the city attorney until it has been duly signed by the applicant and owner, if the applicant is not the owner. If the applicant has not signed and returned the approved agreement to the mayor and the city attorney for signing within thirty calendar days of council approval, said application shall be deemed withdrawn by applicant.

E. Within ten calendar days after the mayor and the city attorney sign a development agreement and the ordinance becomes effective, the city clerk shall cause a copy thereof to be recorded.

F. All agreement provisions are subject to modification or suspension as set forth in Title 7, Chapter 4, Article 2.5 of the Government Code commencing with Section 65864. (Ord. 796 Att. A(part), 1999)

**17.34.080 Annual review.**

A. Development agreements shall be limited in their term to a period not to exceed a maximum of five years from the effective date of the adopting ordinance. The city may specify in the agreement options to renew the term of the agreement.

B. All development agreements shall be reviewed by the planning commission and city council at least once every twelve months, unless the agreement provides for more frequent review, in which case the agreement shall prevail.

C. The purpose of the review shall be to inquire into the good faith compliance of the applicant with the terms and conditions of the agreement and for any other purpose specified in the agreement.

D. Prior to each review, the department shall prepare a report relative to all development that has occurred under the agreement subsequent to the last past review and any other matters the department wishes to bring to the city council's attention.

E. If the department review determines that all terms and conditions of the agreement have been met, and the city council concurs in writing, no further review shall be required.

F. If the department report recommends modification or termination of the agreement, or if the community development director proposes to make such a recommendation to the city council, he shall schedule a public hearing before the planning commission on the agreement. Notice of intention to modify or terminate the agreement shall be given in the same manner as set forth in Section [17.34.050](#). At such hearing, the applicant shall have the burden of demonstrating his good faith compliance with the terms and conditions of the agreement. After closing the public hearing, the planning commission shall determine whether to recommend that the agreement be terminated or modified.

G. Upon receipt of the community development director's or planning commission's recommendation, the city council shall schedule a public hearing. Notice of intention to modify or terminate the agreement shall be given in the same manner as set forth in Section [17.34.050](#).

If, after the public hearing is closed, the city council finds and determines on the basis of

substantial evidence that the applicant or its successor in interest has not complied in good faith with the terms and conditions of the agreement, the city council may modify or terminate the agreement. Any modification or termination is subject to the provisions of Section [17.34.100](#). (Ord. 796 Att. A(part), 1999)

**17.34.090 Application of existing rules, regulations, and policies.**

Unless otherwise provided by the development agreement, rules, regulations, and official policies applicable to development of the property subject to a development agreement shall be those rules, regulations, and official policies in force at the time of execution of the agreement. A development agreement shall not prevent the city, in subsequent actions applicable to the property, from applying new rules, regulations, and policies which do not conflict with those rules, regulations, and policies applicable to the property as set forth herein, nor shall a development agreement prevent the city from denying, or conditionally approving, any subsequent development project application on the basis of such existing or new rules, regulations, and policies. No rights shall be deemed to vest in the applicant, or any other person, under any development agreement, except as expressly set forth in the development agreement. (Ord. 796 Att. A(part), 1999)

**17.34.100 Modification and termination.**

Any development agreement may be amended or canceled, in whole or in part, by mutual consent of the applicant (or its successor in interest) and the city, or it may be modified or terminated pursuant to the provisions of Section [17.34.080](#). Notice of intention to take any such action shall be given in the manner provided by Section [17.34.050](#); provided, however, that the parties may set forth an alternative procedure in the agreement for processing insubstantial amendments. Any significant amendment shall be subject to the provisions of the Government Code, Section 65867.5. (Ord. 796 Att. A(part), 1999)

**17.34.110 Administration.**

The community development director shall prepare and adopt such application forms, checklists, and other documents as considered necessary and desirable to implement these procedures and requirements. (Ord. 796 Att. A(part), 1999)



**Chapter 17.35**  
**PROJECT CONDITIONS AGREEMENT AND MONITORING PROCEDURES**

Sections:

[17.35.010 Agreement required.](#)

[17.35.020 Project conditions monitoring procedure.](#)

[17.35.030 Development project conditions enforcement.](#)

**17.35.010 Agreement required.**

Applicants for all land use projects shall be required to execute a project conditions agreement specifying the nature of the land use application, the location, the assessors parcel number, the project's conditions of approval as required by staff, and/ or planning commission, and/or city council. Said agreement shall indicate that the development and/or the use of the real property shall conform to the conditions of approval, and shall be binding on all owners and persons having or acquiring right, title, or interest in the real property. The agreement shall be signed by the applicant/ owner/developer and dated. Said agreement shall be executed prior to engaging in the use or issuance of any development permits. (Ord. 796 Att. A(part), 1999)

**17.35.020 Project conditions monitoring procedure.**

Upon execution of the project conditions agreement, the community development department (staff) shall carry out the following monitoring procedure:

- A. Staff shall conduct a pre-construction/pre-permit review of the conditions that must be satisfied prior to the issuance of a building or other development permit and note the status accordingly;
- B. Staff, in conjunction with other city departments, shall conduct a review of the project and the conditions that must be satisfied during the construction or development phase of the project. All required conditions shall be completed prior to the issuance of an occupancy permit, operation of the use, or execution of a financial security agreement.
- C. Staff, in conjunction with other city departments, shall conduct post-construction review of the project and the conditions of approval. The post-construction monitoring shall be completed as needed. The post-construction report must indicate the status of all conditions, remedial action necessary, and other observations and recommendations. Post-construction reports may be made available to the Lakeport planning commission or city council who may initiate actions necessary to correct any deficiencies. (Ord. 796 Att. A(part), 1999)

**17.35.030 Development project conditions enforcement.**

Failure of an applicant/owner/developer to comply with the conditions of approval imposed by staff, planning commission, and/or city council for a development project shall be deemed a violation of the municipal code. The enforcement procedures and penalties as set forth in Chapter 17.48 of the municipal code shall be applicable. (Ord. 796 Att. A(part), 1999)

**Chapter 17.36  
NONCONFORMING USES, STRUCTURES, AND LOTS**

Sections:

[17.36.010 Purpose.](#)

[17.36.020 Compatible nonconforming uses, structures and lots.](#)

[17.36.030 Modification of compatible nonconforming uses, structures and lots.](#)

[17.36.040 Incompatible nonconforming uses, structures and lots.](#)

[17.36.050 Termination and removal of incompatible nonconforming uses and structures.](#)

[17.36.060 Development of incompatible nonconforming lots.](#)

**17.36.010 Purpose.**

The purpose of this chapter is to declare uses, structures, and lots legally existing on the effective date of the ordinance codified in this title as nonconforming because they no longer conform to the present requirements of the zoning district in which they are located. Furthermore, uses and structures which have been deemed to be incompatible nonconforming uses are encouraged to be eliminated or brought into conformity within a reasonable period of time. (Ord. 796 Att. A(part), 1999)

**17.36.020 Compatible nonconforming uses, structures and lots.**

Nonconforming uses, structures, and lots which are generally not detrimental to the zoning district in which they are located are considered compatible. Compatible nonconforming uses, structures, and lots include:

- A. Residential uses and structures located in residential zones which do not comply with the current requirements for the residential zone in which they are located, but did comply at the time of their construction.
- B. Residential uses and structures located in nonresidential zones.
- C. Commercial, industrial, and office uses and structures located in residential, commercial, industrial, or other zones which have been determined by the planning commission to be compatible.

The determination that a nonconforming commercial, industrial, or office use or structure is compatible shall require the approval of a use permit.

D. Nonconforming structures or premises which have historic significance and have been so designated by the city council.

E. Nonconforming parcels or lots which were legally created prior to 1972.

The determination that a nonconforming lot is compatible shall require the approval of a certificate of compliance. (Ord. 796 Att. A(part), 1999)

**17.36.030 Modification of compatible nonconforming uses, structures and lots.**

A. Compatible nonconforming residential uses and structures in residential zones may be remodeled or rehabilitated provided the use or structure is not enlarged.

Compatible nonconforming residential structures in residential zones may be added to or enlarged if the structure is nonconforming only because of noncompliance with the required height, yard, and/or parking requirements; provided that such new additions or enlargements comply with all requirements for new structures, and off street parking is provided in accordance with the requirements for new residential structures.

B. Compatible residential structures located in nonresidential zones may be remodeled or rehabilitated provided the use or structure is not enlarged.

Compatible residential structures located in non-residential zones may be added to or enlarged provided a use permit is obtained.

C. Compatible commercial, industrial, or office structures located in residential, commercial, industrial, or other zones may be remodeled or rehabilitated, provided the structure is not enlarged and no additional exterior square footage is created.

D. A compatible nonconforming use may be changed to another nonconforming use if the new use is of a similar or more restrictive nature.

The determination that a subsequent nonconforming use is similar to or is less restrictive, and therefore compatible, shall require the approval of a use permit.

E. Compatible nonconforming parcels or lots may be developed provided that all requirements applicable to the zoning district in which it is located are met. (Ord. 796 Att. A(part), 1999)

**17.36.040 Incompatible nonconforming uses, structures and lots.**

Incompatible nonconforming uses, structures, and lots are those that do not meet the criteria for compatible uses outlined in Section [17.36.020](#). (Ord. 796 Att. A(part), 1999)

**17.36.050 Termination and removal of incompatible nonconforming uses and structures.**

Incompatible nonconforming uses and structures shall be subject to the following provisions:

A. Incompatible nonconforming uses which have been discontinued for any reason for a period of six months shall be terminated and shall not be reestablished.

B. Incompatible nonconforming uses or structures shall not be intensified or expanded.

C. Incompatible nonconforming structures shall not be moved to any other lot, or to any other portion of the lot on which it is located, unless, as a result of the move, the structure conforms to the regulations of the zoning district in which it will be relocated.

D. Incompatible nonconforming structures which are damaged or partially destroyed by any reason to an extent of not more than fifty percent of its market value at that time may be restored, and a nonconforming use or occupancy may be resumed provided that such restoration commences within a one-year period and is diligently pursued to completion.

1. In the event that such damage or destruction exceeds fifty percent of its market value, the building or structure shall not be repaired or reconstructed unless every portion of such building is made to conform to all regulations for new buildings in the zoning district in which it is located.

2. This regulation shall not apply to the reconstruction of one single-family dwelling or manufactured home in the R-3 high density residential district if it is to replace a previously

existing residence which has suffered damage or destruction which exceeds fifty percent of its market value. (See Section 17.06.050(C).) (Ord. 796 Att. A(part), 1999)

**17.36.060 Development of incompatible nonconforming lots.**

Incompatible nonconforming lots shall not be improved or developed unless legally merged with an adjacent parcel which meets the criteria of the zoning district in which it is located. Said merger shall be subject to the approval of an application for a voluntary merger as set forth in the subdivision ordinance. (Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

## **Chapter 17.37 DEFINITIONS**

Sections:

[17.37.010 Purpose and applicability.](#)

[17.37.020 General rules for construction of language.](#)

[17.37.030 General terms.](#)

[17.37.040 Words and phrases.](#)

### **17.37.010 Purpose and applicability.**

To promote consistency and precision in the interpretation of the zoning ordinance. The meaning and construction of words and phrases as set forth shall apply throughout the zoning ordinance, except where the context of such words and phrases clearly indicates a different meaning or construction. Definitions contained in the currently adopted California Building Standards Code as referenced in Section 15.04.010 shall be applicable except when in conflict with definitions contained in the zoning ordinance, in which case the zoning ordinance definitions shall prevail. (Ord. 924 §45, 2020: Ord. 796 Att. A(part), 1999)

### **17.37.020 General rules for construction of language.**

The following general rules of construction shall apply to the textual provision of the zoning ordinance.

- A. Headings. Section and subsection headings contained herein shall be not deemed to govern, limit, modify, or in any manner affect the scope, meaning, or intent of any provision of the zoning ordinance.
- B. Illustration. In case of any difference of meaning or implication between the text of any provision and any illustration, the text shall control.
- C. Shall and May. "Shall" is mandatory. "May" is discretionary or permissive.
- D. Tenses and Numbers. Words used in the present tense include the future, and words used in the singular include the plural, and the plural the singular, unless the context clearly indicates the contrary.
- E. Conjunctions. Unless the context clearly indicates the contrary, the following conjunctions shall be interpreted as follows.
  - 1. "And" indicates that all connected items or provisions apply:
  - 2. "Or" indicates that the connected items or provisions may apply singly or in any combination.
  - 3. "Either ... or" indicates that the connected items or provisions shall apply singly but not in combination.
  - 4. All public officials, bodies, and agencies to which reference is made are those of the city of Lakeport unless otherwise indicated. (Ord. 796 Att. A(part), 1999)

### **17.37.030 General terms.**

- A. "Uses permitted" means permitted without the requirement for a minor or major use permit but subject to all other applicable permits or regulations.
- B. "Department" means the community development department.
- C. "City" means the city council of the city of Lakeport.
- D. "Commission" or "planning commission" means the planning commission of the city of Lakeport.
- E. "Federal" means the Government of the United States of America.
- F. "State" means the state of California.
- G. "Used" includes "arranged for," "designed for," "occupied," or "intended to be occupied for."
- H. "General plan" means the city of Lakeport general plan.
- I. "Director" means the community development director.
- J. "Section" means a section of the zoning ordinance unless otherwise indicated.
- K. "Chapter" means a chapter of the zoning ordinance unless otherwise indicated.
- L. "Title" means Title [17](#) of the city municipal code unless otherwise indicated.
- M. "Code" or "this code" means the municipal code of the city of Lakeport, state of California. (Ord. 796 Att. A(part), 1999)

**17.37.040 Words and phrases.**

For the purposes of this title, words and phrases used in this title shall be defined as follows:

"Abandonment" means the relinquishment of property, or a cessation of the use of the property by the owner for a period of one year or more.

"Abutting" means having a common boundary except that parcels having no common boundary other than a common corner shall not be considered abutting.

"Accessory" means incidental, appurtenant or subordinate to the principal use or structure on the same lot or parcel.

"Accessory residence" means a single-family dwelling or mobilehome for the use of the business operator, caretaker, or watchmen whether as a portion of the business building or as a separate structure.

"Accessory structure" means a structure containing no kitchen and located upon the same lot or parcel as the principal use or structure to which it is an accessory. The structure is customary, incidental, appropriate, and subordinate to the use of the principal building, or the principal use of the land; and

Structures accessory to uses permitted without first obtaining a use permit shall be constructed with, or subsequent to the construction of the principal structure or subsequent to activation of the principal use; and

Structures accessory to uses permitted by use permit shall be constructed with, or subsequent to

activation of the principal use only if authorized by the permit. Otherwise, the addition of such accessory structures shall require either an amendment to the permit authorizing the principal use or a separate use permit.

"Accessory residence" means a single-family dwelling or mobilehome for the use of the business operator, caretaker, or watchman whether as a portion of the business building, or as a separate structure.

"Accessory structure" means a structure containing no kitchen and located upon the same lot or parcel as the principal use of structure to which it is an accessory. The structure is customary, incidental, appropriate, and subordinate to the use of the principal building, or the principal use of the land; and

Structures accessory to uses permitted without first obtaining a use permit shall be constructed with, or subsequent to the construction of the principal structure or subsequent to activation of the principal use; and

Structures accessory to uses permitted by use permit shall be constructed with, or subsequent to the construction of the principal structure or subsequent to activation of the principal use only if authorized by the permit. Otherwise, the addition of such accessory structures shall require either an amendment to the permit authorizing the principal use or a separate use permit.

"Accessory use" means a use conducted upon the same lot or parcel as the principal use or structure to which it is an accessory. The use is customary, incidental, appropriate and subordinate to the use of the principal building, or the principal use of the land; and

Uses accessory to uses permitted without first obtaining a use permit shall be activated with, or subsequent to the construction of the principal structure or activation of the principal use.

Uses accessory to uses permitted by use permit shall be activated with, or subsequent to the construction of the principal structure or activation of the principal use only if authorized by the permit. Otherwise, the addition of such accessory uses shall require either an amendment to the permit authorizing the principal use or a separate use permit.

Accessory Uses and Structures, Agricultural. "Agricultural accessory uses and structures" means those uses and structures customarily incidental and subordinate to the agricultural use of the land including but not limited to: barns, storage shed, corrals, pens, fences, windmills, watering and feed troughs; the storage and use of farm implements, irrigation and crop protection equipment; the storage and use of fuels for heating buildings and operating farm equipment or appliances; water and wastewater treatment facilities and systems for private domestic use; permitted signs; and other accessory uses and structures which are determined by the community development department to be necessary, customary, and incidental to the agricultural use of the lot or parcel. "Accessory use, agricultural" shall not include residences of any kind or construction equipment storage yards.

Accessory Uses and Structures, Residential. "Residential accessory uses and structures" means those uses and structures customarily incidental and subordinate to the residential use of the land including but not limited to: private garages, children's playhouses, patios, decks, fences, landings, porches, gazebos, outdoor gardens, storage sheds, radio and television antennas, private satellite dish antennas, solar panels, flag poles; private boat docks, boathouses, and boat ramps; private pools, tennis courts, spas and hot tubs; domestic animal keeping; water and wastewater treatment

facilities and systems for private domestic use; permitted signs; the storage and use of fuels for heating buildings or for operating light equipment or household appliances; the parking of or temporary storage of fully operative automobiles, light trucks, boats, recreational vehicles, and motorcycles; and other accessory uses and structures which are determined by the community development director to be necessary, customary and incidental to the residential use of the lot or parcel. "Accessory use, residential" shall not include mobile storage trailers, storage structures or cargo boxes designed or once serving as commercial shipping or cargo containers, truck trailers or boxes; or the parking of tractor/trailers or separate tractors or cargo trailers.

Accessory Uses and Structures, Commercial. "Commercial accessory uses and structures" means those uses and structures customarily incidental and subordinate to the commercial use of the land including but not limited to: trash storage areas and bins; vending machines; six or less games/amusement devices and two or less pool tables occupying less than twenty-five percent of the net floor area of the principal use; required loading and unloading facilities; outdoor tables, benches, umbrellas, fountains, ponds, statues, sculpture, paintings and other works of art; radio and television antennas, private satellite dish antennas; the storage and use of fuels for fleet vehicles, heating buildings or for operating appliances or equipment used within a building; water and wastewater treatment facilities and systems; incidental services such as cafeterias, storage facilities and garages, sales offices, showrooms and administrative offices, permitted signs; the storage and use of commercial fleet vehicles as part of the principal use; and other accessory uses and structures which are determined by the community development director to be necessary, customary, and incidental to the commercial use of the land.

Accessory Uses and Structures, Industrial. "Industrial accessory uses and structures" means those uses, structures, and buildings customarily incidental and subordinate to the industrial use of the land including, but not limited to: loading and unloading facilities and equipment, parking areas and shipping terminals, water and wastewater treatment facilities and systems; incidental services such as cafeterias; storage facilities and garages, sales offices, showrooms and administrative offices; radio and television antennas, private satellite dish antennas; the storage and use of fuels for fleet vehicles, heating buildings or for operating appliances or equipment used within a building; the storage and use of fleet vehicles, heavy equipment or trucks as part of the principal use; permitted signs; and other accessory uses and structures which are determined by the community development director to be necessary, customary, and incidental to the industrial use of the land.

"Acre" means a measure of land area containing forty-three thousand five hundred sixty square feet unencumbered by any public or private street right-of-way or roadway easement except as provided herein.

"Addition" means any construction which increases the size of a building such as a porch, attached garage or carport, or new room or wing. An addition is a form of alteration.

"Agricultural use" means the tilling of soil, the raising of crops, horticulture, silviculture, viticulture, aviculture, aquaculture, apiculture, livestock grazing, the raising of small animals and poultry, domestic livestock farming, dairying, and animal husbandry.

"Agricultural processing" means the refinement, treatment, or packaging of agricultural products. Examples of agricultural processing include, but are not limited to: packing sheds, fruit dehydrators, cold storage houses, and hulling operations, and the storing, cleaning, packing, and storing of agricultural products preparatory to sale and/or shipment in their natural form including all uses customarily incidental thereto. Agricultural processing shall not include wineries, or manufacturing



of secondary products using agricultural products such as commercial kitchens, bakeries, breweries, and woodworking.

"Agricultural service establishment" means a commercial business principally established to serve farming or ranching activities and which relies on agriculture as its major means of support. Agricultural service establishments shall include blacksmiths or farriers; commercial harvesters, irrigation or crop sprayers; farm equipment repair services, and custom meat cutter.

"Airport" means any area of land or water which is used or intended for use for the landing and taking off of aircraft and any appurtenant areas which are used or intended for use for airport buildings or other airport facilities or rights-of-way, together with all airport buildings and facilities located thereon.

"Airstrip" means any area of land or water used for the landing, take-off, or taxiing of aircraft.

"Alley" means a public or private thoroughfare which affords a secondary means of access to abutting property and not intended for general traffic circulation.

"Alteration" means any change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, or interior partitions, as well as any change in doors or windows, or any enlargement to or diminution of a building or structure, whether horizontally or vertically, or the moving of a building or structure from one location to another.

"Animal husbandry" means the breeding, keeping, care and production of animals.

"Apartment" means a room or suite of rooms within a building but comprising an independent self-contained dwelling unit, with kitchen or cooking facilities, occupied or suitable for occupation as a residence for eating, living, and sleeping purposes.

"Apartment house" means any building or portion thereof containing three or more apartments or dwelling units. See "multifamily dwelling" or "multifamily dwelling group."

"Applicant" means any person, firm, partnership, association, joint venture, corporation, or any entity or combination of entities which seeks city permits and approvals.

"Appurtenant" means accessory to a principal use or structure on the same site.

"Aquaculture" means the culture of plants or animals in water.

"At one location" means all adjacent land owned or controlled by the applicant, the property lines of which are contiguous at any point, or the property lines of which are separated by a public or private street, road, or other public or private right-of-way.

Automotive Repairs, Major. "Major automotive repairs" means repair or refurbishing of any motor vehicle including the dismantling of an engine by removal of the head or pistons; the removal of the transmission, rear end or major assembly of any motor vehicle. Painting, body, and fender work are excluded.

Automotive Repairs, Minor. "Minor automotive repairs" means limited repair of any motor vehicle including the sales and installation of tires or replacement of fluids or minor automotive parts including, but not limited to: spark plugs, belts, batteries, mufflers, tires, and wheels. Major automotive repair, painting, body, and fender work are excluded.

"Auto wrecking yards" means land used for dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. The presence on any lot or parcel of land of motor vehicles exceeding thirty days have not been capable of operating under their own power, or from which parts have been or are to be removed for reuse or sale shall constitute prima facie evidence of an automobile wrecking yard.

"Average cross slope" means the average degree of deviation of the surface of a parcel of land from the horizontal, expressed as a percentage. The following formula shall be used to determine the average cross slope of any given parcel:

$$S = \frac{.00229 (I) (L)}{A}$$

where: S = The average cross-slope of the ground in percent.

I = The contour interval in feet.

L = The combined length in feet of all contours on the parcel map.

A = The area of the parcel in acres.

"Bar" means a structure or part of a structure used primarily for the sale or dispensing of liquor by the drink.

"Barn" means a building used for the shelter of livestock, the storage of agricultural products, the storage and maintenance of farm equipment or the storage of agricultural supplies.

"Bed and breakfast" means a commercial lodging use accessory to a principal dwelling further defined as two or less guest rooms located in the principal dwelling used, designated, or intended to be used, let or hired out for overnight sleeping accommodations.

"Bed and breakfast inn" means a commercial lodging use accessory to a principal use or as the principal use, and further defined as three to eight rooms or suites used, designated, or intended to be used, let, or hired out for overnight sleeping accommodations.

"Boarding house" means a dwelling other than a hotel or bed and breakfast, where lodging and/or meals for three or more persons is provided for compensation.

"Buildable area" means the net lot area minus any required minimum yard provided the maximum lot coverage is not exceeded.

"Building" means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or material of any kind or nature. "Building" shall include "structure."

Building Accessory. See "Accessory structure."

Building Envelope. See "Buildable area."

Building Height. See "Maximum height."

"Building setback line" means a development standard defined as a boundary line drawn on a sectional district map which separates buildable and non-buildable areas. The building setback line

may be a specific distance from a physical feature such as a creek bank, stream center line, roadway, or follow a contour elevation line on a topographic map.

Building, Principal. "Principal building" means a building or structure in which is conducted the principal use of the lot or parcel on which it is situated.

Business, Retail. "Retail business" means the sale or any service, article, substance, or commodity to the consumer.

Business, Wholesale. "Wholesale building" means the handling and sale of any article, substance, or commodity for resale, including incidental retail sales.

"Campground" means an area or tract of land used for outdoor overnight accommodations of one or more camping parties in tents, trailers, or recreational vehicles, provided that no more than twenty-five percent of the campground spaces possess waste disposal facilities suitable for recreational vehicles.

"Camping party" means a person or group of not more than ten persons occupying a campsite.

"Campsite" means an area within a campground occupied by a camping party.

"Cattle and hog feed yard" means any area where cattle or hogs are held or maintained for the purpose of feeding and fattening where sixty percent or more of the feed for such cattle is imported or purchased; when not incidental to a farm or ranch.

"Carport" means a roofed structure, or a portion of a building, open on two or more sides for the parking of automobiles.

"Cemetery" means land dedicated for the burial of animal or human remains, and for this title including columbariums, crematoriums, mausoleums, and mortuaries.

"Cocktail lounge" means an area or room within or connected to a restaurant where alcoholic beverages are sold for consumption on the premises, structurally separated from the dining area.

"Community care facility" means any facility, place, or building which is maintained and operated to provide nonmedical residential care, adult day care, or home finding agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, or incompetent persons. "Community care facility" shall include residential facility, residential care facility for the elderly, adult day care facility, home finding agency, and social rehabilitation facility, as defined in Section 1502 of the Health and Safety Code. Community care facilities include group homes and special care homes. See definitions for "Residential care facility," "residential care home, large," and "residential care home, small."

"Condominium" means the joint ownership of certain common property along with private, separate ownership of living space, including stock cooperatives and timeshare developments.

"Contractor's equipment storage yard" means storage of large equipment, vehicles, or other materials commonly used in the contractor's type of business; storage of scrap materials used for repair and maintenance of contractor's own equipment; and buildings or structures for uses such as offices and repair facilities.

"Conversion" means a change in the use of land or a structure from one use to another.

"Conveyance or convey" means any sale, transfer, lease, rent, or disposition or act to transfer, sell, lease, rent, or dispose of any affordable unit and include, but are not limited to, transfer of title or any interest therein by non judicial or judicial foreclosure and sale; but does not include transfer by gift, devise, or inheritance to the unit's owner's spouse or issue, taking of title by joint tenant, transfer of title to a spouse as part of divorce or dissolution proceedings, or acquisition of title or interest therein in conjunction with marriage.

"Cottage industry" means a small scale commercial or manufacturing activity accessory to the principal residential or agricultural use.

Covered Space. See "Parking, covered."

Coverage. See "Maximum Coverage."

Dams, Small, Medium, and Large. "Small, medium and large dams" means an earthen, concrete, or stone wall to confine a flow of water, as a stream, and raise its level. Small dams to not exceed six feet in height from the natural bed of the stream or watercourse at the downstream toe of the barrier. Medium dams are of seven to fifteen feet in height from the natural bed of the stream or watercourse at the downstream toe of the barrier. Large dams are those exceeding fifteen feet in height from the natural bed of the stream or watercourse at the downstream toe of the barrier.

"Density" means the total number of dwelling units permitted per acre of land.

"Density bonus" means a density increase over the otherwise maximum permitted density for residential dwelling units as specified by the zoning district.

"Detached" means not sharing a common wall or roof.

"Developed" means on land, in or under land or water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid, or thermal waste; grading, removing, dredging, mining, or extraction of any materials, change in the density of intensity of use of land, including, but not limited to: subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 or the Government Code), and any other division of land except where the land division is brought about in connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water, or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, and timber harvesting operations.

"Development standards" means a set of regulations contained within each zoning district of this title setting forth minimum requirements for specifications which must be met by all applicants for permits; including but not limited to: lot dimensions, setbacks and height limits; lot coverage; animal densities; parking and signs.

"De novo" means a new hearing. The review authority may approve, disapprove, or modify any proposed permit without regard to any previous testimony or action by another review authority.

"Domestic animal keeping" means "pets" raised by the occupants of the premises including dogs, cats, birds, fish, or other such animals, when in the opinion of the community development director in consultation with the animal control director, kept at a level not to create a habitual nuisance or endanger the health and safety of the community in accordance with this title.

"Drop-off recycling center" means any premises where recyclable items such as newspapers, magazines, glass bottles, or aluminum cans are accepted, whether for compensation or not, and stored within containers until such time as the recyclable items are transferred to a recycling center.

"Duplex" means a two-family dwelling.

"Dwelling unit" means a single unit providing independent living facilities for one or more persons, including provisions for living, sleeping, eating, cooking, and sanitation, and having only one kitchen.

A dwelling designed for occupancy by one household. A dwelling unit shall not include a residential second unit approved and constructed under the provisions of Section [17.04.040](#) (Secondary accessory residential unit).

Dwelling, Single-Family. "Single-family dwelling" means a single detached dwelling designed for and occupied exclusively by one family alone, and having but one kitchen. Single-family dwelling includes "factory built housing" as defined in Section 19971 of the Health and Safety Code.

Dwelling, Two-Family. "Two-family dwelling" means a single detached building designed for and occupied by two families alone, and having but two kitchens. "Two-family dwelling" includes duplex.

Dwelling, Multifamily. "Multifamily dwelling" means a single detached building designed for and occupied exclusively by three or more families living independently of each other as separate housekeeping units, including apartment house, condominiums, triplexes, and fourplexes.

"Dwelling group" means a group of two or more detached or semi-detached single-family, two-family, or multifamily dwellings occupying a parcel of land in one ownership and having any yard or court in common.

"Egress" means a point of vehicle, bicycle, or pedestrian exit from a parking area, lot, garage, driveway, or building.

"Emergency shelter" means a facility with minimal supportive services for the temporary overnight shelter of homeless persons that is limited to occupancy of six months or less by a homeless person.

"Employee housing" means housing providing accommodations for employees where the accommodations are maintained in connection with any work or place where work is being performed, whether or not rent is involved. Employee housing providing accommodation for six or fewer employees is considered a single-family use and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

"Enclosed building" means a structure supported by columns, enclosed on all sides by walls, and covered by a roof.

Equipment Repair, Light. "Light equipment repair" means a shop for the restoration or the replacement of parts or machinery powered by motors of fifteen horsepower or less.

Equipment Repair, Heavy. "Heavy equipment repair" means a shop for the restoration or the replacement of parts or machinery powered by motors greater than fifteen horsepower.

Equipment storage yard. See "Contractor's equipment storage yard."

"Exotic animal keeping" means the keeping of wild animals for which a wild animal permit is required.

"Factory-built housing" means a single-family dwelling defined as "factory-built housing" by Section 19971 of the Health and Safety Code which has the approval of the Department of Housing and Community Development of the state of California. Factory-built housing also includes "modular home or housing."

"Family" means one or more persons occupying a premises and living as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity, or sorority house. The family shall be deemed to include necessary servants.

"Family care home" means any residential facility providing twenty-four-hour care and supervision for six or fewer juveniles or adults.

Family Home, Small. "Small family home" means any residential facility providing twenty-four-hour care for six or fewer foster children who have mental disorders or developmental or physical disabilities and who require special care and supervision as a result of their disabilities.

"Farm labor quarters" means rooming and boarding houses, trailer coaches, mobilehomes, single-family dwellings, and mess halls for any number of farm help customarily employed principally on land owned by the owner of the building site occupied by said structures.

"Farm labor camp" means living accommodations, including structures, tents, trailers and mobilehomes, mess halls, garages, and accessory buildings and uses, or any number of persons, maintained in connection with any work or place where work is being performed, and including the premises on which said buildings and uses are situated or the area set aside for them. Labor camp and labor quarters shall also include any such living accommodations, and the premises which they occupy, which are owned, operated or maintained by any person engaged in the business of supplying lodging or meals for five or more persons who are or may be employed by him or by others.

Feedlot, Commercial. See "Cattle and hog feed yard."

"Floodplain" means the area adjoining the channel of a natural stream or river which has been or may be covered by floodwater.

Floor Area, Gross. "Gross floor area" means the total area of all floors of a building as measured to the surfaces of interior walls and including corridors, stairways, elevator shafts, attached garages, porches, balconies, basements, and offices.

Floor Area, Net. "Net floor area" means the gross floor area excluding vents, shafts, stairs, corridors, attics, and unenclosed porches and balconies.

"Foster family home" means any residential facility providing twenty-four-hour care of six or fewer children which is owned, leased, or rented and is the residence of the foster parent or parents, including their family, in whose care the foster children have been placed.

"Front yard" means that yard or area within the front one half of the lot.

"Game preserve" means a public or private land area, chiefly in a natural state, set aside for the

protection, enhancement, and enjoyment of wild animals or birds; includes "game reserve."

"Game room/amusement arcades" means a place wherein games/amusement devices occupy twenty-five percent or more of the net floor area, or contains seven or more games/ amusement devices and three or more pool tables and does not include any card games of chance or gambling.

"Garage" means an accessible and usable covered and completely enclosed space of not less than ten by twenty feet per vehicle for storage of automobiles.

"Granny unit" means an accessory dwelling unit either separate from or attached to the principal residence intended for the sole occupancy of one or two persons who are sixty years of age or older.

Group Care Home. See "Community Care Facility."

"Guest house" means a detached living quarters of a permanent type of construction without kitchen or cooking facilities of any kind, intended and used for temporary guests and not rented or leased separately from the main dwelling.

"Health care facility" means any facility, place, or building which is organized, maintained, and operated for the diagnosis, care, prevention, and treatment of human illness, physical or mental, including after convalescence and rehabilitation and including care during and after pregnancy, or for any one or more of these purposes, for one or more persons, to which the persons are admitted for a twenty-four-hour stay or longer. "Health care facility" shall include general, acute psychiatric hospital, skilled nursing facility, intermediate care facility, intermediate care facility/developmentally disabled habilitative, special hospital, or intermediate care facility/developmentally disabled.

Height. See "Maximum height."

"Historic areas" or "subdivision" means a town map, subdivision map, or individual lot which was recorded (created) in the official records of the county of Lake prior to 1940.

Hobby, Kennel. See "Kennel, Hobby."

Hog Farm, Commercial. See "Cattle and Hog Feed Yard."

"Home occupation" means an occupation conducted within a dwelling by a person(s) residing in the dwelling unit, which is incidental and secondary to the residential use of the dwelling.

Hospital. See "Health care facility."

"Hotel" means any building, portion thereof or group of buildings, providing transient accommodations containing six or more rooms; used, designed, or intended to be used, let or hired out for transient occupancy.

"Housing authority" means the Lake County housing authority, a nonprofit public corporation or another city designated agency.

"Housing costs" mean the monthly mortgage principal, interest, taxes, homeowner's insurance, and condominium fees, where applicable, for ownership units and monthly rent for rental units.

"HUD" means the United States Department of Housing and Urban Development, or its successor.

"Importation of fill" means the deposit of earth in amounts exceeding fifty cubic yards in any one lot

or parcel.

"Incidental" means secondary, accessory, appurtenant, or subordinate to another use, structure, or activity.

"Income eligibility" means the gross annual household income considering household size and number of dependents, income of all wage earners, elderly, or disabled members of the family and all other sources of income.

"In-lieu housing fee" means a fee paid to the city housing fund to facilitate the construction of very-low to moderate income housing elsewhere in the community.

Interior Lot. See "Lot - Interior."

"Junk" means any used, waste, discarded, or salvaged machinery, scrap iron, steel, other ferrous and nonferrous metals, tools, implements or portions thereof, glass, plastic, cordage, building materials, or other waste which has been abandoned from its original use and may be used again in its present or in a new form. Also including automobiles, other vehicles, or dismantled vehicles in whole or part.

"Junkyard" means the use of more than one hundred square feet of any lot zoned R-1, R-2, R-3, C-1, C-2 or more than two hundred square feet in any other district where "junk" is kept, stored, located, piled, salvaged, reconditioned, sold, bartered, or put to any use.

Kennels, Hobby. "Hobby kennels" means an accessory use of a principal residential or agricultural use where five to seven dogs are sheltered, bred, or trained for noncommercial purposes.

Kennels, Commercial. "Commercial kennel" means any premises where more than seven dogs, cats, or other similar animals are kept, maintained, bred, boarded, or cared for, for compensation, or are kept for the purposes of sale, hire, breeding, or exhibition. Dogs used in herding farm animals, incidental to an agricultural use, are excluded from this definition.

"Large family day care home" means a home which regularly provides care, protection, and supervision of nine or more children, including children who reside at the home, for periods of less than twenty-four hours per day, while the parents or guardians are away.

"Live entertainment" means an activity that includes the presentation of amplified music or voices.

"Lot" means a parcel of land.

Lot Area, Gross. "Gross lot area" means the area included within the boundaries of a "lot of record," including any portion described in the map or deed creating the lot as lying within a public or private street right-of-way or roadway easement. For lots five or more acres in size, or when the zoning regulations require minimum lot size of five or more acres, up to, but not exceeding fifteen percent of the minimum lot size or maximum permitted density requirement may consist of any area required for new road dedication or one half of any existing public right-of-way.

Lot Area, Net. "Net lot area" means the gross lot area minimum any public or private street right-of-way, and minus any roadway easement.

Lot, Corner. "Corner lot" means a lot or parcel of land abutting upon two or more streets at their intersection, or upon two parts of the same street forming an interior angle of less than one hundred



thirty four degrees.

Lot Coverage. See "Maximum lot coverage."

Lot, Interior. "Interior lot" means a lot which is bordered on three sides by other lots, and which fronts upon a street or right-of-way.

Lot, Key. "Key lot" means a lot, the sideline of which abuts the rear line of one or more adjoining lots.

Lot, Through. "Through lot" means a lot having frontage on two parallel, or approximately parallel streets.

"Lot line" means a line separating the frontage from a street; the side from adjoining property; or the rear from an alley or street or adjoining property.

Lot Line, Front. "Front lot line" means a line separating a front yard of a lot from the street.

Lot Line, Rear. "Rear lot line" means the lot line most distance from and generally opposite the front lot line; or on a lot with two front lot lines, the lot line opposite the narrowest front lot line.

Lot Line, Side. "Side lot line" means any lot line not a front lot line or a rear lot line.

"Lot of record" means a single parcel of land, the boundaries of which are delineated in the latest recorded parcel map, subdivision map, certificate of compliance, or deed provided that such recorded deed does not create or attempt to create a lot in violation of the provisions of any applicable California law or city ordinance.

Lot Width, Minimum Average. "Minimum average lot width" means the average horizontal distance between the side lot lines measured at right angles to the lot depth of the lot at a point midway between the front and rear lot lines. In the case of triangular lots, or lots that are bound by more than four straight lines, or that have curvilinear side lines, the community development director shall determine lot width.

"Lower income household" is a general term which refers to households in the very-low and low income classifications.

"Lumberyard" means an area used for the storage, distribution, and sale of lumber and lumber products, but not including the manufacture, remanufacture, or fabrication of lumber, lumber products or firewood.

Manufactured Housing. See "Mobilehome."

"Maximum height" means the height for any principal or accessory structure or auxiliary facility, above which air space cannot be occupied by any building, structure, or ancillary facility. The maximum height shall be the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the topmost point of the roof.

"Maximum lot coverage" means a development standard which shall have the following meaning: the percentage of the net lot area covered by the vertical projection of any structure, excluding any structure not extending above grade. Lot coverage shall not include swimming pools, and shall not include underground accessory structures such as septic tanks, gas tanks, or water and sewer lines.

"Maximum permitted density" means a development standard indicating the maximum number of dwelling units per acre.

"Median income" means the annual area median income applicable to the county, adjusted for family size in accordance with the adjustment factors adopted by the United States Department of Housing and Urban Development (HUD).

"Minimum lot size" means the smallest permitted size of any newly created lot(s) or parcel(s). For lots less than five acres in size, all minimum lot sizes shall be net lot area; for lots five acres or more in size, all minimum lot sizes shall be gross lot area.

"Minimum yard" is defined herein as "yard required, front," "yard required, rear," and "yard required, side" which establish areas of a lot or parcel which shall be left unobstructed of permanently affixed buildings and structures to provide for adequate light, air, and open space.

"Mining and resource extraction" for the purposes of this title, means the removal and processing of natural mineral resources such as aggregate, ore, water (including bottling plants), and other minerals. This definition shall not apply to geothermal resources.

"Minor additions or alterations" means the repair, maintenance, or minor alteration of structures, buildings, or topographic features involving negligible or no expansion of use beyond that previously existing, including but not limited to: interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances; restoration or rehabilitation of deteriorated or damaged structures, facilities, or mechanical equipment to meet current standards; or additions to existing structures or uses provided that the addition will not result in an increase of more than twenty percent of the floor area of the structure or use are of the current use before the addition.

"Mobilehome" means a structure, transportable in one or more sections, which is at least twelve feet in width (excluding eaves) and five hundred sixty square feet in size, or as otherwise defined in this chapter, which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation. Mobilehome includes a "manufactured home" as defined in Section 18007 of the Health and Safety Code. Mobilehome does not include a recreational vehicle (Section 18010.5), commercial coach (Section 18012), or factory-built housing (Section 19971).

"Mobilehome park" means a parcel or contiguous parcels under one ownership which are planned and improved where mobilehome spaces are used, rented, leased, or held out for use, rent, or lease to accommodate mobilehomes for human habitation.

"Mobilehome stand" means that part of an individual mobilehome space which has been reserved for the placement of the mobilehome.

"Moderate, low, and very-low income levels" means those determined periodically by the U.S. Department of Housing and Urban Development (HUD) based on the Lake County median income levels by family size.

- A. Moderate income, eighty percent to one hundred percent of the HUD median income.
- B. Low income, fifty percent to eighty percent of the HUD median income.
- C. Very low income, under fifty percent of the HUD median income.

Modular Home. See "Factory-Built Housing."

Motel. See "Hotel."

"Motorhome" means a "housecar" as defined by the California Department of Motor Vehicles, which is any vehicle designed for human habitation.

Multifamily Dwelling. See "Dwelling, Multifamily."

"Multifamily dwelling group" means a group of two or more detached or semidetached two-family or multifamily dwellings that occupy a parcel of land in one ownership.

"Newspaper distribution center" means any premises where newspapers are picked up by vendors employed for redistribution either by house to house delivery or in small quantities to retail stores.

"Nonconforming lot" means a legal lot of record having less area, dimensions, or frontage than required in the regulations of the district in which it is situated.

"Nonconforming structure" means a legal building or structure, where the setbacks, height, or area of the structure does not meet the regulations of the district in which it is situated.

"Nonconforming use" means any legal use of land which does not conform to the regulations of the district in which it is situated.

Nursery, Retail. See "Plant Nursery, Retail." Nursery, Wholesale. See "Plant Nursery, Wholesale."  
"Nursery school" means a public or private school for children usually under five years of age.

Nursing home. A form of "Health care facility."

"Off-sale liquor" means the sale of alcohol or alcohol products for human consumption outside the place of sale.

"Off-site units" means affordable dwelling units built on a property different than and not contiguous to the development for which the affordable units are required to be constructed under the provisions of this section.

"On-sale liquor" means the sale of alcohol or alcohol products for human consumption inside the place of sale.

"Open storage" means the storage of new or usable supplies, materials, products, motor vehicles, or other appurtenances in the "open" or in view of the general public. Open storage is a form of outdoor storage but does not include a junkyard.

"Open to the public" means hours of operation of a commercial use when the goods or services provided are "available for use by persons other than employees."

"Outdoor storage" means the storage of supplies, materials, products, motor vehicles, or other articles outside of a building and left uncovered by roofs or walls.

"Outdoor recreation facility" means any premises which offers open-air recreational opportunities to the general public either on a membership basis, or on an hourly, daily, weekly, monthly, or yearly rate including, but not limited to golf courses, tennis courts, swimming pools, equestrian trails, and private hot springs. "Outdoor recreational facility" shall not include commercial resort uses such as skateboard parks, BMX tracks, miniature golf, waterslides, jet ski, and other boat rentals.

Parcel. See "Lot."

"Parking spaces" means an accessible and usable space on the lot at least nine by twenty feet in dimension for the parking of automobiles, except as otherwise provided for in Chapter [17.23](#).

Parking, Covered. "Covered parking" means an accessible and usable parking space of not less than ten by twenty feet in dimension located within a structure of columns and roof or enclosed by walls and roof. Includes "carport" or "garage."

"Performance standards" means a set of regulations setting forth minimum requirements or maximum allowable limits on the effects or characteristics of a use, including, but not limited to performance standards on air quality, erosion, glare, landscaping, hazardous wastes, noise, outdoor storage, and satellite dish antennas.

"Person" means any individual, firm, co-partnership, corporation, company, association, joint association, or local agency and includes any trustee, receiver, assignee, or other similar representative thereof.

Plant Nursery, Retail. "Retail plant nursery" means the retail handling of any article, substance, or commodity related to the planting, maintenance or harvest of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals, or other nursery goods and related products in small quantities to the consumer.

Plant Nursery, Wholesale. "Wholesale plant nursery" means the growing, storage, and sale of garden plants, shrubs, trees, or vines for resale, including incidental retail sales.

"Power generation" means any electrical generating facility using thermal, wind, or water energy including, but not limited to biomass plants, wind farms, coal-fired plants, or thermal power plants.

"Principal structure" means a structure in which is conducted the principal use of the lot on which it is situated, except for agricultural uses.

"Principal use" means the primary or dominant use of the land, whether it be to farm, to ranch, to reside within a dwelling, or to operate a business.

"Private sewer system" means an individual septic system.

"Private utility" means any utility which is not a public utility.

"Private water system" means an individual well or mutual water system.

"Professional uses" means any one of the following uses: accountant, architect, drafting service, attorney, chiropractor, civil engineer or surveyor's office, collection agency, dentist, doctor, insurance office, private detective, real estate office, administration office, social worker, barber shop, beauty shop, and other similar uses. Retail sales conducted in conjunction with a professional use shall be limited to items that are directly related and ancillary to the professional use activity occurring within the building.

"Project" means a housing development at one location including all units or lots for which discretionary approvals have been applied for or granted within a twenty-three-month period.

"Public area" means an area, structure, or building owned by a governmental agency and operated for use by the public including, but not limited to: public parks, playgrounds, trails, paths, and other

recreational areas and other public open spaces; schools, libraries, police stations, corporation yards, and other public uses, buildings, and structures.

"Publicly maintained road" means any road in the city accepted for maintenance, or owned and maintained by a city, county, special district, or state.

"Public sewer system" means any sewage disposal system of one hundred or more connections operated and maintained by any municipality, state of California.

"Public utility" means production, storage, transmission, and recovery facilities for water, sewerage, energy, communications, and other similar utilities owned or operated by a business organization and subject to the jurisdiction of the Public Utilities Commission.

"Public water system" means a system, regardless of type of ownership, for the provision of piped water to the public for domestic use, if such system has at least one hundred service connection.

"Public and private nonprofit campgrounds" means nonprofit camping facilities for the general public, youth organizations, or community service groups.

"Rear yard" means that yard or area within the rear one-half of the lot which extends from the rear wall of the principal building or structure to the rear lot line.

"Recreational vehicle" means a motorhome, travel trailer, camper or camping trailer, with or without motor power, designed for human habitation for recreational or emergency occupancy, with an area of less than four hundred eighty square feet. Recreational vehicle shall also include trailered boats.

"Recreational vehicle park" means any area or tract of land, where one or more spaces are rented or leased or offered for rent or lease or held out for use to owners or users of recreational vehicles or tents and which is occupied for temporary purposes.

"Recycling center" means any premises where recyclable items such as newspapers, magazines, glass bottles, or aluminum cans are accepted, whether for compensation or not, collected from drop-off recycling centers, processed and stored within containers or enclosed buildings until such time as the recyclable items are sold and shipped.

Processing may include crushing, baling, or shredding.

"Rent" means and includes the costs of all taxes and assessments on the real property of which the affordable unit is a part, including but not limited to, homeowner's associations, fees, dues and assessments, and casualty insurance on the real property including the dwelling unit, but excludes the costs of utilities serving the allocated unit, including water, sewer, telephone, electricity and gas, required garbage collection services, and insurance on personal property of the lessee.

"Replacement value" means a building evaluation as determined by the building inspection staff not including the value of land.

"Residential second unit" means a single-family dwelling constructed after or concurrent with another single-family dwelling on the same lot or parcel. A second unit provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking. Only one second unit is allowed per lot.

Required Yard, Front. "Front required yard" means a development standard applied to the placement of structures and is the shortest possible distance between every structure and the front

lot line of the subject lot.

Required Yard, Rear. "Rear required yard" means a development standard applied to the placement of structures and is the shortest possible distance between every structure and the rear lot line of the subject lot.

Required Yard, Side. "Side required yard" means a development standard applied to the placement of structures and is the shortest possible distance between every structure and the side lot line on the subject lot.

"Resale controls" means legal restrictions by which the price of an affordable housing unit will be controlled to ensure that the unit is affordable by lower income households over time.

Reservoir, Small, Medium, Large. "Small, medium, large reservoir" means a form of "excavated pond" or "embankment pond." A small reservoir is greater than one acre foot, but shall not exceed five acre feet. A medium reservoir is greater than five acre feet but shall not exceed fifteen acre feet. A large reservoir exceeds fifteen acre feet. The aggregate volume of all ponds on the property shall be used for calculating pond size on any individual parcel.

"Residential care facility" means a community care facility for more than fourteen persons.

"Residential care home, large" means a community care facility for seven to fourteen persons.

"Residential care home, small" means a community care facility for six or fewer persons. A small residential care facility is the same as a group home serving six or fewer persons. The count of "six or fewer" does not include the licensee, members of the licensee's family, or the residential care home's staff. A small residential care facility is considered a residential use of property, and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone (Health and Safety Code Sections 1267.8(c), 1267.16(a), 1566.2, and 1568.031(a).

"Residential development" or "development" means a project with five or more residential units.

Rest Home. See "Community care facility."

"Restaurant" means an establishment where food is prepared for consumption on the premises, which may include on sale alcoholic beverages in conjunction with meals, provided that there is no separate bar area.

"Review authority" for the purposes of this title, means the officer, committee, commission, board, or employee responsible for the approval or disapproval of any permit or entitlement or responsible for the administration, interpretation, or enforcement of the provisions of this title.

"Ridge" means a topographic feature indicated as an extended elevation between valleys, typically the upper part of a range of hills or mountains.

"Rifle range" means any facility or premises protected from uncontrolled entry where the firearms or arrows are lawfully discharged for target practice or competition. "Rifle range" includes pistol range, archery range, or trap shoot.

"Road building" means the removal of more than fifty cubic yards of earth for road building, or grading of roads longer than five hundred feet, but not including roads constructed for agricultural purposes.

Rummage Sale, Commercial. "Commercial rummage sale" means the sale of secondhand goods, including flea markets by individuals or organizations conducted more than twelve days per calendar year.

Rummage Sale, Nonprofit. "Nonprofit rummage sale" means the infrequent sale of secondhand goods by individuals or organizations, including garage and yard sales, and flea markets conducted between six to twelve days per calendar year.

"Sanitary landfill" means a site for solid waste disposal in which the solid waste is spread in thin layers, compacted to the smallest practical volume, and covered with solid at the end of each working day.

Satellite Dish Antenna, Commercial. "Commercial satellite dish antenna" means any structure capable of receiving radio or television signals from a transmitter or a transmitter relay located in planetary orbit, used in conjunction to a commercial use or where admission is charged to view programs received via satellite.

Satellite Dish Antenna, Private. "Private satellite dish antenna" means an accessory structure to the principal use, and capable of receiving, for the sole benefit of the principal use, radio or television signals from a transmitter or transmitter relay located in planetary orbit.

School, Private. "Private school" means a school that is established, conducted, and primarily financially supported by a non-governmental agency or group of individuals.

School, Public. "Public school" means a school that is financially supported by a local, city, county, state, or other government authority.

"Screening" means to intentionally prevent or obstruct the public's view of some particular use, article, activity, structure, or building.

"Service station" means a retail business establishment limited to the sale of motor fuels and supplying goods and services generally required in the operation and maintenance of automotive vehicles.

Setback. See "Required Yard, Front," "Required Yard - Rear," "Required Yard, Side" or "Building setback line."

"Side yard" means that yard or area within either side of the lot and outside of the front yard or rear yard which extends from the wall of the principal building or structure to the side lot line.

"Sign" means anything whatsoever placed, erected, constructed, posted, painted, printed, tacked, nailed, glued, struck, carved, or otherwise fastened, affixed, or made visible for out-of-door advertising purposes in any manner whatsoever, on the ground or on any tree, wall, bush, rock, post, fence, building, structure, or anything whatsoever.

Single-Family Dwelling. See "Dwelling, Single-Family."

"Small family day care home" means a home which regularly provides care, protection, and supervision of eight or fewer children, including children who reside at the home, for periods of less than twenty-four hours per day, while the parents or guardians are away.

"Social rehabilitation facility" means any residential facility which provides social rehabilitation services for adult individuals for periods of not longer than eighteen months duration in a group

setting.

"Space" means, when referring to a mobilehome park or recreational vehicle park, any area, lot, or site designated or used for the occupancy of one mobilehome, travel trailer, recreation vehicle, or camping party.

"Special event" means an establishment or enterprise involving large assemblages of people or automobiles on private land not specifically designed for such events including, but not limited to, a carnival or circus, automobile or foot race, rodeo, outdoor concert, play, festival attracting more than five hundred participants or observers, or a tennis tournament.

"Street" means a permanently reserved, public or private right-of-way which affords a principal means of vehicular access to abutting or adjacent property, not including alleys or driveways as defined herein. The service or frontage road of a freeway shall be considered as a street separate from such freeway or highway.

"Structure" means anything constructed or erected, the use of which requires location on or above the ground or the attachment to something having location on or above the ground including swimming pools and patio covers.

"Structural alteration" means any change in the supporting members of a building, such as bearing walls, columns, beams, or girders.

"Structural wall" means any bearing wall of a building.

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing may be developed as a variety of housing types, including a single-family unit, multifamily development, or community care facility and is subject to the same regulations as that housing type. For example, a supportive housing project of one single-family unit would be subject to the same standards as a single-family home.

"Target population" means persons with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code) and may include, among other populations, adults, emancipated youth, families, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people.

"Temporary" is a term applied to certain uses requiring a zoning permit which are only permitted for a limited time, after which the zoning permit expires.

"Temporary dwelling" means a travel trailer or motorhome which serves as a temporary residence for the owner/builder until the principal dwelling unit is built or occupied.

"Temporary office" means a commercial coach which serves as a temporary office until the principal commercial structure is built or occupied.

"Temporary sales office" means a real estate sales office located in a subdivision.



"Timeshare" means a single-family dwelling unit whether attached or detached which is in common ownership by more than one family or individual, the purpose of which is to provide temporary living accommodations to all owners on a scheduled basis for recreation. A timeshare may be managed separately and rented to non-owners when approved by the common owners.

"Townhouse" means a single-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.

"Trailer coach" means a vehicle designed or used for human habitation, including travel trailers, motorhomes, and campers, with a maximum gross occupied ground area of less than four hundred eighty square feet.

"Transitional housing, transitional housing development" means buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing may be developed as a variety of housing types, including a single-family unit, multifamily development, or community care facility and is subject to the same regulations as that housing type. For example, a transitional housing project of one single-family unit would be subject to the same standards as a single-family home. A transitional housing project proposed as a twenty-unit subdivision would be subject to the same standards as a residential subdivision. A transitional housing project proposed as a multifamily development would be subject to the same standards as a multifamily project.

"Truck stop" means a place of business primarily engaged in providing service station facilities for cargo vehicles, trailer trucks, and automobiles. Truck stops may include accessory food and lodging services.

"Use" means the purpose for which land or premises of a building thereon is designed, arranged, or intended or for which it is or may be occupied or maintained.

Use, Accessory. See "Accessory Use."

"Use area" means the area occupied by principal use or structure and accessory buildings, structures, and appurtenant outdoor, screened, or covered areas accessory to a permitted use or structure.

Veterinary Clinic, Large Animal. "Large animal veterinary clinic" means any premises used for the on-site care and treatment of large domestic animals including horses, cattle, goats, sheep, and similar animals including holding pens or corrals.

Veterinary Clinic, Small Animal. "Small animal veterinary clinic" means any premises used for the care and treatment of small domestic animals including dogs, cats, birds, and similar animals with all such operations being conducted wholly within a building.

Wholesale Plant Nursery. See "Plant Nursery, Wholesale."

"Winery" means a bonded establishment primarily used for the purpose of processing grapes or other fruit products.

Processing includes, but is not limited to, crushing, fermenting, blending, aging, storage, bottling, and wholesale or retail sales of wine produced or bottled on the premises. Accessory uses include tasting rooms and incidental retail sales of wine related products including, but not limited to, glasses, bottle openers, and previously prepared packaged foods.

Wood Yard, Commercial. "Commercial wood yard" means any premises where large quantities of firewood, whether as whole trees or parts of trees, are imported, openly stored, split, sized, and cut for sale.

Yard. See "Minimum yard."

Yard, Required Front. See "Minimum Yard, Front."

"Zoning administrator" means the community development director or designee. (Ord. 893 §3(13), 2014; Ord. 887 §1(l), 2013; Ord. 880 §2(1), 2010; Ord. 837 §2, 2005; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

## **Chapter 17.38 CANNABIS CULTIVATION**

Sections:

[17.38.010 Intent.](#)

[17.38.020 Applicability.](#)

[17.38.030 Definitions.](#)

[17.38.040 Regulation of location.](#)

[17.38.050 Development and operational standards.](#)

[17.38.060 Enforcement.](#)

[17.38.070 Liability.](#)

### **17.38.010 Intent.**

A. The city council of the city of Lakeport, pursuant to this chapter, hereby intends to regulate the personal cultivation of cannabis, including but not limited to regulations as to location of the cultivation, size of the area used for cultivation, and the use of fencing or other screening and security structures, and in furtherance of the public necessity, convenience and general welfare.

B. This chapter is established to regulate personal cannabis cultivation in a manner that mitigates potential impacts on surrounding properties and persons, and that is in conformance with the provisions of the Compassionate Use Act of 1996 (Proposition 215) and the Adult Use of Marijuana Act (Proposition 64).

C. It is the intent of the city of Lakeport to enforce the provisions of this chapter primarily on the basis of legitimate and verified complaints received from the public related to nuisance conditions and/or other public safety issues. (Ord. 914 §1(part), 2017: Ord. 889 §1(part), 2013. Formerly 17.38.020)

### **17.38.020 Applicability.**

The provisions of this chapter shall apply to all persons described herein whether the activities described herein were established before or after the effective date of this chapter. Chapter [17.36](#), Nonconforming Uses, Structures, and Lots, shall not apply to preexisting land or building uses inconsistent with the provisions of this chapter. (Ord. 914 §1(part), 2017: Ord. 889 §1(part), 2013. Formerly 17.38.030)

### **17.38.030 Definitions.**

"Cannabis," or "marijuana," shall include the definition of "cannabis" as set forth in Business and Professions Code Section 26001, subdivision (f), and Health and Safety Code Section 11018, as each may be amended from time to time, and shall be used interchangeably and shall mean all parts of the plant Cannabis sativa Linnaeus, Cannabis indica, or Cannabis ruderalis, whether for a medical purpose or a nonmedical purpose, whether growing or not; the seeds thereof; the resin, whether crude or purified, extracted from any part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or resin. This includes the separated resin, whether crude or purified, obtained from marijuana. This definition does not mean "industrial hemp" as defined by California Food and Agricultural Code Section 81000, as may be amended, or California Health and Safety Code Section 11018.5, as may be amended.

"Canopy" means the total combined canopy area for all locations on a property where cannabis/medical marijuana is being cultivated, including indoor areas, as measured by the horizontal extent of the plant or combination of plants at the widest point and measured in a straight line.

"Cultivation" means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis and/or marijuana.

"Detached, fully enclosed and secure structure" is a building completely detached from a residence that complies with the California Building Standards Code, as adopted by the city, or if exempt from the permit requirements of the California Building Standards Code, that has a complete roof enclosure supported by connecting walls extending from the ground to the roof, is secure against unauthorized entry, and is accessible only through one or more lockable doors.

"Indoors" means within a fully enclosed and secure structure.

"Medical cannabis" or "medical marijuana" means cannabis or marijuana that has been recommended by a licensed physician in strict accordance with Health and Safety Code Sections 11362.5 through 11362.9, inclusive, commonly referred to as the Compassionate Use Act and the Medical Marijuana Program.

"Outdoor" means any location within the city that is not within a fully enclosed and secure structure.

"Primary caregiver" shall have the same definition as Health and Safety Code Section 11362.7(d), as may be amended.

"Qualified patient" shall have the same definition as Health and Safety Code Sections 11362.7(c) and (f), as may be amended.

"Rear yard" is the rear open space portion of any premises, whether fenced or unfenced.

"Residential structure" is any building or portion thereof legally existing which contains living facilities, including provisions for sleeping, eating, cooking and sanitation on a premises or legal parcel located within a residential or agricultural-residential zoning district.

"Solid" means constructed of substantial material (such as wood) that prevents viewing the contents from one side to the other. "Solid" does not include tarpaulins, cloth material, scrap material, bushes, or hedgerows. (Ord. 914 §1(part), 2017: Ord. 889 §1(part), 2013. Formerly 17.38.040)

**17.38.040 Regulation of location.**

A. Cannabis cultivation shall be prohibited on any parcel within the city except as an accessory use to a legally established residential structure within a legal accessory structure on a legal parcel within the R-1, R-2, R-3, R-5 and UR zoning districts as well as permitted mixed use--residential units.

B. Except as provided in subsection C of this section, cannabis cultivation may be undertaken only by person(s) who occupy the residential structure on the parcel proposed for cultivation as their primary residence.

C. A primary caregiver, as defined, may undertake cultivation of medical cannabis on behalf of his/her qualified patient(s), but only on a parcel containing the primary caregivers or qualified

patient's primary residence.

D. Cultivation shall only be permitted in a detached, fully enclosed and secure accessory structure and said cultivation area, including the plant canopy, shall be limited to eighty square feet per parcel or residence, whichever is less, or six plants. The cultivated cannabis may not be sold to any other person or organization.

E. The use of a detached, fully enclosed and secure accessory structure for cultivation of cannabis shall not reduce the required parking required per Chapter [17.23](#).

F. Outdoor cultivation shall be unlawful and a public nuisance for any person owning, leasing, occupying or having charge for possession of any parcel within any zoning district in the city.

G. Indoor cultivation within a residential structure shall be unlawful and a public nuisance with regard to any person owning, leasing, occupying or having charge for possession of any parcel within any zoning district in the city. (Ord. 914 §1(part), 2017: Ord. 889 §1(part), 2013. Formerly 17.38.050)

**17.38.050 Development and operational standards.**

A. From a public right-of-way there shall be no exterior evidence of cannabis cultivation located inside a detached, fully enclosed and secure accessory structure.

B. Person(s) engaged in cultivation shall reside in the residence located on the parcel containing the detached, fully enclosed and secure accessory structure where the cannabis cultivation occurs, except as provided in Section [17.38.040\(C\)](#).

C. Person(s) engaged in cultivation shall not cultivate medical marijuana in any other location within the incorporated city other than in the accessory structure located on the parcel containing his/her primary residence, except as provided in Section [17.38.040\(C\)](#).

D. The qualifying residential structure located on the property containing the detached, fully enclosed and secure accessory structure in which cannabis is cultivated shall maintain kitchen, bathrooms, and primary bedrooms for their intended use and shall not be used for cannabis cultivation.

E. Cannabis cultivation shall not adversely affect the health or safety of nearby residents by creating dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or be hazardous due to use or storage of materials, processes, products or wastes.

F. Residential accessory structures used for cultivation shall meet the following criteria:

1. The structure shall be provided with a locking door or doors.
2. If a detached, fully enclosed, and secure structure is not feasible and the cultivation building is an unsecured structure then it shall additionally be surrounded by a secure solid six-foot-high fence located within ten feet of the unsecured structure and equipped with a lockable gate.
3. The structure shall be located in the rear yard portion of the lot and maintain a minimum of a ten-foot setback from the side and rear property lines and from any other building on the parcel.
4. Any accessory structure utilized for cultivation of cannabis shall be legally constructed

with a building permit if it exceeds one hundred twenty square feet of size. No more than eighty square feet of floor area shall be used for the cultivation of cannabis. The plant canopy shall be contained within the eighty square feet of floor area. All electrical and plumbing fixtures shall be installed with a valid building permit from the city. Such building permits will only be issued to the owner of the property. If the resident is proposing to convert an existing accessory structure, or a portion of an existing structure, for cultivation of cannabis, an inspection will be required to ensure compliance with this chapter.

5. Cannabis cultivation lighting shall comply with the California Building, Electrical and Fire Codes as adopted by the city.

6. Flammable or volatile gas products or generators shall not be used within any detached structure used for the cultivation of cannabis.

7. Any detached, fully enclosed and secure structure used for the cultivation of cannabis must have a ventilation and filtration system installed that shall prevent nuisance cannabis plant odors from exiting the interior of the structure. If a permanent, built-in ventilation and filtration system is installed, it shall be subject to the issuance of a building permit, approval by the building official and must be installed prior to commencing cultivation within the detached, fully enclosed and secure structure.

8. Accessory structures utilized for cultivation shall be ventilated with odor control filters, and shall not create an odor, humidity or mold problem on the subject property or adjacent properties.

9. Other activities may occur within a detached fully enclosed and secure accessory structure where cannabis is cultivated; provided, that the cultivation area within the structure, including the plant canopy, does not exceed eighty square feet of floor area; and further provided, that the cultivation area is segregated from all other building uses by permitted walls and all other conditions of this chapter are satisfied.

10. As an alternative to the requirement set forth in subsections (F)(1) through (8) of this section, the cultivation of cannabis may occur in a prefabricated greenhouse structure constructed for nursery or agricultural purpose which does not include any service systems and which has a canopy which does not exceed eighty square feet. Said structure shall be located in an area which is fully enclosed by an opaque fence at least six feet in height. The structure must also meet all applicable permit requirements and shall be secure against unauthorized entry and accessible only through one or more lockable doors. The frame must be constructed of metal and the panels must be polycarbonate or other similar material which is no less than four mm thick. In the alternative, the structure may be a chain link or wire mesh type greenhouse which is overlaid with a one-piece cover made of polyethylene laminate fabric or other similar materials which is no less than eight ml thick. The structure shall be equipped with an odor control filtration and ventilation system(s) adequate to prevent cannabis plant odors from exiting the interior of the structure.

G. Nothing in this chapter shall be construed as a limitation on the city's authority to abate any nuisance which may exist from the planting, growing, harvesting, drying, processing or storage of cannabis plants or any part thereof from any location, indoor or outdoor, including from within a detached, fully enclosed and secure structure. (Ord. 914 §1(part), 2017; Ord. 889 §1(part), 2013. Formerly 17.38.060)

**17.38.060 Enforcement.**

A. Right of Entry. Persons designated by resolution as code enforcement officers of the city are authorized to enter upon and inspect private properties to ensure compliance with the provisions of this chapter. Reasonable advance notice of any such entry and inspection shall be provided and, before entry, consent shall be obtained in writing from the owner or other person in lawful possession of the property. If consent cannot for any reason be obtained, an inspection warrant shall be obtained from a court of law prior to any such entry and inspection. In those cases where consent is denied, the city may seek to recover the costs it incurs in obtaining a warrant from the property owner and/or person in lawful possession of the property.

B. Public Nuisance. The maintaining, cultivating or growing of cannabis upon private property within the city, unless in full compliance with the provisions of this chapter, is declared to be a public nuisance as defined in Section 370 of the California Penal Code and Chapter 8.22.

C. Citable Offense. Every person who, in violation of the provisions of this chapter, maintains, permits or allows cannabis to be grown upon his or her property or premises, and every person occupying, renting or leasing the property or premises of another who maintains, permits or allows cannabis to be grown thereon in violation of this chapter, is guilty of an infraction punishable as set forth in Section 1.08.010. After written notice is provided to any such person of such violation, the continued existence of such violation for each and every day after the service of such notice shall be deemed a separate and distinct offense.

D. Issuance of Citations. All persons designated by resolution as code enforcement officers of the city are authorized to issue citations to persons deemed to be in violation of the provisions of this chapter. Such citations shall be expeditiously processed through use of the administrative citation process or where appropriate through filing an infraction in the appropriate court of law.

E. Remedies Nonexclusive. The remedies provided herein shall not be the exclusive means of enforcing the provisions of this chapter nor the exclusive means available to the city to address problems associated with the cultivation of cannabis, whether for medical or other purposes. The city shall continue to have available to it the ability to pursue abatement of nuisances and other problems related to cannabis cultivation under California Penal Code Sections 372 and 373a and other applicable provisions of law. The city may also pursue the recovery of its abatement costs in the manner provided by the Lakeport Municipal Code. (Ord. 914 §1(part), 2017; Ord. 889 §1(part), 2013. Formerly 17.38.070)

**17.38.070 Liability.**

The provisions of this chapter shall not be construed to protect the property owner(s) of record for each legal parcel associated with the cultivation of cannabis, lessees, tenants, and other participants in the cultivation of cannabis, and members of collectives and/or cooperatives associated with the cultivation of cannabis, from prosecution pursuant to any laws that may prohibit the cultivation, sale, and/or possession of controlled substances. Moreover, cultivation, sale, possession, distribution, and use of cannabis remain violations of federal law as of the date of adoption of the ordinance creating this chapter and this chapter is not intended to, and does not, protect any of the above described persons from arrest or prosecution under those federal laws. The property owner(s) of record for each legal parcel associated with the cultivation of cannabis, lessees, tenants, and other participants in the cultivation of cannabis, and members of collectives and/or cooperatives associated with the cultivation of cannabis, assume any and all risk and any and all liability that may arise or result under state and federal criminal laws from the cultivation of

cannabis. Further, to the fullest extent permitted by law, any actions taken under the provisions of this chapter by any public officer or employee of the city or the city itself shall not become a personal liability of such person or the liability of the city. (Ord. 914 §1(part), 2017: Ord. 889 §1(part), 2013. Formerly 17.38.080)



**Chapter 17.39  
DENSITY BONUSES**

Sections:

[17.39.010 Purpose and application.](#)

[17.39.020 Definitions.](#)

[17.39.030 Qualifications for density bonus and incentives and concessions.](#)

[17.39.040 Continued affordability and density bonus housing standards.](#)

[17.39.050 Incentives and concessions.](#)

[17.39.060 Waiver/modification of development standards.](#)

[17.39.070 Specified density bonus percentages.](#)

[17.39.080 Land donation.](#)

[17.39.090 Child care facilities.](#)

[17.39.100 Condominium conversions.](#)

[17.39.110 Parking and consideration of alternative development incentives.](#)

[17.39.120 Application and review procedures.](#)

[17.39.130 State law amendments.](#)

**17.39.010 Purpose and application.**

The purpose of this chapter is to establish procedures for implementing state density bonus requirements, as set forth in California Government Code Section 65915, as amended, and to increase the production of affordable housing, consistent with the city's goals, objectives, and policies. (Ord. 891 §2(part), 2014)

**17.39.020 Definitions.**

The following definitions shall apply to this chapter:

"Affordable housing cost" bears the same meaning as defined in Section 50052.5 of the California Health and Safety Code.

"Affordable housing unit" means a dwelling unit within a housing development which will be rented or sold to and reserved for very low-income households, lower-income households, moderate-income households and/or senior citizens at an affordable housing cost for the respective group(s) in accordance with Section 65915 of the California Government Code and this chapter.

"Affordable rent" means that level of rent defined in Section 50053 of the California Health and Safety Code.

"Applicant" means a developer or applicant for a density bonus pursuant to Section 65915, subdivision (b), of the California Government Code and Section 17.39.030 of this chapter.

"Child care facility" means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended day care facilities, and school age child care

centers.

"Common interest development" bears the same meaning as defined in Section 1351 of the California Civil Code.

"Density bonus" means a density increase over the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan as of the date of application by the applicant to the city.

"Development standard" means site or construction conditions that apply to a housing development pursuant to any ordinance, general plan element, specific plan, charter amendment, or other local condition, law, policy, resolution, or regulation.

"Extremely low-income households" bears the same meaning as defined in Section 50106 of the California Health and Safety Code.

"Housing development" means one or more groups of projects for residential units in the planned development of the city. "Housing development" also includes a subdivision or common interest development, as defined in Section 1351 of the California Civil Code, approved by the city and consisting of residential units or unimproved residential lots and either a project to substantially rehabilitate and convert an existing commercial building to residential use or the substantial rehabilitation of an existing multifamily dwelling, as defined in subdivision (d) of California Government Code Section 65863.4, where the result of the rehabilitation would be a net increase in available residential units.

"Large renter household" means a household with five or more persons. Rental housing units to accommodate large renter households shall have three or more bedrooms.

"Lower-income households" bears the same meaning as defined in Section 50079.5 of the California Health and Safety Code.

"Maximum allowable residential density" means the density allowed under applicable zoning ordinances, or if a range of density is permitted, means the maximum allowable density for the specific zoning range applicable to the subject project.

"Moderate income" or "persons and families of moderate income" means those middle-income families as defined in Section 50093 of the California Health and Safety Code.

"Qualified mobilehome park" means a mobilehome park that limits residency based on age requirements for housing for older persons pursuant to Section 798.76 or 799.5 of the California Civil Code.

"Senior citizen housing development" means senior citizen housing as defined in Sections 51.3 and 51.12 of the California Civil Code.

"Specific adverse impact" means any adverse impact as defined in paragraph (2), subdivision (d), of California Government Code Section 65589.5, upon public health and safety or the physical environment, or on any real property that is listed in the California Register of Historical Resources, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the housing development unaffordable to low- and moderate-income households.

"Very low-income households" bears the same meaning as defined in Section 50105 of the Health and Safety Code. (Ord. 893 §3(14), 2014; Ord. 891 §2(part), 2014)

**17.39.030 Qualifications for density bonus and incentives and concessions.**

A. The city shall grant one density bonus as specified in Section [17.39.070](#), and incentives or concessions as described in Section [17.39.050](#), when an applicant seeks and agrees to construct a housing development, excluding any units permitted by the density bonus awarded pursuant to this chapter, that will contain at least any one of the following:

1. Ten percent of the total units of the housing development as affordable housing units affordable to lower-income households; or
2. Five percent of the total units of the housing development as affordable housing units affordable to very low-income households; or
3. A senior citizen housing development; or
4. A qualified mobilehome park; or
5. Ten percent of the total units of a common interest development as affordable housing units affordable to moderate-income households; provided, that all units in the development are offered to the public for purchase subject to the restrictions specified in this chapter.

B. As used in subsection A of this section, the term "total units" does not include units permitted by a density bonus awarded pursuant to this section or any other local law granting a greater density bonus.

C. Each applicant who requests a density bonus pursuant to this chapter shall elect whether the bonus shall be awarded on the basis of subsection (A)(1), (2), (3), (4) or (5) of this section. Each housing development is entitled to only one density bonus, which may be selected based on the percentage of either very low-income affordable housing units, lower-income affordable housing units or moderate-income affordable housing units, or the development's status as a senior citizen housing development or qualified mobilehome park. Density bonuses from more than one category may not be combined. (Ord. 891 §2(part), 2014)

**17.39.040 Continued affordability and density bonus housing standards.**

A. An applicant shall agree to, and the city shall ensure, continued affordability of all low- and very low-income units that qualified the applicant for the award of the density bonus for a period of thirty years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program. Rents for affordable housing units for lower-income households shall be set at an affordable rent. Owner-occupied affordable housing units shall be available at an affordable housing cost.

B. An applicant shall agree to, and the city shall ensure, that the initial occupants of moderate-income units that are directly related to the receipt of the density bonus in a common interest development are persons and families of moderate income and that the units are offered at an affordable housing cost. The local government shall enforce an equity-sharing agreement, unless it is in conflict with the requirements of another public funding source or law. The following shall apply to the equity-sharing agreement:

1. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The city shall recapture any

initial subsidy and its proportionate share of appreciation, which shall then be used within three years for any of the purposes that promote homeownership as described in subdivision (e) of Section 33334.2 of the California Health and Safety Code.

2. For purposes of this subdivision, the city's initial subsidy shall be equal to the fair market value of the home at the time of initial sale minus the initial sale price to the moderate-income household, plus the amount of any down payment assistance or mortgage assistance. If upon resale the market value is lower than the initial market value, then the value at the time of the resale shall be used as the initial market value.

3. For purposes of this subdivision, the city's proportionate share of appreciation shall be equal to the ratio of the initial subsidy to the fair market value of the home at the time of initial sale.

C. Any contract, deed restriction, or other instrument used to implement subsections A and/or B of this section shall be signed by the applicant and by the city as parties.

D. All affordable units shall be reasonably dispersed throughout the housing development; shall be proportional in size, bedroom number and location to the market-rate units; and shall be comparable with the market-rate units in terms of the base design, architectural appearance, building materials and finished quality. All affordable units in a housing development shall be constructed concurrently with or prior to the construction of the market-rate units. In the event the city approves a phased project, the affordable units required by this chapter shall be provided within each phase of the residential development unless otherwise approved by the community development director.

E. Applicants receiving density bonuses shall use best efforts to provide a substantial proportion of any affordable housing units in the housing development to citizens residing or employed within the city. (Ord. 891 §2(part), 2014)

#### **17.39.050 Incentives and concessions.**

A. An applicant for a density bonus may also submit to the city a proposal for specific incentives or concessions in exchange for the provision of affordable housing units in accordance with this chapter. The applicant may also request a meeting with the city's community development director to discuss such proposal. The city shall grant the concession or incentive requested by the applicant unless the city makes a written finding, based upon substantial evidence, of either of the following:

1. The concession or incentive is not required in order to provide for affordable housing costs or for rents for the targeted units to be set as specified in Section [17.39.040](#) (i.e., the applicant is unable to demonstrate that the waiver or modification is necessary to make the housing units economically feasible); or
2. The concession or incentive would have a specific adverse impact.

B. If the conditions of Section [17.39.030](#) and subsection A of this section are met by an applicant, the city may grant an applicant applying for incentives or concessions the following number of incentives or concessions:

1. One incentive or concession for housing developments that include: at least ten percent of the total units affordable to lower-income households; or at least five percent of the total

units affordable to very low-income households; or at least ten percent of the total units affordable to persons and families of moderate income in a common interest development.

2. Two incentives or concessions for housing developments that include: at least twenty percent of the total units affordable to lower-income households; or at least ten percent of the total units affordable to very low-income households; or at least twenty percent of the total units affordable to persons and families of moderate income in a common interest development.

3. Three incentives or concessions for housing developments that include: at least thirty percent of the total units for lower-income households; or at least fifteen percent for very low-income households; or at least thirty percent for persons and families of moderate income in a common interest development.

C. A housing development that is eligible for a density bonus and incentives as described under subsections A and B of this section may receive one additional incentive, but may not exceed a total of three incentives when combined with incentives permitted under subsection B of this section, if the housing development provides a minimum of twenty-five percent of its units for extremely low-income households or for the following special needs households: senior households, disabled households, farmworkers, and large renter households.

D. A housing development that is not otherwise eligible for a density bonus or incentives under Section [17.39.030](#) may receive one incentive if the housing development provides a minimum of twenty-five percent of its units for the following special needs households: senior households, disabled households, farmworkers, and large renter households.

E. For the purposes of this chapter, available concessions or incentives may include any of the following:

1. A reduction in site development standards or a modification of zoning code requirements or architectural design requirements that exceed the minimum building standards approved by the California Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the California Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required that results in identifiable, financially sufficient, and actual cost reductions.

2. Approval of mixed use zoning in conjunction with the housing development if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing development will be located.

3. Other regulatory incentives or concessions proposed by the applicant or the city that result in identifiable, financially sufficient, and actual cost reductions.

4. For purposes of this chapter, the parking ratios set forth in Government Code Section 65915 (and Section 17.39.110) for qualified affordable housing projects shall be deemed a concession or incentive available to the applicant.

F. This section does not limit or require the provision of direct financial incentives for the housing

development, including the provision of publicly owned land, by the city or the waiver of fees or dedication requirements. Nor does any provision of this section require the city to grant an incentive or concession found to have a specific adverse impact.

G. The granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval.

H. Applicants seeking a condominium conversion may apply for either a density bonus or an incentive of equivalent financial value (as that term is defined in Government Code Section 65915.5) in accordance with Section 17.39.100 and Government Code Section 65915.5.

I. The application and review process for a proposal of incentives and concessions is set forth in Section [17.39.120](#). (Ord. 893 §3(15), 2014; Ord. 891 §2(part), 2014)

**17.39.060 Waiver/modification of development standards.**

A. Applicants may, by application, seek a waiver, modification or reduction of development standards that will otherwise preclude or inhibit the utilization of the density bonus on specific sites in a housing development at the densities or with the concessions or incentives permitted by this chapter. The applicant may also request a meeting with the city to discuss such request for waiver/modification. In order to obtain a waiver/modification of development standards, the applicant shall show that (1) the waiver or modification is necessary to make the housing units economically feasible, and (2) that the development standards will have the effect of precluding the construction of a housing development meeting the criteria of Section [17.39.030](#)(A), at the densities or with the concessions or incentives permitted by this chapter.

B. Nothing in this section shall be interpreted to require the city to waive, modify or reduce development standards if the waiver, modification or reduction would have a specific adverse impact.

C. The application and review process for a waiver/modification of development standards is set forth in Section [17.39.120](#). (Ord. 891 §2(part), 2014)

**17.39.070 Specified density bonus percentages.**

A. Only housing developments consisting of five or more dwelling units are eligible for the density bonus percentages provided by this section. The amount of density bonus to which the applicant is entitled shall vary according to the amount by which the percentage of affordable housing units exceeds the percentage established in Section [17.39.030](#)(A).

B. For housing developments meeting the criteria of Section [17.39.030](#)(A)(1), the density bonus shall be calculated as follows:

Percentage Low-Income Units	Percentage Density Bonus
10	20
11	21.5
12	23
13	24.5
14	26
15	27.5

17	30.5
18	32
19	33.5
20	35 (maximum)

C. For housing developments meeting the criteria of Section [17.39.030\(A\)\(2\)](#), the density bonus shall be calculated as follows:

Percentage Very Low-Income Units	Percentage Density Bonus
5	20
6	22.5
7	25
8	27.5
9	30
10	32.5
11	35 (maximum)

D. For housing developments meeting the criteria of Section [17.39.030\(A\)\(3\)](#) and (A)(4), the density bonus shall be twenty percent.

E. For housing developments meeting the criteria of Section [17.39.030\(A\)\(5\)](#), the density bonus shall be calculated as follows:

Percentage Moderate-Income Units	Percentage Density Bonus
10	5
11	6
12	7
13	8
14	9
15	10
16	11
17	12
18	13
19	14
20	15
21	16
22	17
23	18

24	19
25	20
26	21
27	22
28	23
29	24
30	25
31	26
32	27
33	28
34	29
35	30
36	31
37	32
38	33
39	34
40	35 (maximum)

F. An applicant may elect to accept a lesser percentage of density bonus than that to which the applicant is entitled under this chapter. All density bonus calculations resulting in a fractional number shall be rounded upwards to the next whole number. The granting of a density bonus shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval.

G. For the purpose of calculating a density bonus, the residential units do not have to be based upon individual subdivision maps or parcels. The density bonus shall be permitted in geographic areas of the housing development other than the areas where the units for the lower-income households are located.

H. The application and review process for a density bonus as provided by this section is set forth in Section [17.39.120](#). (Ord. 891 §2(part), 2014)

**17.39.080 Land donation.**

A. When an applicant for a tentative map, subdivision map, parcel map, or other residential development approval donates land to the city as provided for in this section, the applicant shall be entitled to a fifteen percent increase above the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan for the entire housing development, as follows:

Percentage Very Low-Income Units (Based upon maximum density allowed on donated land)	Percentage Density Bonus



10	15
11	16
12	17
13	18
14	19
15	20
16	21
17	22
18	23
19	24
20	25
21	26
22	27
23	28
24	29
25	30
26	31
27	32
28	33
29	34
30	35 (maximum)

This increase shall be in addition to any increase in density mandated by Section [17.39.030](#), up to a maximum combined mandated density increase of thirty-five percent, if an applicant seeks both the increase required pursuant to this section and Section [17.39.030](#). All density calculations resulting in fractional units shall be rounded up to the next whole number. Nothing in this section shall be construed to enlarge or diminish the city's authority to require an applicant to donate land as a condition of development.

B. An applicant shall be eligible for the increased density bonus described in this section if the city is able to make all the following conditions and findings:

1. The applicant donates and transfers the land no later than the date of approval of the final subdivision map, parcel map, or date of approval of the residential development application.
2. The developable acreage and zoning classification of the land being transferred are sufficient to permit construction of units affordable to very low-income households in an amount not less than ten percent of the number of residential units of the proposed development.
3. The transferred land is at least one acre in size or of sufficient size to permit development of at least forty units, has the appropriate general plan designation, is appropriately zoned for

development as affordable housing, and is or will be served by adequate public facilities and infrastructure. The land shall have appropriate zoning and development standards to make the development of the affordable units feasible. No later than the date of approval of the final subdivision map, parcel map, or date of approval of the development application for the housing development, the transferred land shall have all of the permits and approvals, other than building permits, necessary for the development of very low-income housing units on the transferred land, except that the city may subject the proposed development to subsequent design review to the extent authorized by subdivision (i) of Government Code Section 65583.2 if the design is not reviewed by the local government prior to the time of transfer.

4. The transferred land and the very low-income units constructed on the land will be subject to a deed restriction ensuring continued affordability of the units consistent with this chapter, which restriction will be recorded on the property at the time of dedication.

5. The land is transferred to the city or to a housing developer approved by the city. The city may require the applicant to identify and transfer the land to such city-approved developer.

6. The transferred land shall be within the boundary of the proposed development or, if the city agrees in writing, within one-quarter mile of the boundary of the proposed development.

C. The application and review process for a donation of land and related density bonus is set forth in Section [17.39.120](#). (Ord. 891 §2(part), 2014)

**17.39.090 Child care facilities.**

A. When an applicant proposes to construct a housing development that includes affordable units as specified in Section [17.39.030](#) and includes a child care facility that will be located on the premises of, as part of, or adjacent to such housing development, the city shall grant either of the following if requested by the applicant.

1. An additional density bonus that is an amount of square feet of residential space that is equal to or greater than the amount of square feet in the child care facility.
2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the child care facility.

B. A housing development shall be eligible for the density bonus or concession described in this section if the city, as a condition of approving the housing development, requires all of the following to occur:

1. The child care facility will remain in operation for a period of time that is as long as or longer than the period of time during which the affordable housing units are required to remain affordable pursuant to Section [17.39.040](#).
2. Of the children who attend the child care facility, the percentage of children of very low-income households, lower-income households, or moderate-income households shall be equal to or greater than the percentage of affordable housing units that are proposed to be affordable to very low-income households, lower-income households, or moderate-income households.
3. Notwithstanding any requirement of this section, the city shall not be required to provide a density bonus or concession for a child care facility if it finds, based upon substantial evidence, that the community already has adequate child care facilities.

C. The application and review process for the provision of child care facilities and related density bonus or concessions or incentives is set forth in Section [17.39.120](#). (Ord. 891 §2(part), 2014)

**17.39.100 Condominium conversions.**

Any applicant seeking to convert apartments into condominiums may receive a density bonus or incentives of equivalent financial value (as that term is defined in Government Code Section 65915.5) upon an application made in conjunction with its map application pursuant to the Subdivision Map Act, this code and consistent with Government Code Section 65915.5. Any appeal of any density bonus or incentive of equivalent financial value or review by the planning commission to the city council shall automatically require an appeal of the underlying map to that body. An applicant shall be ineligible for a density bonus or other incentives under this section if the apartments proposed for conversion constitute a housing development for which a density bonus or other incentives or concessions were provided under Government Code Section 65915. Nothing in this section shall be construed to require the city to approve a proposal to convert apartments to condominiums. (Ord. 891 §2(part), 2014)

**17.39.110 Parking and consideration of alternative development incentives.**

A. Housing developments meeting any of the criteria of Section [17.39.030](#)(A) shall be granted the following maximum parking ratios, inclusive of handicapped and guest parking, which shall apply to the entire development, not just the restricted affordable units, when requested in writing by an applicant:

1. Zero to one bedroom dwelling unit: one on-site parking space;
2. Two to three bedrooms dwelling unit: two on-site parking spaces;
3. Four or more bedrooms: two and one-half parking spaces.

B. If the total number of spaces required results in a fractional number, it shall be rounded up to the next whole number. For purposes of this subdivision, a development may provide "on-site parking" through tandem parking, but not through on-street parking.

C. Alternative development incentives, such as a reduction in the total number of required parking spaces, the elimination or reduction in RV/boat trailer parking, and the provision of uncovered parking spaces in lieu of carports and garages, may be requested in writing by the applicant for consideration by the city. The applicant shall provide the city with a written justification statement for each requested alternative development incentive.

D. Other regulatory incentives or concessions proposed by the developer or the city that will result in identifiable and actual cost reductions including but not limited to fee waivers, expedited permit processing, and modification of requirements for off-site improvements. (Ord. 891 §2(part), 2014)

**17.39.120 Application and review procedures.**

A. A written application for a density bonus, incentive, concession, waiver, or modification pursuant to this chapter shall be submitted with the first application for approval of a housing development and processed concurrently with all other applications required for the housing development. The application shall be submitted on a form prescribed by the city and shall include at least the following information:

1. Site plan showing total number of units, number and location of affordable housing units,

and number and location of proposed density bonus units.

2. Level of affordability of affordable housing units and proposals for ensuring affordability.
3. Description of any requested incentives, concessions, waivers or modifications of development standards, or modified parking standards. The application shall include evidence that the requested incentives and concessions are required for the provision of affordable housing costs and/or affordable rents, as well as evidence relating to any other factual findings required under Section [17.39.050](#).
4. If a density bonus or concession is requested in connection with a land donation, the application shall show the location of the land to be dedicated and provide evidence that each of the findings included in Section [17.39.080](#) can be made.
5. If a density bonus or concession/incentive is requested for a child care facility, the application shall show the location and square footage of the child care facilities and provide evidence that each of the findings included in Section [17.39.090](#) can be made.

B. An application for a density bonus, incentive or concession pursuant to this chapter shall be considered by and acted upon by the approval body with authority to approve the housing development and subject to the same administrative appeal procedure, if any. In accordance with state law, neither the granting of a concession, incentive, waiver, or modification nor the granting of a density bonus shall be interpreted, in and of itself, to require a general plan amendment, zoning change, variance, or other discretionary approval.

C. For housing developments requesting a waiver, modification or reduction of a development standard, an application pursuant to this subsection shall be heard by the city planning commission. A public hearing shall be held by the planning commission and the commission shall issue a determination. Pursuant to Government Code Section 65915, the planning commission shall approve the requested waiver/modification or reduction of development standards, unless one of the following conditions applies:

1. The waiver/modification is not required to make the proposed affordable housing units feasible; or
2. The waiver/modification will have a specific adverse impact.

The decision of the city planning commission may be appealed to the city council within five business days of the date the decision is made in the manner provided in Lakeport Municipal Code.

D. Notice of any city determination pursuant to this section shall be provided to the same extent as required for the underlying development approval.

E. The city will endeavor to expedite the application process to the extent reasonably possible. The approval process may entail a site-specific rezoning, the subdivision of the land, architectural and design review, environmental review and/or other land use applications. These approvals may be dealt with simultaneously, under one application. (Ord. 891 §2(part), 2014)

**17.39.130 State law amendments.**

This chapter implements the laws for density bonuses and other incentive and concessions available to qualified applicants under Government Code Sections 65915 through 65918. In the event these Government Code sections are amended, those amended provisions shall be

incorporated into this chapter as if fully set forth herein. Should any inconsistencies exist between the amended state law and the provisions set forth in this chapter, the amended state law shall prevail. (Ord. 891 §2(part), 2014)

**Chapter 17.40**  
**REASONABLE ACCOMMODATION FOR PERSONS WITH DISABILITIES**

Sections:

[17.40.010 Applicability.](#)

[17.40.020 Request requirements.](#)

[17.40.030 Review authority.](#)

[17.40.040 Review procedure.](#)

[17.40.050 Findings, decision, and conditions.](#)

**17.40.010 Applicability.**

A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law, building regulation, or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. The process for addressing reasonable accommodation requests established by this chapter applies to requests from persons defined as disabled under the Federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts).

A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development, improvement, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. Requests for reasonable accommodation shall be made in the manner prescribed by Chapter [17.29](#). (Ord. 893 §3(16)(part), 2014)

**17.40.020 Request requirements.**

A. Requests for reasonable accommodation shall include the following information:

1. The applicant's name, address and telephone number.
2. Address of the property for which the request is being made.
3. The current actual use of the property.
4. The basis for the claim that the individual is considered disabled under the Acts.
5. The municipal code provision, zoning ordinance provision, or other regulation or policy from which reasonable accommodation is being requested.
6. A description of why the reasonable accommodation is necessary to make the specific property accessible to the individual.

B. Additional Information. If necessary to reach a determination on the request for reasonable accommodation, the reviewing authority may request further information from the applicant consistent with the Acts, specifying in detail the information that is required. In the event that a request for additional information is made, the thirty-day period to issue a decision is stayed until the applicant responds to the request. (Ord. 893 §3(16)(part), 2014)

**17.40.030 Review authority.**

A. Community Development Director. Requests for reasonable accommodation shall be reviewed by the community development director (director), or his or her designee if no approval is sought other than the request for reasonable accommodation.

B. Other Review Authority. Requests for reasonable accommodation submitted for concurrent review with another discretionary land use application shall be reviewed by the authority reviewing the discretionary land use application. (Ord. 893 §3(16)(part), 2014)

**17.40.040 Review procedure.**

A. Director Review. The director, or his designee, shall make a written determination within thirty calendar days and either grant, grant with modifications, or deny a request for reasonable accommodation.

B. Other Reviewing Authority. The written determination on whether to grant or deny the request for reasonable accommodation shall be made by the authority responsible for reviewing the discretionary land use application in compliance with the applicable review procedure for the discretionary review. (Ord. 893 §3(16)(part), 2014)

**17.40.050 Findings, decision, and conditions.**

A. Findings and Decision. The written decision to grant, grant with modifications, or deny a request for reasonable accommodation shall be consistent with the Acts and shall be based on consideration of the following factors:

1. Whether the housing, which is the subject of the request, will be used by an individual with a disability protected under the Acts.
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the city.
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning.
5. Potential impact on surrounding uses.
6. Physical attributes of the property and structures.
7. Alternative reasonable accommodations which may provide an equivalent level of benefit.

B. Conditions of Approval. In granting a request for reasonable accommodation, the reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the above findings. (Ord. 893 §3(16)(part), 2014)

**Chapter 17.41  
WIRELESS COMMUNICATION FACILITIES**

Sections:

[17.41.010 Purpose and intent.](#)

[17.41.020 Definitions.](#)

[17.41.030 Applicable facilities.](#)

[17.41.040 Application procedures in general.](#)

[17.41.050 Wireless facility and small wireless facility application content.](#)

[17.41.060 Required findings of approval for wireless facility and small wireless facility.](#)

[17.41.070 Standards for wireless facility and small wireless facility.](#)

[17.41.080 Standard conditions of approval.](#)

[17.41.090 Provisions for denial without prejudice of small wireless facility.](#)

[17.41.100 Appeals.](#)

[17.41.110 Independent consultant review.](#)

[17.41.120 Maintenance.](#)

[17.41.130 Removal of abandoned facilities.](#)

[17.41.140 Ownership transfers.](#)

[17.41.150 Revocation of a wireless facility permit.](#)

[17.41.160 Exception from standards.](#)

[17.41.170 Violations.](#)

[17.41.180 Severability.](#)

**17.41.010 Purpose and intent.**

A. The purpose of this chapter is to promote and protect the public health, safety and welfare, preserve the aesthetic character of the Lakeport community, and to reasonably regulate the development and operation of wireless communication facilities within the city to the extent permitted under state and federal law.

B. This chapter establishes clear guidelines and standards and an orderly process for expedited permit application review intended to facilitate the orderly deployment of wireless transmission equipment to provide advanced communication services to the city, its residents, businesses, and community at large.

C. The regulations in this city are specifically not intended to, and shall not be interpreted or applied to: (1) prohibit or effectively prohibit the provision of personal wireless services; (2) unreasonably discriminate among functionally equivalent service providers; or (3) regulate wireless communications facilities and wireless transmission equipment on the basis of the environmental



effects of radio frequency emissions to the extent that such emissions comply with the standards established by the Federal Communications Commission hereinafter also referred to as "FCC."

D. This chapter shall be interpreted and applied so as to be consistent with the Communications Act of 1996, Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012, applicable state laws, and administrative and court decisions and determinations relating to same. (Ord. 923 §2(part), 2019; Ord. 921 §2(part), 2019)

**17.41.020 Definitions.**

This section shall be construed in light of the following definitions:

"Accessory equipment" means any equipment installed, mounted, operated or maintained in close proximity to a wireless communication facility to provide power to the wireless communication facility or to receive, transmit or store signals or information received by or sent from a wireless communication facility.

"Antenna structure" means any antenna, any structure designed specifically to support an antenna or any appurtenances mounted on such a structure or antenna.

"Base station" means the equipment and nontower supporting structure at a fixed location that enable FCC-licensed or FCC-authorized wireless communications between user equipment and a communications network.

"City" means the city of Lakeport.

"Collocation" means the mounting or installation of an antenna on an existing tower, building or structure for the purpose of transmitting and/or receiving radio frequency signals for communications purposes.

"Director" means the city of Lakeport community development director or his or her designee.

"Equipment cabinet" means any transmission or other equipment other than an antenna housed within a protective case. An equipment cabinet may be indoors or outdoors, large or small, movable or immovable. Any equipment case with a heat sink or other cooling mechanism for the equipment inside qualifies as an equipment cabinet.

"Nontower support structure" means any structure (whether built for wireless purposes or not) that supports wireless transmission equipment under a valid permit at the time the applicant submits its application.

"Open space" includes (1) land which is designated as an open space district, as defined in Chapter [17.14](#), (2) land in residential zones upon which structures may not be developed by virtue of a restriction on title, (3) all common areas, public and private parks, slope easements, recreational areas and open portions of recreational facilities, and (4) any other area owned by a homeowners association or similar entity.

"Personal communication service" means commercial mobile services provided under a license issued by the FCC.

"RF" means radio frequency.

"Significant gap" as applied to an applicant's personal communication service or the coverage of its wireless communication facilities is intended to be defined in this section consistently with the use

of that term in the Communications Act of 1996 and case law construing that statute. Provided that neither that Act nor case law construing it requires otherwise, the following guidelines shall be used to identify such a significant gap:

1. A significant gap may be demonstrated by in-kind call testing.
2. The commission shall accept evidence of call testing by the applicant and any other interested person and shall not give greater weight to such evidence based on the identity of the person who provides it but shall consider (i) the number of calls conducted in the call test, (ii) whether the calls were taken on multiple days, at various times, and under differing weather and vehicular traffic conditions, and (iii) whether calls could be successfully initiated, received and maintained in the area within which a significant gap is claimed.
3. A significant gap may be measured by:
  - a. The number of people affected by the asserted gap in service;
  - b. Whether a wireless communication facility is needed to merely improve weak signals or to fill a complete void in coverage; and
  - c. Whether the asserted gap affects a state highway or an arterial street which carries significant amounts of traffic.

"Small wireless facility" refers to a small wireless facility as defined by the FCC and that meets the following requirements:

1. The small wireless facilities:
  - a. Are mounted on structures fifty feet or less in height including their antennas, or
  - b. Are mounted on structures no more than ten percent taller than other adjacent structures, or
  - c. Do not extend existing structures on which they are located to a height of more than fifty feet or by more than ten percent, whichever is greater;
2. Each antenna associated with the deployment, excluding associated antenna equipment, is no more than three cubic feet in volume;
3. All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any preexisting associated equipment, is no more than twenty-eight cubic feet in volume;
4. The facilities do not require antenna structure registration under 47 C.F.R. Section 17.1 et seq.;
5. The facilities are not located on Tribal lands; and
6. The facilities do not result in human exposure to radiofrequency radiation in excess of the applicable safety standards specified in 47 C.F.R. Section 1.1307(b).

"Stealth facility" means a wireless communication facility designed and constructed to be integrated into a building or other structure, or placed on or within a building or other structure, so that no

portion of any equipment cabinet, transmission equipment, or any other apparatus associated with facility's function is visible from publicly accessible areas.

"Transmission equipment" means any equipment that facilitates transmission for any FCC-licensed or FCC-authorized wireless communication service, including, but not limited to, radio transceivers, antennas and other relevant equipment associated with and necessary to their operation, including coaxial or fiber-optic cable, and regular and backup power supply.

"Wireless" means any FCC-authorized wireless communications service.

"Wireless communication facility" or "wireless facility" or "facility" (with the exception of small wireless facility) means any facility that transmits and/or receives electromagnetic waves, including, but not limited to, commercial wireless communications antennas and other types of transmission equipment for the transmission or receipt of such signals, towers or similar structures supporting said equipment, equipment cabinets and connectors, pedestals, meters, tunnels, vaults, splice box, surface location marker, equipment, equipment buildings, parking areas and other related improvements used, or designed to be used, to provide wireless transmission of voice, data, images or other information. The term also means any facility or transmission equipment used to provide any FCC-authorized wireless communications service including, but not limited to, personal wireless services defined by the Communications Act of 1996 and licensed by the FCC, including, but not limited to, the types commonly known as cellular, personal communications services ("PCS"), specialized mobile radio ("SMR"), enhanced specialized mobile radio ("ESMR"), paging, ground-based repeaters for satellite radio services, micro-cell antennas, distributed antenna systems ("DAS") and similar systems.

"Wireless tower" means any structure built for the sole or primary purpose of supporting any FCC-licensed or FCC-authorized antennas and their associated facilities. (Ord. 923 §2(part), 2019: Ord. 921 §2(part), 2019)

#### **17.41.030 Applicable facilities.**

This section applies to all proposed new or modified wireless communication facilities, as follows:

- A. New Facilities. All permit applications received after the effective date of the ordinance codified in this chapter must comply with this chapter.
- B. Changes to Existing Facilities. All permit applications which in any manner whatsoever seek approval to modify a previously approved facility received after the effective date of the ordinance codified in this chapter must comply with this chapter.
- C. Small Wireless Facility Permits. This subsection governs applications for small wireless facilities permits.
  - 1. Purpose. This subsection is intended to comply with the city's obligations under 47 C.F.R. Section 1.6001 et seq., which implements 47 U.S.C. Sections 332(c)(7) and 1455. This subsection creates a process for the city to review an application for a small wireless facility permit submitted by an applicant who asserts that a proposed collocation of a small wireless facility using an existing structure or the deployment of a small wireless facility using a new structure, and the modifications of such small wireless facilities, is covered by federal law and to determine whether the city must approve the proposed collocation or deployment.
  - 2. Applicability. An applicant seeking approval of a collocation to a structure or a deployment

to a new structure which the applicant contends is within the protection of 47 U.S.C. Section 1455 shall apply for the following at the same time: (i) a small wireless facility permit; (ii) an encroachment permit from the public works department (if required by applicable provisions of this code); and (iii) any other permit required by applicable provisions of this code including a building permit, an electrical permit, or a tree report under Chapter [17.21](#).

D. Exemptions. This section shall not apply to:

1. City-owned municipal wireless communications facilities.
2. Amateur radio facilities that are under seventy feet in height and are owned and operated by a federally licensed amateur radio station operator or are used exclusively for receive-only antennas.
3. Over-the-air receiving devices, as defined by the FCC at 47 C.F.R. Section 1.4000, with a maximum diameter of one meter (thirty-nine inches) for residential installations, and two meters (seventy-eight inches) for nonresidential installations, and designed, installed, and maintained in compliance with the FCC and the California Public Utilities Commission (hereinafter referred to as the "CPUC") regulations. (Ord. 923 §2(part), 2019: Ord. 921 §2(part), 2019)

**17.41.040 Application procedures in general.**

This chapter applies to all proposed new or modified wireless communication facilities, as follows:

- A. **Wireless Facility.** All applications for approval of the installation of new wireless communication facilities in the city must be approved by a wireless facility use permit by the planning commission at a public hearing in compliance with this chapter and upon recommendation from the director. No new wireless communication facility shall be installed until the applicant or operator has obtained: (1) a wireless facility use permit in compliance with this chapter; (2) an encroachment permit from the public works department (if applicable); and (3) any other permit required by applicable provisions of this code.
- B. **Changes to Existing Facilities.** All facilities applications which in any manner whatsoever seek approval to modify a previously approved facility received after the effective date of the ordinance codified in this chapter must be approved through a use permit by the planning commission after a public hearing for substantial modifications, or through a zoning permit by the director for minor modifications, in compliance with this chapter. All modifications to an existing personal wireless communications facility shall be subject to the approval of: (1) a wireless facility permit; in addition to (2) an encroachment permit from the public works department (if applicable); and (3) any other permit required by applicable provisions of this code.
- C. **Small wireless facility applications** must be approved through a zoning permit by the director for minor modifications, in compliance with this chapter. All modifications to an existing personal wireless communications facility shall be subject to the approval of: (1) a wireless facility permit; in addition to (2) an encroachment permit from the public works department (if applicable); and (3) any other permit required by applicable provisions of this code.
- D. **All wireless communication facilities** for which applications were received by the city but not approved prior to the effective date of the ordinance codified in this chapter shall comply with the regulations and guidelines of this chapter.

E. Exemptions. This chapter shall not apply to any city-owned municipal wireless communications facilities. (Ord. 923 §2(part), 2019; Ord. 921 §2(part), 2019)

**17.41.050 Wireless facility and small wireless facility application content.**

A. Applications for the approval of a wireless facility for wireless communication facilities shall include, but are not necessarily limited to, an application fee and the following information:

1. A clear and complete written analysis that explains how the proposed design complies with the applicable design standards under this chapter to the maximum extent feasible. A complete design justification must identify all applicable standards under this chapter and provide a factually detailed reason why the proposed design either complies or the requirement is preempted by applicable state or federal law; and
2. Scaled visual simulations showing the proposed facility superimposed on photographs of the site and surroundings, to assist the commission in assessing the visual impacts of the proposed facility and its compliance with the provisions of this chapter; and
3. For new facilities, the plans shall include (in plan view and elevations) a scaled depiction of the maximum permitted increase as authorized by Section 6409(a) of the 2012 Middle Class Jobs and Tax Relief Act, Title 47, United States Code, Section 1455 using the proposed project as a baseline; and
4. A siting analysis which identifies a minimum of two other feasible locations within or without the city which could serve the area intended to be served by the facility, unless the applicant provides compelling technical reasons for providing fewer than the minimum. The alternative site analysis shall include at least one collocation site; and
5. An affirmation, under penalty of perjury, that the proposed installation will be FCC compliant, in that it will not cause members of the general public to be exposed to RF levels that exceed the levels deemed safe by the FCC; and
6. A statement signed by a person with legal authority to bind the applicant attesting under penalty of perjury to the accuracy of the information provided in the application; and
7. A noise study, prepared by a qualified engineer, for the proposed wireless communication facility including, but not limited to, equipment, such as air conditioning units and back-up generators; and
8. A written statement of the applicant's willingness to allow other carriers to collocate on the proposed wireless communication facility wherever technically and economically feasible and aesthetically desirable; and
9. Such other information as the director shall establish from time to time pursuant to the Permit Streamlining Act, Government Code Section 65940, or to respond to changes in law or technology.

B. An application for a wireless communication facility in a public right-of-way for which the applicant claims entitlement under Public Utilities Code Section 7901 shall be accompanied by evidence satisfactory to the director that the applicant is a telephone corporation or has written authorization to act as an agent for a telephone corporation.

C. Applications for the approval of wireless communication facility within the public right-of-way

shall include certification that the facility is for the use of a telephone corporation or state the basis for its claimed right to enter the right-of-way. If the applicant has a certificate of public convenience and necessity (CPCN) issued by the CPUC, it shall provide a copy of its CPCN.

D. Minor Modification Application Content. All applications for a wireless facility permit for a proposed minor modification to an existing wireless facility which the applicant contends is subject to Title 47, United States Code, Section 1455 must include the following items:

1. Application Form. The city's standard application form, available on the city's website or from the planning department, as may be amended.
2. Application Fee. An application fee as established by the city council by resolution.
3. Independent Consultant Deposit. An independent consultant fee deposit, if required by the city council by resolution, to reimburse the city for its costs to retain an independent consultant to review the technical aspects of the application.
4. Site and Construction Plans. Complete and accurate plans, drawn to scale, signed, and sealed by a California-licensed engineer, land surveyor, and/or architect, which include the following items:
  - a. A site plan and elevation drawings for the facility as existing and as proposed with all height and width measurements explicitly stated.
  - b. A depiction, with height and width measurements explicitly stated, of all existing and proposed transmission equipment.
  - c. A depiction of all existing and proposed utility runs and points of contact.
  - d. A depiction of the leased or licensed area of the site with all rights-of-way and easements for access and utilities labeled in plain view.
  - e. For proposed collocations or modifications to wireless towers, the plans must include scaled plan views and all four elevations that depict the physical dimensions of the wireless tower as it existed on February 22, 2012, or as approved if constructed after February 22, 2012. For proposed collocations or modifications to base stations, the plans must include scaled plan views and all four elevations that depict the physical dimensions of the base station as it existed on February 22, 2012, or as approved if constructed after February 22, 2012.
  - f. A demolition plan.
5. Visual Simulations. A visual analysis that includes: (a) scaled visual simulations that show unobstructed before-and-after construction daytime and clear-weather views from at least four angles, together with a map that shows the location of each view angle; (b) a color and finished material palette for proposed screening materials; and (c) a photograph of a completed facility of the same design and in roughly the same setting as the proposed wireless communication facility.
6. Statement Asserting that Section 6409 Applies. A written statement asserting that the proposed collocation or modification is an "eligible facilities request" and does not result in a substantial change in the physical dimensions of the facility's wireless tower or base station,

as defined by Section 6409, Title 47, United States Code, Section 1455, and justifying that assertion. The written statement shall identify and discuss each required finding for approval of a wireless facility minor modification permit and explain the facts that justify the request for the director to make each finding.

7. Prior Permits. True and correct copies of all previously issued permits, including all required conditions of approval and a certification by the applicant that the proposal will not violate any previous permit or conditions of approval or why any violated permit or condition does not prevent approval under Title 47, United States Code, Section 1455 and the FCC's regulations implementing this federal law.

8. Affirmation of Radio Frequency Standards Compliance. An affirmation, under penalty of perjury, that the proposed installation will be FCC compliant, because it will not cause members of the general public to be exposed to RF levels that exceed the levels deemed safe by the FCC.

9. Structural Analysis. A structural analysis, prepared, signed, and sealed by a California-licensed engineer that assesses whether the proposed wireless communications facility complies with all applicable building codes.

10. Noise Study. A noise study, prepared, signed, and sealed by a California-licensed engineer, for the proposed wireless communication facility including, but not limited to, equipment, such as air conditioning units and back-up generators; or a written statement signed and sealed by a California-licensed engineer indicating that the proposed modification(s) will not alter the existing noise levels or operational equipment which creates noise.

11. Other Permits. An application for a wireless facility minor modification permit shall include all permit applications with all required application materials for each and every separate permit required by the city for the proposed collocation or modification to an existing personal wireless communications facility, including a building permit, an encroachment permit (if applicable), and an electrical permit (if applicable).

12. Other Information. Such other information as the city may require, as specified in publicly available materials, including information required as stated on the city's website.

E. Applications for the approval of small wireless facility shall include, but are not necessarily limited to, an application fee and the following information:

1. Application Form. The city's standard application form, available on the city's website or from the planning and building department, as may be amended.

2. Application Fee. An application fee as established by the city council by resolution.

3. Independent Consultant Deposit. An independent consultant fee deposit, if required by the city council by resolution, to reimburse the city for its costs to retain an independent consultant to review the technical aspects of the application.

4. Site and Construction Plans. Complete and accurate plans, drawn to scale, signed, and sealed by a California-licensed engineer, land surveyor, and/or architect, which include the following items:

- a. A site plan and elevation drawings for the facility as existing and as proposed with all height and width measurements explicitly stated.
  - b. A depiction, with height and width measurements explicitly stated, of all existing and proposed transmission equipment.
  - c. A depiction of all existing and proposed utility runs and points of contact.
  - d. A depiction of the leased or licensed area of the site with all rights-of-way and easements for access and utilities labeled in plan view.
  - e. For proposed collocation or deployment to wireless towers, the plans must include scaled plan views and all four elevations that depict the physical dimensions of the wireless tower as it existed on the plans for the original tower.
  - f. A demolition plan.
  - g. The site plans and elevation shall include a stealth design for the small wireless facility that reflects the design of the immediate area.
5. Visual Simulations. A visual analysis that includes: (1) scaled visual simulations that show unobstructed before-and-after construction daytime and clear-weather views from at least four angles, together with a map that shows the location of each view angle; (2) a color and finished material palette for proposed screening materials; and (3) a photograph of a completed facility of the same design and in roughly the same setting as the proposed wireless communication facility.
6. Statement Asserting that 47 C.F.R. Section 1.6001 et seq. Applies. A written statement asserting that the proposed collocation or deployment is subject to 47 C.F.R. Section 1.6001 et seq.
7. Prior Permits. True and correct copies of all previously issued permits, including all required conditions of approval and a certification by the applicant that the proposal will not violate any previous permit or conditions of approval or why any violated permit or conditions do not prevent approval under 47 U.S.C. Section 1455 and the FCC's regulation implementing this federal law.
8. Affirmation of Radio Frequency Standards Compliance. An affirmation, under penalty of perjury, that the proposed installation will be FCC compliant, because it will not cause members of the general public to be exposed to RF levels that exceed the MPE levels deemed safe by the FCC. A copy of the fully completed FCC form "A Local Government Official's Guide to Transmitting Antenna RF Emission Safety: Rules, Procedures, and Practical Guidance: Appendix A" titled "Optional Checklist for Determination of Whether a Facility is Categorically Excluded" for each frequency band of RF emissions to be transmitted from the proposed facility upon the approval of the application. All planned radio frequency emissions on all frequency bands must be shown on the Appendix A form(s) attached to the application. All planned radio frequency emissions are to be entered on each Appendix A form only in wattage units of "effective radiated power."
9. Structural Analysis. A structural analysis, prepared, signed, and sealed by a California-licensed engineer, for the proposed small wireless facility including, but not limited to, equipment, such as air conditioning units and back-up generators; or a written statement



signed and sealed by a California-licensed engineer indicating that the proposed facility will not alter the existing noise levels or operational equipment which creates noise.

10. Other Permits. An application for a small wireless facility permit shall include all permit applications with all required application materials for each and every separate permit required by the city for the proposed collocation or deployment, including a building permit, an encroachment permit (if applicable) and an electrical permit (if applicable). (Ord. 923 §2(part), 2019; Ord. 921 §2(part), 2019)

**17.41.060 Required findings of approval for wireless facility and small wireless facility.**

A. Wireless Facility Permit Findings for New or Substantially Modified Wireless Facility Permits. No wireless facility permit for a proposed new or substantial modification to a wireless communication facility may be approved unless the planning commission finds, at a public hearing for which notice was provided under the standards set forth in Government Code Sections 65090 and 65091, as follows:

1. The applicant has demonstrated by clear and convincing evidence that the new or substantially modified wireless facility is necessary to close a significant gap in the applicant's wireless service coverage. Such evidence shall include in-kind call testing of existing facilities within the area the applicant contends is a significant gap in coverage to be served by the facility.
2. The applicant has demonstrated by clear and convincing evidence that no feasible alternate site exists that would close a significant gap in the operator's wireless service coverage which alternative site is a more appropriate location for the facility under the standards of this section.
3. The proposed new or substantially modified wireless facility complies with all design standards and other requirements of this section, including the requirement that new or substantially modified facilities be camouflaged.
4. The proposed new or substantially modified wireless facility is consistent with the general plan and any other applicable provisions of this code.
5. Public notice of the proposed facility was provided under the standards set forth in Government Code Sections 65090 and 65091.

B. Additional Findings for New or Substantially Modified Wireless Facility Permits in the Public Rights-of-Way. In addition to the findings required in subsection (A)(1) of this section, no proposed new or substantially modified wireless communication facility within a public right-of-way may be approved unless the following findings are made by the planning commission:

1. The proposed facility has been designed to blend with the surrounding environment, with minimal visual impact on the public right-of-way.
2. The proposed facility will not have an adverse impact on the use of the public right-of-way, including, but not limited to, the safe movement and visibility of vehicles and pedestrians.

C. Application Review Periods. Under federal and state law, the city must act on an application for a wireless facility permit for new facilities within one hundred fifty days, and must act on an application for a wireless facility permit for substantial modifications to existing facilities which the

applicant does not contend are protected by Title 47, United States Code, Section 1455, within ninety days, after the applicant submits the application for a wireless facility permit, unless tolled due to issuance of any notice of incomplete filing or by mutual agreement between the city and the applicant. Under federal and state law, failure to act on a wireless facility permit application within these timelines, excluding tolling periods, may result in the permit being deemed granted by operation of law. In that case, the applicant must still comply with the standard conditions of approval in this section.

D. Findings Required for Approval of Minor Modifications to Existing Wireless Facilities.

1. An applicant seeking approval of a collocation or modification to an existing wireless communication facility which the applicant contends is within the protection of Title 47, United States Code, Section 1455, and qualifies as a minor or not substantial modification, must apply for and receive approval of a wireless facility permit for a minor modification in compliance with this section. This subsection is intended to comply with the city's obligations under federal law, which provides that the city "may not deny, and shall approve any eligible facilities request for a modification of an existing wireless tower or base station that does not substantially change the physical dimensions of such tower or base station." (47 U.S.C. Section 1455, subd. (a)(1), adopted as Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, Pub.L No. 112-96, 126 Stat. 156.) This subsection sets forth standards for the city to review an application for a wireless facility minor modification permit submitted by an applicant who asserts that a proposed collocation or modification to an existing personal wireless communications facility is covered by this federal law. The city's review of these applications is structured to comply with the requirements of Title 47, United States Code, Section 1455 and the FCC's regulations implementing this federal law, adopted on December 17, 2014, and codified at 47 C.F.R. Section 1.40001 et seq. This subsection is intended to promote the public's health, safety, and welfare, and shall be interpreted consistent with the Federal Communications Act of 1996 (Pub.L. No. 104-104, 110 Stat. 56), Title 47, United States Code, Section 1455, and applicable FCC regulations and court decisions considering these laws and regulations. Under federal law, the city must approve or deny an application for a wireless facility permit for a minor modification, together with any other city permits required for a proposed wireless facility minor modification, within sixty days after the applicant submits the application for a wireless facility permit which the applicant contends is protected by Title 47, United States Code, Section 1455, unless tolled due to issuance of any notice of incomplete filing or by mutual agreement between the city and the applicant. Under federal law, failure to act on a wireless facility permit application for a minor modification within the sixty-day review period, excluding tolling period, may result in the permit being deemed granted by operation of law. In that case, the applicant must still comply with the standard conditions of approval in this section.

2. The director must approve an application for a wireless facility permit for a minor modification that is a collocation or modification to an existing wireless tower or base station only which the applicant contends is within the protection of Title 47, United States Code, Section 1455 if each of the following findings can be made:

- a. The applicant proposes a collocation or modification to either (i) a structure constructed and maintained with all necessary permits in good standing for the sole or primary purpose of supporting any FCC-licensed or FCC-authorized antennas and their associated facilities or (ii) a structure constructed and maintained with all necessary

permits in good standing, whether built for the sole or primary purpose of supporting any FCC-licensed or FCC-authorized antennas and their associated facilities or not, that currently supports existing wireless transmission equipment;

b. The proposed collocation or modification does not increase the height of the existing wireless communication facility above its lowest height on February 22, 2012, or as approved if constructed after February 22, 2012, by more than ten percent or ten feet, whichever is greater. In addition, for private property, the proposed collocation or modification does not increase the height by one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater;

c. The proposed collocation or modification does not increase the width of the facility by more than six feet. In addition, for private property, the proposed collocation or modification does not increase the width of the facility by more than twenty feet or the width of the tower at the level of the appurtenance, whichever is greater;

d. The proposed collocation or modification does not involve the installation of more than the standard number of new equipment cabinets for the technology involved, not to exceed four;

e. On public right-of-way the proposed collocation or modification does not involve either (i) the installation of any new equipment cabinets on the ground, if none already exist, or (ii) the installation of ground equipment cabinets that are more than ten percent larger in height or overall volume than any existing ground cabinets;

f. The proposed collocation or modification does not involve any excavation outside the area in proximity to the existing ground-mounted equipment in the public right-of-way;

g. The proposed collocation or modification does not defeat any existing concealment, stealth, or camouflage elements of the existing structure; and

h. The proposed collocation or modification does not violate any prior conditions of approval, except as may be preempted by Section 6409, Title 47, United States Code, Section 1455, subdivision (a).

E. Required Findings for Small Wireless Facility.

1. Application Review. Each application for a new or modified small wireless facility permit shall be reviewed by the director. The city must approve or deny an application for a small wireless facility permit, together with any other city permits required for a proposed small wireless facility, within sixty days after the applicant submits an application to collocate a small wireless facility using an existing structure, and within ninety days after the applicant submits an application to deploy a small wireless facility using a new structure. The director shall provide written notice to all property owners within three hundred feet of the site of a proposed small wireless facility upon approval of an application for a small wireless facility permit.

2. Tolling Period. Unless a written agreement between the applicant and the city provides otherwise, the application is tolled when the city notifies the applicant within ten days of the applicant's submission of the application that the application is materially incomplete and identifies the missing documents or information. The shot clock may again be tolled if the city

provides notice within ten days of the application's resubmittal that it is materially incomplete and identifies the missing documents or information. For an application to deploy small wireless facilities, if the city notifies the applicant on or before the tenth day after submission that the application is materially incomplete, and identifies the missing documents or information and the rule or regulation creating the obligation to submit such documents or information, the shot clock date calculation will restart at zero on the date the applicant submits a completed application. (Ord. 923 §2(part), 2019; Ord. 921 §2(part), 2019)

**17.41.070 Standards for wireless facility and small wireless facility.**

- A. All new wireless facilities shall be concealed. The installation of an uncamouflaged wireless facility is prohibited. All new facilities and substantial changes to existing facilities shall include appropriate stealth and concealment techniques given the proposed location, design, visual environment, and nearby uses and structures. Stealth and concealment techniques do not include incorporating faux-tree designs of a kind substantially different than the surrounding live trees. All new architectural features proposed to conceal transmission equipment shall be designed to mimic the existing underlying structure, shall be proportional to the existing underlying structure, and shall use materials in similar quality, finish, color, and texture as the existing underlying structure.
- B. All vents, exhausts and similar features for undergrounded equipment shall be flush to grade to the maximum extent feasible; all above-grade vents, exhausts or similar features shall be designed to blend with the environment to maximum extent feasible.
- C. All wireless facility antennas, mounting hardware, and cabling shall be covered or painted to match the color and texture of the building, tower, or pole on which it is mounted. Equipment cabinets, service panels, and service connections shall be screened by solid walls, landscaping, or berms. Screening shall blend with or enhance the surrounding context in terms of scale, form, texture, materials, and color. Any wireless facility shall be concealed as much as possible by blending into the natural and physical environment. All gates shall be opaque.
- D. Wireless facilities should be collocated with existing wireless facilities, if within one thousand five hundred feet of an existing visible wireless facility; unless the city determines that the particular design proposed would not create excessive visual clutter or would otherwise create harms the city cannot ameliorate.
- E. A wireless facility located in the public rights-of-way:
1. Shall, with respect to its pole-mounted components, be located in a concealed manner on an existing or replaced utility pole; or
  2. Shall be located in a concealed wireless facility consistent with other existing natural or manmade features in the rights-of-way near the location where the wireless facility is to be located; or
  3. Shall, with respect to its pole-mounted components, be located in a concealed wireless facility on a new utility pole, if there are no reasonable alternatives, and the applicant is authorized to construct new utility poles.
- F. The ground-mounted components of a wireless facility shall, whether in or outside of the rights-of-way:
1. To the extent the structures are utility boxes within the meaning of this code, be reviewed

and subject to the same approvals as utility boxes installed by other communications companies; and

2. Shall be located flush to grade where necessary to avoid incommoding the public or creating a hazard; and

3. To the extent permitted aboveground, shall otherwise be appropriately screened, landscaped and camouflaged to blend in with the surroundings, and nonreflective paints shall be used. All ground-mounted outdoor transmission equipment and associated enclosures or shelters shall be screened. All wires, cables, and any other connections shall be completely concealed from public view to the maximum extent feasible.

G. Unless it is determined by the city that there is no less intrusive alternative available to close a significant gap in the service provided by a wireless facility; or it is determined that the city is legally required to approve an application, the director may not approve an application for a wireless facility where the application proposes a design that would require extensions from any support structure inconsistent in size with the extensions otherwise permitted under the code.

H. A wireless facility and all subsequent modifications shall be designed and located to minimize the impact on the surrounding neighborhood, and to maintain the character and appearance of the city, consistent with other provisions of the code. To that end, wireless facilities should:

1. Employ the least intrusive design for the proposed location in terms of size, mass, visual and physical impact, and effects on properties from which the wireless facility is visible; and
2. Accommodate collocation consistent with the other design requirements of this section; and
3. Be consistent with the general plan.

I. Without limiting the foregoing, all portions of a wireless facility affixed to a support structure shall be designed to blend in or be screened from view in a manner consistent with the support structure's architectural style, color and materials when viewed from any part of the city. Wireless facilities shall be covered, painted and textured or otherwise camouflaged to match the color and texture of the support structure on which they are mounted. Where the support structure is a building, the wireless facility, including without limitation base station cabinets, remote transmitters and receivers, and antenna amplifiers, shall be placed within the building or mounted behind a parapet screened from public view unless that is not feasible. If the director determines that such in-building placement is not feasible, the equipment shall be roof mounted in an enclosure or otherwise screened from public view as approved by the community development director.

J. Wireless facility shall not be lighted except with the authorization of the director. The director may permit lighting at the lowest intensity necessary:

1. For proximity-triggered or timer-controlled security lighting; or
2. To comply with regulations for the illumination of any flag attached to a wireless facility; or
3. Where such lighting is required by the director to protect public health or welfare, or as part of the camouflage for a particular design which includes street or decorative lighting as integral to the design and as approved by the director.

- K. No facilities may bear any signage or advertisement(s) other than signage required by law or expressly permitted or required by the city. No advertising signage shall be displayed on any wireless facility except for government-required signs shown in the wireless facility permit application. Additionally site identification, address, warning and similar information plates may be permitted where approved by the director.
- L. The wireless facility shall not incommode the public (including, without limitation, persons with disabilities) in its use of any structure, or any portion of the rights-of-way.
- M. All new facilities and substantial changes to existing facilities shall comply with the applicable height limit for the facility's zone.
- N. At no time shall transmission equipment or any other associated equipment (including but not limited to heating and air conditioning units) at any wireless communication facility emit noise that exceeds the applicable limit(s) established in this code.
- O. All facilities shall at all times comply with all applicable federal, state, and local building codes, electrical codes, fire codes, and any other code related to public health and safety.
- P. All wireless towers shall be designed and situated in a manner that utilizes existing natural or manmade features (including but not limited to topography, vegetation, buildings, or other structures) to visually conceal the wireless tower to the maximum extent feasible.
- Q. All accessory equipment associated with the operation of a wireless communication facility shall be located within a building enclosure or underground vault that complies with the development standards of the zoning district in which the accessory equipment is located.
- R. Ground-mounted equipment shall be located so as not to cause: (i) any physical or visual obstruction to pedestrian or vehicular traffic; (ii) inconvenience to the public's use of a public right-of-way; or (iii) safety hazards to pedestrians and motorists. In no case shall ground-mounted equipment, walls, or landscaping be less than eighteen inches from the front of the curb.
- S. No facility shall be built so as to cause the right-of-way in which the facility is located to fail to comply with the Americans with Disabilities Act.
- T. Standards governing approval of small wireless facilities by director:
1. The director shall approve or deny an application to collocate a small wireless facility using an existing structure by evaluating the following standards:
    - a. The existing structure was constructed and maintained with all necessary permits in good standing.
    - b. The existing structure is fifty feet or less in height, including any antennas, or the existing structure is no more than ten percent taller than other adjacent structures.
    - c. Each antenna associated with the deployment, excluding associated antenna equipment, is no more than three cubic feet in volume.
    - d. All other wireless equipment associated with the structure, including the wireless equipment associated with the antenna and any preexisting associated equipment serving the facility, is no more than twenty-eight cubic feet in volume.

- e. The small wireless facilities do not extend the existing structure on which they are located to a height of more than fifty feet or by more than ten percent, whichever is greater.
  - f. The small wireless facility does not require an antenna structure registration under Part 47 C.F.R. Section 17.1 et seq.
  - g. The small wireless facility is not located on Tribal lands, as defined under 36 C.F.R. Section 800.16(x).
  - h. For collocations not located within the public right-of-way, the proposed collocation shall be consistent with the standards of this section and Section [17.41.080](#).
  - i. For collocation located within the public right-of-way, the proposed collocation shall be consistent with the standards of this section and 17.41.080, except that subsection (D) of this section, and Section [17.41.080](#)(I) and (J) do not apply.
  - j. The proposed collocation would be in the most preferred location and configuration within two hundred fifty feet from the proposed site in any direction or the applicant has demonstrated with clear and convincing evidence in the written record that any more-preferred location or configuration within two hundred fifty feet would be technically infeasible, applying the preference standards of this section.
  - k. The proposed collocation is designed as a stealth facility, to the maximum feasible extent.
2. The director must approve an application to deploy a small wireless facility using a new structure only if each of the following findings can be made:
- a. The new structure was constructed and maintained with all necessary permits in good standing;
  - b. The new structure is fifty feet or less in height, including any antennas, or the new structure is no more than ten percent taller than other adjacent structures;
  - c. Each antenna associated with the deployment, excluding associated antenna equipment, is no more than three cubic feet in volume;
  - d. All other wireless equipment associated with the facility, including the wireless equipment associated with the antenna and any preexisting equipment associated with the facility, is no more than twenty-eight cubic feet in volume;
  - e. The small wireless facility does not require an antenna structure registration under Part 47 C.F.R. Section 17.1 et seq.
  - f. The small wireless facility is not located on Tribal lands, as defined under 36 C.F.R. Section 800.16(x);
  - g. For new structures not located within the public right-of-way, the proposed facility shall be consistent with the standards of this section and Section [17.41.080](#).
  - h. For new structures located within the public right-of-way, the proposed facility shall be consistent with this section and Section [17.41.080](#), except that subsection (D) of this

section, and Sections [17.41.080](#)(I) and (J) do not apply.

i. The proposed project would be in the most preferred location and configuration within two hundred fifty feet from the proposed site in any direction or the applicant has demonstrated with clear and convincing evidence in the written record that any more-preferred location or configuration within two hundred fifty feet would be technically infeasible, applying the preference standards of this section.

j. The proposed project is designed as a stealth facility, to the maximum feasible extent.

3. Small Cell Location and Configuration Preferences. The city prefers that small wireless facilities in the public right-of-way or in the equivalent right-of-way on homeowners' association owned lands and private streets be configured on the following support structures, in order of preference from most to least preferred: (1) existing or replacement street light standard; (2) existing or replacement concrete or steel utility pole; (3) existing or replacement wood utility pole; (4) new street light standard; (5) new utility pole. The city prefers that small wireless facilities outside the public right-of-way be configured on the following support structures, in order of preference from most to least preferred: (1) on existing, approved wireless facility support structures operating in compliance with this code; (2) on existing buildings or nontower structures; (3) on existing or replacement utility poles or towers; (4) in new towers meeting the height requirements of the applicable FCC regulations. (Ord. 923 §2(part), 2019; Ord. 921 §2(part), 2019)

**17.41.080 Standard conditions of approval.**

All facilities subject to a wireless facility permit approved under this chapter, including any facilities for which a wireless facility permit is deemed approved by operation of law, shall be subject to the following conditions:

A. Facilities shall not bear any signs or advertising devices other than legally required certification, warning, or other required seals or signage, or as expressly authorized by the city.

B. Abandonment.

1. Wireless communication facilities that are no longer operating shall be removed at the expense of the applicant, operator, or owner no later than ninety days after the discontinuation of use. Disuse for ninety days or more shall also constitute a voluntary termination by the applicant of any land use entitlement under this code or any predecessor to this code.

2. The director shall send a written notice of the determination of nonoperation to the owner and operator of the wireless communication facility, who shall be entitled to a hearing on that determination before the city manager or a hearing officer appointed by the city manager; provided, that written request for such a hearing is received by the city clerk within ten days of the date of the notice. No further appeal from the decision of the city manager may be had other than pursuant to Code of Civil Procedure Section 1094.5. Upon a final decision of the city manager or the running of the time for a request for a hearing without such a request, the operator shall have ninety days to remove the facility.

3. The operator of a facility shall notify the city in writing of its intent to abandon a permitted site. Removal shall comply with applicable health and safety regulations. Upon completion of abandonment, the site shall be restored to its original condition at the expense of the



applicant, operator, or owner.

4. All facilities not removed within the required ninety-day period shall be in violation of this code. In the event the city removes a disused facility upon the failure of the applicant, operator, or owner to timely do so, the applicant, operator, and owner shall be jointly and severally liable for the payment of all costs and expenses the city incurs for the removal of the facilities, including legal fees and costs.

C. The applicant, operator of a facility and property owner (when applicable) shall defend, indemnify and hold the city and its elective and appointed boards, commissions, officers, agents, consultants and employees harmless from and against all demands, liabilities, costs (including attorneys' fees), or damages arising from the city's review and approval of the design, construction, operation, location, inspection or maintenance of the facility.

D. Removal of Unsafe Facilities. If, at any time after ten years of the issuance of a building permit or encroachment permit, or any shorter period permitted by Government Code Section 65964(b), any wireless communication facility becomes incompatible with public health, safety or welfare, the applicant or operator of the facility shall, upon notice from the city and at the applicant's or operator's own expense, remove that facility. Written notice of a determination pursuant to this subsection shall be sent to the owner and operator of the wireless communication facility, who shall be entitled to a hearing on that determination before the city manager or a hearing officer appointed by the city manager; provided, that written request for such a hearing is received by the city clerk within ten days of the date of the notice. No further appeal from the decision of the city manager may be had other than pursuant to Code of Civil Procedure Section 1094.5. Upon a final decision of the city manager or the running of the time for a request for a hearing without such a request, the operator shall have ninety days to remove the facility.

E. Prior to the issuance of a building permit or encroachment permit, the applicant or owner/operator of the facility shall pay for and provide a performance bond, which shall be in effect until all facilities are fully and completely removed and the site reasonably returned to its original condition. The purpose of this bond is to cover the applicant's or owner/operator of the facility's obligation under the conditions of approval and the city code. The bond coverage shall include, but not be limited to, removal of the facility, maintenance obligations and landscaping obligations. The amount of the performance bond shall be set by the director on a case-specific basis and in an amount reasonably related to the obligations required under this code and all conditions of approval, and shall be specified in the conditions of approval.

F. An applicant shall not transfer a permit to any person or entity prior to completion of construction of a wireless communication facility.

G. The applicant shall submit as-built photographs of the facility within ninety days of installation of the facility, detailing the installed equipment.

H. A wireless communication facility approved by a wireless facility permit may operate only until the tenth anniversary of the date it is first placed into service, unless that sunset date is extended by additional term(s) not to exceed ten years pursuant to a wireless facility permit issued. There is no limit to the number of times the sunset date for a facility may be extended.

I. Any approved wireless communication facility within a public right-of-way shall be subject to such conditions, changes or limitations as are from time to time deemed necessary by the public

works director to: (1) protect the public health, safety, and welfare; (2) prevent interference with pedestrian and vehicular traffic; or (3) prevent damage to a public right-of-way or any property adjacent to it. Before the director of public works imposes conditions, changes, or limitations pursuant to this subsection, he or she shall notify the applicant or operator, in writing, by mail to the address set forth in the application or such other address as may be on file with the city. Such change, new limitation or condition shall be effective twenty-four hours after deposit of the notice in the United States mail.

J. The applicant or operator of a wireless communication facility in the public rights-of-way shall not move, alter, temporarily relocate, change, or interfere with any existing public facility, structure or improvement without the prior written consent of the city, and the owner in the circumstance where the owner is not the city. No structure, improvement or facility owned by the city shall be moved to accommodate a wireless communication facility unless: (1) the city determines, in its sole and absolute discretion, that such movement will not adversely affect the city or surrounding residents or businesses; and (2) the applicant or operator pays all costs and expenses related to the relocation of the city's facilities. Every applicant or operator of any wireless communication facility shall assume full liability for damage or injury caused to any property or person by his, her, or its facility. Before commencement of any work pursuant to an encroachment permit issued for any wireless communication facility within a public right-of-way, an applicant shall provide the city with documentation establishing to the city's satisfaction that the applicant has the legal right to use or interfere with any other facilities within the public right-of-way to be affected by applicant's facilities.

K. In addition to any other conditions of approval permitted under federal and state law and this code that the director deems appropriate or required under this code, all wireless facility permits for minor modifications subject to Title 47, United States Code, Section 1455, including any minor modifications for which a wireless facility permit is deemed approved by operation of law, shall include the following conditions of approval:

1. No Automatic Renewal. The grant or approval of a wireless facility minor modification permit shall not renew or extend the underlying permit term.
2. Compliance with Previous Approvals. The grant or approval of a wireless facility minor modification permit shall be subject to the conditions of approval of the underlying permit, except as may be preempted by Section 6409(a) of the 2012 Middle Class Jobs and Tax Relief Act, Title 47, United States Code, Section 1455.
3. As-Built Plans. The applicant shall submit to the director an as-built set of plans and photographs depicting the entire personal wireless communications facility as modified, including all transmission equipment and all utilities, within ninety days after the completion of construction.
4. Indemnification. To the fullest extent permitted by law, the applicant and any successors and assigns, shall defend, indemnify and hold harmless city, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, related to the wireless facility minor modification permit and the issuance of any permit or

entitlement in connection therewith. The applicant shall pay such obligations as they are incurred by city, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the city reasonably determines necessary to protect the city from exposure to fees, costs or liability with respect to such claim or lawsuit.

5. Compliance with Applicable Laws. The applicant shall comply with all applicable provisions of this code, any permit issued under this code, and all other applicable federal, state, and local laws. Any failure by the city to enforce compliance with any applicable laws shall not relieve any applicant of its obligations under this code, any permit issued under this code, or all other applicable laws and regulations.

6. Compliance with Approved Plans. The proposed project shall be built in compliance with the approved plans on file with the planning department.

7. Violations. The facility shall be developed, maintained, and operated in full compliance with the conditions of the wireless facility minor modification permit, any other applicable permit, and any law, statute, ordinance or other regulation applicable to any development or activity on the site. Failure of the applicant to cease any development or activity not in full compliance shall be a violation of these conditions. Any violation of this code, the conditions of approval for the wireless facility minor modification permit, or any other law, statute, ordinance or other regulation applicable to any development or activity on the site may result in the revocation of this permit. The remedies specified in this chapter shall be cumulative and the city may resort to any other remedy available at law or in equity and resort to any one remedy shall not cause an election precluding the use of any other remedy with respect to a violation.

8. In the event that a court of competent jurisdiction invalidates or limits, in part or in whole, Title 47, United States Code, Section 1455, such that such statute would not mandate approval for the collocation or modification granted or deemed granted under a wireless facility minor modification permit, such permit shall automatically expire twelve months from the date of that opinion.

9. The grant, deemed grant or acceptance of wireless facility minor modification permit shall not waive and shall not be construed or deemed to waive the city's standing in a court of competent jurisdiction to challenge Title 47, United States Code, Section 1455 or any wireless facility minor modification permit issued pursuant to Title 47, United States Code, Section 1455 or this code.

L. Annual Monitoring Fee. The owner or operator of a facility subject to a permit under this chapter shall pay to the city an annual monitoring fee as established in the city's master fee schedule. The fee shall be used to recover the city's costs to inspect, review, and monitor compliance with the conditions of the permit.

M. Standard Conditions of Approval for Small Wireless Facility Permits. In addition to any other conditions of approval permitted under federal and state law and this code that the director deems appropriate or required under this code, all small wireless facility permits under this subsection shall include the following conditions of approval:

1. No Automatic Renewal. The grant or approval of a small wireless facility permit shall not renew or extend the underlying permit term.
2. Compliance with Previous Approvals. The grant or approval of a small wireless facility

permit shall be subject to the conditions of approval of the underlying permit.

3. As-Built Plans. The applicant shall submit to the director an as-built set of plans and photographs depicting the entire small wireless facility as modified, including all transmission equipment and all utilities, within ninety days after the completion of construction.

4. Indemnification. To the fullest extent permitted by law, the applicant and any successors and assigns, shall defend, indemnify and hold harmless the city, its employees, agents and officials, from and against any liability, claims, suits, actions, arbitration proceedings, regulatory proceedings, losses, expenses or costs of any kind, whether actual, alleged or threatened, including, but not limited to, actual attorney fees, litigation expenses and court costs of any kind without restriction or limitation, incurred in relation to, as a consequence of, arising out of or in any way attributable to, actually, allegedly or impliedly, in whole or in part, related to the wireless facility minor modification permit and the issuance of any permit or entitlement in connection therewith. The applicant shall pay such obligations as they are incurred by the city, its employees, agents and officials, and in the event of any claim or lawsuit, shall submit a deposit in such amount as the city reasonably determines necessary to protect the city from exposure to fees, costs or liability with respect to such claim or lawsuit.

5. Compliance with Applicable Laws. The applicant shall comply with all applicable provisions of this code, any permit issued under this code, and all other applicable federal, state, and local laws. Any failure by the city to enforce compliance with any applicable laws shall not relieve any applicant of its obligations under this code, any permit issued under this code, or all other applicable laws and regulations.

6. Compliance with Approved Plans. The proposed project shall be built in compliance with the approved plans on file with the planning and building department.

7. Violations. The small wireless facility shall be developed, maintained, and operated in full compliance with the conditions of the small wireless facility permit, any other applicable permit, and any law, statute, ordinance or other regulation applicable to any development or activity on the site. Failure of the applicant to cease any development or activity not in full compliance shall be a violation of these conditions. Any violation of this code, the conditions of approval for the wireless facility minor modification permit, or any other law, statute, ordinance or other regulation applicable to any development or activity on the site may result in the revocation of this permit. The remedies specified in this section shall be cumulative and the city may resort to any other remedy available at law or in equity and resort to any one remedy shall not cause an election precluding the use of any other remedy with respect to a violation.

8. In the event that a court of competent jurisdiction invalidates or limits, in part or in whole, 47 U.S.C. Section 1455, such that such statute would not mandate approval for the collocation or deployment granted or deemed granted under a wireless facility minor modification permit, such permit shall automatically expire twelve months from the date of that opinion.

9. The grant, deemed grant or acceptance of a small wireless facility permit shall not waive and shall not be construed or deemed to waive the city's standing in a court of competent jurisdiction to challenge 47 U.S.C. Section 1455 or any small wireless facility permit issued pursuant to 47 U.S.C. Section 1455 or this code.

10. Annual Monitoring Fee. The owner or operator of a facility subject to a permit under this

chapter shall pay to the city an annual monitoring fee as established in the city's master fee schedule. The fee shall be used to recover the city's costs to inspect, review, and monitor compliance with the conditions of the permit. (Ord. 923 §2(part), 2019: Ord. 921 §2(part), 2019)

**17.41.090 Provisions for denial without prejudice of small wireless facility.**

A. Grounds for Denial without Prejudice. The director may deny without prejudice an application for a small wireless facility permit in any of the following circumstances:

1. The director cannot make all findings required for approval of a small wireless facility permit;
2. The proposed collocation or deployment would cause the violation of an objective, generally applicable law protecting public health or safety;
3. The proposed collocation or deployment involves the removal and replacement of an existing facility's entire supporting structure; or
4. The proposed collocation or deployment does not qualify for mandatory approval under 47 U.S.C. Section 1455, as may be amended or superseded, and as may be interpreted by any order of the FCC or any court of competent jurisdiction.

B. Procedures for Denial without Prejudice. All small wireless facility permit application denials shall be in writing and shall include: (i) the decision date; (ii) a statement that the city denies the permit without prejudice; (iii) a short and plain statement of the basis for the denial; and (iv) that the applicant may submit the same or substantially the same permit application in the future.

C. Submittal after Denial without Prejudice. After the director denies a small wireless facility permit application, and subject to the generally applicable permit application submittal provisions in this chapter, an applicant shall be allowed to:

1. Submit a new small wireless facility permit application for the same or substantially the same proposed collocation or deployment; or
2. Submit an appeal of the director's decision to the city council in accordance with Section [17.41.100](#).

D. Costs to Review a Denied Permit. The city shall be entitled to recover the reasonable costs for its review of any small wireless facility permit application. In the event that the director denies a small wireless facility permit application, the city shall return any unused deposit fees within sixty days after a written request from the applicant. An applicant shall not be allowed to submit a small wireless facility permit application for the same or substantially the same proposed modification unless all costs for the previously denied permit application are paid in full. (Ord. 923 §2(part), 2019: Ord. 921 §2(part), 2019)

**17.41.100 Appeals.**

Appeals of decisions by the planning commission or director under this section are governed by Chapter [17.31](#). (Ord. 923 §2(part), 2019: Ord. 921 §2(part), 2019)

**17.41.110 Independent consultant review.**

A. Selection by Director. The director may select and retain with the approval of the city manager one or more independent consultants with expertise in communications satisfactory to the director

and the city manager in connection with any permit review and evaluation.

B. Scope. The independent consultant shall review the project aspects that involve technical or specialized knowledge and may address:

1. Whether the applicant submitted a complete and accurate application;
2. Whether the facts and materials presented in a particular application tend to support certain statements or analyses in the application;
3. Compliance with any applicable regulations;
4. Any other specific technical or specialized issues requested by the city; and/or
5. Presence or absence of a significant gap in service coverage, as appropriate.

C. Independent Consultant Fee Deposit. The applicant shall pay the cost for any independent consultant fees, along with applicable overhead recovery, through a deposit, estimated by the director, paid at the time the applicant submits an application. The applicant shall pay all consultant fees before the city may act on a permit application. In the event that such costs or fees do not exceed the deposit amount, the city shall refund any unused portion within sixty days after the final building permit is released or, if no final building permit is released, within sixty (60) days after the city receives a written request from the applicant. (Ord. 923 §2(part), 2019; Ord. 921 §2(part), 2019)

**17.41.120 Maintenance.**

A. All wireless communication facilities must comply with all standards and regulations of the FCC, and any other state or federal government agency with the authority to regulate wireless communication facilities.

B. The site and the wireless communication facility, including all landscaping, fencing, and related transmission equipment must be maintained in a neat and clean manner and in accordance with all approved plans.

C. All graffiti on wireless communication facilities must be removed at the sole expense of the permittee within forty-eight hours of notification.

D. A wireless communication facility located in the public right-of-way may not unreasonably interfere with the use of any city property or the public right-of-way by the city, by the general public or by other persons authorized to use or be present in or upon the public right-of-way. Unreasonable interference includes disruption to vehicular or pedestrian traffic, and interference with any other city or public utilities.

E. If any FCC, CPUC or other required license or approval to provide communication services is ever revoked, the permittee must inform the director of the revocation within ten days of receiving notice of such revocation. (Ord. 923 §2(part), 2019; Ord. 921 §2(part), 2019)

**17.41.130 Removal of abandoned facilities.**

A. Any facility whose permit has expired or whose permit has been terminated by the city or that is not operated for a continuous period of one hundred eighty days shall be deemed abandoned, and the owner of the facility shall remove the facility within ninety days of receipt of notice from the director notifying the owner of the abandonment.

B. If the facility is not removed within the ninety-day period, the director may remove the facility at the permittee's, facility owner's, or landowner's expense pursuant to the city's abatement procedures.

C. If there are two or more users of the permitted facility, this provision shall not become effective until all applicable permits have expired or have terminated or all users cease using the facility.

D. As a condition of approval for permit issuance, the applicant shall provide a separate demolition bond for the duration of the permit, and in the form and manner of surety as determined by the director and approved as to form by the city attorney, with provision for inspection and city removal of the facility in the event of failure to perform by the responsible parties as defined by this chapter. (Ord. 923 §2(part), 2019; Ord. 921 §2(part), 2019)

**17.41.140 Ownership transfers.**

Upon transfer of an approved wireless communication facility or any rights under the applicable permit or approval, the permittee of the facility must within thirty days of such transfer provide written notification to the director of the date of the transfer and the identity of the transferee. The director may require submission of any supporting materials or documentation necessary to determine that the facility is in compliance with the existing permit or approval and all of its conditions including, but not limited to, statements, photographs, plans, drawings, and analysis by a qualified engineer demonstrating compliance with all applicable regulations and standards of the city, FCC, and CPUC. (Ord. 923 §2(part), 2019; Ord. 921 §2(part), 2019)

**17.41.150 Revocation of a wireless facility permit.**

A. A wireless facility permit may be revoked if the permittee is not in compliance with permit conditions, if the permit conditions are not enforceable, or for a failure to comply with any provision of the code relating to the permit, or relating to the wireless facility associated with the permit ("default event"). By way of example and not limitation, a refusal to timely remove facilities located in the rights-of-way where required in connection with a public works project would be a default event.

B. The community development director may revoke a wireless facility permit only after:

1. Written notice of the default event has been provided to the wireless facility permit holder.
2. The wireless facility permit holder has been afforded a reasonable opportunity to cure and comply with its permit, or demonstrate that no default event occurred.
3. If the wireless facility permit holder fails to cure, the city council, or designee, shall conduct a noticed public hearing where the wireless facility permit holder shall be afforded an opportunity to speak and be heard and to provide written material prior to the hearing. If the city council or its designee, after the public hearing, finds that the wireless facility or the wireless facility permit holder has violated any law regulating the wireless facility or has failed to comply with the requirements of this chapter, the wireless facility permit, any applicable agreement or any condition of approval, the city council may revoke the permit.
4. Upon revocation, the city council may require the removal of the wireless facility or take any other legally permissible action or combination of actions necessary to protect the health and welfare of the city. (Ord. 923 §2(part), 2019; Ord. 921 §2(part), 2019)

**17.41.160 Exception from standards.**

A. Exception from standards for wireless facilities:

1. Notwithstanding the provisions of this chapter, one or more specific exceptions to the standards contained within this chapter may be granted if a denial of an exception would prohibit or have the effect of prohibiting the provision of wireless communications services by the applicant within the meaning of Title 47, United States Code Section 332, subdivision (c)(7) or if the denial of the exception is otherwise preempted or prohibited by state or federal law or regulations. The city may grant an exception, on such terms as the city may deem appropriate, in cases where the city determines that the grant of an exception is necessary to comply with state and federal law or regulations.
2. Prior to the issuance of an exception, the applicant shall be required to submit to the director a written explanation setting forth clear and convincing evidence that the location or locations and the design of the facility is necessary to close a significant gap in service coverage, that there is no feasible alternate location or locations, or design, that would close this significant gap in coverage or reduce this significant gap in coverage to less than significant, and that the facility is the least intrusive means to close a significant gap or to reduce it to less than a significant gap in coverage.
3. Exceptions shall be subject to the review and approval by the planning commission at noticed public hearings. The burden is on the applicant to prove significant gaps and least intrusive means as required herein.

B. Exception from standards for small wireless facility:

1. Nothing in this section shall modify the existing standards for non-small wireless facility applications.
2. Nothing in this section shall limit the city's authority to negotiate different standards for small wireless facility applications. (Ord. 923 §2(part), 2019; Ord. 921 §2(part), 2019)

**17.41.170 Violations.**

It is unlawful for any person to violate any provision or to fail to comply with any of the requirements of this chapter. Any person, firm, partnership, or corporation violating any provision of this chapter or failing to comply with any of its requirements will be deemed guilty of an infraction and upon conviction thereof will be punished by fine not exceeding one thousand dollars. Each such person, firm, partnership, or corporation will be deemed guilty of a separate offense for each and every day or any portion thereof during which any violation of any of the provisions of this chapter is committed, continued or permitted by such person, firm, partnership, or corporation, and will be deemed punishable therefor as provided in this chapter. The remedies specified in this chapter shall be cumulative and the city may resort to any other remedy available at law or in equity and resort to any one remedy shall not cause an election precluding the use of any other remedy with respect to a violation. (Ord. 923 §2(part), 2019; Ord. 921 §2(part), 2019)

**17.41.180 Severability.**

In the event that a court of competent jurisdiction holds any section, subsection, paragraph, sentence, clause, or phrase in this chapter unconstitutional, preempted, or otherwise invalid, the invalid portion shall be severed from this chapter and shall not affect the validity of the remaining portions of this chapter. The city hereby declares that it would have adopted each section,



subsection, paragraph, sentence, clause, or phrase in this chapter irrespective of the fact that any one or more sections, subsections, paragraphs, sentences, clauses, or phrases in this chapter might be declared unconstitutional, preempted, or otherwise invalid. (Ord. 923 §2(part), 2019: Ord. 921 §2(part), 2019)

## **Chapter 17.52 SIGNS**

Sections:

[17.52.010 Purpose of provisions.](#)

[17.52.020 Use limitations generally.](#)

[17.52.030 Definitions.](#)

[17.52.040 General requirements and restrictions.](#)

[17.52.050 Development standards for signs.](#)

[17.52.060 Interpretation of provisions--Authority.](#)

[17.52.070 Permit--Required.](#)

[17.52.080 Building permit requirements.](#)

[17.52.090 Permit--Application--Fee.](#)

[17.52.100 Permit--Exemptions.](#)

[17.52.110 Nonconforming signs.](#)

[17.52.120 Removal of signs.](#)

[17.52.130 Variances.](#)

[17.52.140 Appeals.](#)

[17.52.150 Violation--Penalty.](#)

### **17.52.010 Purpose of provisions.**

The purpose of this chapter is to:

- A. Provide standards for the regulation of the height, size, location and appearance of signs in order to safeguard and enhance property values;
- B. Protect public and private investments in building and open spaces;
- C. Preserve and improve the appearance of the city as a place in which to live and to work and as an attraction to our visitors;
- D. Encourage sound sign practices as a tool to business for informing the public;
- E. Reduce hazards to motorists and pedestrians; and
- F. Promote the retention of the special character and aesthetic appearance of the city. (Ord. 590 (part), 1980)

### **17.52.020 Use limitations generally.**

The use of a sign shall be limited to naming the business, the nature of the use being conducted on the premises, or the service, major product or interest being offered for sale or lease thereon, and governed by the regulations set out in this chapter. (Ord. 590 (part), 1980)

**17.52.030 Definitions.**

For the purpose of this chapter, unless otherwise apparent from the context, certain words and phrases used in this chapter are defined in this section:

- A. "Appurtenant sign" means any sign which directs attention to an occupancy, business, service or entertainment conducted or sold or offered only upon the premises where the sign is maintained; also known as an "on-premises sign."
- B. "Area" of a sign means the entire area within a single continuous perimeter enclosing the extreme limits of writing, representation, emblem or any figure or similar character excluding the necessary supports on which such sign is placed; plus the area of the background panel on which the grouping of letters or symbols is painted or mounted if not directly on a building face. Individual letters and symbols shall be measured by parallel lines encompassing each line. All sides or edges of a sign used for advertising purposes shall also be used for calculating total allowable sign area.
- C. "Attached sign" means any sign which is supported by a building, awning or structure, other than a sign structure which is supported wholly by the ground. Any roof sign, as defined in this section, shall be considered an attached sign.
- D. "Building line" means a line established by ordinance beyond which no building may extend. A building line may be a property line.
- E. "Bulletin board" means a sign of permanent character, but with movable letters, words or numerals, also known as a marquee.
- F. "Detached sign" means any sign freestanding which is not an attached sign, as defined in this section.
- G. "Development or construction sign" means a sign listing the architect, engineer, planner, contractor or other person or firm participating in the development or construction or financing of the project on the premises on which the sign is located. Such sign must be removed within five days of final inspection.
- H. "Directional sign" means signs placed so as to direct flow of traffic onto or off of a premises (i.e., "enter," "exit," "welcome," "thank you") which contain no identification or advertising thereon. These signs shall not be counted in total sign size allowance. Directional signs shall not exceed two square feet each.
- I. "Face of building" means the general outer surface of a main exterior wall of a building, including an awning surface.
- J. "Height of sign" is the vertical distance from the uppermost point used in measuring the area of a sign to the foundation grade directly below such point.
- K. "Major center" is a commercially zoned and developed parcel with multiple occupancy having gross leasable store area in excess of fifty thousand square feet.
- L. "Minor center" is a commercially zoned and developed parcel with multiple occupancy having gross leasable store area which is less than fifty thousand square feet.
- M. "Multiple occupancy" means a parcel of land as designated in the current Assessor's Parcel Map Book whereon two or more separate, independently owned and operated commercial or

professional occupancies are contained.

N. "Nonappurtenant sign" means any sign off-premises to the location of the advertised business and which does not qualify as "appurtenant" under subsection (A) of this section.

O. "Occupant" means one who occupies a building or group of buildings devoted to a single enterprise, but does not refer to individual tenants that may share division of a building or buildings.

P. "Pedestrian sign" means a sign not exceeding three square feet in total area and not less than eight feet from the ground not to exceed ten feet in height suspended under a marquee, porch, walkway cover or similarly suspended not to exceed a three-foot projection from the wall of a building, placed approximately perpendicular to the wall of the adjoining building, intended to be viewed by pedestrians in the vicinity of an entrance to a building, containing only the identification of the building or occupant. Pedestrian signs shall be unlighted. Brackets for suspension shall be decorative in nature and not exceed six inches in distance from the sign.

Q. "Real estate sign" means a sign advertising the sale, rental or lease of the premises on which the sign is maintained including a subdivision sign.

R. "Roof line" means the upper edge of any building wall or parapet for a flat roof structure, or the roof ridge line for any gable roof structure.

S. "Sign" is anything placed, erected, constructed, posted, painted, printed, tacked, nailed, glued, stuck, carved or otherwise fastened, affixed or made visible for out-of-door advertising purposes in any manner whatsoever, on the ground or on any tree, wall, bush, post, pole, fence, building, structure or anything whatsoever. "Sign" does not include the following:

1. Official notice issued by any court, public body or officer;
2. Notices posted by any public officer in the performance of a public duty or by any person in giving legal notice;
3. Directional, warning or informational signs or structures required or authorized by law or by federal, state or city authority.

T. "Temporary sign" means and includes any sign, banner, pennant, valance or advertising display constructed of cloth, canvas, light fabric, cardboard or other light material, not to exceed twenty percent of total street frontage window area or forty square feet, whichever is less, intended to be displayed for a limited period of time not to exceed thirty days.

U. "Large individual retail building" means a building on a commercially zoned parcel designed to be used primarily for the retail sale of goods and merchandise having gross leasable floor area in excess of fifty thousand square feet. (Ord. 884 §1(A), 2012; Ord. 590 §100, 1980)

#### **17.52.040 General requirements and restrictions.**

General sign provisions shall apply to all zoning districts within the city, unless otherwise stated or clarified:

- A. Nonappurtenant signs shall not be allowed in any district.
- B. Pedestrian signs shall be limited to one per entrance.
- C. No sign shall be designed or located specifically to be seen from Highway 29.

D. Attached signs may have a maximum four-foot projection, from the vertical face of the building, but are not to encroach within two feet from back of curblineline. Signs shall not exceed roof line of the appurtenant building.

1. Preexisting permanent attached or freestanding signs will be grandfathered in, providing they must submit an eight inch by ten inch black and white photograph, a set of dimensions and a document for recordation at the owner's expense. These will be on file at the City Hall. The signs will be checked to make sure they do not present a safety hazard, and will be repaired and/or cleaned up as warranted. Owners will sign a waiver of responsibility so the city will not be liable for signs extending out over public property.

2. Sign owners will be permitted to repair portions or all of said signs, provided they are exact copies.

3. Projecting signs shall be located within the center one-third of the building face or frontage.

E. Flashing, scintillating, animated or revolving signs shall be allowed only for public information.

F. Real estate signs shall be limited to one per frontage of the premises offered for sale or lease, shall not exceed nine square in total area, and shall be removed within fifteen days after close of escrow, lease or rental.

G. No sandwich signs shall be allowed in any district, except that temporary sandwich signs shall be allowed on private property.

H. No vehicle shall be parked on any street or be visible from a street which has attached thereto any commercial advertising sign except a sign painted upon or permanently affixed to or designed for use on the body for identification, including magnetic signs.

I. No freestanding sign shall exceed thirty-five feet maximum height, from the median elevation of the nearest roadway or foundation of the structure, and shall be subject to review and approval by the planning commission.

J. Service stations may exhibit stamp signs, credit card signs and other miscellaneous signs, all to be placed flat on a wall or window of the main service building, in no case to exceed a total twenty-square-feet miscellaneous sign area. Service stations may also exhibit one detached posterboard-type sign, single or double-faced, permanently fixed or placed in concrete, within a landscaped area, not to exceed fifteen square feet in area for each side.

K. No sign of any type shall be placed on any utility pole, traffic directional pole or public property, unless specifically allowed under separate section of this chapter.

L. Illuminated signs shall be allowed in any commercial district.

M. General Requirements for Subdivision Signs.

1. Signs advertising any subdivision (including parcel map divisions) being developed in the city of Lakeport shall conform to the following:

- a. Each subdivision being developed shall be allowed one single-sided identification sign on private property within the subdivision at the entrance of the project.

- b. The subdivision sign shall not be displayed prior to the date of recordation of the subdivision or parcel map. Unless otherwise approved by the community development director, the subdivision sign shall be removed within three years from the date of issuance of the first building permit within the subdivision, or within thirty days from the time that seventy-five percent of the lots or dwellings in the subdivision have been sold, whichever time period is the least.
  - c. The subdivision sign shall be limited to a maximum of thirty-two square feet. Subdivision signs in excess of nine square feet shall be subject to the issuance of a building permit prior to placement. The subdivision sign shall not exceed seven feet in height inclusive of flags, pennants and similar appendices.
  - d. No subdivision sign shall be erected in any manner so as to obstruct the view or conflict with any traffic sign, signal or device; nor shall a subdivision sign be located in a manner that will obstruct the view of pedestrian or vehicular traffic.
  - e. Subdivision signs advertising subdivisions being developed outside of the city limits are prohibited.
  - f. Subdivision signs shall not be lighted or illuminated.
2. Off-site signs intended to direct the public to property being offered for sale, lease, or rent within a subdivision (including parcel map divisions) being developed shall be subject to the following provisions:
- a. There shall be no more than two off-site signs directing the public to the subdivision being developed.
  - b. Off-site subdivision signs shall be limited to four square feet in sign area and shall not exceed a height of four and one-half feet measured from the ground surface at the sign base.
  - c. Off-site subdivision signs shall be approved by the community development department prior to their placement.
  - d. There shall be no more than one off-site subdivision sign at any one location in the city at any one time.
  - e. No off-site subdivision signs shall be placed in the city road right-of-way which shall include the travel lanes, gutters, sidewalks, and road shoulders. All off-site subdivision signs shall be placed on private property and shall be subject to the issuance of written approval of the owner of the property on which the sign is to be located. A copy of the written property owner consent shall be provided to the city prior to the placement of any off-site subdivision sign.
  - f. No off-site subdivision sign shall be erected in any manner that will obstruct the view of traffic or conflict with any traffic sign, signal or device.
  - g. Off-site subdivision signs shall not be lighted or illuminated.
3. Real estate sale, lease, or rent signs on individual lots shall be limited to one per frontage of the premises offered for sale, shall not exceed six square feet in total area, and shall be

removed within fifteen days after the close of escrow, lease or rental. Larger signs may be approved by the community development department depending upon the size of the parcel, amount of street frontage, proposed placement location, and other factors.

N. Sign Removal. The community development director, upon a finding that there is a violation of the provisions of the Lakeport Sign Ordinance, may cause the immediate removal of any sign unlawfully placed or located on public or private property. The director shall notify in writing the owner of such sign, if the owner is known, that the sign will be held at City Hall, and that it may be stored or destroyed if not claimed by the owner within ten business days after the date of said notice. In the event that the owner does not claim the sign within ten business days, the director may destroy or otherwise dispose of such sign.

O. General Requirements for Signs Serving Large Shopping Centers and Large Individual Retail Businesses. These regulations have been established for the purpose of maintaining a consistent sign design program for new large individual retail buildings and major shopping centers (larger than fifty thousand square feet of gross leasable floor area) located in commercial zoning districts.

1. Prior to sign installation, the developer, owner or responsible party of a newly proposed large individual retail building or major shopping center shall submit to the city of Lakeport community development department ten copies of a detailed sign plan indicating the location, size, layout, design, color, illumination, materials and method of attachment of all proposed signage. All submitted plans shall be in color and shall be accompanied by a digital copy provided in a format acceptable to the city.

2. The sign plan shall be reviewed by the city planning commission for consistency with the sign ordinance. Approval or disapproval of the sign plan shall be the sole right of the city. While it is intended that all signs serving the large retail building or major shopping center conform to the requirements set forth in the sign ordinance, deviations may be approved upon a finding by the planning commission that said deviation(s) will result in a more aesthetically pleasing appearance or is necessary to respond to a particularly unique situation. The burden of proof for establishing the need for a deviation shall be the responsibility of the applicant. All signs serving the large individual retail building or major shopping center shall conform to the approved sign plan.

3. If the sign plan is approved, the developer, owner or responsible party shall obtain all required building department permits and pay applicable fees prior to sign installation.

4. Conformance with Existing Sign Ordinance. All city sign ordinance (Chapter [17.52](#)) requirements dealing with temporary and/or prohibited signs shall apply to large individual retail buildings or major shopping centers.

5. Sign Style. All tenant signs serving new large individual retail buildings or major shopping centers shall be self-illuminated individual channel letters, five inches deep, with face comprised of sunlight resistant acrylic or an approved comparable material. However, signs for large individual retail buildings or major shopping centers having architectural features that would preclude the use of individual channel letters shall be evaluated by the planning commission on a case-by-case basis.

- a. Signs serving existing large individual retail buildings or major shopping center tenants may be added or replaced with similar types of signage subject to review and

approval by the community development department.

6. Sign Construction. All signs and their installation shall comply with all currently adopted California Building Standards Code as referenced in Section 15.04.010.

7. Sign Types.

a. Type A--Building Mounted. For individual tenants of a major shopping center with less than five thousand square feet of gross leasable floor area, the maximum letter height shall be twenty-four inches with the maximum sign length not to exceed seventy-five percent of the leased lineal frontage. Total sign square footage allowed shall be one and one-half square feet per each lineal foot of leased store frontage. Individual tenants shall be permitted only one sign for each interior store frontage with a maximum of two signs total.

b. Type B--Building Mounted. For individual tenants of a major shopping center with at least five thousand but not more than ten thousand square feet of gross leasable floor area, the maximum letter height shall be thirty-six inches with the maximum sign length not to exceed seventy-five percent of the leased lineal frontage. Total sign square footage allowed shall be one and one-half square feet per each lineal foot of leased store frontage. Individual tenants shall be permitted only one sign for each interior store frontage with a maximum of two signs total.

c. Type C--Building Mounted. For individual tenants of a major shopping center with more than ten thousand square feet of gross leasable floor area, or for large individual retail buildings in excess of fifty thousand square feet of gross leasable floor area, the maximum letter height shall be five feet with the maximum sign length not to exceed seventy-five percent of the primary frontage. Total sign square footage allowed shall be one and one-half square feet per each lineal foot of the primary store frontage. One primary sign is permitted; however, additional ancillary or directional signage may be allowed upon the finding of the planning commission that they are secondary in nature, are aesthetically appropriate and respond to a particularly unique situation.

d. Type D. Each tenant within a major shopping center shall be permitted one illuminated double-faced under canopy sign not to exceed twelve inches by four feet (four square feet). Under canopy signs shall be mounted so that there is eight feet of clearance from the bottom of the sign to the sidewalk or walkway.

e. Type E. Low profile monument signs may be allowed in lieu of a single freestanding sign for the entire major shopping center or for a large individual retail building with said signs to be approved by the planning commission on a case-by-case basis. Large individual retail buildings shall be allowed to install a single freestanding sign consistent with the freestanding sign that is allowed to serve large shopping centers as outlined in this chapter. Additional small freestanding directional signs may be allowed on a case-by-case basis. (Ord. 924 §46, 2020; Ord. 884 §1(B), 2012; Ord. 793 §§I, II, 1998; Ord. 590 §200, 1980)

#### **17.52.050 Development standards for signs.**

The maximum number, area and height of signs permitted in the various zoning districts for various land uses are as set out in this section.



**TABLE OF MAXIMUM NUMBER, AREA AND HEIGHT OF SIGNS PERMITTED IN VARIOUS ZONING DISTRICTS FOR VARIOUS LAND USES**

District	Use	Type	Use Permit?	Bldg. Permit?	Max. No. of Signs for Any 1 Use	Max. Area of Signs (sq. ft.)	Max. Height	Max. Height	Special Regs. and Exceptions
							for Attached Signs	for Detached Signs (ft.)	
R-1	Dwellings	ident.	no	no	1 per sheet	4	roofline (not to exceed 16 ft.)	8, excluding driveway arch signs	nonilluminated except st. nos.
	Resthomes	ident.	no	yes	1	10	8 ft.	8	" "
	Churches, schools	ident.	no	yes	1	32	roofline	8	" "
		bulletin board	no	yes	1	20	roofline	8	" "
	Misc.	real estate				See Sec. <a href="#">17.52.040(F)</a>			
		development	no	no	--	32	below roof	4	Sec. <a href="#">17.52.030(G)</a>
R-3	Multiple through dwelling complexes	ident.	no	yes	1	30 for complex	8 ft.	8	
R-3	Convalescent hosp.	ident.	no	yes	1	30	roofline	8	
	Mobile home park	ident.	no	yes	1	30	roofline	8	
R-4	Professional offices	ident. (multiple occupancy)	no	yes	1 for each st. frontage (only 1 freestanding)	35 for one, not more than 60 for two	roofline	10	
		readerboards	no	no	1 for each occupant	2 each name, not to exceed 40	roofline		
R-5	Hotel, motel or resort	ident.	no	yes	1 per st. frontage (but only 1 freestanding)	100, but not more than 50 on any one sign	roofline	20	
	Campground	ident.	no	yes	1	50	roofline	20	
	Bar, restaurant	ident.	yes	yes	1 per st. frontage (only 1 freestanding)	100 but not more than 50 on any one sign	roofline	20	
	Comb. rental,	ident.	yes	yes	1 per st.	100. but not	roofline	20	

		retail, prof. (multiple occupancy)			frontage (only 1 freestanding)	more than 50 on any one sign			
		individual	no	yes	1	20	8 ft.		
PC	P-C	ident.	no	yes	1 per st. frontage	30 per sign	8 ft.	8	
C-1, C- 2, C-3 and M- I		Offices	See applicable item in R-4 subsection						
	Retail (individual)	ident.	no	yes	1 per st. frontage (only 1 freestanding)	100, not more than 50 on any one sign	roofline	25	Sec. <a href="#">17.52.040(I)</a>
	Major center (freestanding)	ident.	no	yes	1	300 including marquee	N/A	35; see Sec. <a href="#">17.52.040(I)</a>	
	Minor center (freestanding w/readerboards)	ident.	no	yes	1	150	N/A	25	See Sec. <a href="#">17.52.040(I)</a>
	Misc.	real estate	See Sec. <a href="#">17.52.040(F)</a>	20	roofline	8			
		development	no	no	-	32	below roof	8	
Any	Service station	ident.	no	yes	1 per st. frontage (only 1 freestanding)	100, but not more than 50 on any one sign	roofline	20	See Sec. <a href="#">17.52.040(3)</a>

(Ord. 590 (part), 1980)

**17.52.060 Interpretation of provisions--Authority.**

When an interpretation is needed on definition or intent of this chapter, the planning commission shall consider same and pass upon a resolution of interpretation for determination of the ambiguity.

(Ord. 590 §702, 1980)

**17.52.070 Permit--Required.**

A. Except as provided in this chapter, no sign shall be painted or erected in the city, nor shall a sign be modified in structure, without a sign permit issued by the planning department.

B. No permit shall be issued unless the sign or signs both conform to the general regulations of this chapter and has received design review, if required, and approval as also prescribed in this chapter.

C. Normal maintenance of any sign requires no permit.

D. Any person not satisfied with the decision of sign approval or denial by the planning

department may appeal the decision to the planning commission. (Ord. 590 §501, 1980)

**17.52.080 Building permit requirements.**

A building permit shall be required for any sign which, in the opinion of the building official, constitutes a structure or structural alteration. An electrical permit shall be required for any sign to be served by new electricity. All sign installations shall be by a city license holder. (Ord. 590 §502, 1980)

**17.52.090 Permit--Application--Fee.**

All permit applications for sign permits shall be signed by a licensed contractor or by an owner/builder accepting responsibility for the work to be done. Any sign requiring an electrical permit or having a value over two hundred dollars will be signed on the permit application by a contractor with an active state license to perform such work. (Ord. 590 §503, 1980)

**17.52.100 Permit--Exemptions.**

The following signs do not require a permit:

- A. Individual, professional or business signs in residential zones not to exceed four square feet in total area for home occupations as allowed in this title;
- B. Real estate signs as set forth in Section [17.52.040\(F\)](#) of this chapter;
- C. Names of buildings or dates of erection of buildings or historical data when cut in a masonry surface or constructed of bronze material;
- D. Public utility or directional or warning signs and other such emergency signs, including wording painted on streets;
- E. Temporary signs or in-window signs of a temporary nature displayed per Section [17.52.030\(T\)](#) of this chapter;
- F. Any and all signs, lights, banners, flags or other advertising devices placed on an occupant's property for a maximum of thirty consecutive days to announce the opening of a new business, and including approved signs on existing businesses for annual sales. The planning department shall review and approve plans for such signing to ensure that it offers no hazard to the safe movement of traffic and also that it does not block permanent identification signs on neighboring properties.
- G. Holiday lights, decorations and displays, or special event banners, provided such lights, decorations and displays are removed within thirty days after the holiday or event;
- H. Name signs for private homes;
- I. Street signs and address numbers. (Ord. 590 §504, 1980)

**17.52.110 Nonconforming signs.**

All signs in all zones which do not meet the requirements of this chapter shall become nonconforming as of the effective date of the ordinance codified in this chapter. (Ord. 590 §300, 1980)

**17.52.120 Removal of signs.**

Signs which advertise a business or activity which has relocated or ceased to operate shall be completely removed within ninety days from the time of relocation or cessation. (Ord. 590 §301, 1980)

**17.52.130 Variances.**

Where practical difficulties, unnecessary hardships and results inconsistent with the general purpose of this chapter may occur from the strict application of provisions of this chapter, a variance may be granted as provided in Chapter [17.26](#). Economic hardships shall not be considered a practical difficulty, unnecessary hardship or a result which is inconsistent with the general practice of this chapter. (Ord. 590 §400, 1980)

**17.52.140 Appeals.**

- A. The planning commission shall have the power to hear and decide appeals based on the enforcement or interpretation of the provisions of this chapter.
- B. In case the applicant is not satisfied with the action of the planning commission on his appeal, he may within five working days appeal in writing to the city council.
- C. Notice shall be given to the planning commission of such appeal, and a report shall be submitted by the commission to the city council, setting forth the reasons for the action taken by the commission. Such report shall be submitted in writing or by representation at the hearing.
- D. The city council shall render its decision within forty-five days after the filing of such appeal. (Ord. 590 §700, 1980)

**17.52.150 Violation--Penalty.**

Any person, firm or corporation violating any of the provisions of this chapter shall be guilty of a misdemeanor and upon conviction thereof shall be punishable by a fine of not more than five hundred dollars or by imprisonment for a period of not more than six months, or by both such fine and imprisonment. (Ord. 590 §600, 1980)

**ORDINANCE LIST AND DISPOSITION TABLE**

Ordinance Number	
1	Board of trustees meetings (Repealed by 19)
2	Officers' bonds (Repealed by 681)
3	Board of trustees meetings and procedures; publication of notices (Repealed by 681)
4	Public peace and decency (Repealed by 681)
5	Fire Prevention Code (Repealed by 681)
6	Animal impoundment (Repealed by 681)
7	Officers' compensation (Repealed by 681)
8	Garbage and solid waste disposal (Repealed by 681)
9	Sidewalk dedications and obstructions (Repealed by 681)
10	Business licenses (Repealed by 681)
11	Dog licensing and impoundment (Repealed by 681)
12	Officers' duties (Repealed by 681)
13	Poll tax (Repealed by 681)
14	Ringling town bell prescribed and declared evidence in violations of public peace; closing hours for liquor establishments (Repealed by 681)
15	Discharging firearms (Repealed by 681)
16	Prohibits fast riding and tying of domestic animals in public ways (Repealed by 681)
17	Property tax (Repealed by 681)
18	Amends Art. 3, §2 and Art 5, §1 of Ord. 10, business licenses (Repealed by 681)
19	Amends §6 of Ord. 3, board of trustees meetings and procedures; publication of notices; repeals Ord. 1 (Repealed by 681)
20	Main Street width (Repealed by 681)
21	Main Street sidewalk extensions (Repealed by 76)
22	Main Street grade change (Special)
Amdt. dated 6/4/1889, amending Ord. 8	Amends §3 of Ord. 8, garbage and solid waste disposal (Repealed by 681)
23	Burning restrictions (Repealed by 76)
Amdt. dated 9/24/1889, amending Ord.21	Main Street sidewalk extensions (Repealed by 76)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 230 of 258

24	(Not sent)
25	(Not sent)
26	Adds S7 to Ord. 17, property tax (Repealed by 681)
27	Election notices (Repealed by 681)
28	Amends §5 of Ord. 13, poll tax (Repealed by 681)
29	Officers' compensation (Repealed by 681)
30	Board of trustees meetings (Repealed by 681)
31	Furnishing smoking materials to minors (Repealed by 681)
32	Officers' bonds (Repealed by 681)
33	Board of trustees meetings and procedures; publication of notices (Repealed by 681)
34	Public peace and decency (Repealed by 76)
35	Fire Prevention Code (Repealed by 66)
36	Animal impoundment (Repealed by 681)
37	Garbage and solid waste disposal (Repealed by 76)
38	Sidewalk widths and obstructions (Repealed by 681)
39	Business licenses (Repealed by 76)
40	Dog licensing and impoundment (Repealed by 104)
41	Officers' duties (Repealed by 681)
42	Poll tax (Repealed by 681)
43	Ring of town bell prescribed and declared evidence in violations of public peace (Repealed by 681)
44	Discharging firearms and propelling foreign objects (Repealed by 681)
45	Prohibits fast riding and tying of domestic animals in public ways (Repealed by 681)
46	Property tax (Repealed by 113)
47	Street dedications (Repealed by 76)
48	Main Street width (Repealed by 76)
49	Main Street grade change (Special)
50	Burning restrictions (Repealed by 145)
51	Explosives (Repealed by 681)
52	Overhanging signs and awnings (Repealed by 681)
53	Marshal's duties (Repealed by 681)
54	Adopts provisions of state of California Constitution §8, Art. 11, taxes (Special)
55	Bicycles and toy vehicles (Repealed by 681)
56	Officers' compensation (Repealed by 681)
57	Board of trustees meetings (Repealed by 681)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 231 of 258

58	(Not sent)
59 dated 6/15/1894	Throwing balls (Repealed by 681)
59 dated 2/7/1894	Fire department (Repealed by 681)
60	Board of health (Repealed by 681)
61	Liquor licenses (Repealed by 681)
62	Adopts provisions of state of California Constitution §8, Art. 11, taxes (Special)
63	Grants right to construct and operate telephone lines (Special)
64	Grants right to construct and operate telephone lines (Special)
65	Business licenses (Repealed by 67)
66	Repeals Ord. 35 (Repealer)
67	Repeals Ord. 65 (Repealer)
68	Adopts provisions of state of California Constitution §8, Art. 11, taxes (Special)
69	Curfew and prohibition of loitering for minors (Repealed by 76)
70	Business licenses (Repealed by 681)
71	Public peace and decency (Repealed by 681)
72	Board of trustees meetings and procedures; publication of notices (Repealed by 681)
73	Officers' bonds (Repealed by 681)
74	Amends §1 of Ord. 55, bicycles and toy vehicles (Repealed by 79)
75	Amends §6 of Ord. 56, officers' compensation (Repealed by 681)
76	Repeals Ords. 21, Amdt. to 21, 22, 23, 34, 37, 39, 48 and 69 (Repealer)
77	Regulates business hours of operation (Repealed by 113)
78	Meat peddlers' licences (Repealed by 81)
79	Repeals Ord. 74 (Repealer)
80	Adopts provisions of state of California Constitution §8, Art. 11, taxes (Special)
81	Repeals Ord. 78 (Repealer)
82	Waterworks (Repealed by Ord. 84)
83	Amends §2 of Ord. 41, officers' duties (Repealed by 681)
84	Waterworks; repeals Ord. 82 (Repealed by 681)
85	Calls a special election for waterworks funds (Special)
86	Waterworks bonds (Special)
87	Adopts provisions of state of California Constitution §8, Art. 11, taxes (Special)
88	Waterworks bonds (Special)
89	Grants right to construct and operate telephone lines (Special)
90	Adopts provisions of state of California Constitution §8, Art. 11, taxes (Special)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 232 of 258

91	Main Street width (Repealed by 681)
92	Business licenses (Repealed by 113)
93	Waterworks (Repealed by 232)
94	Adopts provisions of state of California Constitution §8, Art. 11, taxes (Special)
95	Adopts provisions of state of California Constitution §8, Art. 11, taxes (Special)
96 dated 4/7/02	Grants right to construct and maintain underground telephone and telegraph lines (Special)
96 dated 3/9/03	Amends 555 and 8 of Ord. 61, liquor licenses (Repealed by 681)
97	Grants right to construct and operate telephone lines (Special)
98 dated 11/9/03	Grants railroad franchise (Special)
98 dated 3/23/04	Grants right to construct and operate telephone lines (Special)
99	Adopts provisions of state of California Constitution §8, Art. 11, taxes (Special)
100	Board of health; health provisions generally (Repealed by 681)
101	Sidewalk construction (Repealed by 681)
102	Amends 552 and 4 of Ord. 59 dated 2/7/1894, fire department (Not codified)
103	Fire prevention code (Repealed by 681)
104	Dog licensing and impoundment; repeals Ord. 40 (Repealed by 681)
105	Grants franchise to erect and maintain electric wiring (Special)
106	Limits number of liquor licenses to be issued (Repealed by 681)
107	Gambling (Repealed by 291)
108	Adopts provisions of state of California Constitution §8, Art. 11, taxes (Special)
109	Calls a special election for water and sewer services funds (Special)
110	Sidewalk construction (Repealed by 681)
111	Adopts provisions of state of California Constitution §8, Art. 11, taxes (Special)
112	Grants franchise to erect and maintain electric wiring (Special)
113	Repeals Ords. 92, 77, and 46 (Repealer)
114	(Rescinded)
115	Poles and overhead wires (Repealed by 681)
116	Liquor licenses (Repealed by 681)
117	Grants railroad franchise (Special)
118	Plumbing code (Repealed by 681)
119	(Not passed)
120	Adopts provisions of state of California Constitution S8, Art. 11, taxes (Special)
121	Library (Repealed by 681)
122	Amends §S5 and 6 of Ord. 56, officers' compensation (Repealed by 681)



123	Amends §1 of Ord. 44, discharging firearms and propelling foreign objects (Repealed by 681)
124	Calls a special election for water system funds (Special)
125	Town clerk (Repealed by 681)
126	Dogs running at large, impoundment; licensing (Repealed by 681)
127	Adds §§6a and 6b to Ord. 118, plumbing code (Repealed by 681)
128	Speed limits (Repealed by 681)
129	Budget (Special)
130	Itinerant theater and exhibition licenses (Repealed by 681)
131	Budget (Special)
132	Calls a municipal election (Special)
133	Repeals rule 4 of §10 of Ord. 11, liquor licenses (Repealed by 681)
134	Public and private sewers (Repealed by 681)
135	Public wharves (12.28)
136	Grants franchise to erect and maintain electric wiring (Special)
137	Budget (Special)
138	Water rates for year ending 6/30/13 (Special)
139	Main Street grade change (Special)
140	Board of trustees meetings (Repealed by 681)
141	Billiard hall (Repealed by 681)
142	Budget (Special)
143	Grants right to construct, maintain and operate telephone system (Special)
144	Water rates for year ending 6/30/14 (Special)
145	Obstruction of streets; waste burning; repeals Ord. 50 (Repealed by 681)
146	Voting precincts (Repealed by 152)
147	Water rates for year ending 6/30/15 (Special)
148	Traffic regulations (Repealed by 681)
149	Water rates for year ending 6/30/16 (Special)
150	Budget for year ending 6/30/16 (Special)
151	Water rates for year ending 6/30/17 (Special)
152	Voting precincts; repeals Ord. 146 (Repealed by 681)
153	Moving picture shows (Repealed by 681)
154	Budget for year ending 6/30/17 (Special)
155	Water rates for year ending 6/30/18 (Special)
156	Budget for year ending 6/30/18' (Special)
157	Water rates for year ending 6/30/19 (Special)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 234 of 258

158	Board of trustees meetings (Repealed by 266)
159	Budget for year ending 6/30/19 (Special)
160	Adds §14 to and amends §§9, 12 and 13 of Ord. 93, waterworks; repeals §8 (Repealed by 232)
161	Spanish influenza epidemic abatement measures (Repealed by 681)
162	Dog licensing and impoundment (Repealed by 681)
163	Water rates for year ending 6/30/20 (Special)
164	Budget for year ending 6/30/20 (Special)
165	Town clerk (Repealed by 681)
166	Amends S5 of Ord. 160, waterworks (Repealed by 232)
167	Water rates for year ending 6/30/21 (Special)
168	Amends S1 of Ord. 91, Main Street width (Repealed by 681)
169	Budget for year ending 6/30/21 (Special)
170	Water rates for year ending 6/30/22 (Special)
171	Liquor regulations (Repealed by 176)
172	Amends §1 of Ord. 123, amends §1 of Ord. 44, discharging firearms and propelling foreign objects (Repealed by 681)
173	Amends S1 of Ord. 130, itinerant theater and exhibition licenses (Repealed by 681)
174	Budget for year ending 6/30/22 (Special)
175	(Not sent)
176	Repeals Ord. 171 (Repealer)
177	Water rates for year ending 6/30/23 (Special)
178	Repeals Ord. 171 (Repealer)
179	(Not sent)
180	Calls a special election for waterworks funds (Special)
181	Budget for year ending 6/30/23 (Special)
182	Water rates for year ending 6/30/24 (Special)
183	Amends S3 of Ord. 56, officers' compensation (Repealed by 681)
184	Budget for year ending 6/30/24 (Special)
185	Water rates for year ending 6/30/25 (Special)
186	Grants right to store and distribute petroleum products (Special)
187	Amends §5 of Ord. 160, waterworks (Repealed by 232)
188	Budget for year ending 6/30/25 (Special)
189	Fire Prevention Code (Repealed by 393)
190	Garage regulations (Repealed by 681)
191	Fire prevention inspections (Repealed by 681)

192	Amends §13 of Ord. 148, traffic regulations (Repealed by 681)
193	Sidewalk construction (Repealed by 681)
194	Water rates for year ending 6/30/26 (Special)
195	(Not sent)
196	Licenses (Repealed by 681)
197	(Not sent)
198	Amends §4 of Ord. 118, Plumbing Code (Repealed by 681)
199	Amends §19 of Ord. 189, Fire Prevention Code (Repealed by 393)
200	Calls a special election for fire engine and equipment purchase (Special)
201	Fire department authority (Repealed by 276)
202	Budget for year ending 6/30/26 (Special)
203	Parking regulations (Repealed by 681)
204	(Not passed)
205	Garbage disposal (Repealed by 681)
206	Vehicle regulations (Repealed by 356)
207	Adopts provisions of state of California Constitution §8, Art. 11, taxes (Special)
208	Water rates for year ending 6/30/27 (Special)
209	Main Street sidewalk extension (Special)
210	Calls 'a special election for land acquisition funds (Special)
211	Dog licensing and impoundment (Repealed by 278)
212	Street and sidewalk widths (Special)
213	Calls a special election for land acquisition funds (Special)
214	Budget for year ending 6/30/27 (Special)
215	Amends Ord. 52, overhanging signs and awnings (Repealed by 681)
216	Overhanging branches (12.12)
217	Water rates for year ending 6/30/28 (Special)
218	Budget for year ending 6/30/28 (Special)
219	Traffic regulations (Repealed by 356)
220	Water rates for year ending 6/30/29 (Special)
221	Budget for year ending 6/30/29 (Special)
222	Water rates for year ending 6/30/30 (Special)
223	Budget for year ending 6/30/30 (Special)
224	Overhanging signs (Not codified)
225	Water rates for year ending 6/30/31 (Special)
226	Budget for year ending 6/30/31 (Special)
227	Fire department rescue duties (Repealed by 681)
228	Garbage and solid waste disposal (Repealed by 681)

229	Water rates for year ending 6/30/32 (Special)
230	Budget for year ending 6/30/32 (Special)
231	(Not sent)
232	Repeals Ords. 160, 166, and 187 (Repealer)
233	Amends §1 of Ord. 173, itinerant theater and exhibition licenses (Repealed by 274)
234	Budget for year ending 6/30/33 (Special)
235	Fireworks (Repealed by 681)
236	Waterworks (Repealed by 681)
237	Water rates for year ending 6/30/34 (Special)
238	Alcoholic beverage licenses (Repealed by 681)
239	Business licenses (Repealed by 681)
240	Toy vehicles (Repealed by 356)
241	Budget for year ending 6/30/34 (Special)
242	Claims against the town (Repealed by 681)
243	Town officers (Repealed by 681)
244	Closing hours for gambling and liquor establishments (Repealed by 600)
245	Amends §12(G)(58) of Ord. 239, business licenses (Repealed by 681)
246	Harassment (Repealed by 681)
247	Amends §4(2) of Ord. 236, waterworks (Repealed by 264)
248	Budget for year ending 6/30/35 (Special)
249	Adds §1a to Ord. 189, Fire Prevention Code (Repealed by 393)
250	Budget for year ending 6/30/36 (Special)
251	Gas tax street improvement fund (Repealed by 681)
252	Street improvement fund (Repealed by 681)
253	Amends §§11 and 18 of Ord. 236, waterworks (Repealed by 681)
254	Building permits (Repealed by 681)
255	Amends §5 of Ord. 239, business licenses (Repealed by 681)
256	Budget for year ending 6/30/37 (Special)
257	Amends §14 of Ord. 189, Fire Prevention Code (Repealed by 393)
258	Amends §1 of Ord. 211, dog licensing and impoundment (Repealed by 262)
259	In lieu auto tax fund (Repealed by 681)
260	Budget for year ending 6/30/38 (Special)
261	(Not sent)
262	Amends §1 of Ord. 211, dog licensing and impoundment (Repealed by 278)
263	Calls a special election for sewer funds (Special)
264	Amends §4(2) of Ord. 236, waterworks; repeals Ord. 247 (Repealed by 275)

265	Budget for year ending 6/30/39 (Special)
266	City council meetings; repeals Ord. 158 (Repealed by 272)
267	Budget for year ending 6/30/40 (Special)
268	Peddler and canvasser licenses (Repealed by 681)
269	Street excavations (Repealed by 355)
270	Adds §14a to Ord. 239, business licenses (Repealed by 681)
271	Amends §7 of Ord. 269, street excavations (Repealed by 295)
272	City council meetings; repeals Ord. 266 (Repealed by 684)
273	Budget for year ending 6/30/41 (Special)
274	Public exhibition and concession licenses (Repealed by 681)
275	Amends §4(2) of Ord. 236, waterworks; repeals Ord. 264 (Repealed by 681)
276	Fire department authority; repeals Ord. 201 (Repealed by 681)
277	Budget for year ending 6/30/42 (Special)
278	Dog licensing and impoundment; repeals Ord. 211 (Repealed by 340)
279	Air raid regulations (Repealed by 681)
280	Amends §5 of Ord. 236, waterworks (Repealed by 681)
281	Amends §9 and §12(G) and (H) of Ord. 239, business licenses (Repealed by 681)
282	Budget for year ending 6/30/43 (Special)
283	Grants electricity distribution franchise (Special)
284	Mechanical music device licenses (Repealed by 681)
285	Restricted lighting for public defense (Repealed by 681)
286	Budget for year ending 6/30/44 (Special)
287	Budget for year ending 6/30/45 (Special)
288	Traffic regulations (Repealed by 343)
289	Calls a special election for fire house funds (Special)
290	Budget for year ending 6/30/46 (Special)
291	Repeals Ord. 107 (Repealer)
292	Adds §12(F)(2) to Ord. 239, business licenses (Repealed by 681)
293	Budget for year ending 6/30/47 (Special)
294	Calls a special election for disposal of park lands (Special)
295	Amends §7 of Ord. 269, street excavations; repeals Ord. 271 (Repealed by 355)
296	Driving while intoxicated (Not codified)
297	Disposal of park lands (Special)
298	Calls a special election for fire apparatus funds (Special)
299	Business licenses (Repealed by 681)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 238 of 258

300	Budget for year ending 6/30/48 (Special)
301	Intoxication in a public place (Repealed by 681)
302	Uniform Building Code (Repealed by 363)
303	Uniform Plumbing Code (Repealed by 367)
304	Uniform Electrical Code (Repealed by 368)
305	Proposes street vacation (Special)
306	Amends 553, 5, 8 and 10 of Ord. 243, town officers (Repealed by 681)
307	Budget for year ending 6/30/49 (Special)
308	Nuisance abatement (Repealed by 392)
309	Amends §3 of Ord. 269, street excavations (Repealed by 355)
310	Budget for year ending 6/30/50 (Special)
311	Calls a special election for water system funds. (Special)
312	(Not sent)
313	Zoning (Repealed by 371)
314	Amends §5 of Ord. 313, zoning (Repealed by 371)
315	(Not sent)
316	Container disposal in town park (Repealed by 681)
317	(Not sent)
318	Calls a special election for water system funds (Special)
319	Budget for year ending 6/30/51 (Special)
320	Establishes Water Bond Fund (Repealed by 681)
321	Adds §8-A to and amends §5 of Ord. 313, zoning (Repealed by 371)
322	Creates civil defense and disaster council and civil defense and disaster organization (Repealed by 471)
323	Bicycle registration (Repealed by 400)
324	Budget for year ending 6/30/52 (Special)
325	Business licenses (Repealed by 681)
326	Amends §15 of Ord. 325, business licenses (Repealed by 681)
327	Corporate name change (Not codified)
328	Garbage and solid waste disposal (8.16)
329	Budget for year ending 6/30/53 (Special)
330	Amends 556 and 9 of Ord. 325, business licenses (Repealed by 681)
331	Calls a special election for sewage disposal system (Special)
332	Budget for year ending 6/30/54 (Special)
333	Amends §1 of Ord. 309, street excavations (Repealed by 355)
334	Fire Prevention Code; establishes bureau of fire prevention (Repealed by 458)
335	Water service regulations; city water department (13.04)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 239 of 258

336	Budget for year ending 6/30/55 (Special)
337	Proposes alley vacation (Special)
338	Proposes alley vacation (Special)
339	Proposes alley vacation (Special)
340	Dog licensing and impoundment; repeals Ord. 278 (Repealed by 681)
341 dated 8/25/55	Budget for year ending 6/30/56 (Special)
341 dated 1/16/56	Amends §§4 and 5 of Ord. 340, dog licensing and impoundment (Repealed by 681)
342	Adds §24 to Ord. 340, dog licensing and impoundment (Repealed by 681)
343	Traffic regulations; repeals Ord. 288 (Repealed by 356)
344	Budget for year ending 6/30/57 (Special)
345	Planning commission (Repealed by 833)
346	Proposes alley vacation (Special)
347	Amends §8a of Ord. 328, garbage and solid waste disposal (Repealed by 413)
348	Boat operation within city limits (12.28)
349	Budget for year ending 6/30/58 (Special)
350	Sales and use tax (Repealed by 495)
351	Calls a special election for sewage disposal system improvement funds (Special)
352	Closing hours for gambling establishments (Repealed by 600)
353	Amends portion of Ord. 313, zoning (Repealed by 371)
354	Curfew for minors; repeals Ord. 71 (Repealed by 454)
355	Sewer system; repeals Ord. 269 (Repealed by 681)
356	Vehicles and traffic; repeals Ords. 206, 219, 240, 288, 343 (10.04, 10.08, 10.12, 10.28)
357	Proposes alley vacation (Special)
358	Proposes alley vacation (Special)
359 dated 12/8/58	Amends Ord. 325, business licenses (Repealed by 681)
360	Amends Ord. 340, dog licensing and impoundment (Repealed by 681)
361	Amends Ord. 342, dog licensing and impoundment (Repealed by 681)
362	Emergency interim zoning ordinance (Repealed by 371)
363	Uniform Building Code; repeals Ord. 302 (Repealed by 391)
364	Proposes alley vacation (Special)
365	Business license taxes (5.04)
366	Water emergency procedures (13.12)
367	Uniform Plumbing Code; repeals Ord. 303 (Repealed by 407)

368	Uniform Electrical Code; repeals Ord. 304 (Repealed by 405)
369	Budget for year ending 6/30/60 (Special)
370	Amends Art. III, §1(a) of Ord. 356, vehicles and traffic (10.12)
371	Zoning; repeals Ords. 313, 321, 362 (Repealed by 441)
372	Weed fire hazard abatement (8.28)
373	Proposes street vacation (Special)
374	Budget for year ending 6/30/61 (Special)
375	Repeals Ord. 320 (Special)
376	Amends §§5.20(b) and 11.10(s-3) of Ord. 371, zoning (Repealed by 441)
377	Extension of sewer connections; amends §§3 and 8 of Ord. 355, sewer system (Repealed by 681)
378	Adds Art. I, §14 to and amends Art. II, §11 of Ord. 356, vehicles and traffic (Not codified)
379	Adds §15(a) to and amends SO, 6, 12, 16 and 18 of Ord. 340, dog licensing and impoundment (Repealed by 681)
380	Budget for year ending 6/30/62 (Special)
381	Amends §8 of Ord. 355, sewer system (Repealed by 681)
382	Amends §§4(a)(2), 5(b)(2), 5(b)(3)(ii) of and renumbers §4(b)(4)(iii) to 4(b)(4)(ii) of Ord. 350, sales and use tax; repeals §§2(e) and 4(b)(4)(ii) (Repealed by 495)
383	Amends §3 of Ord. 355, sewer system (Repealed by 681)
384	Authorizes state employees retirement system contract (Not codified)
385	(Not passed)
386	House numbering (12.20)
387	Amends §3 of Ord. 355, sewer system (Repealed by 681)
388	Amends §8a of Ord. 328, garbage and solid waste disposal (Repealed by 413)
389	Proposes alley vacation (Special)
390	Calls a special election for municipal building funds (Special)
391	Uniform Building Code; repeals Ord. 363 (Repealed by 681)
392	Nuisance abatement; repeals Ord. 308 (8.20)
393	Fire zones; repeals Ord. 189 (Repealed by 681)
394	Mail boxes (12.24)
395	Budget for year ending 6/30/64 (Special)
396	Sets copying fees to be charged by city clerk (2.32)
397	Accepts requirements of state commission on peace officer standards and training (2.40)
398	(Not sent)
399	Calls a special election for storm drainage system improvements funds (Special)



Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 241 of 258

400	Bicycle licenses (Repealed by 520)
401	Proposes street vacation (Special)
402	Motor vehicles for hire (Repealed by 754)
403	Amends §§3 and 8 of Ord. 355, sewer system (Repealed by 681)
404	Proposes street vacation (Special)
405	Uniform Electrical Code; repeals Ord. 368 (Repealed by 468)
406	Budget for year ending 6/30/65 (Special)
407	Uniform Plumbing Code; repeals Ord. 367 (Repealed by 435)
408	Uniform Building Code; repeals Ord. 363 (Repealed by 681)
409	Adds §§5.51(b)--(e) to Ord. 371, zoning (Repealed by 441)
410	Amends §§2 and 3 of Ord. 379, dog licensing and impoundment (Repealed by 681)
411	Personnel system (2.48)
412	Adds board of appeals for technical building codes as adopted by Ords. 405 and 407; repeals §§2.2--2.6 of Uniform Plumbing Code (Repealed by 468)
413	Garbage service and disposal; repeals Ord. 328 (Repealed by 419)
414	Transient occupancy tax (3.20)
415	Proposes street vacations (Special)
416	Amends §1 of Ord. 354, curfew for minors (Repealed by 454)
417	Budget for year ending 6/30/66 (Special)
418	Amends §1 of Ord. 393, fire zones (Repealed by 468)
419	Repeals Ord. 413 (Repealer)
420	Proposes alley vacation (Special)
421	Adds §7(A) to Ord. 372, weed fire hazard abatement (8.28)
422	City councilman salary (Repealed by 681)
423	Budget for year ending 6/30/67 (Special)
424	Budget for year ending 6/30/67 (Special)
425	Amends §8 of Ord. 355, sewer system (Repealed by 681)
426	Subdivisions (Repealed by 808)
427	Sewer system (13.20)
428	Proposes street vacation (Special)
429	Amends state employees retirement system contract (Not codified)
430	Adds §10(a) to Ord. 392, nuisance abatement (Repealed by 760)
431	Limits use of public containers for garbage disposal (8.16)
432	Budget for year ending 6/30/68 (Special)
433	Amends §8a of Ord. 328, garbage and solid waste disposal (Repealed by 681)
434	Property transfer tax (3.12)

435	Uniform Plumbing Code; repeals Ord. 407 (Repealed by 468)
436	Uniform Building Code; repeals Ord. 363 (Repealed by 468)
437	Underground utility districts (13.16)
438	Proposes street vacation (Special)
439	Amends §§2(c), 4(a)(1), and 5(a) of Ord. 350, sales and use tax (Repealed by 495)
440	Budget for year ending 6/30/69 (Special)
441	Zoning (Repealed by 543)
442	Proposes street vacation (Special)
443	Amends §§16 and 18 of Ord. 340, dog licensing and impoundment (Repealed by 681)
444	Proposes street vacations (Special)
445	Amends §8 of Ord. 411, personnel system (2.48)
446	Adds §§6.0212(a) and 6.0213(d) to Ord. 441, zoning (Repealed by 543)
447	Repeals and replaces §6 of Ord. 365, business license taxes (5.04)
448	Curbs, gutters, sidewalks and driveways (Repealed by 715)
449	Amends §5a of Ord. 400, bicycle licenses (Repealed by 520)
450	Budget for year ending 6/30/70 (Repealed by 451)
451	Budget for year ending 6/30/70 (Special)
452	Dog licensing and impoundment (Repealed by 681)
453	Annexation (Special)
454	Curfew for minors; repeals Ords. 354 and 416 (9.12)
455	Amends §3 of Ord. 414, transient occupancy tax (Repealed by 554)
456	Public peace and welfare; public park regulations (9.04, 9.24)
457	Budget for year ending 6/30/71 (Special)
458	Fire Prevention Code; repeals Ord. 334 (Repealed by 482)
459	Animal control officer; animals (6.04, 6.16, 6.20, 6.28)
460	Repeals and replaces §§8, 8a and 8b of Ord. 328, garbage and solid waste disposal (Repealed by 681)
461	Proposes street vacation (Special)
462	Transfers city treasurer duties to city clerk (Repealed by 902)
463	Abolishes office of city treasurer (Repealed by 902)
464	Budget for year ending 6/30/72 (Special)
465	Community antenna television systems (5.16)
466	Annexation (Special)
467	Annexation (Special)
468	Uniform codes; permits; fire zones; repeals Ords. 405, 412, 418, 435, and 436 (Repealed by 516)

469	City funds investment authority (3.08)
470	Annexation (Special)
471	Emergency organization; creates disaster council; creates offices of director and assistant director of emergency services; repeals Ord. 322 (2.28)
472	Budget for year ending 6/30/73 (Special)
473	Prohibits over-night occupancy on lots within city (8.04)
474	Regulates distribution of advertising media (Repealed by 477)
475	Amends Art. 4, §§4(i) and (j); Art. 5, §1(d-1) and (d-2) of Ord. 465, community antenna television systems (5.16)
476	Annexation (Special)
477	Repeals Ord. 474 (Repealer)
478	Distribution of advertising media (12.16)
479	Annexation (Special)
480	Repeals and replaces §8 of Ord. 328, garbage and solid waste disposal; repeals Ord. 460 (8.16)
481	Proposes easement abandonment (Special)
482	Adopts and amends National Fire Codes Edition; repeals Ord. 458 (Repealed by 539)
483	Annexation (Special)
484	Repeals and replaces Art. II, §3; Art. IX, §4; Art. 10; and Art. XI of Ord. 356, vehicles and traffic (10.04, 10.12)
485	Adds §402(k) and rennumbers second §402 to §403 of Ord. 459, animal control officer; animals (6.12)
486	(Not sent)
487	Procedures for evaluation of environmental impact (Repealed by 681)
488	Amends state employees retirement system contract (Not codified)
489	Repeals and replaces paragraph 1 of §22 of Ord. 365, business license taxes (Repealed by 681)
490	Repeals and replaces §1 of Ord. 422, city councilman salary (Repealed by 681)
491	Budget for year ending 6/30/74 (Special)
492	Annexation (Special)
493	Garbage and solid waste disposal (8.36)
494	Public floats (Repealed by 535)
495	Sales and use tax; repeals Ord. 350 496 (3.24)
496	Repeals and replaces Art. II, §6 of Ord. 356, vehicles and traffic (10.12)
497	Abandoned vehicle abatement (Repealed by 681)
498	Adds §108 to; amends §§304, 305 and 520--523 and repeals §303 of Ord. 459, animal control officer; animals (6.04, 6.16, 6.20)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 244 of 258

499	Annexation (Special)
500	Amends §2 of Ord. 378, distribution of advertising media (Repealed by 504)
501	Annexation (Special)
502	Adds §5.30 to Ord. 441, zoning (Repealed by 543)
503	Garbage and solid waste disposal (Repealed by 681)
504	Amends §2 of Ord. 378, distribution of advertising media; repeals Ord. 500 (12.16)
505	Amends §§4 and 8 of Ord. 456, public peace and welfare; public park regulations (9.24)
506	Budget for year ending 6/30/75 (Special)
507	Budget for year ending 6/30/75 (Special)
508	Budget for year ending 6/30/75 (Special)
509	Police department disposal of abandoned property (2.44)
510	Annexation (Special)
511	Repeals and replaces §4 of Ord. 503, garbage and solid waste disposal (Repealed by 681)
512	Budget for year ending 6/30/76 (Special)
513	Budget for year ending 6/30/76 (Special)
514	Budget for year ending 6/30/76 (Special)
515	Amends §§2, 4 and 9 and repeals and replaces §6 of Ord. 448, curbs, gutters, sidewalks and driveways (Repealed by 715)
516	Uniform codes; fees; fire zones; repeals Ords. 405, 412, 418, 435, 436, 468 (Repealed by 681)
517	(Not sent)
518	Defines "minor"; amends §2 and repeals §3 of Ord. 454, curfew for minors (9.12)
519	Adds §5.1601 to Ord. 441, zoning (Repealed by 543)
520	Bicycles; repeals Ords. 400 and 449 (10.20)
521	Repeals and reenacts §§6.02 and 7.11 of Ord. 441, zoning (Repealed by 543)
522	Street excavations (12.08)
523	Repeals and replaces §3 of Ord. 422 and §1 of Ord. 490, city councilman salary (Repealed by 681)
524	Adds §17 to and repeals and replaces §§15 and 16 of Art. II of Ord. 356, vehicles and traffic (10.12)
525	Use of public sewers (13.22)
526	Amends §6 of Ord. 402, commercial vehicles (Repealed by 704)
527	Budget for year ending 6/30/77 (Special)
528	Budget for year ending 6/30/77 (Special)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 245 of 258

529	Budget for year ending 6/30/77 (Special)
530	Garbage and solid waste disposal (8.16)
531	Adds §4.119 to Ord. 441, zoning (Repealed by 543)
532	Annexation (Special)
533	Annexation (Special)
534	Annexation (Special)
535	Public floats; repeals Ord. 494 (Repealed by 778)
536	Annexation (Special)
537	Annexation (Special)
538	Adds §5(H) to Ord. 522, street excavations (12.08)
539	Repeals and reenacts §§1 and 2 of Ord. 516, Uniform codes; fees; fire zones; repeals Ord. 482 (Repealed by 681)
540	Water shortage emergency regulations (Repealed by 681)
541	(Not sent)
542	(Not sent)
543	Zoning; repeals Ord. 441 (Repealed by 796)
544	Budget for year ending 6/30/78 (Special)
545	Budget for year ending 6/30/78 (Special)
546	Budget for year ending 6/30/78 (Special)
547	Proposes alley vacation (Special)
548	Annexation (Special)
549	Adds §7.1 to Ord. 540, water shortage emergency regulations (Repealed by 681)
550	Proposes street vacation (Special)
551	Annexation (Special)
552	Annexation (Special)
553	Annexation (Special)
554	Amends §3 of Ord. 414, transient occupancy tax; repeals Ord. 455 (3.20)
555	Uniform Fire Code; repeals Ords. 458 and 482 (15.04)
556	Amends §4 of Ord. 448, curbs, gutters, sidewalks and driveways (Repealed by 715)
557	Disabled persons parking zones (10.12)
558	Rezone (Special)
559	Authorizes nonprofit bingo games (5.12)
560	Prohibits gaming (Repealed by 681)
561	(Not sent)
562	Amends Art. II, §13 of Ord. 356, vehicles and traffic (10.12)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 246 of 258

563	Rezone (Special)
564	Rezone (Special)
565	Amends §§12 and 16 and repeals §§14 and 115 of Ord. 365, business license taxes (5.04)
566	Fire department inspection authority (8.12)
567	Amends §2 of Ord. 456, public peace and welfare; public park regulations (9.04)
568	Rezone (Special)
569	Amends §4 of Ord. 465, community antenna television systems (5.16)
570	Speed limits (Repealed by 572)
571	Adds §§4.225, 4.234 and 5.1503 to and amends §§4.212, 4.232, 5.6, and 5.7 of Ord. 543, zoning (Repealed by 796)
572	Speed limits; repeals Ord. 570 (Repealed by 770)
573	Moving buildings (15.12)
574	Rezone (Special)
575	Amends subparagraph 3 of §3 of Ord. 516, Uniform codes; fees; fire zones (Repealed by 681)
576	(Not sent)
577	Adds §4.2556 to Ord. 543, zoning (Appendix A)
578	Amends Art. II, §11 of Ord. 356, vehicles and traffic (10.12)
579	Rezone (Special)
580	Adopts environmental protection guidelines; delegates duties to planning commission (8.08)
581	Purchasing procedure (3.04)
582	(Repealed by 555)
583	Prezone (Special)
584	Rezone (Special)
585	Rezone (Special)
586	Amends §1 of Ord. 565, business license taxes (5.04)
587	Amends §4 of Ord. 448, curbs, gutters, sidewalks and driveways (Repealed by 715)
588	Includes special tax for storm drainage improvements and appropriations limit increase in general election (3.16)
589	Adopts Uniform codes and Titles 24 and 25 of the California Administrative Code (Repealed by 681)
590	Signs ( <a href="#">17.52</a> )
591	Rezone (Special)
592	Mobile caterers (Repealed by 809)
593	Regulates sale of drug paraphernalia (9.16)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 247 of 258

594	Prezone (Special)
595	Amends state employees retirement system contract (Not codified)
596	Speed limits (Repealed by 770)
597	Rezone (Special)
598	Amends §§1, 2 and 3 of Art. V of Ord. 557, disabled persons parking zones (10.12)
599	Travel expenditures (2.36)
600	Repeals Ords. 244 and 352 (Repealer)
601	Adds §7.105 to Ord. 543, zoning (Repealed by 796)
602	Adds §7.2 to Ord. 543, zoning (Repealed by 796)
603	Limits manufactured housing to R-1 zone (Expired)
604	Rezone (Special)
605	Adds §7.105 to and amends §4.2 of Ord. 543, zoning (Repealed by 796)
606	Amends §§1 and 2 of Ord. 352, closing hours for gambling establishments (Repealed by 613)
607	Condominium conversions (15.20)
608	Bars excavation on newly constructed or improved streets (12.08)
609	Amends §14 of Ord. 335, water service regulations; city water department (13.04)
610	Rezone (Special)
611	Amends §3.1 of Ord. 543, zoning (Repealed by 796)
612	Calls a special election to fill council vacancies (Special)
613	Repeals Ords. 352 and 606 (Repealer)
614	Speed limits (Repealed by 770)
615	Temporary amendment to §3 of Ord. 414, transient occupancy tax (3.20)
616	Prezone (Special)
617	Rezone (Special)
618	Emergency ordinance prohibiting adult entertainment businesses (Special)
619	Amends Ord. 599, travel expenditures (2.36)
620	Rezone (Special)
621	Master water meters (Repealed by 677)
622	Adopts Uniform codes and Titles 24 and 25 of the California Administrative Code (Repealed by 681)
623	Amends §§501, 504, 513 and 519 of Ord. 459, animal control officer; animals (6.16)
624	Amends §13 of Ord. 495, sales and use tax (Repealed by 687)
625	Includes appropriations limit increase in general election; amends §2 of Ord. 588, includes special tax for storm drainage improvements and appropriations

	limit increase in general election (3.28)
626	Adult entertainment businesses (5.08)
627	Adds §§2.275, 5.1305, and 5.25 to and amends Art. IV and §§5.14 and 5.2406 of Ord. 543, zoning (Repealed by 796)
628	Cross-connection controls (Repealed by 697)
629	Adds §3(G) to and amends §2(C) of Ord. 522, street excavations (12.08)
630	Rezone (Special)
631	Rezone (Special)
632	Rezone (Special)
633	Streambed obstruction abatement (8.24)
634	Adds subsection 3.2 to and amends subsections 2.1 and 4.1--4.3 of Ord. 592, mobile caterers (Repealed by 809)
635	Park and recreation commission (Repealed by 916)
636	Rezone (Special)
637	Rezone (Special)
638	Rezone (Special)
639	Amends §7.202 of Ord. 543, zoning (Repealed by 796)
640	Adds §3.5 to and amends §3 of Ord. 414, transient occupancy tax (3.20)
641	Abandoned vehicle abatement (Repealed by 769)
642	Rezone (Special)
643	Speed limits (Repealed by 770)
644	Parcel mergers (Repealed by 808)
645	Rezone (Special)
646	Amends §1(7) of Ord. 530 and §§8 and 13 of Ord. 328, garbage and solid waste disposal (8.16)
647	Amends §5.2325 of Ord. 543, zoning ( <a href="#">17.20</a> )
648	Amends §4 of Res. 1164, sewer rates; repeals Res. 1294(82) and 1295(82) (13.20)
649	Declares city will indemnify city personnel (2.08)
650	Prohibits double parking on certain streets (10.12)
651	Prezone (Special)
652	Rezone (Special)
653	Rezone (Special)
654	Vesting tentative map procedures (Repealed by 808)
655	Rezone (Special)
656	Rezone (Special)
657	Fire protection standards (Repealed by 662)
658	Traffic mitigation fee (Not passed)



659	Rezone (Special)
660	Amends §§1, 2 and 3 and repeals §4 of Ord. 240, toy vehicles (Not codified)
661	Council members compensation (2.04)
662	Fire protection standards; repeals Ord. 657 (8.32)
663	Installation of elevators in senior housing (15.12)
664	Redevelopment agency (2.36)
665	Rezone (Special)
666	Rezone (Special)
667	Rezone (Special)
668	Rezone (Special)
669	(Not adopted)
670	Amends §2 of Ord. 456, public possession or consumption of alcoholic beverages in glass containers (9.04)
671	Adopts uniform codes (Repealed by 777)
672	Rezone (Special)
673	Adopts zoning map (Special)
674	Flood damage prevention (Repealed by 711)
675	Amends §§8 and 9 of Ord. 635, park and recreation commission (Repealed by 916)
676	Rezone (Special)
677	Amends Ord. 335, water meters; repeals Ord. 621 (13.04)
678	Amends Art. II §4 of Ord. 356, parking (10.12)
679	Rezone (Special)
680	Amends Ord. 635, park and recreation commission (Repealed by 916)
681	Repeals Ords. 2--20, 26--33, 36, 38, 41-45, 51, 52, 53, 55, 56, 57, 59, 60, 61, 70--73, 75, 83, 84, 91, 96, 100, 101, 103, 104, 106, 110, 115, 116, 118, 121, 122, 123, 125, 126, 127, 128, 130, 133, 134, 140, 141, 145, 146, 148, 152, 153, 161, 162, 165, 168, 172, 173, 183, 190, 191, 192, 193, 196, 198, 203, 205, 206, 215, 227, 228, 235, 236, 238, 239, 242, 243, 245, 246, 251--255, 259, 268, 270, 274, 275, 276, 279, 280, 281, 284, 285, 292, 299, 301, 306, 316, 320, 325, 326, 330, 334, 340, 341, 342, 355, 359, 360, 361, 377, 379, 381, 383, 387, 391, 393, 403, 408, 410, 422, 425, 433, 443, 452, 458, 460, 482, 487, 489, 490, 495, 497, 503, 511, 516, 523, 539, 540, 549, 560, 575, 589 and 622 (Repealer)
682	Adds to Ord. 459, animal control (6.04, 6.12, 6.32)
683	(Not passed)
684	Council meeting times (2.04)
685	Amends §2.06(2) of Ord. 559, bingo (5.12)
686	Amends §2 of Ord. 437, hearings on underground utility districts (13.16)
687	Adds §12 to Ord. 495, sales and use tax exemptions; repeals §§12, 13 and 14

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 250 of 258

	of Ord. 495, and Ord. 624 (Not codified)
688	Amends Ords. 365 and 484, traffic (10.08)
689	Amends Ord. 520, bicycles (10.20)
690	Amends Ord. 434, documentary stamp tax (3.12)
691	General penalty (Repealed by 850)
692	Storm drainage benefit area No. 1 (Special)
693	Emergency water restrictions (13.12)
694	Code adoption (1.01)
695	Adds subsections A(16)--A(19) to and amends sub- sections A(5) and A(10) of §13.20.010, sewer system (13.20)
696	Adds Ch. 15.05, potentially hazardous masonry buildings (15.05)
697	Repeals and replaces Ch. 13.08; repeals Ord. 628, cross-connections (Repealed by 705)
698	Adds Ch. 13.05, wastewater system connections (Repealed by 746)
699	Adds Ch. 13.30, water system connections (13.30)
700	Amends §§10.16.010--10.16.050, speed limits (Repealed by 702)
701	(Not passed)
702	Amends §§10.16.010--10.16.050; repeals Ord. 700, speed limits (Repealed by 770)
703	Rezone (Special)
704	Amends §6 of Ord. 402, motor vehicles for hire; repeals Ord. 526 (Repealed by 754)
705	Repeals and replaces Ch. 13.08, cross-connection control program (13.08)
706	Rezone (Special)
707	Rezone (Special)
708	Uniform road improvement standards (12.05)
709	Rezone (Special)
710	Rezone (Special)
711	Repeals and replaces Ch. 15.16, flood damage prevention (Repealed by 765)
712	Repeals and replaces Ch. 9.08, offenses against property (9.08)
713	Parkland dedication (Repealed by 808)
714	Adds §17.08.575; amends portions of Appendix A; repeals and replaces §17.08.550, zoning (Repealed by 796)
715	Repeals and replaces Ch. 12.04, construction of right-of-way improvements (12.04)
716	Rezone (Special)
717	Rezone (Special)
718	Rezone (Special)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 251 of 258

719	Adds Ch. 2.22, traffic safety advisory committee (Repealed by 906)
720	Adds subsection (H) to Section 17.20.240, zoning (Repealed by 796)
721	Adds Ch. 16.29, subdivisions (Repealed by 808)
722	Adds §§9.08.051 and 9.08.171; amends §9.08.050, waterfront and parkland use regulations (9.08)
723	Adds Ch. 17.50, zoning (Repealed by 796)
724	Adds Ch. 16.30, subdivisions (Repealed by 808)
725	Rezone (Special)
726	Rezone (Special)
727	Amends §2.20.010, park and recreation commission (Repealed by 916)
728	Amends §§3.20.020(A) and 3.20.030, transient occupancy tax; repeals §3.20.040 (3.20)
729	Rezoning (Special)
730	Amends §13.20.020(B), sewer system (13.20)
731	Adds §§17.20.260 and 17.36.100; amends §17.08.360 and portions of Appendix A, zoning (Repealed by 796)
732	Amends §§17.20.260 and 17.20.270 and portions of Appendices A and B, zoning (Repealed by 796)
733	Rezone (Special)
734	Amends §8.28.030, weeds and rubbish (8.28)
735	Adopts Uniform Codes (Repealed by 777)
736	Amends Ch. 13.08, cross-connection control program (13.08)
737	Adds §§9.08.131--9.08.137, waterfront and parkland regulations (9.08)
738	Reinstates Ord. 495, sales and use tax (Not codified)
739	Adds Ch. 12.23, street names (12.23)
740	Repeals and replaces §9.08.110(b), public consumption of alcoholic beverages (9.08)
741	(Not adopted)
742	Adds §17.20.270 [17.20.290] and B.205 [B.207] to Appendix B, zoning (Repealed by 796)
743	Amends §15.05.050(F), potentially hazardous masonry buildings (15.05)
744	City council meeting times (2.04)
745	Amends §§2.16.010 and 2.16.020; adds §§2.16.030--2.16.190 and 17.36.070, planning commission (Repealed by 833)
746	Repeals Ord. 698 (Repealer)
747	Amends §15.05.050(G)(2) and repeals (G)(3), potentially hazardous masonry buildings (15.05)
748	Adds Ch. 9.09, graffiti abatement procedure (9.09)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 252 of 258

749	Amends §§12.04.010(A) and 12.04.040(D), right-of-way improvements (12.04)
750	Amends §8.20.080, nuisances (8.35)
751	Rezone (Special)
752	Adds §9.08.061, Library Park hours (9.08)
753	Rezone (Special)
754	Repeals Ch. 5.24, taxicabs and other public transportation (Repealer)
755	(Not adopted)
756	Adds Ch. 8.01, alarm systems (8.01)
757	General elections date (1.04)
758	Adds Ch. 5.30, fireworks (Repealed by Measure C)
759	Adds Ch. 17.62, reorganization/annexation procedures and requirements (Repealed by 796)
760	Repeals §8.20.080 and adds text of Ord. 750 as Ch. 8.35, abandoned vehicles (8.35)
761	Amends §10.12.120(D), parking (10.12)
762	Rezone (Special)
763	Adds Ch. 3.30, fire service fee (3.30)
764	Adds Ch. 8.36, maintenance of water, sewer and storm drainage utilities that are located on private property, and Ch. 8.37, building sewer maintenance requirements (8.36, 8.37)
765	Repeals and replaces Ch. 15.16, floodplain management (Repealed by 780)
766	Adds §12.23.040, street names (12.23)
767	Adds Ch. 3.25, road maintenance, repair transactions and use tax (Failed)
768	Amends Ord. 767 §§13 and 19, road maintenance, repair transactions and use tax (Failed)
769	Amends Ch. 8.35, nuisance vehicles; repeals Ch. 10.24 (8.35)
770	Repeals and replaces Ch. 10.16, speed limits (Repealed by 854)
771	(Repealed by 777)
772	Rezone (Special)
773	Amends §10.12.150, parking (10.12)
774	Amends §10.12.090, parking (10.12)
775	(Number not used)
776	Amends §§8.37.040--8.37.060, building sewer maintenance requirements (8.37)
777	Building codes, repeals Ords. 671, 735 and
771	(15.04)
778	Piers, floats and launching ramps; repeals Ord. 535 (12.28)
779	Amends §§9.08.100 and 9.08.136, offenses against property (9.08)
780	Repeals and replaces Ch. 15.16, floodplain management (15.16)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 253 of 258

781	Amends §10.16.010(B), speed limits (Repealed by 854)
782	Rezone (Special)
783	Amends Ord. 356 §1(a), parking (10.12)
784	Special tax for fire protection and prevention and related emergency medical services (3.30)
785	Rezone (Special)
786	Adds §9.08.110(D)--(G) (2), offenses against property (9.08)
787	Rezone (Special)
788	Rezone (Special)
789	Rezone (Special)
790	Amends §2.04.010(B), city council (Repealed by 796)
791	Amends §2.20.060(A), park and recreation commission (Repealed by 916)
792	Amends Art. V, §5 of Ord. 356, stop signs (10.08)
793	Amends sign ordinance ( <a href="#">17.52</a> )
794	(Defeated)
795	Amends §2 of Art. I, §§11 and 12 of Art. II, §3 of Art. VII and §1 of Art. VIII of Ord. 356, two-hour parking and crosswalks (10.04, 10.08, 10.12, 10.28)
796	Adds Chs. 17.01--17.37; repeals Chs. 17.04--17.50 and 17.62, zoning ( <a href="#">17.01</a> , <a href="#">17.02</a> , <a href="#">17.03</a> , <a href="#">17.04</a> , <a href="#">17.05</a> , <a href="#">17.06</a> , <a href="#">17.07</a> , <a href="#">17.08</a> , <a href="#">17.09</a> , <a href="#">17.10</a> , <a href="#">17.11</a> , <a href="#">17.12</a> , <a href="#">17.13</a> , <a href="#">17.14</a> , <a href="#">17.15</a> , <a href="#">17.16</a> , <a href="#">17.17</a> , <a href="#">17.18</a> , <a href="#">17.19</a> , <a href="#">17.20</a> , <a href="#">17.21</a> , <a href="#">17.22</a> , <a href="#">17.23</a> , <a href="#">17.24</a> , <a href="#">17.25</a> , <a href="#">17.26</a> , <a href="#">17.27</a> , <a href="#">17.28</a> , <a href="#">17.29</a> , <a href="#">17.30</a> , <a href="#">17.31</a> , <a href="#">17.32</a> , <a href="#">17.33</a> , <a href="#">17.34</a> , <a href="#">17.35</a> , <a href="#">17.36</a> , <a href="#">17.37</a> )
797	City council meeting times; repeals Ord. 790 (Repealed by 805)
798	Amends public employees' retirement system contract (Special)
799	Adopts redevelopment plan for the Lakeport redevelopment project (Special)
800	Adopts uniform codes (Repealed by Ord. 819)
801	Adds §13.04.111, water system (13.04)
802	Abatement of nuisances (8.22)
803	Authorizes amendment of retirement system contract (Special)
804	Rezone (Special)
805	Amends §2.04.010, city council meetings; repeals Ord. 797 (2.04)
806	(Number not used)
807	Establishes city council/manager form of government (2.06)
808	Adopts subdivision ordinance; repeals Ords. 426, 644, 654, 713, 721 and 724 (16.02, 16.04, 16.06, 16.08, 16.10, 16.12, 16.14, 16.16, 16.17, 16.18, 16.20, 16.22, 16.23, 16.24, 16.25, 16.26)
809	Amends Ch. 5.20, mobile catering businesses (5.20)
810	Rezone (not codified)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 254 of 258

811	Rezone (not codified)
812	Amends §2.04.010, changing days for regular meetings of city council (2.04)
813	Amends §§2.20.010 and 2.20.020, parks and recreation commission (Repealed by 916)
814	Amends §5.30.110, fireworks (Repealed by Measure C)
815	Adopts the Sunset Drive project development agreement (Special)
816	Rezone (Special)
817	Adds Ch. 8.11, outside burning (8.11)
818	Amends public employees' retirement system contract (Special)
819	Building codes (15.04)
820	Repeals Ord. 414 §3.5 as added by Ord. 640, recreation fund allocation (Repealer)
821	Amends §§17.04.030, 17.04.040, 17.04.050, 17.04.060, 17.05.030, 17.05.050, 17.05.060, 17.06.030, 17.06.050, 17.07.050, 17.08.040, 17.08.050, 17.09.050, 17.10.040, 17.10.050, 17.11.030, 17.11.040, 17.11.050, 17.12.030, 17.12.040, 17.12.050, 17.13.035, 17.13.040, 17.13.050, 17.14.035, 17.17.010, 17.18.090, 17.20.040, 17.22.020, 17.23.020, 17.23.060, 17.24.110, 17.27.020, 17.28.010, 17.33.010, 17.36.060, 17.37.040, zoning ( <a href="#">17.04</a> , <a href="#">17.05</a> , <a href="#">17.06</a> , <a href="#">17.07</a> , <a href="#">17.08</a> , <a href="#">17.09</a> , <a href="#">17.10</a> , <a href="#">17.11</a> , <a href="#">17.12</a> , <a href="#">17.13</a> , <a href="#">17.14</a> , <a href="#">17.17</a> , <a href="#">17.18</a> , <a href="#">17.20</a> , <a href="#">17.22</a> , <a href="#">17.23</a> , <a href="#">17.24</a> , <a href="#">17.27</a> , <a href="#">17.28</a> , <a href="#">17.33</a> , <a href="#">17.36</a> , <a href="#">17.37</a> )
822	Amends Ch. 12.04, construction of right-of-way improvements (12.04)
823	Rezone (Special)
824	Amends state employee retirement system contract (Not codified)
825	(Not adopted)
826	Amends §§13.04.070, 13.04.080 and 13.04.160, water system (13.04)
827	Repeals and replaces Ch. 8.16, solid waste, garbage collection and disposal (8.16)
828	Amends §§17.04.020, 17.05.060, 17.06.060 and 17.09.050, zoning ( <a href="#">17.04</a> , <a href="#">17.05</a> , <a href="#">17.06</a> , <a href="#">17.09</a> )
829	Amends §8.16.070, solid waste, garbage collection and disposal (8.16)
830	Amends §§16.04.020, 16.10.070, 16.12.120 and 16.23.040, subdivisions (16.04, 16.10, 16.12, 16.23)
831	Adds Ch. 15.13, reimbursement agreements within the city of Lakeport (15.13)
832	Amends Ch. 2.28, emergency services (2.28)
833	Planning commission; repeals Ords. 345 and 745 (2.16)
834	Imposes transactions and use tax (3.28)
835	(Not adopted)
836	(Not adopted)
837	Amends §§17.24.110 and 17.37.040, zoning ( <a href="#">17.24</a> , <a href="#">17.37</a> )

838	Amends §2.04.010, city council (2.04)
839	Authorizes amendment of retirement system contract (Special)
840	Amends §12.04.040, construction of right-of-way improvements (12.04)
841	Adds Ch. 3.40, maintenance districts (3.40)
842	Adds Ch. 3.34, fire mitigation fees (3.34)
843	Rezone (Special)
844	Rezone (Special)
845	(Number not used)
846	Rezone (Special)
847	Adds §9.14 [Ch. 9.14], regulations governing the identification of purchasers and storage of products containing pseudoephedrine (9.14)
848	Adds §§6.24.090--6.24.110, spay and neuter program (6.24)
849	Authorizes amendment of retirement system contract (Special)
850	Repeals and replaces Ch. 1.08, general penalty (1.08)
851	Rezone (Special)
852	Amends §9.04.010, offenses against public peace and decency (9.04)
853	Adds Ch. 8.40, stormwater management ordinance (8.40)
854	Repeals and replaces Ch. 10.16, speed limits (Repealed by 882)
855	Amends §12.04.060, construction of right-of-way improvements (12.04)
856	Amends §§17.04.060, 17.05.060, 17.06.060 and 17.07.060, zoning ( <a href="#">17.04</a> , <a href="#">17.05</a> , <a href="#">17.06</a> , <a href="#">17.07</a> )
857	Amends §2.20.010, park and recreation commission (Repealed by 916)
858	Prezone (Special)
859	Adds Ch. 8.40 [8.44], smoking in public places (8.44)
860	Adds Ch. 6.35; amends §6.04.030, feeding of waterfowl (6.04, 6.35)
861	Adds Ch. 9.24, marijuana cultivation (Repealed by 889)
862	Adds Ch. 8.09, nonnative invasive aquatic plants (8.09)
863	Amends §9.08.040, dogs in parklands (9.08)
864	(Number not used)
865	Rezone (Special)
866	Describes redevelopment agency's program to acquire real property by eminent domain (2.24)
867	Amends Ch. 12.04, construction of right-of-way improvements (12.04)
868	Adds §§17.09.030(H) and 17.28.010(DD); repeals §17.09.050(I), zoning ( <a href="#">17.09</a> , <a href="#">17.28</a> )
869	Adds §17.04.030(H); amends §§17.04.030(B) and 17.04.060(J), zoning ( <a href="#">17.04</a> )
870	Adds Ch. 9.05, alcohol consumption by minors (9.05)
871	Rezone (Special)

Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 256 of 258

872	Sewer and sewage disposal regulations (13.20)
873	(Number not used)
874	Amends §17.24.110(B)(4), use permits ( <a href="#">17.24</a> )
875	Adds §10.12.030(C), parallel parking (10.12)
876	Amends Ch. 5.30, fireworks, on an urgency basis (Repealed by Measure C)
877	Amends contract between city and public employees' retirement system (Special)
878	Amends Ch. 5.30, fireworks (Repealed by Measure C)
Measure C	Repeals and replaces Ch. 5.30, fireworks (5.30)
879	Adds Ch. 9.25, off-road vehicle operation (9.25)
880	Adds §§17.11.030(K), 17.11.050(K) [17.11.050(J)], 17.23.050(A)(5) and 17.28.010(EF); amends §17.37.040, zoning ( <a href="#">17.11</a> , <a href="#">17.23</a> , <a href="#">17.28</a> , <a href="#">17.37</a> )
881	(Not passed)
882	Repeals and replaces Ch. 10.16, speed limits (10.16)
883	Authorizes amendment of retirement system contract (Special)
884	Adds §§17.52.030(U) and 17.52.040(O), signs ( <a href="#">17.52</a> )
885	Adds Article IV to Ch. 5.16, PEG channel (5.16)
886	Adds Ch. 3.05, uniform cost accounting (Repealed by 913)
887	Adds §§17.03.030(G), 17.03.050(D), 17.04.050(I), 17.05.030(H) and 17.05.050(F); amends §§17.04.030(G), 17.28.010(CC) and 17.37.040; repeals §17.03.040(B), zoning ( <a href="#">17.03</a> , <a href="#">17.04</a> , <a href="#">17.05</a> , <a href="#">17.28</a> , <a href="#">17.37</a> )
888	Adds Chs. 8.30 and 8.31, administrative citation, appeal hearings (8.30, 8.31)
889	Adds Ch. 17.38; repeals Ch. 9.24, medical marijuana cultivation ( <a href="#">17.38</a> )
890	Adds §5.20.045; amends §5.20.040, mobile catering businesses (5.20)
891	Adds Ch. 17.39, density bonuses ( <a href="#">17.39</a> )
892	Amends Ch. 10.16, speed limits (10.16)
893	Adds §§17.06.030(G) and 17.09.030(I) and Ch. 17.40; amends §§15.20.080, 15.20.110, 17.04.050, 17.05.050, 17.06.040, 17.06.050, 17.07.050, 17.09.050, 17.10.050, 17.11.050, 17.24.110, 17.28.010, 17.37.040, 17.39.020 and 17.39.050, land use, zoning (15.20, <a href="#">17.04</a> , <a href="#">17.05</a> , <a href="#">17.06</a> , <a href="#">17.07</a> , <a href="#">17.09</a> , <a href="#">17.10</a> , <a href="#">17.11</a> , <a href="#">17.24</a> , <a href="#">17.28</a> , <a href="#">17.37</a> , <a href="#">17.39</a> , <a href="#">17.40</a> )
894	Amends Ch. 3.04, purchasing system; rescinds local vendor preference policy (3.04)
895	Prezone (Special)
896	Rezone (Special)
897	Adds Ch. 15.24, small residential rooftop solar energy system review process (15.24)
898	Amends §§5.04.120 and 5.04.160, business licenses (5.04)
899	Amends §10.12.180, parking (10.12)



Lakeport Municipal Code ORDINANCE LIST AND DISPOSITION TABLE

Page 257 of 258

900	Forms industrial development authority (Special)
901	Adds Ch. 2.14, city finance director (2.14)
902	Repeals and replaces Ch. 2.12, city clerk (2.12)
903	Amends Chs. 17.18, 17.25, §§17.27.030, 17.27.070, 17.28.010(O) and Ch. 17.29, zoning ( <a href="#">17.18</a> , <a href="#">17.25</a> , <a href="#">17.27</a> , <a href="#">17.28</a> , <a href="#">17.29</a> )
904	Rezone (Special)
905	Rezone (Special)
906	Repeals and replaces Ch. 2.22, traffic safety advisory committee (2.22)
907	Adds Ch. 5.24, solicitation (5.24)
908	Amends §13.04.060, water system (13.04)
909	Amends §13.20.560, sewer use and pretreatment (13.20)
910	Adds Ch. 3.29, public safety and essential city services transactions and use tax (3.29)
911	Adds §8.31.185; amends §§8.31.040, 8.31.050, 8.31.060 and 8.31.140, administrative citation appeal hearing process (8.31)
912	Amends Ch. 10.16, speed limits (10.16)
913	Repeals and replaces Ch. 3.05, awarding public works contracts (3.05)
914	Adds §§17.04.030(I), 17.05.030(I), 17.06.030(H) and 17.07.030(G); amends Ch. 17.38, personal cannabis cultivation ( <a href="#">17.04</a> , <a href="#">17.05</a> , <a href="#">17.06</a> , <a href="#">17.07</a> , <a href="#">17.38</a> )
915	Adds Ch. 5.34 and §§17.08.050(J), 17.10.050(N), 17.11.050(K) and 17.13.040(R), commercial cannabis (5.34, <a href="#">17.08</a> , <a href="#">17.10</a> , <a href="#">17.11</a> , <a href="#">17.13</a> )
916	Repeals and replaces Ch. 2.20, park and recreation commission (2.20)
917	Amends §§8.28.030, 8.28.050(A) and (B) and 8.28.060, weeds and rubbish (8.28)
918	Rezone (Special)
919	Amends §§3.05.011 and 3.05.013, public projects (3.05)
920	Amends §9.08.061, hours of use of city parklands (9.08)
921	Adds Ch. 17.41, wireless communication facilities ( <a href="#">17.41</a> )
922	Adds Ch. 15.28, telecommunications infrastructure improvement ordinance (15.28)
923	Adds §§ 17.03.040(C), 17.03.050(E), 17.04.040(F), 17.04.050(H), 17.05.040(B), 17.05.050(H), 17.06.040(B), 17.06.050(F), 17.07.050(H), 17.08.040(C), 17.08.050(H), 17.09.040(E), 17.09.050(J), 17.10.040(J), 17.10.050(O), 17.11.040(F), 17.11.050(L), 17.12.040(F), 17.12.050(V), 17.13.035(B), 17.13.040(S), 17.14.040(B) [17.14.035(B)], 17.14.050(K) [17.14.040(K)], 17.16.030 and 17.16.040; amends 17.28.010(H) and (L) and Ch. 17.41, wireless communication facilities ( <a href="#">17.03</a> , <a href="#">17.04</a> , <a href="#">17.05</a> , <a href="#">17.06</a> , <a href="#">17.07</a> , <a href="#">17.08</a> , <a href="#">17.09</a> , <a href="#">17.10</a> , <a href="#">17.11</a> , <a href="#">17.12</a> , <a href="#">17.13</a> , <a href="#">17.14</a> , <a href="#">17.16</a> , <a href="#">17.28</a> , <a href="#">17.41</a> )
924	Amends §§ 8.22.020, 8.32.010, 8.32.020(A) and (B), 8.32.060(C), 13.04.111, 13.20.020, 13.20.310(D)(1) [13.20.610(D)(1)], 13.20.320(G)(1), 15.04.010,

15.05.020, 15.05.040(A)(4), 15.05.050(F), 15.08.010(B), 17.04.060(J)(3),  
17.12.060(D), 17.20.040(A)(9), 17.22.020(F)(3) and (F)(5), 17.23.060(F), (G)(1)  
and (J), 17.24.110(A)(5), (B)(6), (D)(6), (F)(5), (I)(7), (J)(9), (L)(6)(b) and  
(M)(12), 17.28.010(F), (M), (O)(4), (Q)(1), (T) and (BB), 17.37.010 and  
17.52.040(O)(6); repeals §§ 15.05.010 and 15.05.011, building codes (8.22,  
8.32, 13.04, 13.20, 15.04, 15.05, 15.08, [17.04](#), [17.12](#), [17.20](#), [17.22](#), [17.23](#), [17.24](#),  
[17.28](#), [17.37](#), [17.52](#))

- 925 Adds Ch. 15.06, safety assessment placards (15.06)
- 926 Amends Ch. 2.28, emergency services (2.28)
- 927 Rezone (Special)
- 928 Rezone (Special)
- 929 Amends Ch. 2.36, travel expenses for officers and employees (2.36)

**Chapter 17.06**  
**REGULATIONS FOR THE HIGH DENSITY RESIDENTIAL OR "R-3" DISTRICT**

Sections:

[17.06.010 Purpose.](#)

[17.06.020 Performance standards.](#)

[17.06.030 Uses permitted.](#)

[17.06.040 Uses permitted subject to a zoning permit.](#)

[17.06.050 Uses permitted subject to a use permit.](#)

[17.06.060 Development standards.](#)

**17.06.010 Purpose.**

To establish areas for high density residential development allowing for living accommodations ranging from duplex units to apartment buildings and condominiums. The following regulations shall apply in all R-3 districts. (Ord. 796 Att. A (part), 1999)

**17.06.020 Performance standards.**

All uses permitted within this district shall be subject to the performance standards set forth in Chapter [17.28](#) and architectural and design review set forth in Chapter [17.27](#). (Ord. 796 Att. A(part), 1999)

**17.06.030 Uses permitted.**

- A. Duplexes, triplexes, fourplexes, apartment buildings, multifamily dwelling groups, and condominiums.
- B. Residential accessory uses and accessory structures.
- C. Private swimming pools, tennis courts, and similar recreational amenities.
- D. Small family nonresidential day care licensed for eight or fewer persons.
- E. Garage and yard sales.
- F. Public parks, playgrounds, and recreational facilities.
- G. Small scale offices serving the multifamily residential complex.
- H. Personal cannabis cultivation subject to the regulations as set forth in Chapter [17.38](#). (Ord. 914 §4, 2017; Ord. 893 §3(3), 2014; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.06.040 Uses permitted subject to a zoning permit.**

Those uses permitted in the R-2 district subject to a zoning permit and the following use:

- A. Residential care home, large.
- B. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §9, 2019; Ord. 893 §3(4), 2014; Ord. 796 Att. A(part), 1999)

**17.06.050 Uses permitted subject to a use permit.**

- A. Mobilehome parks.
- B. One single-family dwelling or manufactured home if it is to replace a previously existing dwelling.
- C. Those uses permitted in the R-2 district subject to a use permit.
- D. Bed and breakfast inns with food service and catering.
- E. Residential care facility.
- F. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §10, 2019; Ord. 893 §3(5), 2014; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.06.060 Development standards.**

- A. Maximum Permitted Density.
  - 1. Duplex, triplex, fourplex, apartment, multifamily dwelling groups, and condominiums: one thousand five hundred square feet per dwelling unit.
  - 2. Senior multifamily dwellings: nine hundred seventy square feet per unit.
- B. Minimum Lot Size.
  - 1. Six thousand square feet for an interior lot.
  - 2. Six thousand five hundred square feet for a corner lot.
- C. Minimum Lot Length. Eighty feet.
- D. Minimum Average Lot Width.
  - 1. Sixty feet for an interior lot.
  - 2. Sixty-five feet for a corner lot.
  - 3. Lots on a cul-de-sac bulb or corner bulb (knuckle) may be thirty-five feet wide and shall be at least sixty feet wide at the midpoint line.
- E. Maximum Length to Width Ratio. Three to one.
- F. Maximum Lot Coverage for Multifamily Dwelling Units.
  - 1. One story dwelling: sixty percent.
  - 2. Two story dwelling: fifty-five percent.
  - 3. Three story dwelling: fifty percent.
- G. Minimum Yards.
  - 1. Front yard: fifteen feet from lot line, twenty feet required to carport/garage.
  - 2. Rear yard: ten feet from the lot line for a duplex and fifteen feet from the lot line for other dwellings.

3. Side yard: five feet from the lot line for a duplex and ten feet from the lot line for other dwellings.
  4. Accessory structures: less than one hundred twenty square feet without utilities may be within one foot of the side or rear property line.
- H. Maximum Height.
1. Principal structure: thirty-five feet.
- Height limit may be increased subject to obtaining a use permit.
2. Accessory structure: fifteen feet.
- I. Building Separation, Open Space, and Landscaping.
1. The placement of buildings shall conform to the following building separation standards:
    - a. When two or more buildings in the same project face each other or are arranged around an open court, they shall be separated from each other a minimum of twenty feet.
    - b. For a building which faces the rear or side of another building, there shall be a separation of twenty feet.
    - c. When the rear of the building faces the rear or side of another building, they shall be separated from each other a minimum of ten feet.
    - d. When the building's side faces the side of another building, they shall be separated from each other a minimum of ten feet.
    - i. No entries shall be permitted between buildings placed side by side, unless an additional ten feet of building separation is provided.
  2. The building separation shall be increased five feet for each story in excess of one.
  3. For residential developments of more than three dwelling units, a landscaped, unified, and usable open recreational and leisure area, totaling at least three hundred square feet for each dwelling unit, shall be required in addition to that landscaping generally required of all developments. The open areas shall be conveniently located and readily accessible to each dwelling unit. The following areas shall not be considered as contributing to required recreational and leisure areas:
    - a. Any required front or side yard.
    - b. Any area used for parking or vehicle circulation.
- J. Parking. See Chapter [17.23](#).
- K. Signs. As provided in the sign ordinance.
- L. All dwelling units must be at least fifteen feet in width or diameter (excluding eaves) and shall contain the following minimum gross floor area, exclusive of parking areas, open porches and patios:

1. Studio: four hundred fifty square feet;
2. One-bedroom: six hundred fifty square feet;
3. Two-bedroom: eight hundred square feet;
4. For each additional bedroom in excess of two: one hundred square feet. (Ord. 856 §1(part), 2006; Ord. 828 §1(part), 2004; Ord. 796 Att. A (part), 1999)

**Chapter 17.05**  
**REGULATIONS FOR THE MEDIUM DENSITY RESIDENTIAL OR "R-2" DISTRICT**

Sections:

[17.05.010 Purpose.](#)

[17.05.020 Performance standards.](#)

[17.05.030 Uses permitted.](#)

[17.05.040 Uses permitted subject to a zoning permit.](#)

[17.05.050 Uses permitted subject to a use permit.](#)

[17.05.060 Development standards.](#)

**17.05.010 Purpose.**

To establish areas for individual and multifamily residential dwelling units at low to medium densities with the amenities of a residential neighborhood. The following regulations shall apply in all R-2 districts. (Ord. 796 Att. A(part), 1999)

**17.05.020 Performance standards.**

Uses permitted within this district shall be subject to the performance standards set forth in Chapter [17.28](#) and, where required, architectural and design review. (Ord. 796 Att. A(part), 1999)

**17.05.030 Uses permitted.**

- A. One single-family dwelling or manufactured home.
- B. Two single-family dwellings subject to general plan density standards.
- C. Duplexes, triplexes, fourplexes, and condominiums in accordance with the development standards listed in Section [17.05.060](#).
- D. Residential accessory buildings.
- E. Small family nonresidential day care licensed for eight or fewer persons.
- F. Garage and yard sales.
- G. Public parks, playgrounds, and recreational facilities.
- H. One secondary accessory residential unit on a parcel with at least seven thousand five hundred square feet of land area subject to performance standards set forth in Chapter [17.28](#).
- I. Personal cannabis cultivation subject to the regulations as set forth in Chapter [17.38](#). (Ord. 914 §3, 2017; Ord. 887 §1(F), 2013; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.05.040 Uses permitted subject to a zoning permit.**

- A. Those uses permitted in the R-1 district with a zoning permit.
- B. Wireless facility minor modification, collocation, small wireless facility subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §7, 2019; Ord. 796 Att. A(part), 1999)

**17.05.050 Uses permitted subject to a use permit.**

- A. Nursing and convalescent homes.

- B. Mobilehome parks.
- C. Building heights in excess of thirty-five feet.
- D. Those uses permitted in the R-1 district subject to a use permit.
- E. Residential care home, large.
- F. Residential care facility.
- G. One secondary accessory residential unit on a parcel with less than seven thousand five hundred square feet of land area subject to performance standards set forth in Chapter [17.28](#).
- H. Wireless facility, wireless facility substantial modification subject to the regulations set forth in Chapter [17.41](#). (Ord. 923 §8, 2019; Ord. 893 §3(2), 2014; Ord. 887 §1(G), 2013; Ord. 821 §1(part), 2003; Ord. 796 Att. A(part), 1999)

**17.05.060 Development standards.**

- A. Maximum Permitted Density.
  - 1. Single-family dwelling: six thousand square feet per dwelling unit.
  - 2. Duplex, triplex, fourplex, or condominium projects: two thousand two hundred fifty square feet per dwelling unit.
- B. Minimum Lot Size.
  - 1. Six thousand square feet for an interior lot.
  - 2. Six thousand five hundred square feet for a corner lot.
- C. Minimum Lot Length. Eighty feet.
- D. Minimum Average Lot Width.
  - 1. Sixty feet for an interior lot.
  - 2. Sixty-five feet for a corner lot.
  - 3. Lots on a cul-de-sac bulb or corner bulb (knuckle) may be thirty-five feet wide and shall be at least sixty feet wide at the midpoint line.
- E. Maximum Length to Width Ratio. Three to one.
- F. Maximum Lot Coverage. Forty percent.
- G. Minimum Yards.
  - 1. Front yard: fifteen feet from lot line, twenty feet required to carport or garage.
  - 2. Rear yard: ten feet for single-family dwellings and duplexes, and fifteen feet from the lot line for triplexes, fourplexes, and condominium projects.
  - 3. Side yard: five feet for single-family dwellings and duplexes, and ten feet for triplexes and fourplexes.



4. Side yards adjacent to public right-of-way shall not be less than ten feet for all uses.
5. Accessory structures: less than one hundred twenty feet without utilities may be within one foot of the side or rear property line.

H. Maximum Height.

1. Principal structure: thirty-five feet.
2. Accessory structure: fifteen feet.

I. Building Separation, Open Space, and Landscaping.

1. Within the R-2 district, the placement of the principal structure shall conform to the following building separation standards:
  - a. When two or more buildings in the same project face each other, or are arranged around an open court, they shall be separated from each other a minimum of twenty feet.
  - b. For a building which faces the rear or side of another building, there shall be a separation of twenty feet.
  - c. When the rear of the building faces the rear or side of another building, they shall be separated from each other a minimum of ten feet.
  - d. When the building's side faces the side of another building, they shall be separated from each other a minimum of ten feet. No entries shall be permitted between buildings placed side by side unless an additional ten feet of building separation is provided.
2. Where there are floors or stories in excess of one, the city may increase the building separation by as much as five feet for each story.
3. For duplex, triplex, fourplex, and condominium, a landscaped, unified, and usable open recreational and leisure area, totaling at least three hundred square feet for each dwelling unit, shall be required in addition to that landscaping generally required of all developments. The areas shall be conveniently located and readily accessible to each dwelling unit.

The following areas shall not be considered as contributing to required recreational and leisure areas:

- a. Any required front or side yard.
- b. Any area used for parking or vehicular circulation.

J. Signs. As provided for in the sign ordinance.

K. All dwelling units must be at least fifteen feet in width or diameter (excluding eaves) and, with the exception of single-family dwellings, shall contain the following minimum gross floor area, exclusive of parking areas, open porches, and patios:

1. Studio: four hundred fifty square feet;
2. One-bedroom: six hundred fifty square feet;

3. Two-bedroom: eight hundred square feet;
4. For each additional bedroom in excess of two: one hundred square feet. (Ord. 856 §1(part), 2006; Ord. 828 §1(part), 2004; Ord. 821 §1(part), 2003; Ord. 796 Att. A (part), 1999)



## **CITY OF LAKEPORT COMMUNITY DEVELOPMENT DEPARTMENT STAFF REPORT**

**DATE:** May 9, 2018

**FILE NO:** GPA 17-01/ ZC 17-02 / PM 17-01 / ER 17-01

**OWNER:** Cameron Johnson  
AMG & Associates, LLC  
28296 Constellation Rd.  
Valencia, CA. 91355

**APPLICANT:** Don Slattery  
Pacific West Communities  
430 E. State Street, suite 100  
Eagle, ID 83616

**REPRESENTATIVE/  
AGENT:** Russ Erickson  
Robertson Erickson Civil Engineers  
888 Manzanita Court, Suite 101  
Chico, CA 95926

**LOCATION:** 1255 Martin Street (025-431-16)

**GENERAL PLAN:** High Density Residential & Residential

**ZONING:** R-3, High Density Residential & R-1. Low Density Residential

**STAFF CONTACT:** Daniel D. Chance, Associate Planner

**REQUESTED ACTION:** The Planning Commission is being asked to review and take the following actions:

- A Tentative Parcel Map to create three new residential parcels from a 11.48 property located at 1255 Martin Street. Proposed Parcel 1 (3.15 ac) will have access to both Martin and Smith Streets. Proposed Parcel 2 (4.54 ac) will have access to Martin Street. Proposed Parcel 3 (3.79 ac) will have access to Smith Street.
- Review and make a recommendation to the City Council for a General Plan Amendment from the property's current split High Density Residential and Residential to the proposed High Density Residential for proposed Parcels 1 and 2 and Low Density Residential for proposed Parcel 3.

- Review and make a recommendation to the City Council for a Zoning Change from the property's current split R-3, High Density Residential and R-1, Low Density Residential configuration to the proposed R-3 for proposed Parcels 1 and 2 and R-1 for proposed Parcel 3.
- Consideration of a CEQA mitigated negative declaration based upon Environmental Review/Initial Study ER 17-01.

The 11.48 acre property at 1255 Martin has a previously approved 24 unit multi-family development approved on the property (AR17-03). The multi-family development is currently in plan check for the issuance of development permits, with construction proposed soon. This approved development would be located entirely on proposed Parcel 1. The General Plan Designation and Zoning for proposed Parcel 3 is recommended to remain Low Density Residential due to vehicular access limitations associated with Smith Street.

**GENERAL PLAN AND ZONING DISTRICT:** The subject property is designated by the City of Lakeport General Plan Land Use Map and Lakeport Zoning Ordinance as shown in the following table. This table also includes the proposed General Plan and Zoning designations:

<b>APN/Address/ Uses</b>	<b>Existing General Plan Designation</b>	<b>Proposed General Plan Designation</b>	<b>Existing Zoning</b>	<b>Proposed Zoning</b>
025-431-16 1255 Martin St. Parcel 1 (approved Multi-family develop.)	High Density Residential	High Density Residential	R-3	R-3
025-431-16 1255 Martin St. Parcel 2 (vacant)	Residential with a small portion High Density Residential	High Density Residential	R-1 With a small portion R-3	R-3
025-431-16 1255 Martin St. Parcel 3 (vacant)	Residential With a small portion High Density Residential	Residential	R-1 With a small portion R-3	R-1

The property had a General Plan and Zoning change in 2003, which established the northeast portion of the property with a General Plan Designation of High Density Residential and a Zoning of R-3, High Density Residential. When the project proponent submitted the application for the Tentative Parcel Map, staff recommended the General Plan Amendment and Zoning Change to reflect the new parcel configuration,

as well as the potential for future high density residential development. A location map showing the subject property and its immediate surroundings is included as Attachment 1 of this report.

**PROJECT DESCRIPTION:** The proposed project consists of a Tentative Parcel Map to divide the 11.48 acre parcel at 1255 Martin Street into three lots. A General Plan Amendment from Low Density Residential to High Density Residential reflecting the configuration of the three newly created parcels. A Rezoning from R-1, Low Density Residential to R-3, High Density Residential reflecting the configuration of the three newly created parcels; with the third parcel in the rear of the property to remain Low Density Residential land use designation and zoning.

The subject site is located along the western edge of Lakeport about  $\frac{3}{4}$  of a mile from downtown Lakeport.

The proposed Tentative Parcel Map, General Plan Amendment and Rezoning of the parcel provide future opportunities for the development of affordable housing.

The approximately 11.5 acre parcel is situated directly west of Smith Street and south of Martin Street, and is bordered by Highway 29 on the west and a privately owned parcel on the south. The terrain of the 11.5 acre site generally slopes from west to east. Three prominent knolls with serpentine rock outcrops dominate the landscape on the project site. Wetlands occur in the on-site shallow swale at the northeast corner of the property.

**GENERAL PLAN AMENDMENT AND ZONE CHANGE:** According to the Lakeport General Plan, the City's land use planning document is not to remain static. California law permits up to four General Plan Amendments per year. Most of these amendments will involve a change in land use designation for a particular piece of property as is the case in this application. State law requires that any decision to amend the General Plan be based on factual information with findings of fact. These findings are the rationale for making a decision to either approve or deny a proposed amendment. The Proposed General Plan Amendment would represent the first such amendment this calendar year.

The current General Plan designation of the property is High Density Residential and Low Density Residential which allows residential and high density residential throughout the property. The current zoning of the property is R-3 (High Density Residential) and R-1 (Low Density Residential) which allows a variety of residential uses. The General Plan and zoning was changed in 2003 to reflect future high density residential uses proposed for the property. The proposed General Plan Amendment and Zoning Change would be modified to reflect the proposed Tentative Parcel Map configuration to allow future high density residential and low density residential development on the property. In order to develop the property as the applicant proposes, and be consistent with the Lakeport Zoning Ordinance, this application is proposing changes to zoned R-1 (Low Density Residential) and R-3 (High Density Residential) designations respectively, with a corresponding general plan land use designation.

**Lakeport Municipal Code Section 17.32.010 (Zoning Amendments) & Section 17.32.020 (General Plan Amendments).**

Sections 17.32.010 and 17.32.010 spell out specific criteria and findings necessary for the approval of Zone Changes and General Plan Amendments, respectively. Although worded slightly different, the required findings for both General Plan Amendments and Zone Changes are substantively the same. The required four (4) findings for both General Plan Amendments and Zone Changes are outlined in the table below:

	<b>General Plan Amendment Criteria (17.32.020 (B))</b>	<b>Zoning Amendment Criteria (17.32.010 (B))</b>
1.	The proposed general plan amendment is in the public's interest.	The proposed zoning amendment is in the public's interest.
2.	The proposed general plan amendment is consist and compatible with the entire general plan and any implementation programs that may be affected.	The proposed zoning amendment is consistent with the Lakeport General Plan.
3.	The potential impacts of the proposed general plan amendment have been assessed and have been determined not to be detrimental to the public health, safety, and welfare.	The proposed zoning amendment will not be detrimental to the community's health, safety, and welfare.
4.	The proposed general plan amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.	The proposed zoning amendment complies with the California Environmental Quality Act.

As the required findings for both General Plan amendments and Zone Change are nearly identical; and the proposed applications both seek a change in the designation on portions of the site from R-1, Low Density Residential to R-3, High Density Residential the staff analysis of these findings have been combined for simplicity and to allow for greater understanding of the entire project as a whole. Staff analysis of each individual finding criteria is as follows:

***1. The proposed General Plan Amendment & Zone Change is in the public's interest.***

Staff Analysis: The proposed changes include a change from Low Density Residential (R-1) to High Density Residential (R-3) for proposed Parcel 2 which front Martin Street and Parcels 3 with a small portion of High Density Residential (R-3) to be changed to Low Density Residential (R-1) located in the rear of the property and accessed via Smith Street. The applicant has indicated a desire to construct additional affordable housing units at this site similar to the 24-unit apartment complex proposed for proposed Parcel 1.

The proposed general plan and associated zone change would increase the maximum permitted density on this 4.54 acre property from 33 units to 86 to 131 units for the residential use. The proposal represents a significant increase in available density for future housing on this property and additional availability in land for high density

housing to the City as a whole. Currently there is 312 acres of vacant and under developed sites with residential and high density residential designations situated throughout the City. This would add to total vacant acres in the city, which is currently 14 acres of high density residential. The higher density housing would add to the opportunities for additional housing consistent with the City's General Plan Housing Element. It is also important to note that the location and other physical features of this site may limit the overall development of this property to a number less the 131 additional housing units. A portion of the property is located on steeper slopes.

The proposed General Plan Amendment and Zone Change to High Density Residential and Low Density Residential as proposed is in the public's interest and is consistent with previous uses at this location.

**2. The proposed General Plan Amendment & Zone Change is consistent and compatible with the entire General Plan and any implementation programs that may be affected.**

Staff Analysis: The Lakeport General Plan has been adopted in accordance with the provisions of California law and includes several mandatory elements such as Land Use, Transportation/Circulation, Noise, Conservation, Safety, and Housing. In addition there are several other General Plan Elements that the City has chosen to include such as the Urban Boundary, Community Design and the Economic Development Elements. Within each of these General Plan Elements there are stated purposes, discussion about existing conditions, goals, objectives, policies, programs and responsible parties. Taken together the General Plan language is intended to be internally consistent and compatible and to provide the community with a clear understanding as to what the intended land use and growth picture of the City is.

The Lakeport General Plan also includes a Land Use Designation Map – Figure 1. This map illustrates land use designations for all land within the City of Lakeport and surrounding areas. The current Land Use designation for the existing property south of Martin Street is Low Density Residential and High Density Residential.

According to the text of the Lakeport General Plan Land Use Element, the High Density Residential “designates areas suitable for multifamily residential, senior multifamily and potentially convalescent and other hospital uses ....Consistent zoning districts include, but are not limited to R-3 and R-5.” While the Residential “designates areas suitable for single family dwellings....Consistent zoning districts include R-1 and R-2.”

The proposed change of the General Plan designation from Low Density Residential to High Density Residential, as well as, the proposed changing of the zoning designation from Low Density Residential (R-1) to High Density Residential (R-3) Zoning Districts is consistent and compatible with the existing City of Lakeport General Plan Land Use Map along with other applicable goals, objectives, policies, and programs of the General Plan, most specifically the Housing Element which encourages the development of greater access to affordable housing. Additionally, the proposal is consistent with existing development patterns within this area of western Lakeport.

**3. The potential impacts of the proposed General Plan Amendment & Zone Change have been assessed and have been determined not to be detrimental to the public health, safety, and welfare.**

Staff Analysis: The changes to the General Plan designation associated with this project reflect recent development in this part of the Martin Street Area. The General Plan Amendment and Zoning Change applications for the proposed residential uses on the property described above are consistent with the goals and policies of the Lakeport General Plan. The City in its preparation and adoption of the Lakeport General Plan intended for the area along Martin Street to be zoned R-3 High Density Residential and the proposed parcel located in the rear, along Smith Street zoned R-1 Low Density Residential. Through this action the City made a comprehensive determination that residential zoning of the subject lots would in fact not be detrimental to the community's health, safety and welfare, because it's consistent with the Land Use Designation Map. This perspective, which relates directly to the community's health, safety, and welfare, is acknowledged in the Introduction section of the Lakeport General Plan which indicates that the General Plan "represents an agreement among the residents of Lakeport on basic values, ideals, and aspirations to govern a shared environment."

**4. The proposed General Plan Amendment & Zone Change has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.**

Staff Analysis: Lakeport City staff has prepared an Initial Study (IS) environmental document in accordance with the provisions of the California Environmental Quality Act (CEQA). The CEQA IS addresses the totality of the 1255 Martin Street project including the Tentative Parcel Map, the General Plan designation change, and the proposed Zone Change, and can be found as Attachment 5 to this staff report along with proposed mitigation measures. In addition, the mitigation measures have been incorporated into the Project Conditions of Approval (Attachment #3).

The IS has identified potentially significant environmental impacts associated with the proposed Tentative Parcel Map for the proposed site improvements and has recommended mitigation measures which when implemented will reduce and eliminate the identified impacts to a less than significant level. There are no potentially significant environmental impacts identified in the IS that are associated with the General Plan and Zoning Change for the 1255 Martin Street project.

### **TENTATIVE PARCEL MAP APPLICATION**

**TPM PROJECT DESCRIPTION:** In accordance with the provisions of the City of Lakeport Subdivision Ordinance, the land owner/project proponent has submitted a tentative parcel map (TPM) application for the purpose of subdividing an 11.48 acre parcel of land into three (3) parcels. The proposed parcels include parcel 1 and 2 fronting Martin Street, while parcel 3 would be located in the rear of the property fronting Smith Street. Smith Street represents a 25-foot wide public street/right of way. The 25-foot wide street right of way does not meet city standards and would be required to be widened with



the various property owners. The public street right-of-way would limit future development on proposed Parcel 3.

Proposed Parcel 1 is a high density residential parcel located northeasterly corner of the property fronting on Martin Street and Smith Street. This parcel would contain the previously approved 24-unit multi-family residential development (AR 17-03) approved by the Planning Commission in June 2017 and proposed to be constructed later this year. Parcel 1 will provide the primary access along the frontage of Martin Street, with a secondary access along the frontage of Smith Street. Parcel 1 is a rectangle shape dimension of 420' x 265'. Parcel 1 will contain 3.15 acres of land area.

Proposed Parcel 2 is a high density residential parcel located directly west of Parcel 1, with the State Highway 29 along the western boundary of the property and will also have a rectangular/angular shape and a rough dimension of 420' x 283'. Parcel 2 will be fronting on Martin Street. No access to Parcel 2 is proposed at this time. This parcel will contain 4.54 acres of land area. The applicant has indicated a desire to develop additional affordable housing at this site in the near future. Any future development proposal will be subject to additional environmental review and approval from the Planning Commission.

Proposed Parcel 3 is a low density residential parcel situated south of Parcel 1 and 2 extending to the south of the property and will also have an angular shape and a rough dimension of 388' x 448'. Parcel 2 will be fronting on Smith Street along the eastern property line. This parcel will contain 3.79 acres of land area. The applicant hopes to develop additional affordable housing at this site but there are no plans at this time due to the limitations and improvements necessary to Smith Street.

The TPM (Attachment 4) identifies the subject site and the proposed subdivision. The TPM includes a legal description, general notes, a list of utility providers, and general information about the project.

The TPM generally complies with the City's Subdivision Ordinance in terms of the details that must appear on the map. The TPM identifies the previously approved right-of-way improvements along Martin Street and Smith Street associated with the previously approved 24-unit multi-family apartment project (AR 17-03). Those improvements would require to be installed with either the construction associated with AR 17-03 or the recordation of the parcel map, whichever comes first. All other improvements on each of the proposed parcels 2 and 3, along with ground surface elevations, adequate areas for building locations, vegetation, existing and proposed public easements, adjacent land ownership and development, adjacent, existing water and sewer utilities, drainage channels and easements, and other information would be required as part of a specific development project for each parcel.

The subject property has a sloping topography with a high-point elevation of 1,410' above sea level and a low-point elevation of 1,365'. The land slopes from west to east. The 1,410' elevation is located adjacent to the State Highway 29 frontage, and the 1,365' elevation located at the corner of Martin Street and Smith Street. There is a large number of walnut trees scattered around the property, former walnut orchard, with native trees located adjacent to the State Highway 29 frontage. No native trees are proposed to be removed as the result of improvements associated with this TPM. Tree removal associated with future development will be required to adhere to the City's Tree Preservation Ordinance found in Section 17.21 of the Lakeport Zoning Ordinance.

An environmental sensitive habitat/wetlands area is located at the northeastern corner of Parcel 1 of the property. A biological/botanical and wetlands delineation has been completed for this project and provides a boundary for existing wetlands and biologically sensitive areas. Staff is recommending that the final map include a separate sheet entitled "Local Agency Requirements" indicating the boundaries of existing wetlands and biologically sensitive areas. Additionally, a note should be placed on the final map prohibiting development within this area unless a biological survey and environmental review under CEQA is completed.

Fire protection is provided by the Lakeport County Fire Protection District. The previously approved development on proposed Parcel 1 includes several specific project conditions for the provision of additional fire protection measures associated with that specific project. No additional fire protection mitigations are requested for the TPM. Future development applications will be required to address access and other associated fire protection measures for future development projects.

The City's Public Works Department commented on no utilities identified on TPM. All utilities as well as right-of-way improvements were identified as part of the multi-family apartment development on the overall property. The construction of all utilities and right-of-way improvements would be required as part of the development of the previously approved multifamily residential development or the recordation of the parcel map, whichever comes first.

**CONFORMANCE WITH THE SUBDIVISION MAP ACT AND TITLE 16 OF THE LAKEPORT  
MUNICIPAL CODE / SUBDIVISION ORDINANCE:**

The project as submitted is consistent with the requirements as set forth in the California Subdivision Map Act and the Lakeport Subdivision Ordinance, for a subdivision of four or less parcels. The plans have been prepared in accordance with the provisions of the Lakeport Subdivision Ordinance and suitable for recordation with the Lake County Recorder.

Section 16.12.030 of the Subdivision Ordinance requires all relevant data shall be provided for the review of the project and preparation of all required environmental documents. A Preliminary Geotechnical was prepared for the property by ACE Quality Control in 2016, for the original multi-family development, but addressed the entire property. The report did not identify any geotechnical or geologic constraints on subdividing this property. Mitigation Measures and Conditions have been added that would be required for the recordation of the parcel Map and development of the property. In addition, a Phase 1, Environmental Assessment was prepared for the property in 2015. Both reports were determined adequate for the purpose of the subdivision.

An Archaeological Report was prepared by Peak and Associates for the property in 2016 that did not identify cultural artifacts on the property. The City would require a monitoring program be added as a mitigation measure for the cultural resource section of the Initial Study, under CEQA.

City staff has prepared a CEQA Initial Study which includes the TPM project. Notice of the TPM and CEQA public hearing concerning the project has been made in accordance with the Municipal Code. The Planning Commission must find that the TPM, together with the provisions for the design and improvement thereof, is consistent with the Lakeport General Plan and applicable provisions of the Subdivision Ordinance.

If the TPM is approved or conditionally approved, the Community Development Department will forward a written report to the City Council who shall review the map, as part of the General Plan amendment and Zoning change. The Council review shall take place at a public hearing after notice is given.

The proposed lots appear to be proper for their proposed use as a residential and high density residential subdivision. The area in which the subdivision is proposed is also residential in nature and the proposed subdivision is consistent with the other lots in this locality. The size and shape of the proposed lots is proper as the topography of the subject site is essentially flat. The proposed lot sizes are not less than the applicable Zoning Ordinance standards as each parcel exceeds the minimum lot size in the R-3 District and the R-1 District. The proposed lots are suitable for the purpose for which they are intended which is to provide for two high density parcels and one residential parcel proposed with the General Plan and Zoning changes. The proposed high density residential lots provide land area for the parking, landscaping, utilities, and other existing and proposed site improvements.

Per section 16.18.030 of the Subdivision Ordinance *"Right-of-way street improvement along peripheral streets may be deferred until development of the individual lots."* As part of the previously approved 24-unit multi-family development project (AR 17-03) previously approved by the Planning Commission for proposed Parcel 1 included improvement plans for the entire right-of-way for both Martin and Smith Streets associated with this entire property. Proposed project conditions associated with this TPM require full right-of-way improvements to City-standard along the Martin and Smith Street frontage. Said improvements shall be completed prior to the recordation of the final parcel map (or with the construction of the project proposed for proposed Parcel 1, whichever comes first. Alternatively, the applicant may request the deferral of right-of-way improvements from the City Council in accordance with the provisions set forth in the Subdivision Ordinance, LMC Section 16.

### **INITIAL STUDY AND ENVIRONMENTAL REVIEW**

The requested General Plan Amendment and Zone Change proposes to reconfigure the current Low Density Residential (R-1) and High Density Residential (R-3) land use classifications to match the proposed parcel boundaries with proposed Parcels 1 and 2 to be designated High Density Residential (R-3) and proposed Parcel 3 to be designated Low Density Residential (R-1). The 3 lot TPM and required improvements, and related site improvements is defined as the project per the California Environmental Quality Act (CEQA).

Notice of the project has been provided to City departments and affected agencies and the submitted comments are addressed in the Initial Study/Environmental review, ER 17-01 (Attachment 2). A 20-day public review period for the proposed mitigated negative declaration in accordance with CEQA has also been conducted beginning on April 19, 2018. At the time of writing the staff report, no comments from the public regarding the proposed Initial Study/Environmental Review have been received.

Comments from the public are still permitted to be received through the May 9, 2018 public hearing scheduled before the Planning Commission.

The potentially significant effects identified in the Initial Study/Environmental Review include: air quality; biological resources; cultural resources; geology/soils; hazard and

hazardous material; hydrology and water quality; transportation; utilities and service systems.

Staff has developed mitigation measures which have been agreed to by the applicant, and when implemented will mitigate the identified environmental impacts to a less than significant level. In addition, standard City conditions will address other issues that were not identified as significant.

Proposed mitigation measures in the Initial Study/Environmental Review document (Attachment 2) and are further included in the proposed Project Conditions of Approval (Attachment 3).

### **RECOMMENDATION**

Staff recommends that the Planning Commission:

- A. Recommend that the City Council adopt a negative declaration for the GPA 17-01 and ZC 17-02 with the following findings:
  1. This general plan amendment and rezoning are consistent with the Lakeport General Plan, Zoning Ordinance and City of Lakeport Municipal Code.
  2. The Residential and High Density Residential designations, as well as the R-1 (Low Density Residential) and R-3 (High Density Residential) zoning districts are consistent with the existing land use patterns in the vicinity, and the project will not result in adverse land use impacts.
  3. This project will not result in any significant adverse environmental impact, and a negative declaration has been recommended.
- B. Recommend that the City Council approve GPA 17-01 for the following reasons:
  1. The Residential and High Density Residential designations on these properties are consistent with the Lakeport General Plan.
  2. The uses allowed in the Residential and High Density Residential designations are compatible with the existing land uses in the vicinity.
  3. The proposed General Plan Amendment is in the public's interest.
  4. The proposed General Plan Amendment & Zone Change is consistent and compatible with the entire General Plan and any implementation programs that may be affected.
  5. The potential impacts of the proposed General Plan Amendment have been assessed and have been determined not to be detrimental to the public health, safety, and welfare.
  6. The proposed General Plan Amendment has been processed in accordance with the applicable provisions of the California Government Code and the California Environmental Quality Act.
  7. The change of general plan and zoning would provide additional high density residential vacant land available in the city.

8. This project will not result in any significant adverse environmental impact, and a negative declaration has been recommended.
- C. Recommend that the City Council approve ZC 17-02 for the following reasons:
1. The R-3 (High Density Residential) and R-1 (Low Density Residential) zoning districts are consistent with the Lakeport General Plan.
  2. The uses in the R-3 (High Density Residential) and R-1 (Low Density Residential) zoning districts are compatible with the existing land uses in the vicinity.
  3. The proposed Zone Change is in the public's interest.
  4. The proposed Zone Change is consistent and compatible with the entire General Plan and any implementation programs that may be affected.
  5. The potential impacts of the proposed Zone Change have been assessed and have been determined not to be detrimental to the public health, safety, and welfare.
  6. This project will not result in any significant adverse environmental impact, and a negative declaration has been recommended.
- D. Adopt a mitigated negative declaration for Parcel Map, PM 17-01 with the following findings:
1. Potential environmental impacts related to Air Quality, Biological Resources, Cultural Resource, Geologic/geotechnical, hazard/hazardous material, hydrology/water quality, transportation, utilities/service systems have been mitigated to insignificant levels by Parcel Map conditions that include mitigation measures.
  2. This proposal as mitigated is consistent with the Lakeport General Plan, Zoning Ordinance and Subdivision Ordinance.
  3. This project is consistent with the California Subdivision Map Act.
  4. The project will result in effects to fish and wildlife habitat and is subject to the California Department of Fish and Wildlife filing fee.
  5. As mitigated this project will not result in any significant adverse environmental impacts.
- E. Approve Parcel Map, PM 17-01 subject to the conditions, and with the following findings:
1. The land owner/project proponent has submitted a tentative parcel map (TPM) application for the purpose of subdividing a 11.48 acre parcel of land into three parcels (Parcels 1, 2 and 3).
  2. The form and content requirements, accompanying data, and report requirements of the TPM generally complies with the Lakeport Subdivision Ordinance.

3. The proposed TPM parcels are proper for their proposed use as a residential and high density residential subdivision. The size and shape of the proposed parcels are proper for the topography of the subject site as the area is essentially flat.
4. The proposed parcels are suitable for the purposes for which they are intended within the Residential and high density residential zoning districts.
5. The proposed parcels are large in terms of land area (3.15– 4.54 acres) and are of sufficient dimension to facilitate future residential and high density residential land development.
6. All of the proposed new parcels will be served by City water and sewer.
7. Storm water runoff will be collected and conveyed to an engineered storm drain system.
8. The final parcel map will not be presented for approval until the subdivider either completes the required improvements or enters into an agreement with the City to do the work.
9. The project's new parcels will be provided with the full range of utilities.
10. The project has adequate road access for residential development, that includes construction of the street improvements, curbs, gutters, driveways, and other facilities within the street right of way will be provided.
11. Grading, street lights, fire hydrants, signs, street lines and markings, street trees and landscaping, survey monuments, and other improvements are required as a condition of the TPM approval.
12. As mitigated, this project will not result in any significant adverse environmental impacts and a negative declaration has been adopted.

#### Attachments

1. Location Map
2. Initial Study/Environmental Review (ER 17-01)
3. Project Conditions of Approval
4. Tentative Parcel Map, December 11, 2017
5. General Plan and Zone Change Maps

(Note: Referenced Biological Constraints Evaluation 2015 Addendum, Preliminary Wetlands Delineation 2015, Preliminary Geotechnical Investigation, Soils Report, Phase I & II ESA and Preliminary Hydrology Study not included but can be made available upon request.)

(SEE NEXT PAGE FOR SAMPLE MOTIONS)

## **SAMPLE MOTIONS**

### **Mitigated Negative Declaration Approval**

Move that the Planning Commission find that on the basis of the Initial Study ER 17-01 prepared by the Community Development Department that the Parcel Map, General Plan Amendment and Zone Change as applied for by Pacific West Communities will not have a significant effect on the environment and, therefore, recommend to the City Council that it approve a Mitigated Negative Declaration for the project as provided for in the California Environmental Quality Act.

### **Tentative Parcel Map Approval**

Move that the Planning Commission find that the tentative parcel map applied for by Pacific West Communities on property located at 1255 Martin Street, is in conformity with the provisions of the California Subdivision Map Act and Chapter 16 of the Lakeport Municipal Code and, upon that basis, approve said map subject to the project conditions of approval and with the findings listed in the staff report dated May 9, 2018.

### **General Plan Change Approval**

Move that the Planning Commission recommend that the City Council approve the General Plan Amendment as applied for by Pacific West Communities for the property at 1255 Martin Street (GPA 17-01) changing the configuration of the Residential and High Density Residential land use designations on this property to conform with the proposed parcel boundaries of PM 17-01, subject to the findings listed in the staff report dated May 9, 2018.

### **Zone Change Approval**

Move that the Planning Commission recommend that the City Council amend the Lakeport Zoning Ordinance as applied for by Pacific West Communities for the property at 1255 Martin Street (ZC 17-02) changing the configuration of the Low Density Residential (R-1) and High Density Residential (R-3) zoning district boundaries to conform with the proposed parcel boundaries of PM 17-01 Parcel Map boundaries, subject to the findings listed in the staff report dated May 9, 2018.

## **ORDINANCE NO. 918 (2018)**

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEPORT AMENDING THE CITY OF LAKEPORT ZONING MAP(S) FOR APN 025-431-16 KNOWN AS THE LANDS OF PACIFIC WEST COMMUNITIES**

**WHEREAS**, the owners of the subject property (APN 025-431-16) have applied for a Zone Change (ZC 17-02) realigning the existing base zoning district of R-1, Low Density Residential and R-3, High Density Residential from its current configuration to match the boundaries identified as part of tentative Parcel Map (PM 17-01) with Parcels 1 and 2 rezoned to R-3, High Density Residential and Parcel 3 rezoned to R-1, Low Density Residential; and

**WHEREAS**, the City of Lakeport Planning Commission has conducted a public hearing (May 9, 2018) on the proposal submitted by Pacific West Communities and recommended that the City Council adopt the proposed Zone Change; and

**WHEREAS**, the Lakeport City Council has conducted a public hearing (July 17, 2018) on the request and considered the pertinent facts; and

**WHEREAS**, the proposed rezoning is in conformance with Chapter 17.32 of the Lakeport Municipal Code.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEPORT DOES ORDAIN AS FOLLOWS:**

**SECTION 1** Pursuant to Sections 17.32.010, 17.04.010 and 17.06.010 of the Lakeport Municipal Code, the Zoning Map of the City of Lakeport is hereby amended to rezone the designated land identified and described on the map entitled Exhibit A, from its current configuration of R-1, Low Density Residential and R-3, High Density Residential to match the boundaries identified as part of tentative Parcel Map (PM 17-01) with Parcels 1 and 2 rezoned to R-3, High Density Residential and Parcel 3 rezoned to R-1, Low Density Residential.

**SECTION 2** The City Clerk is hereby directed to cause the Zoning Map of the City of Lakeport to be amended to show the number and date of this Ordinance and to reflect the change effected thereby.

**SECTION 3** The City Council finds that the proposed amendment is in the public's interest, is consistent with the Lakeport General Plan, and is not detrimental to the community's health, safety, and welfare for the reasons identified in the Resolution of the Lakeport City Council Amending the Land Use Designation Plan (Figure 1) of the City of Lakeport General Plan for APN 025-431-16 Known as the Lands of Pacific West



Communities Realigning the Existing Residential and High Density Residential General Plan Land Use Designation Boundaries and record material thereof.

**SECTION 4** The City Council further finds that the environmental impacts of this rezoning have been adequately addressed in the Initial Study (ER 17-01), and that a mitigated negative declaration consistent with the provisions of the California Environmental Quality Act (CEQA) has been prepared which imposes appropriate mitigation measures for the identified impacts.

**SECTION 5** All code sections or parts of code sections in conflict herewith are hereby repealed to the extent of such conflict and no further.

**SECTION 6** Within fifteen (15) days of its passage, this Ordinance shall be published at least once in the Lake County Record-Bee, a newspaper of general circulation printed and published within the City of Lakeport.

**SECTION 7** If any section, subsection, sentence, clause, phrase or portion of this Ordinance or its application to any person or circumstance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance or its application to other persons and circumstances. The City Council of the City of Lakeport hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, phrases, or portions be declared invalid or unconstitutional and, to that end, the provisions hereof are hereby declared to be severable.

**SECTION 8** This Ordinance shall take effect thirty days after its adoption pursuant to California Government Code section 36937.

This Ordinance was introduced before the City Council of the City of Lakeport at a regular meeting thereof on the 19<sup>th</sup> day of June, 2018, by the following vote:

AYES: Mayor Turner, Council Members Barnes, Mattina, Parlet and Spurr

NOES: None

ABSTAIN: None

ABSENT: None

This Ordinance was duly enacted by the City Council of the City of Lakeport at a regular meeting thereof on the 17<sup>th</sup> day of July, 2018, by the following vote:

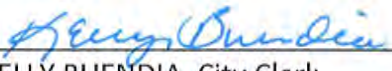
AYES: Mayor Turner, Council Members Barnes, Mattina, Parlet and Spurr

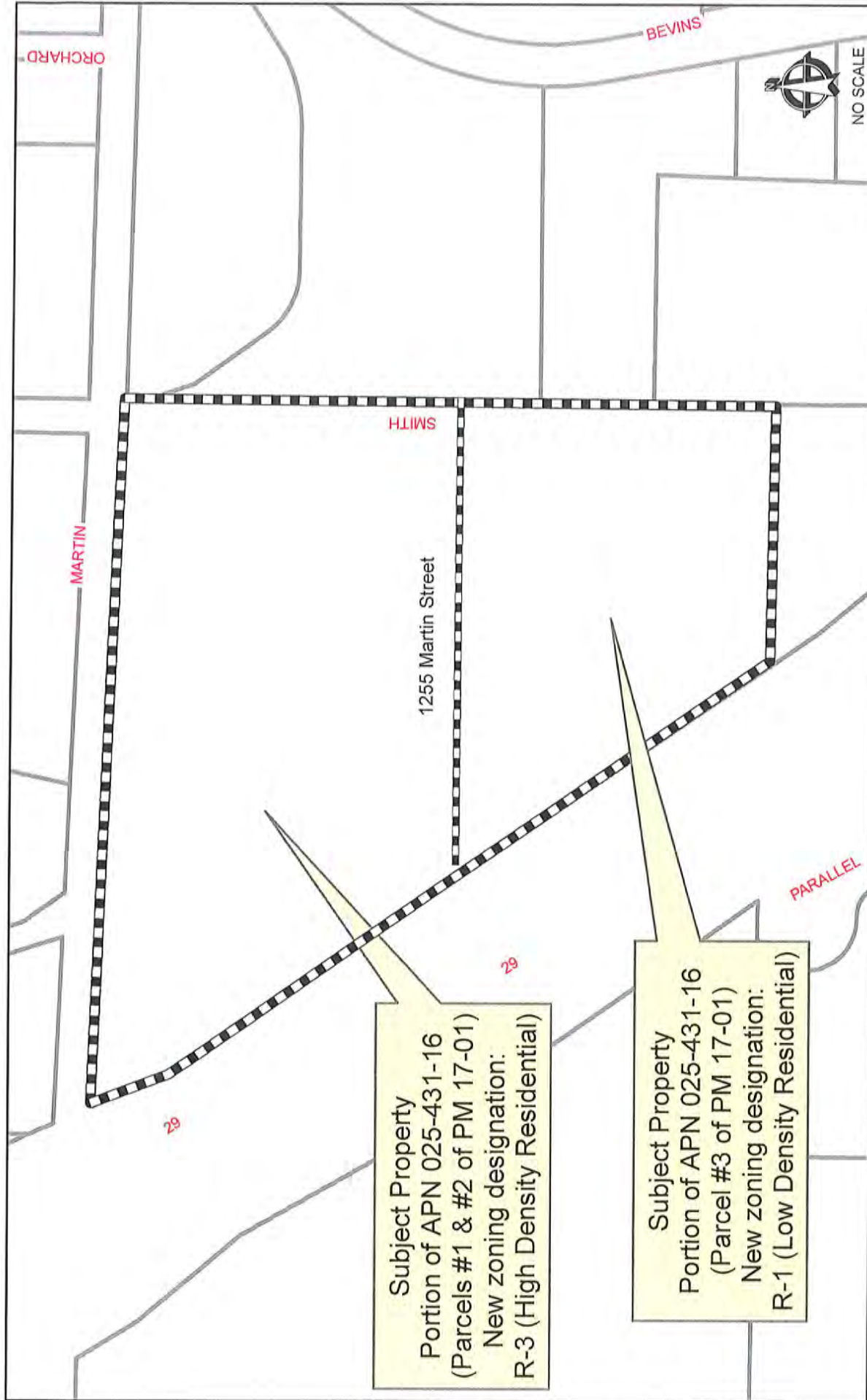
NOES: None

ABSTAIN: None  
ABSENT: None

  
MIREYA G. TURNER, MAYOR

ATTEST:

  
KELLY BUENDIA, City Clerk  
City of Lakeport



Legend

roads\_features

Lakeport Parcels



zone change boundary

## EXHIBIT A

MAP OF AREA REZONED BY CITY OF LAKEPORT  
ORDINANCE NO. XXX (2018) AMENDING  
SECTION 17.02.050 OF THE MUNICIPAL CODE OF  
THE CITY OF LAKEPORT, CALIFORNIA



# Certificate of Occupancy

## City of Lakeport

### Community Development Department

*This Certificate was issued pursuant to the requirements of Section 111.2 of the 2019 California Building Code (CBC) and certifies that at the time of issuance this structure was in compliance with the CBC and all ordinances of the City and State Regulating building construction or use.*

BUILDING PERMIT NUMBER: BP1920-2095

BUILDING ADDRESS: 1257 MARTIN ST

OCCUPANCY GROUP: R-2/A-3/B

ZONING DISTRICT: R-3

CONSTRUCTION TYPE: 5B

CODE EDITION: 2019

DESCRIPTION: 48 MULTI-FAMILY APARTMENTS AND COMMUNITY BUILDING

OWNER OF BUILDING: PACIFIC WEST COMMUNITIES

DESIGN OCCUPANT LOAD: NA

YEAR BUILT: 2021

USE: MULTI-FAMILY RESIDENTIAL

AUTOMATIC SPRINKLER SYSTEM – PROVIDED: YES

IS IT REQUIRED? YES

SPECIAL CONDITIONS: PROJECT CONDITION AGREEMENT REMAINS IN FORCE.

  
CHRISTOPHER A. ROMO, BUILDING OFFICIAL

DATE: 9/7/2021



# Certificate of Occupancy

## City of Lakeport

### Community Development Department

*This Certificate was issued pursuant to the requirements of Section 111.2 of the 2019 California Building Code (CBC) and certifies that at the time of issuance this structure was in compliance with the CBC and all ordinances of the City and State Regulating building construction or use.*

BUILDING PERMIT NUMBER: BP1718-1779

BUILDING ADDRESS: 1255 MARTIN ST

OCCUPANCY GROUP: R-2/A-3/B

ZONING DISTRICT: R-3

CONSTRUCTION TYPE: 5B

CODE EDITION: 2019

DESCRIPTION: 24 MULTI-FAMILY APARTMENTS AND COMMUNITY BUILDING

OWNER OF BUILDING: PACIFIC WEST COMMUNITIES

DESIGN OCCUPANT LOAD: NA

YEAR BUILT: 2019

USE: MULTI-FAMILY RESIDENTIAL

AUTOMATIC SPRINKLER SYSTEM – PROVIDED: YES

IS IT REQUIRED? YES

SPECIAL CONDITIONS: PROJECT CONDITION AGREEMENT REMAINS IN FORCE.

  
CHRISTOPHER A. ROMO, BUILDING OFFICIAL

DATE: 9/7/2021

## Building Permit Log By Month

For: 6/1/2018 through 6/30/2018

Printed 7/11/2018

Page 1 of 2

Permit Number	Issue Date	Parcel Address:	APN	Owner:	Contractor	Project Description	S.M.	Construction Value	Total Fees	Final Date
3P1516-1371	6/19/2018	301 INDUSTRIAL AVE	005-045-30	SAM LAMONICA	TO BE DETERMINED	RETAIL DISPLAY & INVENTORY RACKING SYSTEMS	2	\$51,000.00	\$1,445.54	
3P1718-1748	6/20/2018	1665 MAIN ST S	005-036-05	RICHARD G SAUER	TO BE DETERMINED	COMMERCIAL STG BLDG	2	\$49,665.00	\$1,647.99	
3P1718-1751	6/22/2018	340 FAIRVIEW WAY	026-091-06	JAMES DEVRIES	OWNER BUILDER	NEW SFD	1	\$224,473.21	\$25,543.68	
3P1718-1766	6/19/2018	801 ELEVENTH ST	026-301-07	JUSTIN HU	RON PRIEST CONSTRUCTION	DEMO INTERIOR - NEW MEDICAL CLINIC	2	\$500,000.00	\$7,530.74	
3P1718-1772	6/4/2018	150 HIGH ST S.	025-321-13	HUGO M GONZALES	OWNER BUILDER	REPLACE CEMENT PORCH W/ STAIR	1	\$1,400.00	\$155.44	
3P1718-1775	6/4/2018	1209 BERRY ST	025-093-07	RALPH MOODY	OWNER BUILDER	DEMO PARTIAL SHED ON PROPERTY	1	\$1.00	\$70.09	
3P1718-1776	6/4/2018	1155 ARMSTRONG ST	025-184-13	SPENCER JOHNSON	OWNER BUILDER	SEWER LINE FROM CLEAN OUT TO HOME	1	\$400.00	\$48.53	6/18/2018
3P1718-1777	6/4/2018	350 ELEVENTH ST	026-233-15	JASON MUSALF	OWNER BUILDER	REPLACING 3 WINDOWS FACING 11TH ST.	1	\$3,000.00	\$203.38	
3P1718-1778	6/4/2018	40 LILY COVE AVE	025-563-21	SARAH EGGLESTON	HUMBERTO'S ROOFING	TEAR OFF & REROOF	1	\$10,460.00	\$350.21	6/19/2018
3P1718-1779	6/4/2018	1255 MARTIN ST	025-431-16	PACIFIC WEST COMMUNITIES		FAMILY APARTMENTS	2	\$4,269,000.00	\$518,967.00	
3P1718-1780	6/4/2018	825 SIXTH ST	025-073-05	MAX L STOCKTON	Performance Mechanical	NEW DUCTLESS HVAC	1	\$9,769.00	\$112.25	6/20/2018
3P1718-1781	6/6/2018	1785 MAIN ST S	005-036-36	FAIZAN CORPORATION	OWNER BUILDER	CAP & SECURE TANKS AND PIPING	2	\$250.00	\$95.36	

# Building Permit Log By Month

For: **6/1/2018 through 6/30/2018**

Printed 7/11/2018

Page 2 of 2

Permit Number	Issue Date	Parcel Address:	APN	Owner:	Contractor	Project Description	S.M.	Construction Value	Total Fees	Final Date
3P1718-1782	6/7/2018	720 MAIN ST S.	025-564-13	CHARLES RICHARDSON	HUMBERTO'S ROOFING	TEAR OFF/RE-ROOF	2	\$20,500.00	\$559.71	
3P1718-1783	6/12/2018	1071 ELEVENTH ST	026-301-26	SAFEWAY, INC	SUPERIOR ELECTRICAL, MECHANICAL &	NEW WATER HEATER	2	\$15,000.00	\$113.06	7/5/2018
3P1718-1785	6/14/2018	590 FOURTH ST	025-365-04	LISA ELLIS	MARTIN A KRULEE	NEW ELECT PANEL	1	\$1,500.00	\$82.57	
3P1718-1786	6/18/2018	390 TWENTIETH ST	026-062-14	MARY MICHE	MIKE'S ROOFING	TEAR OFF & REROOF	1	\$10,875.00	\$358.74	6/25/2018
3P1718-1787	6/18/2018	60 LILY COVE	025-563-05	BRET GENTRY	OWNER BUILDER	YARD PIPING - REPLACE SEWER PIPING	1	\$271.92	\$62.47	
3P1718-1789	6/20/2018	261 ROBLES DR	026-073-44	RODNEY K MITCHELL	HUMBERTO'S ROOFING	ROOF OVERLAY	1	\$7,500.00	\$289.35	6/27/2018
3P1718-1790	6/25/2018	1430 WILD OAK CT	026-511-10	SUSAN MORTON	HARMONY AIR	ROOF MOUNT SOLAR	1	\$17,380.00	\$177.99	
<b>Total Number of</b>		<b>19</b>	<b>Total Valuation: \$ 1,022,847.63</b>					<b>Total Fees: \$</b>	<b>41,827.95</b>	

## Building Permit Final

For 1/1/1999 through 6/30/2018

Printed 7/11/2018

Page 1 of 1

Permit Number	Parcel Address	Parcel Number	Owner	Contractor	Project	Final Date
BP1718-1670	301 MAIN ST S.	025-501-31	CHARAN J KUMAR	CALCRAFT CORPORATION	REPLACE EXISTING CANOPY WITH NEW	6/28/2018
BP1718-1731	301 INDUSTRIAL AVE	005-045-30	SAM LAMONICA	LAKE COUNTY CONTRACTORS	SIGN ON EXISTING MONUMENT	6/20/2018
BP1718-1769	825 ANASTASIA DR	026-412-02	MITCH W BEARE	HOPKINS CONSTRUCTON	INSTALL ROOF OVER EXISTING DECK	6/18/2018
BP1718-1774	410 ESPLANADE ST	025-501-17	LAKE CO MOSQUITO ABATEMENT	YANEZ ROOFING	TEAR OFF & REROOF	6/14/2018
BP1718-1776	1155 ARMSTRONG ST	025-184-13	SPENCER JOHNSON	OWNER BUILDER	SEWER LINE FROM CLEAN OUT TO HOME	6/18/2018
BP1718-1778	40 LILY COVE AVE	025-563-21	SARAH EGGLESTON	HUMBERTO'S ROOFING	TEAR OFF & REROOF	6/19/2018
BP1718-1780	825 SIXTH ST	025-073-05	MAX L STOCKTON	Performance Mechanical	NEW DUCTLESS HVAC	6/20/2018
BP1718-1786	390 TWENTIETH ST	026-062-14	MARY MICHE	MIKE'S ROOFING	TEAR OFF & REROOF	6/25/2018
BP1718-1789	261 ROBLES DR	026-073-44	RODNEY K MITCHELL	HUMBERTO'S ROOFING	ROOF OVERLAY	6/27/2018

Total Permits: 9



## **VI. ECONOMIC DEVELOPMENT ELEMENT**

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### ***Purpose***

The purpose of the Economic Development Element is to provide guidance for economic development within the City of Lakeport in order to attain an economically viable and self-sustaining community. In this sense, economic viability means providing a range of housing and employment opportunities that meet the needs of both residents and workers, attracting families and businesses to create demand for planned land uses and establishing and funding public service levels that preserve and enhance Lakeport's quality of life.

The Economic Development Element is an optional element of Lakeport's General Plan. Authority for the Economic Development Element is found in State Government Code § 65303, which allows cities and counties to add optional elements beyond State-mandated elements. The Economic Development Element is not a required element in the General Plan; however, once adopted an optional element carries the same legal weight as any of the other elements.

### ***Economic Characteristics***

The City of Lakeport supports approximately 45% of all jobs in Lake County. Additionally the majority of Lake County Government offices are located within the City of Lakeport. There are six business centers in the Lakeport area, including the historic downtown area which is designated as a California Main Street City. The City's permanent retail trade area population is approximately 30,000, and per capita sales figures are among the highest in the region, and generally higher than the State average. This can be attributed to at least three characteristics of the Lakeport area: a high level of spendable income by residents; the recognition of Lakeport as a local retailing center; and the impact of tourism.

Lakeport is known as a regional recreational destination, and this attribute should be maximized in any effort undertaken by the City to encourage and foster economic development. The clean air, natural beauty, and the multitude of recreational opportunities afforded by Clear Lake and the surrounding areas are great assets to the community and provide an economic advantage to visitor serving businesses.

The largest business sector (in terms of number of businesses) in Lakeport's economy is services (45 percent), followed by retail trade (19 percent), and then finance, insurance and real estate (9 percent). These three sectors account for 639 businesses or 73 percent of all businesses in Lakeport.

The classification of "services" includes some of the larger revenue-generating businesses such as the hospital and other health care providers, but also many of the small "mom and pop" businesses such as repair services, child care, building maintenance, and beauty shops. Total employment in the services sector is 2,342 persons.

Much like the services sector of the economy, the retail sector of the economy is characterized by small retail stores greatly outnumbering the large ones. One half of the 171 retail trade businesses fall into just seven categories: eating places, used merchandise, gifts and novelties, grocery, auto and home supply, miscellaneous retail, and miscellaneous food stores.

The majority of the sales revenue in the City is derived from a minority of businesses. The top 5.4 percent of businesses with revenue over \$1 million per year generate over 65 percent of the total revenue in the City of Lakeport. The top 10.9 percent of businesses with revenue over \$500,000 per year generate almost 76 percent of the revenues in the City. This group of larger businesses includes some large retailers, the school district, banks, a developer and some construction companies, a few grape growers, utilities, a pharmaceutical preparation company, a racing association and some others. One-half of the jobs in Lakeport are concentrated in just forty establishments.

Lakeport's commercial base is spread widely throughout the City in multiple shopping centers, at small commercial nodes, and in dozens of free-standing business locations such as: Shoreline Center, Bruno's Foods, K-Mart, Vista Point Center, Hamburger Hill, Nylander Neighborhood Center, and Willow Tree Plaza. This makes it difficult for Lakeport to create a "sense of place" and an identifiable center. It also creates a busy auto-dependent shopping environment.

The City has undertaken previous efforts to improve economic conditions within the City. In March 2003, the *City of Lakeport Business Retention and Recruitment Strategy* was completed. This report was funded by a Planning and Technical Assistance Grant from the California Department of Housing and Community Development. One key issue which was identified within the report was the concern expressed by local business owners with the local government of the City. Many survey respondents contacted during the study believe that city codes, standards, fees, and expectations from local small businesses are unrealistic and prohibitive. The business people who were interviewed raised specific concerns about the City relating to:

- Development and infrastructure costs imposed;
- Inconsistent code enforcement;
- Last minute changes to approved project plans;
- Limited or poor communication about City policies, expectations, and activities; and
- Limited outreach to the business community.

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## OBJECTIVES, POLICIES, & PROGRAMS

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The following objectives, policies, and programs are intended to facilitate positive economic growth and development within Lakeport.

**OBJECTIVE ED 1: TO ATTRACT EMERGING GROWTH INDUSTRIES IN ORDER TO INCREASE EMPLOYMENT OPPORTUNITIES FOR A WIDE RANGE OF SKILL LEVELS AND SALARIES TO MEET THE CURRENT AND FUTURE EMPLOYMENT NEEDS OF RESIDENTS.**

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**Policy ED 1.1: Target High-Wage Industries.** The City shall target emerging, high wage industries for attraction, including manufacturing, health care, professional, scientific and technical, finance and insurance, and information technology.

**Program ED 1.1-a:** Identify target industries in the manufacturing, retail, and office sectors.

**Program ED 1.1-b:** Implement specific recruitment programs tailored to specific target markets.

**Policy ED 1.2: Diverse Local Economy.** Attract and expand industrial, high technology, regional-serving office development that diversifies the local economy and produces higher-wage jobs.

**Program ED 1.2-a:** Consider a zoning incentive program (which may include flexible development standards, shared parking, and fast-track processing) to facilitate development or re-use of key sites by high-employment-generating uses and high value-added businesses.

**Program ED 1.2-b:** Focus available incentives and business assistance services on attracting and retaining firms in industries that typically provide high-quality employment, living wages and strong career advancement opportunities, and which generate strong tax revenues, or fill a critical market niche.

**OBJECTIVE ED 2: TO PROVIDE SUPPORT FOR AND PROMOTION OF EXISTING BUSINESSES AND ATTRACT NEW BUSINESSES.**

**Policy ED 2.1: Business-Friendly Local Government.** The City shall assist existing and new businesses by facilitating the permitting process, helping to improve access to capital and investors, and broadening local sales capture rates, including business-to-business transactions.

**Program ED 2.1-a:** Support and implement the 2003 Lakeport Business Retention and Recruitment Strategy.

**Program ED 2.1-b:** Develop small business assistance programs, including but not limited to below market interest rate loans and creating new or expanding existing business plans.

**Program ED 2.1-c:** Create a program to recognize employers that contribute to the quality of life in the community.

**Policy ED 2.2: Business Promotion.** Promote a thriving local retail, personal, and business services sector.

**Program ED 2.2-a:** Actively promote revitalization and strong sales in downtown Lakeport, and along Hwy 29 commercial corridors.

**Program ED 2.2-b:** Assist local merchants and business organizations interested in forming mutual benefit organizations such as merchants associations and business improvement districts.

**Policy ED 2.3: Small Business Funding.** Support micro loans, small business loan guarantees and other measures to support entrepreneurs and new business development.

**Policy ED 2.4: Private Reinvestment Incentives.** Provide incentives for private reinvestment in underutilized commercial areas where adequate infrastructure exists.

**OBJECTIVE ED 3: TO FOSTER A SUPPORTIVE BUSINESS ENVIRONMENT BY PROVIDING CLEAR AND CONSISTENT DEVELOPMENT STANDARDS, PROCEDURES, AND INFORMATION ON AVAILABLE CITY SERVICES FOR BUSINESSES.**

**Policy ED 3.1: Business Development Information.** The City shall be proactive in disseminating information to local businesses about City government processes that might affect them, such as development standards, licensing procedures, and the procurement of redevelopment funds.

**Program ED 3.1-a:** Publish and distribute a document that effectively outlines permitting and licensing procedures and fees.

**Program ED 3.1-b:** Develop and maintain a City website with links to the Zoning Ordinance, Design Guidelines, and Business Support Services to help existing and prospective business owners access information quickly. Also include information about applying for financial assistance and other business development programs the City is involved with.

**Policy ED 3.2: Cost of Doing Business.** The City shall work to retain a competitive “cost of doing business” in Lakeport relative to the Bay Area and Lake County region.

**Program ED 3.2-a:** Monitor “cost of doing business” in Lakeport relative to the Bay Area and Lake County region to keep apprised of Lakeport’s competitive advantage.

**OBJECTIVE ED 4: TO SUPPORT INFILL DEVELOPMENT OF COMMERCIAL AND SERVICE COMMERCIAL PROPERTIES WITHIN THE CITY LIMITS.**

**Policy ED 4.1: Infill Areas.** The City shall promote the development and redevelopment of City infill areas.

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**Policy ED 4.2: Balanced Commercial.** A balanced mix of retail, restaurant, and other services should be encouraged in commercial areas throughout the city.

**Policy ED 4.3: Building Rehabilitation.** The City shall support and implement programs for facade improvement and building rehabilitation among others, to ensure that the city remains clean, attractive, safe and well maintained.

**Policy ED 4.4: Leveraging City Infrastructure Projects.** The City shall leverage city infrastructure projects with potential redevelopment projects or infill opportunities that may be applicable or planned for in the future.

**Policy ED 4.4: Underutilized Structures.** The City shall encourage the creative reuse of underutilized structures in key commercial areas.

**OBJECTIVE ED 5: TO INCREASE THE CITY'S TAX BASE THROUGH ANNEXATION OF INDUSTRIAL AND COMMERCIAL LANDS SOUTH OF THE CITY LIMITS.**

**Policy ED 5.1: Sphere of Influence Annexations.** The City shall pursue the annexation of County land currently being developed in Lakeport's Sphere of Influence.

**Program ED 5.1-a:** The City shall support efforts to attract private developers and equity investors to participate in the development of the area.

**Program ED 5.1-b:** Ensure that new commercial and industrial development in the area is adequately served by infrastructure and City services.

**OBJECTIVE ED 6: TO MAINTAIN AND ENHANCE THE FINANCIAL VIABILITY OF THE CITY.**

**Policy ED 6.1: Role of Business.** The City shall support businesses that contribute to the City's financial viability so long as the business does not impact the quality of life in the community or cause negative impacts on human health and the environment.

**Policy ED 6.2: Fiscal Impacts of Development.** The City shall review land use proposals for their impact on the City's financial resources.

**Policy ED 6.3: Development's Share of Costs.** New development shall pay its fair share of the costs of providing public facilities and services for capital and ongoing operation and maintenance activities.

**Program ED 6.3-a:** Maintain impact fees for new development to cover the costs of providing public facilities and services.

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**OBJECTIVE ED 7: TO SUPPORT CONTINUED GROWTH MANAGEMENT AND ENSURE AN ADEQUATE, BALANCED SUPPLY OF ALL LAND USES FOR FUTURE ECONOMIC DEVELOPMENT.**

**Policy ED 7.1: Land for Commercial and Industrial Uses.** In order to support a stable economic base, provide sufficient tracts of land at a variety of sizes available for industrial and commercial uses.

**Program ED 7.1-a:** Monitor current and future land supply needs for industrial, office and retail growth.

**OBJECTIVE ED 8: TO SELECT COMMERCIAL AND INDUSTRIAL LOCATIONS WHICH ARE CONVENIENT, WHILE COMPATIBLE WITH THE GROWTH AND FUTURE SERVICE NEEDS OF THE COMMUNITY.**

**Policy ED 8.1: Land Use Designations for Commercial.** New commercial land use designations shall be of sufficient size and shape to meet existing and future market and service needs of the overall area in which they are located.

**Policy ED 8.2: Discouragement of Strip Development.** New commercial areas are encouraged to cluster in identified areas to prevent and discourage strip development. Where appropriate, locate commercial uses at focal points along major arterial streets and expressways.

**Policy ED 8.3: Neighborhood Compatibility.** The location, size, scale, and design of neighborhood commercial uses shall complement and meet the needs of the surrounding neighborhood. The neighborhood concept of providing pedestrian, bicycle and other non-motorized access shall be encouraged.

**Policy ED 8.4: Customer Convenience.** To minimize traffic generation impacts, new commercial development shall be located to meet the needs and convenience of the customer base and promote compatibility between land uses.

**OBJECTIVE ED 9: TO CREATE A BALANCE BETWEEN JOBS AND HOUSING WITHIN THE CITY'S PLANNING AREA.**

**Policy ED 9.1: Coordination with Land-Use Planning.** Coordinate economic development with land use planning.

**Policy ED 9.2: Jobs-Housing Balance.** Encourage mixed-use development that provides opportunities for a jobs and housing balance at the community, neighborhood, and project level.

**OBJECTIVE ED 10: TO PROMOTE AND ENHANCE LAKEPORT AS A YEAR ROUND VISITOR/RECREATION DESTINATION AREA.**

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**Policy ED 10.1: Recreational Assets.** Continue to build on Lakeport’s natural assets to expand Lakeport’s appeal as a recreation destination area, focusing on downtown and lakefront revitalization as a priority.

**Program ED 10.1-a:** Work with the local Chamber of Commerce to promote Lakeport as a recreation destination through the expansion of the City’s website, informational brochures and other marketing techniques.

**Policy ED 10.2: Visitor Services.** Support new visitor-oriented restaurants, lodging, and services to meet visitor needs and capture expenditures locally.

**Policy ED 10.3: Events and Festivals.** Continue to support City-wide events and festivals, such as the Lake County Summerfest, the Fourth of July Celebration, bass fishing tournaments, and the sea plane fly-in.

**Policy ED 10.4: Golf Course and Marina.** Support the development of a golf course and marina within the Lakeport area.

**OBJECTIVE ED 11: TO INCREASE LOCAL ECONOMIC COOPERATION AND INTERDEPENDENCE IN ORDER TO RE-CAPTURE A GREATER PORTION OF LOCAL REVENUES WITHIN THE LOCAL ECONOMY.**

**Policy ED 11.1: Local Business Networking.** Encourage greater networking and cooperation between local businesses within Lakeport and Lake County.

**OBJECTIVE ED 12: TO WORK WITH LAKE COUNTY AND THE CITY OF CLEARLAKE TO PROVIDE INCREASED OPPORTUNITY FOR LOCAL AND REGIONAL BUSINESSES, JOB GROWTH, AND TAX REVENUE.**

**Policy ED 12.1: Hotel/Conference Center.** Encourage the development of a hotel/conference center targeting Bay Area companies and organizations for retreats and meetings.

**Policy ED 12.2: Will-O-Point:** Support the conversion of the Will-O-Point waterfront property from a mobile home park to a commercial/retail center.

**Policy ED 12.3: Transient Occupancy Tax Revenues.** Invest transient occupancy tax revenues into a lakefront walkway to link commercial centers along the waterfront.

**Policy ED 12.4: Clear Lake Water Quality.** In light of the fact that Clear Lake is the cornerstone of the local visitor and recreation markets, and that water quality in Clear Lake is so important; encourage and support the efforts of cooperative regional coalitions which oversee water quality issues in Clear Lake.

**Policy ED 12.5: Communication.** Encourage the installation of fiber optic cable or wireless communications in the Lakeport area.



State of California - Natural Resources Agency  
Department of Parks and Recreation  
GRANT CONTRACT  
2018 Parks Bond Act  
Statewide Park Development and Community Revitalization

GRANTEE City of Lakeport  
GRANT PERFORMANCE PERIOD is from July 01, 2018 through June 30, 2022  
CONTRACT PERFORMANCE PERIOD is from July 01, 2018 through June 30, 2048  
PROJECT TITLE LAKEPORT LAKEFRONT PARK DEVELOPMENT PROJECT NUMBER SW-17-001

The GRANTEE agrees to the terms and conditions of this contract, and the State of California, acting through its Director of Parks and Recreation, pursuant to the State of California, agrees to fund the total State grant amount indicated below.

The GRANTEE agrees to complete the PROJECT SCOPE(s) as defined in the Development PROJECT SCOPE / Cost Estimate Form or Acquisition documentation for the Application(s) filed with the State of California.

The General and Special Provisions attached are made a part of and incorporated into the Contract.

Total State Grant not to exceed \$5,947,621.00

City of Lakeport  
Grantee  
By Margaret Silveira  
Typed or printed name of Authorized Representative  
Margaret Silveira  
Signature of Authorized Representative  
Address \_\_\_\_\_  
Title City Manager  
Date 4/2/2020

STATE OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION  
By Barbara Baker  
Typed or printed name of Authorized Representative  
Barbara Baker  
Signature of Authorized Representative  
Title Supervisor  
Date 4/6/2020

CERTIFICATION OF FUNDING

CONTRACT NO C9801009	AMENDMENT NO	FISCAL SUPPLIER I.D. 0000011739			PROJECT NO. SW-17-001
AMOUNT ENCUMBERED BY THIS DOCUMENT \$5,947,621.00		FUND. Drought, Water, Cln Air, Cstl Prot, Outdoor Fund			
PRIOR AMOUNT ENCUMBERED FOR THIS CONTRACT		ITEM 3790-101-6088	CHAPTER 29	STATUTE 18	FISCAL YEAR 2019/20
TOTAL AMOUNT ENCUMBERED TO DATE \$5,947,621.00		INDEX 1091	OBJ. EXPEND 702	ACTIVITY CODE 69800	PROJECT / WORK PHASE 37900000SW17001
T.B.A. NO.	I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance.				
B.R.. NO.	ACCOUNTING OFFICER'S SIGNATURE <u>Demetri Williams</u>				DATE 4/6/2020

## **I. RECITALS**

This CONTRACT is entered into between the California Department of Parks and Recreation (hereinafter referred to as "GRANTOR," "DEPARTMENT" or "STATE") and City of Lakeport (hereinafter referred to as "GRANTEE").

The DEPARTMENT hereby grants to GRANTEE a sum (also referred to as "GRANT MONIES") not to exceed \$5,947,621, subject to the terms and conditions of this CONTRACT and the 2018/19 California State Budget, Chapter 29, statutes of 2018, Item number – 3790-101-6088 (appropriation chapter and budget item number hereinafter referred to as "2018 Parks Bond Act, Statewide Park Development and Community Revitalization GRANT"). These funds shall be used for completion of the GRANT SCOPE(S).

The Grant Performance Period is from July 01, 2018 to June 30, 2022.

## **II. GENERAL PROVISIONS**

### **A. Definitions**

As used in this CONTRACT, the following words shall have the following meanings:

1. The term "ACT" means the California Drought, Water, Parks Climate, Coastal Protection, and Outdoor Access for All Act of 2018, as referred to in section I of this CONTRACT.
2. The term "APPLICATION" means the individual project APPLICATION packet for a project pursuant to the enabling legislation and/or grant program process guide requirements.
3. The term "DEPARTMENT" or "STATE" means the California Department of Parks and Recreation.
4. The term "DEVELOPMENT" means capital improvements to real property by means of, but not limited to, construction, expansion, and/or renovation, of permanent or fixed features of the property.
5. The term "GRANTEE" means the party described as the GRANTEE in Section I of this CONTRACT.
6. The term "GRANT SCOPE" means the items listed in the GRANT SCOPE/Cost Estimate Form found in each of the APPLICATIONS submitted pursuant to this grant.
7. The term "GUIDE" means (1) the document identified as the "Grant Administration Guide for California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018 Competitive Grant Programs Capital

Improvement Projects" and (2) The Application Guide that established the competitive procedures and policies for the selection of projects.

## **B. Project Execution**

1. Subject to the availability of GRANT MONIES, the STATE hereby grants to the GRANTEE a sum of money not to exceed the amount stated in Section I of this CONTRACT, in consideration of, and on condition that, the sum be expended in carrying out the purposes as set forth in the scope described in the enabling legislation and referenced in the APPLICATION, Section I of this CONTRACT, and under the terms and conditions set forth in this CONTRACT.

The GRANTEE shall assume any obligation to furnish any additional funds that may be necessary to complete the GRANT SCOPE(S).

The GRANTEE agrees to submit any change or alteration from the original GRANT SCOPE(S) in writing to the STATE for prior approval. This applies to any and all changes that occur after STATE has approved the APPLICATION. Changes in the GRANT SCOPE(S) must be approved in writing by the STATE.

2. The GRANTEE shall complete the GRANT SCOPE(S) in accordance with the time of the Performance Period set forth in Section I of this CONTRACT, and under the terms and conditions of this CONTRACT.

To maintain the integrity of the competitive grant program, the GRANTEE agrees that any other project changes or alterations which deviate from the intent of the project selection criteria provided by the GRANTEE in the original competitive APPLICATION must be submitted in writing to the STATE for prior approval.

3. The GRANTEE shall comply with the California Environmental Quality Act (Public Resources Code, Section 21000, et seq., Title 14, California Code of Regulations, Section 15000 et seq.).
4. The GRANTEE shall comply with all applicable current laws and regulations affecting DEVELOPMENT projects, including, but not limited to, legal requirements for construction contracts, building codes, health and safety codes, and laws and codes pertaining to individuals with disabilities, including but not limited to the Americans With Disabilities Act of 1990 (42 U.S.C. §12101 et seq.) and the California Unruh Act (California Civil Code §51 et seq.).

## **C. Project Guide**

1. GRANTEE agrees to abide by the GUIDES.
2. GRANTEE acknowledges that STATE may make reasonable changes to its procedures as set forth in the GUIDE. If STATE makes any changes to its procedures and guidelines, STATE agrees to notify GRANTEE within a reasonable time.

#### **D. Project Administration**

1. If GRANT MONIES are advanced for DEVELOPMENT projects, the advanced funds shall be placed in an interest bearing account until expended. Interest earned on the advanced funds shall be used on the project as approved by the STATE. If grant monies are advanced and not expended, the unused portion of the grant and any interest earned shall be returned to the STATE within 60 days after project completion or end of the Grant Performance Period, whichever is earlier.
2. The GRANTEE shall submit written project status reports within 30 calendar days after the STATE has made such a request. In any event, the GRANTEE shall provide the STATE a report showing total final project expenditures within 60 days of project completion or the end of the grant performance period, whichever is earlier. The Grant Performance Period is identified in Section I of this CONTRACT.
3. The GRANTEE shall make property or facilities acquired and/or developed pursuant to this contract available for inspection upon request by the STATE.

#### **E. Project Termination**

1. Project Termination refers to the non-completion of a GRANT SCOPE. Any grant funds that have not been expended by the GRANTEE shall revert to the STATE.
2. The GRANTEE may unilaterally rescind this CONTRACT at any time prior to the commencement of the project. The commencement of the project means the date of the letter notifying GRANTEE of the award or when the funds are appropriated, whichever is later. After project commencement, this CONTRACT may be rescinded, modified or amended only by mutual agreement in writing between the GRANTEE and the STATE, unless the provisions of this CONTRACT provide that mutual agreement is not required.
3. Failure by the GRANTEE to comply with the terms of the (a) GUIDE, (b) any legislation applicable to the ACT, (c) this CONTRACT as well as any other grant contracts, specified or general, that GRANTEE has entered into with STATE, may be cause for suspension of all obligations of the STATE unless the STATE determines that such failure was due to no fault of the GRANTEE. In such case, STATE may reimburse GRANTEE for eligible costs properly incurred in performance of this CONTRACT despite non-performance of the GRANTEE. To qualify for such reimbursement, GRANTEE agrees to mitigate its losses to the best of its ability.
4. Any breach of any term, provision, obligation or requirement of this CONTRACT by the GRANTEE shall be a default of this CONTRACT. In the case of any default by GRANTEE, STATE shall be entitled to all remedies available under law and equity, including but not limited to: a) Specific Performance; b) Return of all GRANT MONIES; c) Payment to the STATE of the fair market value of the project property or the actual sales price, whichever is higher; and d) Payment to the STATE of the costs of enforcement of this CONTRACT, including but not limited to court and arbitration costs, fees, expenses of litigation, and reasonable attorney fees.

5. The GRANTEE and the STATE agree that if the GRANT SCOPE includes DEVELOPMENT, final payment may not be made until the work described in the GRANT SCOPE is complete and the GRANT PROJECT is open to the public.

#### **F. Budget Contingency Clause**

If funding for any fiscal year is reduced or deleted by the budget act for purposes of this program, the STATE shall have the option to either cancel this contract with no liability occurring to the STATE, or offer a CONTRACT amendment to GRANTEE to reflect the reduced grant amount. This Paragraph shall not require the mutual agreement as addressed in Paragraph E, provision 2, of this CONTRACT.

#### **G. Hold Harmless**

1. The GRANTEE shall waive all claims and recourse against the STATE including the right to contribution for loss or damage to persons or property arising from, growing out of or in any way connected with or incident to this CONTRACT except claims arising from the concurrent or sole negligence of the STATE, its officers, agents, and employees.
2. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, damages, costs, expenses or liability costs arising out of the ACQUISITION, DEVELOPMENT, construction, operation or maintenance of the property described as the project which claims, demands or causes of action arise under California Government Code Section 895.2 or otherwise except for liability arising out of the concurrent or sole negligence of the STATE, its officers, agents, or employees.
3. The GRANTEE agrees that in the event the STATE is named as codefendant under the provisions of California Government Code Section 895 et seq., the GRANTEE shall notify the STATE of such fact and shall represent the STATE in the legal action unless the STATE undertakes to represent itself as codefendant in such legal action in which event the GRANTEE agrees to pay the STATE's litigation costs, expenses, and reasonable attorney fees.
4. The GRANTEE and the STATE agree that in the event of judgment entered against the STATE and the GRANTEE because of the concurrent negligence of the STATE and the GRANTEE, their officers, agents, or employees, an apportionment of liability to pay such judgment shall be made by a court of competent jurisdiction. Neither party shall request a jury apportionment.
5. The GRANTEE shall indemnify, hold harmless and defend the STATE, its officers, agents and employees against any and all claims, demands, costs, expenses or liability costs arising out of legal actions pursuant to items to which the GRANTEE has certified. The GRANTEE acknowledges that it is solely responsible for compliance with items to which it has certified.

## **H. Financial Records**

1. The GRANTEE shall maintain satisfactory financial accounts, documents, including loan documents, and all other records for the project and to make them available to the STATE for auditing at reasonable times. The GRANTEE also agrees to retain such financial accounts, documents and records for five years following project termination or issuance of final payment, whichever is later.
2. The GRANTEE shall keep such records as the STATE shall prescribe, including records which fully disclose (a) the disposition of the proceeds of STATE funding assistance, (b) the total cost of the project in connection with such assistance that is given or used, (c) the amount and nature of that portion of the project cost supplied by other sources, and (d) any other such records that will facilitate an effective audit.
3. The GRANTEE agrees that the STATE shall have the right to inspect and make copies of any books, records or reports pertaining to this contract or matters related thereto during regular office hours. The GRANTEE shall maintain and make available for inspection by the STATE accurate records of all of its costs, disbursements and receipts with respect to its activities under this CONTRACT. Such accounts, documents, and records shall be retained by the GRANTEE for at least five years following project termination or issuance of final payment, whichever is later.
4. The GRANTEE shall use a generally accepted accounting system.

## **I. Use of Facilities**

1. The GRANTEE agrees that the GRANTEE shall operate and maintain the property acquired or developed with the GRANT MONIES, for the duration of the Contract Performance Period.
2. The GRANTEE agrees that, during the Contract Performance Period, the GRANTEE shall use the property acquired or developed with GRANT MONIES under this contract only for the purposes of this grant and no other use, sale, or other disposition or change of the use of the property to one not consistent with its purpose shall be permitted except as authorized by the STATE and the property shall be replaced with property of equivalent value and usefulness as determined by the STATE.
3. The property acquired or developed may be transferred to another entity if the successor entity assumes the obligations imposed under this CONTRACT and with the approval of STATE.
4. Any real Property (including any portion of it or any interest in it) may not be used as security for any debt or mitigation, without the written approval of the STATE provided that such approval shall not be unreasonably withheld as long as the

purposes for which the Grant was awarded are maintained. Any such permission that is granted does not make the STATE a guarantor or a surety for any debt or mitigation, nor does it waive the STATE'S rights to enforce performance under the Grant CONTRACT.

5. All real property, or rights thereto, acquired with GRANT MONIES shall be subject to an appropriate form of restrictive title, rights, or covenants approved by the STATE. If the project property is taken by use of eminent domain, GRANTEE shall reimburse STATE an amount at least equal to the amount of GRANT MONIES received from STATE or the pro-rated full market value of the real property, including improvements, at the time of sale, whichever is higher.
6. If eminent domain proceedings are initiated against GRANTEE, GRANTEE shall notify STATE within 10 days of receiving the complaint.

#### **J. Nondiscrimination**

1. The GRANTEE shall not discriminate against any person on the basis of sex, race, color, national origin, age, religion, ancestry, sexual orientation, or disability in the use of any property or facility developed pursuant to this contract.
2. The GRANTEE shall not discriminate against any person on the basis of residence except to the extent that reasonable differences in admission or other fees may be maintained on the basis of residence and pursuant to law.
3. All facilities shall be open to members of the public generally, except as noted under the special provisions of this project contract or under provisions of the enabling legislation and/or grant program.

#### **K. Severability**

If any provision of this CONTRACT or the application thereof is held invalid, that invalidity shall not affect other provisions or applications of the CONTRACT which can be given effect without the invalid provision or application, and to this end the provisions of this CONTRACT are severable.

#### **L. Liability**

1. STATE assumes no responsibility for assuring the safety or standards of construction, site improvements or programs related to the GRANT SCOPE. The STATE'S rights under this CONTRACT to review, inspect and approve the GRANT SCOPE and any final plans of implementation shall not give rise to any warranty or representation that the GRANT SCOPE and any plans or improvements are free from hazards or defects.
2. GRANTEE will secure adequate liability insurance, performance bond, and/or other security necessary to protect the GRANTEE'S and STATE'S interest



against poor workmanship, fraud, or other potential loss associated with completion of the grant project.

**M. Assignability**

Without the written consent of the STATE, the GRANTEE'S interest in and responsibilities under this CONTRACT shall not be assignable by the GRANTEE either in whole or in part.

**N. Use of Grant Monies**

GRANTEE shall not use any grant funds (including any portion thereof) for the purpose of making any leverage loan, pledge, promissory note or similar financial device or transaction, without: 1) the prior written approval of the STATE; and 2) any financial or legal interests created by any such leverage loan, pledge, promissory note or similar financial device or transaction in the project property shall be completely subordinated to this CONTRACT through a Subordination Agreement provided and approved by the STATE, signed by all parties involved in the transaction, and recorded in the County Records against the fee title of the project property.

**O. Section Headings**

The headings and captions of the various sections of this CONTRACT have been inserted only for the purpose of convenience and are not a part of this CONTRACT and shall not be deemed in any manner to modify, explain, or restrict any of the provisions of this CONTRACT.

**P. Waiver**

Any failure by a party to enforce its rights under this CONTRACT, in the event of a breach, shall *not* be construed as a waiver of said rights; and the waiver of any breach under this CONTRACT shall *not* be construed as a waiver of any subsequent breach.

City of Lakeport  
GRANTEE  
By: Margaret Silverman  
Signature of Authorized Representative  
Title: City Manager  
Date: 4/2/2020



STATE OF CALIFORNIA  
DEPARTMENT OF PARKS AND RECREATION

By: Barbara Baker  
Signature of Authorized Representative

Title: Supervisor

Date: 4/6/2020

2017 Active Transportation Program Augmentation - Small Urban Rural Component  
Final Adopted  
(\$1,000's)

Application ID	Co	Project Title	DAC	SOF	Total Project Cost	Recommended ATP Funding	17-18	18-19	19-20	20-21	CON	CON NI	PA&ED	PS&E	ROW	Project Type	SRTS	REC TR	Final Score
<b>2017 ATP Funded Projects Requesting Advances</b>																			
5-Santa Barbara County Association of Governments-1	SB	Rincon Multi-use Trail	X		7,828	6,833	802	0	6,031	0	6,031	0	0	322	480	Infrastructure			87.00
1-Humboldt County PW-1	HUM	Fortuna & McKinleyville Active Transportation Education Program	X	X	595	595	595	0	0	0	0	595	0	0	0	Non-Infrastructure			86.00
1-Lakeport-1	LAK	Hartley Street Safe Route to School Project	X	X	1,874	1,852	30	1,822	0	0	1,667	0	30	155	0	Infrastructure	X		85.00
5-Monterey County-1	MON	Via Salinas Valley: An Active Transportation Education Program	X	X	1,158	964	0	964	0	0	0	964	0	0	0	Non-Infrastructure			85.00
2-Redding-1*	SHA	Bechelli Lane & Loma Vista Active Transportation Corridor Improvements	X		8,421	6,740	0	0	0	6,740	6,740	0	0	0	0	Infrastructure	X		83.00
		<b>Total Funded Projects Requesting Advances</b>			<b>19,876</b>	<b>16,984</b>	<b>1,427</b>	<b>2,786</b>	<b>6,031</b>	<b>6,740</b>	<b>14,438</b>	<b>1,559</b>	<b>30</b>	<b>477</b>	<b>480</b>				

\* Applicant received \$786,000 less than requested in the 2017 ATP. This \$786,000 was restored from 2017 ATP Augmentation Funds

<b>New Projects Recommended for Funding</b>																			
1-Blue Lake-1	HUM	Blue Lake Annie & Mary Trail, Phase 1	X	X	983	976	120	856	0	0	777	6	120	63	10	Combination			78.00
5-San Luis Obispo County-4	SLO	Oceano Elementary Safe Routes to School	X		621	422	0	89	333	0	333	0	11	70	8	Infrastructure	X		77.00
5-Santa Cruz-1	SCR	San Lorenzo Riverwalk Lighting	X		952	952	0	0	95	857	857	0	20	75	0	Infrastructure			75.00
5-San Luis Obispo County-7	SLO	Templeton - Atascadero Pathway	X		5,848	3,288	0	0	120	3,168	3,168	0	0	0	120	Infrastructure	X		75.00
5-Monterey County Resource Management Agency DPW-1	MON	Moss Landing Segment Bicycle/Pedestrian Path & Bridge	X	X	13,427	7,587	7,587	0	0	0	7,587	0	0	0	0	Infrastructure		X	74.00
5-Watsonville-2	SCR	Lincoln Street Safety Improvements	X		661	633	133	62	438	0	438	100	33	62	0	Combination			74.00
5-San Luis Obispo-1	SLO	SLO Regional Rideshare Safe Routes to School Learn-By-Doing	X		379	319	0	0	319	0	0	319	0	0	0	Non-Infrastructure			74.00
5-Santa Barbara-1	SB	Las Positas and Modoc Roads Class I Construction		X	17,106	500	500	0	0	0	0	0	0	0	500	Infrastructure	X		74.00
3-Paradise-1	BUT	ATP Gap Closure Complex	X	X	4,995	3,787	3,787	0	0	0	3,787	0	0	0	0	Infrastructure			73.00
		<b>Totals New Projects</b>			<b>44,972</b>	<b>18,464</b>	<b>12,127</b>	<b>1,007</b>	<b>1,305</b>	<b>4,025</b>	<b>16,947</b>	<b>425</b>	<b>184</b>	<b>270</b>	<b>638</b>				

CON: Construction Phase  
DAC: Benefit to Disadvantaged Communities  
PA&ED: Environmental Phase  
Plan: Active Transportation Plan  
PS&E: Plans, Specifications & Estimate Phase  
REC TR: Recreational Trails Eligible  
ROW: Right-of-Way Phase  
SRTS: Safe Routes to School

## **2017 Active Transportation Program**

Attached are the staff recommendations for the Statewide and Small Urban & Rural Components of the 2017 Active Transportation Program.

The staff recommendations are based on:

- Funding levels identified in the Revised 2017 Active Transportation Program Fund Estimate;
- Eligibility for the program;
- Project scores;
- Statutory requirements; and
- Commission policies as expressed in the 2017 Active Transportation Program Guidelines.

### **Summary**

The Commission received 456 applications requesting \$976,768,000. These applications were reviewed and evaluated by evaluator teams comprised of Active Transportation Workgroup members. The applications and evaluator scoring were also reviewed by Commission staff for score reasonableness and accuracy. Additionally, as a part of the evaluation process, Caltrans reviewed all applications for program eligibility, and determined that 12 projects did not meet the requirements of the Active Transportation Program or the applications were incomplete. Based on this review and a review by Commission staff, these 12 projects were removed from evaluation process.

In summary, staff recommendations include:

- Statewide Program: \$131,763,000 for 40 projects valued at \$247,740,000. These projects are distributed as follows; 62% in Southern California and 38% in Northern California.
- Small Urban & Rural: \$26,333,000 for 10 projects valued at \$64,905,000. These projects are distributed as follows; 45% in Southern California and 55% in Northern California.

The projects recommended for funding are largely capital projects, with two plans and two stand-alone non-infrastructure projects included in the recommendations.

### **Disadvantaged Communities**

All projects included in the recommendations benefit disadvantaged communities based on the definitions set forth in the 2017 Active Transportation Program Guidelines. For context, the 2015 Active Transportation Program included 88% of funds benefitting disadvantaged communities in the statewide component and 74% in the small urban and rural component. Staff believes that this increase over the levels in 2015 is because more than 85% of all 2017 applications submitted benefitted disadvantaged communities, and because the 2017 Active Transportation Program Guidelines, while revising application scoring to make it more difficult to receive all the points available to a disadvantaged community, provided greater flexibility in defining a disadvantaged community.

### **Greenhouse Gas Reduction Fund**

Project applicants recommended for funding in the statewide portion of the 2017 Active Transportation Program may, by December 30, submit supplemental application material for 2017-18 funding from the Greenhouse Gas Reduction Fund.

### **Metropolitan Planning Organization Component**

The ATP consists of three components: the statewide component (50% of the funds), the small urban & rural component (10% of the funds), and the large Metropolitan Planning Organization (MPO) component (40% of the funds). Projects located within the boundaries of a large MPO not selected in the statewide component will be considered for funding through the MPO component. Large MPOs will submit their programming recommendations to the Commission by January 27, 2017 and will be presented at the March 15-16, 2017 Commission meeting.

**2017 Active Transportation Program - Statewide Component  
Staff Recommendations  
(\$1,000's)**

City of Lakeport  
21-CDBG-ED-10009  
Page 458 of 1253

Co	Applicant	Project Title	DAC	Total Project Cost	Total Fund Request	19-20	20-21	CON	CON NI	PA&ED	PS&E	ROW	Project Type	Plan	SRTS	SRTS-NI	OTH-NI	REC TR	SOF	Final Score
Var	Caltrans	Active Transportation Resource Center		0	5,058	3,833	1,225	5,058												
LA	Paramount	West Santa Ana Branch Bikeway Phase 2	X	4,550	3,423	395	3,028	3,021	0	56	339	7	Infrastructure (I)							99.00
LA	Cudahy	Atlantic Avenue Bicycle and Pedestrian Enhancement Project	X	5,068	1,784	114	1,670	1,670	0	20	94	0	Infrastructure (I)							99.00
KER	Delano	ATP-3 SRTS Delano Sidewalk Gap Closure	X	609	537	537	0	422	44	0	71	0	Combination (I/NI)		X	X				98.00
LA	San Fernando	City of San Fernando Pacoima Wash Bike/Ped Path, Phase 1	X	3,543	973	973	0	973	0	0	0	0	Infrastructure (I)					X		98.00
LA	Los Angeles County DPW	Slauson Blue Line Station Intersection Improvements	X	1,465	1,465	60	1,405	1,205	0	60	200	0	Infrastructure (I)							96.00
KER	Kern County Road Department	Boron/Desert Lake Pedestrian Path	X	2,319	1,971	85	1,886	1,580	0	85	255	51	Infrastructure (I)		X					95.00
SAC	Sacramento County	47th Ave Pedestrian and Bicycle Improvements	X	4,235	3,009	3,009	0	3,009	0	0	0	0	Infrastructure (I)							95.00
LA	Los Angeles DPW Bureau of Engineering	Jefferson Boulevard Complete Street Project	X	6,336	5,986	925	5,061	5,061	0	0	925	0	Infrastructure (I)		X					95.00
ALA	Oakland	14th Street: Safe Routes in the City	X	13,939	10,578	1,219	9,359	9,359	0	0	1,219	0	Infrastructure (I)							95.00
RIV	Moreno Valley	Juan Bautista De Anza Trail Gap Closure	X	3,149	2,849	90	2,759	2,574	0	90	160	25	Infrastructure (I)		X					94.00
LA	South Gate	Garfield Avenue Complete Streets Corridor	X	826	660	116	544	536	0	32	84	8	Infrastructure (I)							94.00
BUT	Chico	Esplanade Corridor Safety and Accessibility Improvement Project	X	7,661	7,241	1,005	6,236	6,236	0	0	1,005	0	Infrastructure (I)		X					93.00
KER	Kern County Road Department	Rexland Acres Community Sidewalk Project	X	6,376	5,640	1,104	4,536	4,536	0	26	769	309	Infrastructure (I)		X					93.00
TEH	Corning	First Street Class 2 Bike Lanes	X	73	73	73	0	67	0	1	5	0	Infrastructure (I)		X				X	93.00
SBD	Yucca Valley	Little League Drive Pedestrian Improvements	X	779	622	68	554	554	0	4	64	0	Infrastructure (I)							92.00
YUB	Marysville	Marysville Bicycle and Pedestrian Improvement Project	X	583	515	515	0	452	0	0	63	0	Infrastructure (I)						X	92.00
YUB	Yuba County	Eleventh Avenue Pedestrian and Bicyclist Route Improvements	X	1,701	1,505	227	1,278	1,253	25	57	170	0	Combination (I/NI)		X	X				92.00
BUT	Oroville	Oroville SR 162 Pedestrian/Bicyclist/Disabled Mobility and Safety Improvements	X	3,951	3,451	40	3,411	3,411	0	0	40	0	Infrastructure (I)							92.00
LA	Huntington Park	City of Huntington Park – Uncontrolled Crosswalk SRTS Ped Safety Project	X	1,054	1,032	87	945	945	0	9	78	0	Infrastructure (I)		X					92.00
LA	SCAG	Southern California Disadvantaged Communities Planning Initiative	X	1,350	1,150	1,150	0	0	1,150	0	0	0	Plan	X						91.00
FRE	Fresno	Midtown Fresno Trail: McKinley Avenue Gap Closure	X	3,519	1,556	1,556	0	1,556	0	0	0	0	Infrastructure (I)							91.00
KER	Delano	Delano ATP3 SRTS Intersection Enhancement and Education Project	X	669	589	589	0	519	44	0	26	0	Combination (I/NI)		X	X				91.00
LA	Lancaster	2020 Safe Route To School Pedestrian Improvements	X	7,443	5,272	5,272	0	5,272	0	0	0	0	Infrastructure (I)		X					90.00
ALA	Oakland	Fruitvale Alive Gap Closure Project	X	8,241	5,850	850	5,000	5,000	0	0	800	50	Infrastructure (I)							90.00
SD	SANDAG	Imperial Avenue Bikeway	X	11,037	4,450	4,450	0	4,450	0	0	0	0	Infrastructure (I)							90.00
SB	Santa Barbara	Eastside Green Lanes & Bike Boulevard Gap Closure	X	2,763	2,736	280	2,456	2,438	0	100	180	18	Infrastructure (I)		X				X	90.00
STA	Ceres	Ceres-Citywide Active Transportation Plan	X	131	104	104	0	0	104	0	0	0	Plan	X					X	90.00

**2017 Active Transportation Program - Statewide Component  
Staff Recommendations  
(\$1,000's)**

City of Lakeport  
21-CDBG-ED-10009  
Page 459 of 1253

Co	Applicant	Project Title	DAC	Total Project Cost	Total Fund Request	19-20	20-21	CON	CON NI	PA&ED	PS&E	ROW	Project Type	Plan	SRTS	SRTS-NI	OTH-NI	REC TR	SOF	Final Score
KER	Kern County Road Department	Rosamond Boulevard Pedestrian Path Project	X	997	880	279	601	601	0	44	79	156	Infrastructure (I)		X					90.00
RIV	La Quinta	La Quinta Village Complete Streets - A Road Diet Project	X	9,533	7,313	7,313	0	7,313	0	0	0	0	Infrastructure (I)		X					90.00
FRE	Fresno	Midtown Fresno School Area Multimodal Interconnectivity Project	X	1,401	1,241	144	1,097	1,097	0	43	101	0	Infrastructure (I)		X					90.00
STA	Modesto	Paradise Road Area Pedestrian and Bicycle Safety Improvements	X	3,983	3,943	388	3,555	3,555	0	0	388	0	Infrastructure (I)							90.00
LA	Signal Hill	Spring Street Bicycle Lane Gap Closure Project, Signal Hill	X	2,599	2,079	376	1,703	1,703	0	44	332	0	Infrastructure (I)							90.00
RIV	Coachella Valley AOG	CV Link - Multi-Modal Transportation Corridor	X	99,997	24,307	24,307	0	24,307	0	0	0	0	Infrastructure (I)							89.50
RIV	Desert Hot Springs	Palm Drive Bicycle and Pedestrian Improvement Project, #2016-02	X	965	772	772	0	772	0	0	0	0	Infrastructure (I)		X				X	89.50
SON	Sonoma-Marin Area Rail Transit Dist	SMART Pathway - Petaluma (Payran to Southpoint)	X	3,272	1,461	1,461	0	1,461	0	0	0	0	Infrastructure (I)		X					89.00
PLA	Roseville	Dry Creek Greenway Multi-Use Trail Project, Roseville	X	12,152	4,500	0	4,500	4,318	182	0	0	0	Combination (I/NI)		X	X		X		89.00
LA	Los Angeles County DPW	Los Nietos Safe Routes to School - Phase II	X	1,552	1,452	47	1,405	1,194	0	47	211	0	Infrastructure (I)		X					89.00
SOL	Fairfield	East Tabor/Tolenas Safe Routes to School Gap Closure Project	X	1,860	1,700	88	1,612	1,015	0	88	132	465	Infrastructure (I)		X					89.00
SCL	Sunnyvale	Sunnyvale SNAIL Neighborhood Active Transportation Connectivity Improvements	X	6,059	2,036*	865	1,171*	1,171*	13	72	780	0	Combination (I/NI)		X	X				89.00
		Totals		247,740	131,763	64,766	66,997	119,664	1,562	878	8,570	1,089								

\* Applicant requested \$4,847. \$2,036 was available funding. Commission staff will work with the applicant to determine if the project can be delivered with available ATP funding.

CON: Construction Phase  
 DAC: Benefit to Disadvantaged Communities  
 NI: Non-Infrastructure  
 PA&ED: Environmental Phase  
 Plan: Active Transportation Plan  
 PS&E: Plans, Specifications & Estimate Phase  
 REC TR: Recreational Trails Eligible  
 RW: Right-of-Way Phase  
 SRTS: Safe Routes to School

**2017 Active Transportation Program - Small Urban and Rural Component  
Staff Recommendations  
(\$1,000's)**

Co	Applicant	Project Title	DAC	Total Project Cost	Total Fund Request	19-20	20-21	CON	CON NI	PA&ED	PS&E	ROW	Project Type	Plan	SRTS	SRTS-NI	OTH-NI	REC TR	SOF	Final Score
SCR	Santa Cruz	Rail Trail Segment 8 and 9 Design and Environmental Review	X	32,934	3,169	519	2,650	0	169	350	2,650	0	Combination (I/NI)							88.00
SB	Santa Barbara	Westside Bike Boulevard Gap Closure	X	4,482	4,437	355	4,082	4,042	0	75	280	40	Infrastructure (I)		X				X	87.00
SB	Santa Barbara County Association of Governments	Rincon Multi-use Trail	X	7,828	6,833	6,833	0	6,833	0	0	0	0	Infrastructure (I)							87.00
SB	Buellton	SR25 Improvements at Intersection of Highway 246 and Sycamore Drive	X	784	684	684	0	684	0	0	0	0	Infrastructure (I)		X					86.00
HUM	Humboldt County Public Works	Fortuna & McKinleyville Active Transportation Education Program	X	595	595	595	0	0	595	0	0	0	Non-Infrastructure (NI)			X			X	86.00
MON	Monterey County	Via Salinas Valley: An Active Transportation Education Program	X	1,158	965	965	0	0	965	0	0	0	Non-Infrastructure (NI)			X				85.00
LAK	Lakeport	Hartley Street Safe Route to School Project - Lakeport, California	X	1,874	1,852	185	1,667	1,667	0	30	155	0	Infrastructure (I)		X				X	85.00
SBO	Hollister	Safe Connections and Complete Streets for West Side of Hollister	X	5,315	1,078	0	1,078	1,078	0	0	0	0	Infrastructure (I)		X					84.00
MEN	Fort Bragg	Fort Bragg Coastal Trail Phase II	X	1,514	766	766	0	766	0	0	0	0	Infrastructure (I)					X	X	83.00
SHA	Redding	Bechelli Lane & Loma Vista Active Transportation Corridor Improvements	X	8,421	5,954*	0	5,954*	5,954*	0	0	0	0	Infrastructure (I)		X					83.00
Totals				64,905	26,333	10,902	15,431	21,024	1,729	455	3,085	40								

\* Applicant requested \$6,740. \$5,954 was available funding. Commission staff will work with the applicant to determine if the project can be delivered with available ATP funding.

CON: Construction Phase  
DAC: Benefit to Disadvantaged Communities  
NI: Non-Infrastructure  
PA&ED: Environmental Phase  
Plan: Active Transportation Plan  
PS&E: Plans, Specifications & Estimate Phase  
REC TR: Recreational Trails Eligible  
RW: Right-of-Way Phase  
SRTS: Safe Routes to School

## ORDINANCE NO. 924 (2019)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEPORT  
MODIFYING TITLES 5, 8, 13, 15 & 17 AND AMENDING CHAPTERS 8.22,  
8.32, 13.04, 13.20, 15.04, 15.05, 15.08, 17.04, 17.12, 17.20, 17.22, 17.23,  
17.24, 17.28, 17.37 & 17.52 OF THE LAKEPORT MUNICIPAL CODE  
ADOPTING BY REFERENCE THE 2019 CALIFORNIA BUILDING CODES  
INCLUDING 2019 CALIFORNIA ADMINISTRATIVE CODE, 2019 CALIFORNIA  
BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA  
ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019  
CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ENERGY CODE, 2019  
CALIFORNIA HISTORICAL CODE, 2019 CALIFORNIA FIRE CODE, 2019  
CALIFORNIA EXISTING BUILDING CODE, 2019 CALIFORNIA GREEN  
BUILDING STANDARDS CODE, 2019 CALIFORNIA REFERENCED STANDARDS  
CODE, 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018  
INTERNATIONAL SWIMMING POOL AND SPA CODE, AND 1997 UNIFORM  
HOUSING CODE

THE CITY COUNCIL OF THE CITY OF LAKEPORT DOES ORDAIN AS FOLLOWS:

**SECTION 1.** Section 15.04.010 of 15.04, Construction Codes, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by *bold italics* text in **red** font and deletions marked by ~~struck through~~ text:

The following codes are hereby adopted by reference and shall apply in the city of Lakeport: ***2019 California Administrative Code; 2019 California Building Code, Volumes 1 & 2, and Appendices I and J; 2019 California Residential Code and Appendices H and J; 2019 California Electrical Code; 2019 California Mechanical Code; 2019 California Plumbing Code; 2019 California Energy Code; 2019 California Historical Code; 2019 California Fire Code; 2019 California Existing Building Code; 2019 California Green Building Standards Code; 2019 California Referenced Standards Code; 2018 International Property Maintenance Code; 2018 International Swimming Pool and Spa Code; 1997 Uniform Housing Code, published by the International Conference of Building Officials as referenced by the California Department of Housing and Community Development and pursuant to the provisions of Sections 17958, 17958.5, 17958.7, 17958.9 and 17959 of the California Health and Safety Code*** ~~2001 Building Standards Administrative Code; 2001 California Building Code, Volumes I and II; 2001 California Electrical Code; 2001 California Mechanical Code; 2001 California Plumbing~~



~~Code; 2001 California Energy Code; 2001 California Elevator Safety Construction Code; 2001 California Historical Building Code; 2001 California Fire Code; 2001 California Code for Building Conservation; 2001 California Reference Standards Code all of which were copyrighted in 2002 by the California Building Standards Commission; and the 1997 Uniform Sign Code; 1997 Uniform Housing Code; 1997 Uniform Code for the Abatement of Dangerous Buildings; and the 1997 Uniform Swimming Pool, Spa, and Hot Tub Code. (Ord. 819 §1, 2002).~~ ***Where the California Building Standards Codes regulations listed above differ from any provisions of the International or Uniform Codes, the California Buildings Standards Codes shall prevail. As used in this Municipal Code, "California Building Standards Code" means any and all applicable codes listed in this section and adopted by reference.***

**SECTION 2.** Definition of Nuisance in Section 8.22.020 of Chapter 8.22, Abatement of Nuisances, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

"Nuisance" means anything which is injurious to health, including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a nuisance.

A "nuisance" shall also mean:

1. Any public nuisance known under common law or equity; or
2. Any attractive nuisance which may prove dangerous or detrimental to any person; or
3. Any condition that is dangerous to human life, unsafe, or detrimental to the public health or safety, including the accumulation of trash or junk and the existence of dangerous buildings as defined under the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Building Code~~ for the abatement of dangerous buildings.

**SECTION 3.** Section 8.32.010.A of 8.32, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:



A. Wherever the word "chief of fire prevention" is used in the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code~~, it shall be held to mean the fire chief.

**SECTION 4.** Section 8.32.010.B of 17.04, of 8.32, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

B. Wherever the term "corporation counsel" is used in the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code~~, it shall be held to mean the attorney for the city.

**SECTION 5.** Section 8.32.010.C of 17.04, of 8.32, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

C. Wherever the word "jurisdiction" is used in the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code~~, it shall be held to mean the city fire department.

**SECTION 6.** Section 8.32.010.D of 17.04, of 8.32, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

D. **"California Building Standards Code"** ~~"Uniform Fire Code"~~ refers to the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~most recent version of the Uniform Fire Code adopted by the city.~~

**SECTION 7.** Section 8.32.010.E of 17.04, of 8.32, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

E. The definitions contained in the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code~~ shall apply to this section until specifically amended in this section. (Ord. 662 §§1, 3, 1986)

**SECTION 8.** Section 8.32.020.A of 8.32, Purpose of provisions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

A. The purpose of this chapter is to provide regulations establishing minimum standards for water supply and automatic fire extinguishing systems where such standards are not specifically covered by the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code~~. Where specific standards are provided by the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code~~ and provide a greater



degree of fire protection than the provisions of this section, those standards shall apply.

**SECTION 9.** Section 8.32.020.B of 8.32, Purpose of provisions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

B. In those cases where the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Fire Code~~ does not provide specific standards, the terms of this section shall apply.

**SECTION 10.** Section 8.32.060.C of 8.32, Automatic sprinkler systems and alarms - Requirements, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

C. Portions of buildings separated by one or more area separation walls shall be considered as separate buildings for the purpose of determining the automatic sprinkler system and alarm system requirements, provided that the area separation walls are in compliance with ***the currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Section 505 and other applicable sections of the 1982 Uniform Building Code.~~

**SECTION 11.** Section 13.04.111 of 13.04, Water pressure regulator required, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

Each connection to the city water system serving a building shall have a water pressure regulator to limit the static water pressure at the building being served to a maximum of eighty pounds per square inch in accordance with ***the currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Section 608.2 of the 1998 California Plumbing Code.~~ The water pressure regulator shall be located between the required shutoff valve and the service to the building. The water pressure regulator shall be installed, owned and maintained by the owner of the property being served. (Ord. 801, 1999)

**SECTION 12.** Section 13.20.020 of 13.20, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

"California Plumbing Code" means written guidelines, regulations and ordinances governing the plumbing criteria for type and use of plumbing systems ***as currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~in the state of California and its political subdivisions.~~



**SECTION 13.** Section 13.20.320.G.1 of 13.20, Monitoring, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

G. Approved Repair Methods and Materials for Privately Owned Sewer Laterals.

1. Materials used in the repair or replacement of existing private sewer laterals which have failed to pass an inspection and/or test shall be made of pipe materials, fittings, couplings, and other joining materials which have been approved for use pursuant to the ~~current edition of the California Plumbing Code~~ ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** at the time of the inspection and/or testing, and as modified and specified in these standards.

**SECTION 14.** Section 13.20.310.D.1 of 13.20, Application to install a FOG pretreatment system, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

D. Design Requirements for Grease Interceptors.

1. As per ***the currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~California Plumbing Code~~ requirements, grease interceptors shall be constructed of impervious materials capable of withstanding abrupt and extreme changes in temperatures, shall be of substantial construction, watertight, and equipped with easily removable covers. The grease interceptor shall contain a baffle system, which adequately diverts and slows the flow to avoid short-circuiting. Grease interceptors located in roadways or parking lots shall be traffic rated.

**SECTION 15.** Section 15.04.010 of 15.04, Adopted, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

The following codes are hereby adopted by reference and shall apply in the city of Lakeport: ***the currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~2001 Building Standards Administrative Code; 2001 California Building Code, Volumes I and II; 2001 California Electrical Code; 2001 California Mechanical Code; 2001 California Plumbing Code; 2001 California Energy Code; 2001 California Elevator Safety Construction Code; 2001 California Historical Building Code; 2001 California Fire Code; 2001 California Code for Building Conservation; 2001 California Reference Standards Code all of which were copyrighted in 2002 by the California Building Standards Commission; and the 1997 Uniform Sign Code; 1997 Uniform Housing Code; 1997 Uniform Code for the Abatement of~~

~~Dangerous Buildings; and the 1997 Uniform Swimming Pool, Spa, and Hot Tub Code.  
(Ord. 819 §1, 2002)~~

**SECTION 16.** Section 15.05.010 of 15.05, Adoption of Appendix Chapter 1 of the Uniform Code for Building Conservation, of the Lakeport Municipal Code is hereby repealed:

~~The certain Appendix chapter 1 of the Uniform Code for Building Conservation, referred to in this chapter as the Conservation Code, is adopted and enacted as the standard for strengthening unreinforced or inadequately reinforced masonry buildings and is made a part of this chapter by reference with the same force and effect as if fully set forth in this chapter. (Ord. 696 (part), 1990)~~

**SECTION 17.** Section 15.05.011 of 15.05, Modification of Conservation Code, of the Lakeport Municipal Code is hereby repealed:

~~The Appendix Chapter 1 of the conservation code is modified as follows:~~

~~A. Section A102 is deleted;~~

~~B. Section A105 is deleted;~~

~~C. Subsection (a) of Section A106 is amended to read as follows:~~

~~Analysis and Design. Every structure required to be analyzed, either by ordinance or voluntarily, shall be analyzed and measures shall be specified which will allow the structure to resist minimum total lateral seismic forces assumed to act nonconcurrently in the direction of each of the main axes of the structure in accordance with the following equation:~~

$$V=Z(I)(KCS)W \qquad \qquad \qquad \text{-(A1-1)}$$

~~The value of KCS need not exceed the values set forth in Table No. A1-A based on the seismic zone as determined by the Building Code. The value of Z shall be the value specified in Table No. A1-B. The I factor shall be as specified in Table No. A1-C. The value of W shall be as set forth in the Building Code.~~

~~(Ord. 696 (part), 1990)~~

**SECTION 18.** Section 15.05.020 of 15.05, Building code, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by *bold italics* text in *red* font and deletions marked by ~~struck through~~ text:



All references to the building code shall mean the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.** ~~1985 Edition of the Uniform Building Code as adopted by the city. (Ord. 696 (part), 1990)~~

**SECTION 19.** Section 15.05.040.A.4 of 15.05, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

4. Historical qualified historical buildings shall comply with the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.** ~~State Historical Building Code established under Part 8, Title 24 of the California Administrative Code.~~

**SECTION 20.** Section 15.05.050.F of 15.05, Mandatory measures, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

F. Every legal owner of an identified potentially hazardous building shall do the following by January 1, 1995. If the building has unreinforced masonry parapets, cornices, and/or brick veneer adjacent to a public right-of-way as defined in the Uniform Building Code, the owner shall:

1. Remove or secure all parapets;
2. Remove or secure all cornices;
3. Remove or secure all masonry veneer extending higher than four feet above grade.

Plans and specifications for the removal and/or securing of unreinforced masonry parapets, cornices and veneers shall be prepared by a state licensed structural engineer or a civil engineer who is experienced in structural design. No removal of parapets shall occur unless permitted by the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.**

~~Uniform Building Code or Uniform Fire Code.~~ Permits for the removal of parapets, cornices and veneer may be issued without the requirements for plans being signed by a registered engineer provided that all health and safety issues as set forth in the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Building Code~~ are addressed.

**SECTION 21.** Section 15.08.010.B of 15.08, Elevator installation, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:



The construction of the elevators shall meet the requirements of the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.** ~~Uniform Building Code.~~

**SECTION 22.** Section 17.04.060.J.3 of 17.04, Development standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

3. All dwellings shall be attached to a permanent concrete foundation system pursuant to the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.** ~~Uniform Building Code.~~ Dwellings in mobilehome parks/subdivisions may utilize alternative permanent foundation systems.

**SECTION 23.** Section 17.12. 060.D of 17.12, Development standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

D. Setbacks. Subject to compliance with the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Building Code,~~ zero setbacks from property lines are allowed. Setbacks shall be as determined by the planning commission or staff in the review of a proposed project.

**SECTION 24.** Section 17.20.040.A.9 of 17.20, Erosion control measures, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

9. Comply with the grading requirements of the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.** ~~California Building Code and associated codes.~~

**SECTION 25.** Section 17.22.020.F.3 of 17.22, Zoning permit performance standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

3. The accessory office shall be securely attached to the ground, footing or foundation in accordance with the provisions of the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.** ~~Uniform Building Code.~~

**SECTION 26.** Section 17.22.020.F.5 of 17.22, Development standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

5. The accessory office shall be of a modular, commercial coach, mobile, or frame construction type and shall conform to the requirements of the **currently adopted**



***California Building Standards Code as referenced in Section 15.04.010 of this Code***

Uniform Building Code in terms of access, doorway width, hall width, exits, occupancy load, etc. Provision of restroom facilities, plumbing, and electrical utilities shall also be in conformance with the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** Uniform Building Code.

**SECTION 27.** Section 17.23.060.F of 17.23, Parking development standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics text in red*** font and deletions marked by ~~struck through~~ text:

F. The calculation and design of handicap accessible parking spaces required shall be pursuant to the requirements of the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** Uniform Building Code and the Americans with Disabilities Act.

**SECTION 28.** Section 17.23.060.G.1 of 17.23, Parking development standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics text in red*** font and deletions marked by ~~struck through~~ text:

1. All parking lots, spaces, maneuvering areas, turn-arounds, and driveways shall be paved with a minimum of two inches of asphalt concrete over four inches of compacted aggregate base or similar material in accordance with the standards set forth in the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** Uniform Building Code.

**SECTION 29.** Section 17.23.060.J of 17.23, Parking development standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics text in red*** font and deletions marked by ~~struck through~~ text:

J. Within the CBD zoning district, the following special parking standards shall apply: Owners or lessees with existing structures within the CBD who construct new floor area, expand by converting existing floor area, and/or intensify the occupancy load (as defined by the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** California Building Code) of an existing building, and whose location limits the development of on-site parking as required by this chapter may be permitted to obtain a development permit, and not be required to provide the required on-site parking spaces, unless there is adequate on-site area available for parking lot expansion or development. A deviation of parking application must be considered and approved by the planning commission in such cases. For all other projects, payment of an in-lieu of parking fee is an alternative. Said in-lieu fees shall be set by resolution of the city council.

**SECTION 30.** Section 17.24.110.A.5 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the



additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

5. The construction and operation of the residential use shall comply with the requirements of the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Building and Fire Codes~~. The commission may require conditions in the approval of the project in order to protect the health, safety, and welfare of the commercial and residential occupants of the subject building and adjacent structures.

**SECTION 31.** Section 17.24.110.B.6 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

6. Fire and safety improvements shall be required per the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Building Code~~ based upon the intensity of use and construction materials used in each bed and breakfast inn. All bed and breakfast inns shall install approved smoke detectors and fire extinguishers, where required, and shall provide an evacuation plan in each guest room. Other improvements that may be required include a fully automatic fire detection system, a fire sprinkler system, fire escapes, and other facilities as determined by the planning commission upon recommendation of the fire department or the building official.

**SECTION 32.** Section 17.24.110.D.6 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

6. Fire and safety improvements shall be required per the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Fire Code~~. All rooming and boarding houses shall install approved smoke detectors and fire extinguishers, where required, and shall provide an evacuation plan in each tenant room. Other improvements that may be required include a fully automatic fire detection system, a fire sprinkler system, fire escapes, and other facilities as determined by the planning commission upon recommendation of the fire department or the building official.

**SECTION 33.** Section 17.24.110.F.5 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:



5. Fire Safety Requirements. A minimum of one fire extinguisher and one smoke detector shall be maintained in good working order on the premises. These devices shall meet the standards of the State Fire Marshal and the Lakeport fire department. The use shall comply with the standards of the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code and Uniform Building Code~~ as to the number of exits, and areas devoted to the use shall be constructed in compliance with the specifications of the Lakeport fire department as to the floor or floors on which the day care is to be provided.

**SECTION 34.** Section 17.24.110.I.7 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

7. Restroom Facilities. Restroom and shower facilities shall be provided in accordance with the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Building Code~~.

**SECTION 35.** [Reserved]

**SECTION 36.** Section 17.24.110.J.9 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

9. Restroom Facilities. Restroom and shower facilities shall be provided in accordance with the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Building Code~~.

**SECTION 37.** Section 17.24.110.L.6.b of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

b. Compliance with the standards of the City Fire Code, **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~State Fire Code, Uniform Fire Code, and Uniform Building Code~~ relative to the number of entries and exists to the building and other fire safety features.

**SECTION 38.** Section 17.24.110.M.12 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:



12. The proposed residential care facility or large residential care home shall comply with the requirements of the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~California Building Code, including approval by the Lakeport County fire protection district indicating conformance with the fire code.~~

**SECTION 39.** Section 17.28.010.F of 17.28, Purpose and intent, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

F. Fire and Explosion Hazards. All activities involving, and all storage of, flammable and/or explosive materials shall be provided with adequate safety devices against the hazard of fire and/or explosion and adequate fire fighting and fire suppression equipment and devices standard in the industry as required by the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code.~~

**SECTION 40.** Section 17.28.010.M of 17.28, Purpose and intent, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

M. Projection of Eaves and Canopies. Architectural features on primary buildings such as cornices, eaves, or canopies may not extend closer than three feet to any side lot line. Eaves and canopies may extend a maximum of three feet into the required front or rear yard area. Architectural features in commercial zoning districts may extend beyond the property line assuming that **requirements comply with the currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~fire safety regulations and Uniform Building Code requirements are complied with.~~

**SECTION 41.** Section 17.28.010.O.4 of 17.28, Purpose and intent, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

4. Retaining walls are permitted along all property lines for the purpose of retaining natural grade or engineered fill areas subject to the issuance and approval of a building permit in compliance with the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Building Code~~. All retaining walls in excess of four feet in height measured from the footing shall be designed by a civil or structural engineer. Retaining walls of any height may be constructed adjacent or along all property lines without setback requirements.

**SECTION 42.** Section 17.28.010.Q.1 of 17.28, Purpose and intent, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:



1. All decks shall have a rail for safety in accordance with the requirements of the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Building Code~~.

**SECTION 43.** Section 17.28.010.T of 17.28, Purpose and intent, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in ***red*** font and deletions marked by ~~struck through~~ text:

T. Swimming Pools. Swimming pools in residential districts shall be constructed on the rear one-half of all lots or fifty feet from the front property line, whichever is less. Pools shall not be located closer than five feet to any rear lot line or side lot line. On the street side of a corner lot, no pool shall be located closer than ten feet to such street-side lot line. Filter and heating systems shall not be located any closer than five feet to any property line and shall be enclosed within sound and visual structures. Fenced enclosures, in accordance with the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Building Code~~, shall be provided around swimming pools.

**SECTION 44.** Section 17.28.010.BB of 17.28, Purpose and intent, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in ***red*** font and deletions marked by ~~struck through~~ text:

BB. Fabric Covered Carports and Accessory Sheds. All fabric covered carports, sheds, or similar facilities shall comply with city setback requirements in the zone in which they are located. Unless the facility is considered a structure under the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Building Code~~, no building permit shall be required for their placement. Fabric covered facilities shall be properly maintained, cleaned, and repaired as necessary. There shall be no electricity or other utilities provided to fabric covered carports, sheds, or similar facilities.

**SECTION 45.** Section 17.37.010 of 17.37, Purpose and applicability, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in ***red*** font and deletions marked by ~~struck through~~ text:

To promote consistency and precision in the interpretation of the zoning ordinance. The meaning and construction of words and phrases as set forth shall apply throughout the zoning ordinance, except where the context of such words and phrases clearly indicates a different meaning or construction. Definitions contained in the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Building Code~~ shall be applicable except when in conflict with definitions contained in the zoning ordinance, in which case the zoning ordinance definitions shall prevail. (Ord. 796 Att. A(part), 1999)



**SECTION 46.** Section 17.52.040.O.6 of 17.52, Purpose and applicability, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

6. Sign Construction. All signs and their installation shall comply with all ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~applicable building and electrical codes.~~

**SECTION 47 . Severability:** Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

**SECTION 48 . CEQA.** The project is exempt from environmental review per CEQA Guidelines under the General Rule (Section 15061(b)(3)). The project involves updates and revisions to existing regulations. The proposed code amendments are consistent with California Law, specifically Title 24 of the California Code of Regulations. It can be seen with certainty that the proposed Municipal Code text amendments will have no significant negative effect on the environment.

**SECTION 49 . Effective Date.** This ordinance shall take effect thirty (30) days after adoption as provided by Government Code section 36937.

**SECTION 50 . Certification.** The City Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law. Pursuant to Government Code section 36933, a summary of this Ordinance may be published and posted in lieu of publication and posting the entire text.

INTRODUCED and first read at a regular meeting of the City Council on the 17<sup>th</sup> day of March, 2020, by the following vote:

AYES: Mayor Spurr, Council Members Barnes, Mattina, Parlet, and Turner

NOES: None

ABSTAIN: None

ABSENT: None

FINAL PASSAGE AND ADOPTION by the City Council of Lakeport occurred at a meeting thereof held on the 7<sup>th</sup> day of April, 2020, by the following vote:

AYES: Mayor Spurr, Council Members Barnes, Mattina, Parlet, and Turner


NOES: None  
ABSTAIN: None  
ABSENT: None



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GEORGE SPURR, MAYOR

ATTEST:



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KELLY BUENDIA, City Clerk  
City of Lakeport

# CITY OF LAKEPORT

## 6<sup>TH</sup> CYCLE HOUSING ELEMENT



**2019-2027 HOUSING ELEMENT FINAL**  
**ADOPTED JULY 7, 2020**

Prepared for:

City of Lakeport  
225 Park Street  
Lakeport, CA 95453

Prepared by:

De Novo Planning Group

## TABLE OF CONTENTS

<b>1- INTRODUCTION .....</b>	<b>1-1</b>
Contents.....	1-1
Relationship to General Plan.....	1-2
Application and Flexibility of Document.....	1-4
Community Participation .....	1-4
Future Housing Needs .....	1-5
Sources .....	1-6
<b>2- EVALUATION OF THE 2014 HOUSING ELEMENT.....</b>	<b>2-1</b>
Effectiveness of Previous Housing Element .....	2-1
Appropriateness of Housing Goals, Policies, and Programs.....	2-5
<b>3- HOUSING NEEDS ASSESSMENT .....</b>	<b>3-1</b>
Population Characteristics .....	3-1
Household Characteristics .....	3-3
Employment .....	3-7
Housing Stock .....	3-8
Housing Costs.....	3-12
Alternatives to Traditional Single Family Housing .....	3-18
Special Housing Needs of Other Groups .....	3-19
<b>4- LAND AND INFRASTRUCTURE .....</b>	<b>4-1</b>
Land Availability .....	4-1
Summary of Sites to Accommodate the RHNA.....	4-3
Utilities and Services .....	4-5
Environmental Constraints .....	4-12
<b>5- CONSTRAINTS TO HOUSING .....</b>	<b>5-1</b>
Governmental Constraints.....	5-1
Zoning for a Variety of Housing Types .....	5-9
Non-Governmental Constraints.....	5-25
At Risk Housing Units .....	5-29
Resources.....	5-34
Energy Conservation .....	5-40
<b>6- HOUSING PLAN: GOALS, POLICIES AND PROGRAMS .....</b>	<b>6-1</b>
Goals, Policies, and Programs.....	6-1
<b>7- COMMUNITY PARTICIPATION .....</b>	<b>7-1</b>

## FIGURES (Located at the end of the respective section)

Figure 4-1: Inventory of Residential Sites

## APPENDICES

Appendix A – Inventory of Residential Sites

Appendix B – Survey Response Data

Appendix C – Stakeholder List





## CHAPTER ONE – INTRODUCTION

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. This Housing Element (2019-2027) was created in compliance with State General Plan law pertaining to Housing Elements. It was provided for community review and comment in May and June 2020 and is planned for adoption in late June/early July 2020

Broad based community participation is essential to preparing an implementable and locally meaningful housing policy and action program. The programs included in this document evolved through a workshop with local residents and outreach efforts with housing stakeholders and representatives of agencies which provide housing and other social service assistance to city, county and regional residents, as well as analysis of local population characteristics, households, housing stock, and economic conditions.

### **Contents**

Consistent with state law, this Housing Element consists of the following major components:

- **Evaluation of the 2014 Housing Element.** The Evaluation of the 2014 Housing Element chapter evaluates accomplishments under the 2014 Housing Element in order to determine the effectiveness of the previous housing element, the City's progress in implementing the 2014 Housing Element, and the appropriateness of continuing the housing goals, objectives, and policies.
- **Population and Housing Data.** The Population and Housing Data chapter includes an analysis of population and employment trends, the City's fair share of regional housing needs, household characteristics, and the condition of the housing stock.
- **Land and Infrastructure.** The Land and Infrastructure chapter identifies resources available for the production and maintenance of housing, including an inventory of land suitable for residential development. This chapter also discusses availability of infrastructure and environmental constraints associated with development of the inventory of land.
- **Constraints.** The Constraints chapter reviews governmental constraints, including land use controls, fees, and processing requirements, as well as non-governmental constraints, such as construction costs, availability of land and financing, physical environmental conditions, and units at-risk of conversion, that may impede the development, preservation, and maintenance of housing. This chapter describes federal, state, and local financial resources and programs available to address the City's housing needs and goals.
- **Housing Program.** The Housing Program chapter identifies the City's housing goals and provides policies and implementation programs to address the City's housing needs.

## 1. INTRODUCTION

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- **Community Participation.** The Community Participation chapter describes how the City engaged the public, including City residents, businesspeople, and interested parties, including housing and special needs advocates, in development of the Housing Element.

### ***Relationship to the General Plan***

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...". The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City. The City is required to update the General Plan from time to time to address requirements of State law; recent requirements include addressing safety and conservation issues in conjunction with or following the Housing Element Update. As the City updates the General Plan to ensure compliance with State law, it reviews any amendments against the adopted elements to ensure the document is internally consistent.

All elements of the General Plan have been reviewed for consistency in coordination with this update to the Housing Element. The following paragraphs outline the relationship of the Housing Element and its policies to other elements of the City of Lakeport's adopted General Plan. Development of housing consistent with the City's housing needs and programs as identified in this Housing Element would be required to be consistent with all relevant policies and programs of the other elements of the General Plan.

### **LAND USE**

The Housing Element is most affected by development policies contained in the Land Use Element of the General Plan. The Land Use Element establishes the location, type, intensity, and distribution of land uses throughout the City. As such, the Land Use Element sets the upper limit of acreage which will be used for housing. The standards set in the Land Use Element determine the density to which residential areas can be developed and sets the upper limit for the number of housing units which can be developed in the City. The Land Use Element also addresses the development of other land uses such as industrial, commercial and professional offices which create demand for housing in the City. The housing sites identified in Chapter 4, Land and Infrastructure, are consistent with the land use designations and land use map identified in the Land Use Element.

### **URBAN BOUNDARY**

The Urban Boundary Element defines the limits for extending City services and infrastructure in order to accommodate new development anticipated by the General Plan. The Urban Boundary Element is also intended to provide guidance related to future annexation of land from the City's Sphere of Influence. This Housing Element does not provide for growth outside of the Urban Boundary limit.

### **TRANSPORTATION**

The Transportation Element describes the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities. The purposes of the Transportation Element are to coordinate the transportation and circulation system with planned land uses; promote the efficient transport of goods and the safe,

effective movement of all segments of the population; make efficient use of existing transportation facilities; and promote and protect environmental quality and the wise and equitable use of economic and natural resources. In carrying out these purposes the Transportation Element attempts to create a convenient living environment for residents of Lakeport. The City's Transportation Element discusses issues for the City and its Sphere of Influence.

## **COMMUNITY DESIGN**

A Community Design Element was developed for the City of Lakeport because of its anticipated population growth. The challenge will be to maintain the City's quality of life and small town character as this change occurs. The Community Design Element is concerned with how the City looks and feels, and how to maintain a sense of place during a period of rapid growth.

In addition to providing a substantial portion of county resident support and retail services, pursuant to meeting housing quantity needs, the City strives to preserve and enhance the historic and cultural resources of the city, and ensure that new development demonstrates quality, excellence of design and sensitivity to the character of the surrounding neighborhood.

## **ECONOMIC DEVELOPMENT**

The Economic Development Element provides guidance for economic development to attain an economically viable and self-sustaining community. In this sense, economic viability means providing a range of housing and employment opportunities that meet the needs of both residents and workers, attracting families and businesses to create demand for planned land uses and establishing and funding public service levels that preserve and enhance Lakeport's quality of life. The Housing Element would provide for a variety of housing types with a broad range of affordability, including units affordable to the workforce.

## **CONSERVATION**

The Conservation Element focuses on the method by which water, soils, rivers, beaches and mineral resources may be used and preserved. The purposes of the Conservation Element are as follows: To promote the protection, maintenance and use of the community's natural resources, with special emphasis on scarce resources and those that require special control and management; prevent the wasteful exploitation, destruction, and neglect of natural resources; and, recognize that the natural resources of the community should be maintained for their ecological value as well as for their direct benefit to people. The Conservation Element should maintain and enhance the natural living environment of the people of Lakeport. In addition, it provides means to help determine those areas which should not be developed for housing or other land uses but should be preserved as a natural resource.

## **OPEN SPACE, PARKS AND RECREATION**

The Open Space, Parks and Recreation Element is in many ways similar to the Conservation Element. The purposes of the Open Space, Parks and Recreation Element are to: assure that open space be recognized as a scarce resource to be preserved; coordinate state and regional conservation plans at the local level; preserve unique or strategic natural resources for future generations; and, preserve land uniquely suited to the production of food and fiber. The interrelationship between the Open Space Element and other elements of the General Plan is one

## 1. INTRODUCTION

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of the clearest. Among other things, state law specifies that building permits, subdivision maps or other projects may not be approved if they are not consistent with the Open Space Element. In addition, the Open Space Element also includes requirements for the dedication of land or payment of in-lieu fees to provide needed open space. These requirements can increase the cost of residential development. The sections relative to parks emphasizes preservation and recognizes the City's need to provide parks and recreation opportunities to meet the needs of the community.

### **NOISE**

The purpose of the Noise Element is to identify the location and relative intensity of noise in the environment and to identify land use policies and other controls to restrict the exposure of sensitive receptors to excessive levels of ambient noise. Policies exist in the Noise Element which limit the development of residential land uses to areas of existing or projected noise level less than 60 dB(A). In areas where this is not possible, proposed residential uses are required to include noise attenuation features which reduce the level of interior ambient noise to a maximum of 45 dB(A). These policies will mitigate the impact of noise sources on residential development and create a more pleasant living environment in the City. However, they also decrease the land available for residential development and increase the cost of construction.

### **SAFETY**

The Safety Element of the General Plan identifies hazards to public safety and appropriate mitigation measures to mitigate, to the fullest degree possible, the loss of property and life resulting therefrom. The Safety Element identifies hazards related to fire, geologic hazards, flooding, crime and storage of hazardous materials. The Safety Element identifies hazards resulting from earthquake activity, and appropriate mitigation measures. Finally, the Safety Element identifies and discusses areas subject to flooding and areas located within the 100-year flood plain. The effect of the Safety Element on the Housing Element is an indirect one related to the increase in cost of housing due to California Building Code requirements and the required mitigation measures.

### ***Application and Flexibility of the Document***

This Housing Element is a dynamic document that may be subject to change as a result of significant shifts in demographics and/or housing needs during the planning period. It is the intent of the City of Lakeport to achieve the fair share allocation and estimated quantified objectives through the implementation of some or all of the Housing Element programs, as deemed appropriate by the City staff and City Council. The City will monitor implementation on an annual basis and make appropriate adjustments as needed throughout the planning period. Specific possible programs are identified that would achieve the desired objectives; however, the City recognizes that funding and resource allocations may change over the planning period and other options may need to be explored to achieve the identified goals.

### ***Community Participation***

To be effective, housing policy must reflect the values and priorities of the community. Lakeport's Housing Element Update program included community outreach through a community-wide survey and a stakeholder survey (the initial public workshop was cancelled due to Covid-19 as discussed in Chapter 7 so a comprehensive survey effort was undertaken to

receive input representative of all segments of the community), one Planning Commission workshop, one Planning Commission public hearing, and one City Council public hearing and a 30-day review period for input from the public. During the public review period, the State Housing and Community Development Department (HCD) also reviewed the Housing Element Update. The surveys, public workshop, and public hearings were advertised through media releases to the local newspapers, postings on the City website, social media outlets (Facebook and Twitter), and phone calls and emails to community stakeholders, including service providers for special needs populations and housing advocates. Community participation efforts are described in detail in Chapter 7.

### ***Future Housing Needs***

HCD is required to allocate each region's share of the statewide housing need based on Department of Finance (DOF) population projections and regional population forecasts used in preparing regional transportation plans. HCD provided the Lake County/City Area Planning Council (APC) with the allocation for Lake County. The APC then allocated housing needs by income group to each jurisdiction: City of Clearlake, City of Lakeport, and the unincorporated county.

### **REGIONAL HOUSING NEEDS ALLOCATION**

A Regional Housing Needs Allocation was developed by the APC in conformance with State requirements to address and allocate housing needs equitably. The intent of the RHNA is to ensure that local jurisdictions address not only the needs of their immediate areas but also accommodate their fair share of housing needs for all economic segments. The RHNA is developed to ensure that adequate sites and zoning are provided to address existing and anticipated housing demands during the planning period and that market forces are not inhibited in addressing the housing needs for all facets of a particular community.

In 2018, Lakeport was allocated a new construction need of 132 housing units in the Lake County Regional Housing Needs Plan adopted by the APC for the 2018 to 2027 period. Of the allocated housing units, 16 are identified for extremely low income households, 15 for very low income households, 21 for low income households, 21 for moderate income households, and 59 for above moderate income households. Table 1-1 provides the RHNA target for the planning period 2014 to 2019 for each of the five household income groups for the City of Lakeport.

## 1. INTRODUCTION

Table 1-1: Lakeport Regional Housing Needs Allocation 2018-2027

Income Ranges*	Allocated Units	Maximum Home Sale Price*	Max. Monthly Rent or Housing Cost*
<b>Extremely Low Income**</b> (up to \$25,750)	16	\$85,714	\$643
<b>Very Low Income</b> (\$25,751- \$32,400)	15	\$109,310	\$810
<b>Low Income</b> (\$32,401- \$46,300)	21	\$176,826	\$1,296
<b>Moderate Income</b> (\$46,301 - \$69,500)	21	\$265,115	\$1,943
<b>Above Moderate</b> (\$69,501 +)	59	\$265,115+	\$1,943+
<b>TOTAL</b>	<b>132</b>		

Source: APC, 2018

\*Annual income ranges and associated rents/housing costs are based on a four-person household. Assumes \$3,000 downpayment for extremely low, \$5,000 down payment for very low, \$10,000 down payment for low, and \$15,000 downpayment for moderate. Assumed 3.5% closing costs, 30-year loan with 5% interest rate, and monthly housing costs (utilities, taxes, etc.) at 8.5% of monthly income.

\*\*Extremely low income is half of the Very Low Income allocation

### Sources

Multiple sources of information have been used to document recent demographic and housing trends in Lakeport. The primary source of information was the Lake County 6<sup>th</sup> Cycle Housing Element Data Package prepared by HCD. Data from the 2000 and 2010 U.S. Census, and the U.S. Census American Community Survey (ACS) tabulations were used for comparative purposes for many of the tables in this report. Other sources of data include the State Department of Finance (DOF) population, household, and housing projections for 2019, Employment Development Department (EDD) labor and employment data, and information from the APC, Lake County Association of Realtors, other elements of the General Plan, and various other data resources.

## CHAPTER TWO - EVALUATION OF THE 2014 HOUSING ELEMENT

Accomplishments under the 2014 Housing Element are evaluated in this chapter in order to determine the effectiveness of the previous housing element, the City's progress in implementing the 2014 Housing Element, and the appropriateness of the housing goals, objectives, and policies. This evaluation is conducted pursuant to Government Code Section 65588.

### ***Effectiveness of the Previous Housing Element***

The 2014 Housing Element program strategy focused on the accomplishment of policies and implementation of programs in support of four goals. Each goal and associated policies are identified below; programs that support each policy are identified in parentheses following the policy. Table 2-1 summarizes the housing production during the planning period in comparison to the City's regional housing need allocation for each income group. Table 2-2 summarizes the implementation programs associated with each goal and, where applicable, the quantified objectives associated with the implementation programs. Table 2-2 also identifies whether each implementation program was implemented, the result, if it was successful, and whether it should be kept, modified, or removed in this update to the Housing Element.

### ***Goal 1: Conserve and Improve Lakeport's Existing Neighborhoods and Housing Supply***

- Policy 1A**      The City shall encourage the maintenance and improvement of its residential areas.
- Policy 1B**      The City shall encourage the preservation of its affordable housing supply, including extremely low, very low, and low income units, through regulation of condominium and mobile home park conversions, proactive noticing of at-risk units, and seeking funding to retain and improve lower income units.
- Policy 1C**      The City shall discourage conversion of housing to non-residential uses, unless there is a finding of clear public benefit and equivalent housing can be provided for those who would be displaced by the proposed conversion.
- Policy 1D**      The City shall require developers to provide relocation assistance to residents displaced from mobile home parks converted to other uses.

### ***Goal 2: Facilitate and Encourage Development of Housing to Meet the Regional Housing Needs Allocations***

- Policy 2A**      The City shall encourage additional housing to meet the City's Regional Housing Need Allocations by maintaining an inventory of adequate sites to meet the City's housing needs, by actively encouraging and assisting the construction of multifamily housing, by promoting a range of housing types, and by encouraging utilization of density bonuses in support of affordable housing.
- Policy 2B**      The City shall pursue county, state and federal programs and funding sources that provide housing opportunities for extremely low, low, and moderate-income households.
- Policy 2C**      The City shall facilitate the development of residential uses in existing and new commercial areas where the viability of the commercial activities would not be adversely affected.



## 2. EVALUATION OF THE 2014 HOUSING ELEMENT

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- Policy 2D** The City shall continue to facilitate the construction of second dwelling units and permit accessory residential units by right in the R-1 zoning district.
- Policy 2E** The City shall retain its Housing Specialist staff position or provide a comparable position.
- Policy 2F** The City shall expedite processing of affordable housing projects.
- Policy 2G** Encourage developers of lower income and special needs housing to use available incentives, including the City's density bonus ordinance.

### ***Goal 3: Expand Housing Opportunities for the Elderly, the Handicapped, Households with Very-Low to Moderate Incomes and for Persons with Special Housing Needs***

- Policy 3A** The City shall encourage and facilitate housing types and programs for senior citizens, the disabled, including developmentally disabled, large families, and other groups identified as having special housing needs.
- Policy 3B** The City shall continue to encourage the development and expansion of housing opportunities for the elderly and disabled through techniques such as smaller unit sizes, reduced fees (water/sewer) for smaller units, parking reduction, common dining facilities, and fewer but adequate amenities.
- Policy 3C** The City shall facilitate housing opportunities for the homeless and households at-risk of homelessness, including allowing emergency shelters in specified zone(s) and maintaining an inventory of adequate sites to accommodate homeless housing needs.
- Policy 3D** The City shall work with private, county, and state agencies to provide emergency housing for the homeless.
- Policy 3E** The City shall require developers using public or tax-exempt financing to include language in agreements with the City permitting persons and households eligible for HUD Section 8 rental assistance or similar assistance to apply for below market rate units provided in the development.
- Policy 3F** The City shall continue to identify and provide incentives to encourage development of extremely low income, senior, disabled, large family, and other special needs housing types.

### ***Goal 4 - Promote Housing Opportunities for All Persons Regardless of Race, Age, Marital Status, Ancestry, National Origin or Color***

- Policy 4A** The City shall actively support fair housing opportunities for all persons regardless of race, sex, marital status, ancestry, national origin, or color.
- Policy 4B** The City shall encourage and support public participation in the formulation and review of the City's housing and development policies.
- Policy 4D** The Planning Commission and City Council shall annually review progress in implementing the Housing Element including the progress in achieving its objectives and meeting its share of regional housing needs.



The 2014 Housing Element provided clear direction and support for the City's efforts to rehabilitate existing housing, encourage new housing affordable to a range of income levels, providing housing for special needs groups, remove constraints to housing where appropriate, and encourage fair housing opportunities. The City continues to be affected by the Great Recession, including a continued slump in market rate development and a slow recovery from significantly reduced property values and consumer spending. A detailed description of the effectiveness of each program is described in Table 4-2. It is recognized that the City has continued to make every effort to support affordable housing and to assist households in need, with much of the City's efforts expended to address multiple disasters that occurred during the planning period which affected the City's revenues, expenditures, and staffing, including significant flooding in 2017, which displaced 42 households and caused significant damage, flooding in 2019, which caused further damage, and two separate regional wildfires, the River and Ranch Fires, that resulted in citywide evacuations during 2018.

In summary, the City's accomplishments during the 5<sup>th</sup> Housing Element cycle included:

- Development of 24-unit Martin Street Apartments, with 18 very low, 5 low, and 1 moderate (manager's unit) and units for large households, including streamlining and expediting approvals (General Plan Amendment, rezone, and design review) and successful HOME grant (2015) to provide financial assistance;
- Entitling, permitting, and assistance with securing funding for the 48-unit Martin Street Apartments II, with including streamlining and expediting approvals (General Plan Amendment, design review);
- 10 new single family units, including a mobile home affordable to a very low income household, 1 home affordable to moderate income households, and the remaining units affordable to above moderate income households;
- Rehabilitation of 1 low income units;
- Weatherization assistance to 2 very low income households;
- Assistance to 1 low income first time homebuyer;
- Upgrades to the City's water and sewer system to increase reliability and provide additional capacity;
- A 2018 CDBG Planning and Technical Assistance grant for \$100,000 to design street and stormwater improvements to assist in the rehabilitation and improvement of the Forbes Creek neighborhood, an area identified as having aging housing and infrastructure conditions in need of revitalization and investment;
- Rezoned and approved a tentative subdivision map for 5.39 acres from R-5 to R-1, while this rezone reduced the potential density on the site, the site had been approved for a 95-lot single-family subdivision (Victorian Village). Only the first phase (14 lots) of Victorian Village was recorded and the lots to accommodate the remaining units were never recorded due to lack of demand and the constraints associated with a significant portion of the site being located within the 100-year flood zone. It is anticipated that the three residential

## 2. EVALUATION OF THE 2014 HOUSING ELEMENT

parcels provided by the rezone and associated tentative subdivision map will encourage the marketing of smaller, more manageable phases of development and help provide additional market-rate single family homes, which have been a difficult product for developers to market and sell in the City despite the availability of finished single family lots; and

- Processing City-initiated rezones to address General Plan and zoning consistency. Rezones will not remove any sites from the R-3 district and include 6.4 acres identified for rezoning to R-3 district to accommodate multifamily development at 29.0 units per acre:
  - o 520 Smith Street (3.4-acre underutilized site with single family home), and
  - o 1320 11<sup>th</sup> Street (3.0 acres of the 5.5-acre site which currently has a single family home).

### RHNA PROGRESS

During the 2014-2019 period, 1 mobile home affordable to very low income households, 9 single family homes, and 24 multifamily units (including 18 very low, 5 low, and 1 moderate (manager's unit) units) were constructed.

Table 2-1: Comparison of RHNA to Housing Production

Category	Very Low	Low	Moderate	Above Moderate	TOTAL
<b>RHNA - 5th Cycle</b>	<b>34<sup>1</sup></b>	<b>22</b>	<b>27</b>	<b>64</b>	<b>147</b>
Units Constructed (2014-2019)	19 <sup>2</sup>	5	1	9	34

<sup>1</sup>Includes 17 extremely low income units

### SHORTCOMINGS OF THE PREVIOUS HOUSING ELEMENT

The 2014 Housing Element was very effective. The City implemented policies and programs as discussed below. While the City continued to have limited staffing and funding, housing production increased and the City continued to accommodate and encourage housing. The City did not complete several programs, as discussed in Table 4-2. Where these programs continue to be necessary and applicable, the programs are revised to encourage better implementation in the 6<sup>th</sup> Cycle.

It is noted that market-rate single-family housing production continues to occur at a very slow place. This reflects market conditions rather than a shortcoming of the Housing Element, as demonstrated by the slow pace of single family development despite over 35 finished residential lots (13 in Parkview, 10 in Victorian Village, 9 in the Fairview/Forest/Robles neighborhood, 3 on Alden Lane) available in existing subdivisions as well as over 40 infill lots throughout the central area of the City that have been available for individual single family homes for the previous two Housing Element cycles but have not been developed. While the Housing Plan includes a program to encourage market rate development, the City already has quick permitting times and low impact fees and no significant constraints to the development of single family housing.

### ***Appropriateness of Housing Goals, Policies, and Programs***

Table 2-2 identifies the effectiveness of the City's housing goals, policies, and associated implementation programs. Based on this review, 13 programs will be kept in this Housing Element, two programs will be eliminated, and three programs will be modified as described in Table 2-2. See Chapter 6 for the goals, policies, and programs of this Housing Element.

The current goals, policies, and programs continue to be appropriate to address the City's housing needs. Many programs have been implemented and will be removed from the Housing Element. Programs that have been successful will continue to be implemented.

In some cases, there were not adequate staff or funding resources to implement various programs following the adoption of the 2014 Housing Element. Some of these programs will be implemented concurrently with the adoption of this Housing Element or as funding is available. The remaining programs will be implemented during the 6<sup>th</sup> Cycle planning period.

The Housing Plan, which consists of the goals, policies and implementation measures within the Housing Element, will be revised to update the goals, policies, and programs to reflect the changes identified in Table 2-2. This will ensure that the policies that the City will use to guide its decision-making and the measures that the City will implement to achieve its goals and carry out policies will continue to be effective and appropriate.

## 2. EVALUATION OF THE 2014 HOUSING ELEMENT

Table 2-1: Effectiveness and Appropriateness of 2014 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
<b>GOAL 1: CONSERVE AND IMPROVE LAKEPORT'S EXISTING HOUSING SUPPLY</b>			
<u>1-1 Maintain Existing Residential Zoning:</u> Retain existing residential zoning and discourage non-residential uses in these zones. Maintain zoning limitations on non-residential uses and home occupations.	Maintain residential zones. No quantified objectives.	This program has been successful in maintaining residential zoning. The City has continued to limit non-residential uses on residential lands and has approved minimal rezones to non-residential uses. In 2018, the City initiated rezoning on two sites to increase the areas designated for high density residential uses and also approved an applicant-initiated General Plan Amendment in 2017 to accommodate two multifamily projects.	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program
<u>1-2 Housing Rehabilitation Program.</u> Continue and expand the City's Housing Rehabilitation Program, which provides assistance to extremely low, very low, and low income units, including lower income households with special needs, through the following activities: <ul style="list-style-type: none"> <li>Continue to provide a dedicated staff position which administers and implements the Housing Rehabilitation Program, as well as other housing programs.</li> <li>Submit applications, when warranted, to appropriate funding sources (CDBG, HOME, and other programs) to increase program funding. Use associated administration funds to maintain staff support and increase program support, if necessary.</li> <li>Community Development and Housing staff shall coordinate to identify areas of the City with a high incidence of homes with deferred maintenance and target these areas for code enforcement.</li> <li>Continue to make program pamphlets available at City Hall, the public library, other public</li> </ul>	Code enforcement – 15 units/year;  Housing rehabilitation – 5-10 rehabilitation loans/year	<p>This program continues to be successful, although fewer homes were rehabilitated than planned. Due to budget constraints, the City's was not able to maintain a dedicated Housing Specialist position to oversee the City's housing programs but plans to reestablish the position and program once the City has an adequate increase in dedicated housing funds.</p> <p>The City continues to conduct code enforcement as needed and connects home owners in need of assistance with the City's housing staff in order to assist with rehabilitation and emergency improvements.</p> <p>During the Housing Element cycle, the City focused its grant funding on supporting new affordable multifamily development to meet the urgent need for adequate affordable housing. Applications for housing rehabilitation assistance were low and the City funded three rehabilitation projects for very low and low income households. The City is seeking CDBG funding as part of the 2020 funding cycle to re-implement the City's housing rehabilitation program.</p> <p>The City makes program information readily available to the public, has had success with public outreach, and targets program assistance to housing exhibiting need for</p>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program

Table 2-1: Effectiveness and Appropriateness of 2014 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
<p>facilities, and on the City's website.</p> <ul style="list-style-type: none"> <li>Distribute program information in conjunction with continuing building code enforcement.</li> </ul>		<p>rehabilitation.</p> <p>The City also secured funds to make improvements to the Forbes Creek neighborhood, which has been targeted for revitalization and investment.</p>	
<p><u>1-3 Capital Improvement Program:</u> Identify priorities for capital improvements in the City's older residential neighborhoods, including street maintenance, curbs, gutters, and sidewalks, storm drainage facilities, and street lighting. Where improvements are identified in lower income areas, seek state funding for the improvements. Update the City's Capital Improvement Program (CIP) to include capital improvements that are identified as a high priority and to ensure that areas needing improvement are scheduled for funding at a specific time in the future.</p>	<p>3 capital improvement projects in aging neighborhoods</p>	<p>This program has been successful. Through the Capital Improvement Program, the City has continued to complete capital improvement projects in aging neighborhoods. The City together with the County and regional transportation organization, Lake Area Planning Council (Lake APC), recently completed a countywide pedestrian needs study which documents existing pedestrian infrastructure and prioritizes where needed improvements is necessary. The City is using the study as part of Capital Improvement Project planning with a focus of integrating ADA and general sidewalk improvements with all ongoing roadway improvement projects. This included improvements to ADA parking on Third Street, and sidewalk improvements along Second and Sixteenth streets associated with scheduled road maintenance activities. Additionally, the City in partnership with Lake APC also completed a Multimodal Access Study for the entire Eleventh Street Corridor, a principal gateway corridor in the City addressing pedestrian, bicycle and transit operations and is implementing the study's recommendations through the Hartley Street sidewalk improvements projected funded through a Caltrans Active Transportation grant. The City plans to continue seeking available funds to continue implementing the study's recommendations.</p> <p>The City is also currently addressing infrastructure deficiencies in the Forbes Creek neighborhood, which includes infrastructure improvements funded through a 2018 CDBG grant. This program has been successful and continues to be appropriate to support investment in the City's older neighborhoods to maintain and improve</p>	<p><input checked="" type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input type="checkbox"/> Modify Program</p>

## 2. EVALUATION OF THE 2014 HOUSING ELEMENT

Table 2-1: Effectiveness and Appropriateness of 2014 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
		infrastructure and community facilities.	
<p><b>1-4 Conversion of Affordable Units:</b> Conserve affordable units through the following activities:</p> <ul style="list-style-type: none"> <li>When an affordable housing development is at-risk of converting, assist the owners in identifying resources, including funding, for the continued provision of affordable units.</li> <li>Upon receipt of notice of a proposed conversion of assisted affordable housing, the City will contact qualified entities and encourage their involvement in the acquisition of the units.</li> <li>Tenant Education - The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through HUD (special vouchers for existing tenants in Section 8 projects), the Housing Authority, and other affordable housing opportunities in the City.</li> </ul>	Preservation of 25 affordable units.	<p>While no at-risk housing units began the process of converting from affordable to market rate during the planning period and it is anticipated that the City's potential at-risk units will remain affordable, this program remains appropriate to continue addressing the potential for at-risk units in the City to convert to market rate.</p>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program
<p><b>1-5 Energy Conservation Retrofit:</b> Encourage and assist in implementing energy conservation measures including, but not limited to, weatherization, siding, and dual pane windows in conjunction with housing rehabilitation programs. Coordinate with North Coast Energy Services to provide weatherization improvements, where applicable.</p>	5 units/year	<p>During this reporting period the City adopted the 2019 California Building Code. The City plans to seek grant funding through the 2020 CDBG NOFA for housing rehabilitation funding with an emphasis on addressing critical deferred maintenance related projects for low income households which includes energy conservation upgrades. While the City no longer has a dedicated staff person administering housing programs, the City's housing rehabilitation program did provide energy efficiency and weatherization improvements to several units during the planning period and the City continues to coordinate with North Coast Energy Services to provide weatherization</p>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program

Table 2-1: Effectiveness and Appropriateness of 2014 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
		<p>improvements. North Coast Energy Services assisted with multiple energy improvements, including water heater tank replacements, during the planning period.</p> <p>Private property owners also undertook significant energy conservation improvements, including roofing, window replacement, HVAC replacement, and solar energy systems and battery packs. The City saw a strong increase in solar energy systems occurring in the latter half of the planning period and continues to encourage such measures. This program continues to be appropriate. See Program 2-3 for a discussion of energy conservation related to new development.</p>	
<b>GOAL 2: FACILITATE AND ENCOURAGE DEVELOPMENT OF HOUSING TO MEET THE REGIONAL HOUSING NEEDS ALLOCATIONS</b>			
<p><u>2-1 Below Market Rate Units:</u> Consider adoption of a below market rate (BMR) housing program. The BMR program may be in the form of a development impact fee or an ordinance that requires developers of residential developments to dedicate a portion of their units at rents or purchase prices affordable to very low, low, and moderate income households. The program should be reviewed for conformance with the California Mitigation Fee Act and should establish the nexus between new housing development and the BMR requirement. In determining whether a BMR program is appropriate, the City should consider whether a BMR program would unduly constrain the development of market rate housing, the anticipated effectiveness of a BMR program, and the potential cost of implementing a BMR program. The program may:</p> <ul style="list-style-type: none"> <li>Identify a specific percentage of very low, low,</li> </ul>	<p>Revision to Zoning Ordinance; approval of a specified percentage of affordable units based on market rate units approved from October 2011 through 2014</p>	<p>This program has not been implemented due to the downturn in the housing market and limited staffing resources. However, there have not been any large single family developments approved since 2009 and it is not anticipated that this program would have yielded any affordable housing. It is noted that the City adopted updates to its density bonus provisions which provided for additional incentives for affordable housing and the City entitled 72 affordable housing units during the planning period.</p>	<p> <input type="checkbox"/> Keep Program  <input checked="" type="checkbox"/> Eliminate Program  <input type="checkbox"/> Modify Program         </p> <p>The program will be removed as the City has had very limited market-rate housing produced during the planning period and the previous planning period and this type of program could further constrain affordable housing production. Further, the City has had significant success in facilitating affordable housing without the assistance of this program.</p>



## 2. EVALUATION OF THE 2014 HOUSING ELEMENT

Table 2-1: Effectiveness and Appropriateness of 2014 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
<p>and moderate income units,</p> <ul style="list-style-type: none"> <li>• Allow for the development of units off-site,</li> <li>• Allow for the contribution of in-lieu fees of comparable value,</li> <li>• Allow alternative measures, such as preservation of units converting from affordable to non-affordable or purchase of existing vacant housing and conversion to affordable housing, and</li> <li>• Provide density bonus or other incentives to projects that construct the BMR units rather than pay inlieu fees.</li> </ul>			
<p><u>2-2 Affordable Housing Resources:</u> Encourage the interest of development community, including Rural Communities Housing Development Corporation, in providing additional affordable housing and seek additional affordable housing resources through, for example, developer agreements, mortgage revenue bonds, tax credits, and the California Housing Rehabilitation Program. This program shall include the following actions:</p> <ul style="list-style-type: none"> <li>• Regularly contacting housing stakeholders group, including affordable housing developers, to identify potential housing projects, including affordable new construction, special needs housing, and first time homebuyer assistance, and prioritize potential funding efforts.</li> <li>• Provide interested developers and other potential housing partners with information regarding affordable housing resources and incentives (include information from Program 2 -1 and Zoning Ordinance Chapter 17.39) and provide</li> </ul>	<p>2 applications for funding for affordable new housing construction projects; 40 new affordable units</p>	<p>This program has been successful in supporting development of two affordable housing projects. Martin Street Apartments was completed in 2019 and provides 24 units affordable to the extremely low, very low, and low income groups and includes three bedroom units appropriate for large families. Martin Street Apartments II was entitled and received building permits during the planning period and will provide 48 units affordable to the extremely low, very low, and low income groups and includes three bedroom units appropriate for large families. The City streamlined the review and approval of these projects, including fast-tracking a General Plan Amendment and rezone necessary to allow the multifamily uses, and assisted with procuring HOME and LIHTC funding. The City continues to make information available regarding its affordable housing resources and incentives, both through a brochure and information on the City's website.</p>	<p><input checked="" type="checkbox"/> Keep Policy</p> <p><input type="checkbox"/> Eliminate Policy</p> <p><input type="checkbox"/> Modify Policy</p>



Table 2-1: Effectiveness and Appropriateness of 2014 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
<p>the brochure to applicants interested in affordable and/or multifamily housing, and</p> <ul style="list-style-type: none"> <li>Seek funding or support funding applications that would provide new affordable units, including extremely low income units.</li> </ul>			
<p><u>2-3 Energy Conservation:</u> Continue and expand the City's encouragement of alternative design for energy conservation by regularly updating brochures and information regarding City policies and programs, particularly as they pertain to affordable housing. Policies C.5.1, C.5.2, C.6.1, and C.6.2 and associated programs in the Conservation Element provide direction and implementation measures for energy efficiency and conservation.</p>	Fact Sheet	<p>The City provides a fact sheet detailing available water efficiency conservation measures and provides information regarding green building measures, which address energy efficiency as well as other sustainability measures. This information is available at City Hall and on the City's website. Energy efficient units consistent with building code requirements (CalGreen/Title 24) and the subdivision ordinance are required in all new developments. Martin Street Apartments was developed as an energy-efficient project, designed to meet CalGreen requirements and include energy-saving appliances and features. This has been a successful policy, as shown by the energy efficient new development as well as the weatherization/energy-efficiency improvements (window replacements, water heater replacements, solar energy panel installation, battery packs, etc.) made by private households during the planning period. The City will continue to prepare fact sheets and provide information on recommended water and energy conservation measures and available resources, such as PG&amp;E rebates and loans, for property owners to make energy-efficient improvements.</p>	<input checked="" type="checkbox"/> Keep Program  <input type="checkbox"/> Eliminate Program  <input type="checkbox"/> Modify Program

## 2. EVALUATION OF THE 2014 HOUSING ELEMENT

Table 2-1: Effectiveness and Appropriateness of 2014 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
<b>GOAL 3: EXPAND HOUSING OPPORTUNITIES FOR THE ELDERLY, THE HANDICAPPED, HOUSEHOLDS WITH VERY-LOW TO MODERATE INCOMES AND FOR PERSONS WITH SPECIAL HOUSING NEEDS</b>			
<b>3-1 Removal of Constraints to Housing for Special Needs Groups:</b> Continue to assess and update the Zoning Ordinance, Municipal Code, and City procedures to remove constraints and address changes in state law, particularly regarding housing for special needs groups, including seniors, the disabled (consistent with requirements of SB 520), large families, farmworkers, and homeless.	None quantified.	<p>This has been a successful policy, with many updates to the Zoning Ordinance to address housing needs (residential care, emergency shelters, increased incentives for affordable special needs housing, and reasonable accommodation for persons with disabilities) were adopted concurrently with the 2014 Housing Element. The City will continue to review and amend the Zoning Ordinance to address housing for special needs groups. During the planning period, the City undertook a review of the Zoning Ordinance and Zoning Map to identify potential revisions to further accommodate the City's housing needs and identified several parcels appropriate for R-3 zoning. The rezone effort for these parcels is currently in process. As part of this Housing Element Update, the City has identified several additional changes to the Zoning Ordinance, as described in Chapter 6.</p> <p>This program continues to be appropriate to support the review of City requirements and regulations and removal of constraints, when identified.</p>	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program
<b>3-2 Special Needs Housing Coordination:</b> Assist other agencies serving Lakeport to address special needs housing, as needed and feasible. Provide a handout that identifies available housing programs for lower income households and special needs groups and make the handout available at City Hall, the library, and the City website.	None quantified.	The City coordinates with other agencies and housing developers to encourage development of housing and provision of services for lower income households and special needs groups. The City has partnered with Lake County and the City of Clearlake through the Lake Economic Development Corporation (Lake EDC) to provide special housing assistance to various special needs groups. This includes the administration of the USDA Rural and Single Family Home Loan Program and Rural Home Loans Direct Program. Additionally, Lake EDC regularly hosts housing fairs throughout the County targeting developers of affordable housing, most specifically farmworker housing.	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program

Table 2-1: Effectiveness and Appropriateness of 2014 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
		The City has continued to provide information regarding its available housing programs on the City's website and provides various housing-related brochures at City Hall. This program continues to be appropriate.	
<u>3-3 Incentives for Extremely Low Income, Senior, Disabled, Large families, and Special Needs Housing:</u> Continue to provide incentives for special needs housing and extremely low income housing, prioritizing development of extremely low income housing. Housing for extremely low income households, including Single Room Occupancy, shared housing, and housing with supportive services, will be incentivized through expedited development processing, density bonuses, and a reduction in development standards, such as lot coverage, parking, and/or setbacks (see Zoning Ordinance Chapter 17.39). Senior and disabled housing can be incentivized through flexible parking, setback, lot coverage and other standards, where found to be consistent with maintaining the character of the surrounding neighborhood. Large family housing (three or more bedrooms) can be incentivized through reduced setbacks or a density bonus for projects, particularly multifamily, with 20 percent or more large units.	None quantified.	In 2014, following the completion of this Housing Element, the City of Lakeport adopted Ordinance 891 adding Chapter 17.39 to the Zoning Ordinance providing density bonuses and development standard reductions (parking, setbacks, lot coverage, etc.) to qualifying development proposals including low income, senior and other special needs housing proposals. This Ordinance has been utilized for several development projects including the Martin Street Apartments Phase I & II. The City provided various incentives for the Martin Street Apartments and Martin Street Apartments II, including expedited processing and assistance with obtaining HOME and LIHTC funding. Both projects provide large family units and Martin Street Apartments II will include units affordable to extremely low income housing.  This program continues to be appropriate to support the City's housing needs and will be continued.	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program
<u>3-4 Seek Site and Funding for Affordable Housing:</u> Identify several parcels of land suitable for an affordable housing project, considering sites that may be appropriate for affordable family housing, special needs housing, and/or senior housing funded by a HUD 202 or a similar program. Contact developers to identify interest in developing an affordable housing project, with emphasis on housing that includes units to accommodate	None quantified.	A site was located and the City worked to facilitate the General Plan designation and rezoning of the site to support multifamily development. The City's efforts resulted in the development of the 24-unit Martin Street Apartments and the 48-unit Martin Street Apartments II which are currently under construction. The City is continuing to work with this developer to begin the land use entitlement process for an affordable senior housing project.  In addition, the City is in the process of rezoning additional	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program

## 2. EVALUATION OF THE 2014 HOUSING ELEMENT

Table 2-1: Effectiveness and Appropriateness of 2014 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
extremely low income and/or special needs households, and, if there is interest, facilitate obtaining funding and construction of the affordable housing.		<p>sites to accommodate R-3 densities. The City also partners with Community Development Services through the Lake EDC to actively solicit potential housing developers in Lake County.</p> <p>This program will be revised to support the City's current rezoning effort and continues to be appropriate to support the City's housing needs.</p>	
<u>3-5 Seek Available Funding:</u> Seek and aggressively pursue available State and Federal assistance for City and non-profits (CDBG, HOME, etc.) to develop affordable housing for seniors, large-families, households with children, and others with specialized housing needs when there is a request from a developer for an affordable housing project appropriate for the City. If no new affordable housing construction projects are identified, the City will pursue funding for First Time Homebuyer, housing rehabilitation, and other programs that will provide housing assistance but may not result in the development of housing for special needs groups.	None quantified.	This program has been very successful. The City is currently partnered with Community Development Services through the Lake Economic Development Corporation to actively solicit potential housing developers in Lake County. Community Development Services has sponsored several housing fair's over the past two years. Additionally, the City has had great success over the past few years in obtaining HOME, CDBG and TCAC funding to support the construction of 72 affordable housing units and other supportive infrastructure, including the 2018 CDBG funding for off-site development improvements such as sidewalk and sewer, in support of the Martin Street Apartments development. The City also intends to apply for funding through the 2020 CDBG NOFA to re-establish its housing rehabilitation program and address critical deferred maintenance issues such as re-roofing and weatherization activities which currently threaten the overall health of the City's existing housing stock.	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program
<u>3-6 Farmworker Housing:</u> Monitor population increases within the City during elevated farming seasons. If un-housed issue identified, pursue partnership with County to address documented need.	None quantified.	The City monitors special needs populations, including farmworkers, to the extent information is available. There has not been an increase in farming activities in the city and no new farmworker housing needs were identified. The City is currently partnered with Community Development Services through the Lake EDC to actively solicit potential housing developers in Lake County, including providers of farmworker housing.	<input type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input checked="" type="checkbox"/> Modify Program <p>How? This program will be revised to provide general support for</p>

Table 2-1: Effectiveness and Appropriateness of 2014 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
			farmworker housing and to coordinate with Lake EDC and affordable housing developers to identify opportunities for farmworker housing development.
<u>3-7 Group Homes:</u> Revise the Zoning Ordinance to address approval of group homes pursuant to state law including, but not limited to, Health and Safety Code 1267.8 requiring to specify siting and permit requirements for small group homes, including maximum spacing for specific facilities, intermediate care facilities for the developmentally disabled, serving six or fewer persons in any residential zone. Clearly stated requirements for approval of group homes will give greater certainty to an applicant and remove an impediment to fair housing choice for elderly, disabled or persons with special needs.	Zoning Ordinance Revisions	This program has been implemented and the Zoning Ordinance provides for approval of group homes (residential care homes) in accordance with the requirements of State law.	<input type="checkbox"/> Keep Program <input checked="" type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program  This program will be removed as it has been implemented.
<u>3-8 Maintain Ongoing Estimates of the Demand for Emergency Housing.</u> Consult annually with local churches, North Coast Opportunities, other service providers and the County's Social Services Department to maintain ongoing estimates of the demand for emergency housing. Include findings in the annual report prepared under Program 4-2.	Annual Report	This program has been successful and the City works regularly with service providers to identify the demand for emergency housing. The City has participated in annual coordination to document homeless needs and services, including the review of services/beds and Point in Time surveys, to ensure that the City's homeless population and associated needs are monitored. The City of Lakeport has also worked with local non-profit homeless advocates to provide of a community warming center. This program continues to be appropriate.	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program

## 2. EVALUATION OF THE 2014 HOUSING ELEMENT

Table 2-1: Effectiveness and Appropriateness of 2014 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
<p><u>3-9 Reasonable Accommodation for Persons with Disabilities.</u> Establish reasonable accommodation procedures to provide exception in zoning and land-use for housing for persons with disabilities protected under fair housing law. This will include, but not be limited to, procedures to address accessibility improvements, including the installation of ramps, walkways, grab bars, raised counters, and lighting, and shall identify improvements that are exempt from building permit requirements. Reasonable accommodation will be permitted through a ministerial process, provided: 1) the requested accommodation would not impose an undue financial or administrative burden on the City, and 2) the requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.</p> <p>The City shall prepare handouts to provide information to all interested parties regarding accommodations in zoning, application of building codes, and permit processes for persons with disabilities.</p>	Municipal Code Revisions	The City of Lakeport adopted Ordinance 893 in conjunction with the approval of the 2014 Housing Element adding Chapter 17.40, Reasonable Accommodation for Persons with Disabilities to the Zoning Ordinance. The component of this program providing for dissemination of information regarding City processes to accommodate persons with disabilities remain relevant and should be kept in the Housing Element.	<p><input type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input checked="" type="checkbox"/> Modify Program</p> <p>This program will be modified to remove the requirement to establish reasonable accommodation procedures, as that portion of the program has been implemented and is no longer needed.</p>
<b>GOAL 4: PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, AGE, MARITAL STATUS, ANCESTRY, NATIONAL ORIGIN, OR COLOR</b>			
<p><u>4-1 Equal Housing Opportunity:</u> Facilitate equal housing opportunity by continuing to designate the Community Development Director as the City's Equal Opportunity Coordinator. The City's Equal Opportunity Coordinator shall refer complaints to the State Department of Fair Employment &amp; Housing for investigation and resolution of complaints. Information regarding equal housing opportunity laws and the City's Equal Housing Opportunities Coordinator shall be prepared and</p>	Annual Report	No complaints have been received. The City provides information regarding fair housing laws at City Hall. The City also partners with Lake EDC to support housing services and fair housing and has participated in several housing fairs over the past three years, which have assisted in educating the community about fair housing laws and rights.	<p><input type="checkbox"/> Keep Program</p> <p><input type="checkbox"/> Eliminate Program</p> <p><input checked="" type="checkbox"/> Modify Program</p> <p>This program will be modified to have the City's Equal Housing Opportunity Coordinator refer complaints to</p>

Table 2-1: Effectiveness and Appropriateness of 2014 Housing Element Policies and Programs

POLICY / IMPLEMENTATION PROGRAM	QUANTIFIED OBJECTIVES	ACCOMPLISHMENTS	KEEP, ELIMINATE, OR MODIFY FOR THE NEW HOUSING ELEMENT?
distributed to the public at City Hall and other public and quasi-public places. A log of complaints related to equal housing opportunities will be kept and a summary of complaints shall be included in the annual report, in conjunction with Program 4-2.			the State Department of Fair Employment & Housing in order to ensure that any complaints are addressed consistently with the requirements of State law.
<u>4-2 Annual Report:</u> Prepare an Annual Report to the City Council and Planning Commission which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element's goals, policies, and programs, and 3) an updated summary of the City's housing needs. Submit this report to the Department of Housing and Community Development within 30 days after review by the City Council.	Annual Report	The City has prepared and submitted annual reports to HCD since adoption of the Housing Element, with annual reports submitted in 2018, and 2019. City staff provides regular updates to the City Council and Planning Commission on housing related issues and construction of housing units within the community. Annual reports provided to HCD are also provided to City Council and Planning Commission. This program continues to be appropriate to comply with State law related to annual reporting required for Housing Elements as well as to ensure the decision-makers and community are aware of the City's housing efforts.	<input checked="" type="checkbox"/> Keep Program <input type="checkbox"/> Eliminate Program <input type="checkbox"/> Modify Program

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## CHAPTER THREE – HOUSING NEEDS ASSESSMENT

In order for the City’s housing strategy to be successful, the City’s demographics and housing trends must be assessed to identify current conditions and needs. This section discusses the components of housing need, which include recent trends in Lakeport’s population, households, employment base and the type of housing units available. In most instances, countywide data is included for comparative analysis.

The analysis that follows is divided into four major subsections. **Population Characteristics** examines the City of Lakeport in terms of individual persons and identifies population trends that may affect future housing needs. **Household Characteristics** explores Lakeport by families, households, or living groups, to see how past and expected household changes will affect housing needs. **Employment** denotes primary income sources and levels by occupation. A review of the **Housing Stock** discloses the housing environment in Lakeport as a whole and details availability, affordability, and condition. Such information is invaluable to help identify needed programs that ensure that existing and future housing stock meets the shelter needs of every segment of the City’s population. Analysis in each of these subsections provides a database upon which decisions concerning programs and policies for the provision of adequate housing in the City are made.

The primary data source for the 2019 Housing Element Update is the Lake County Housing Element Data Package (6th Cycle Data Package) prepared by HCD staff. Additional data sources include the US Census Bureau (2010 Census, and 2013-2017 American Community Survey (ACS)), California Department of Finance (DOF), California Employment Development Department (EDD), and other sources as noted in the document. Data from the 2013-2017 ACS are referred to as “2017” data. Due to the use of multiple data sources, there are slight variations in the total population and household numbers for 2017. However, these variations do not significantly affect the discussion of overall housing trends and changes.

### *Population Characteristics*

The population of Lakeport in 2019 was 4,806 persons, a decrease of approximately 0.3% over the past two decades. During this same time period (2000-2019), the County population increased by 11.6%. Since 2010, the City has experienced a slight increase from 4,753 persons to the current population of 4,806 persons, an increase of approximately 1.1%.

Table 3-1: Population Trends 2000-2019

Jurisdiction	2000 Population	2010 Population	2019 Population	Percent Change 2000 to 2019
Lakeport	4,820	4,753	4,806	-0.3%
Lake County	58,325	64,665	65,071	11.6%

Source: 2000, & 2010 U.S. Census, HCD, 6<sup>th</sup> Cycle Data Package, California DOF E-5 Report

### AGE CHARACTERISTICS

Changes in a community’s age groups can indicate future housing needs. Table 3-2 compares Lakeport’s 2012 to 2017 populations by age group. The number of children under 5 years increased by 22.7%, while youth and young adults aged 5 to 19 decreased by 21%. The 20 to 44 age group experienced a modest increase of 6.4%, while middle-aged and older adults from 45 to 64 decreased by 17.2%. The most significant increase was in the senior age group (65 and over)

### 3. HOUSING NEEDS ASSESSMENT

which increased by 39.7%. The majority of Lakeport's population (55.4%) is 45 years of age or older. The median age in Lakeport increased from 47.5 in 2010 to 51.7 in 2017. During this 2012 to 2017 time period, the most significant increase in new development in the City was the senior multifamily development with 48 units in 2013, which likely has attracted seniors and contributed to the increase in the senior population.

Table 3-2: Age Distribution (2012-2017)

Lakeport	2012		2017		2012-2017 % Change
	Number	Percent	Number	Percent	
Under 5	172	3.6%	211	4.4%	22.7%
5 to 19	961	20.2%	759	15.9%	-21.0%
20 to 44	1,087	22.8%	1,156	24.3%	6.4%
45 - 64	1,595	33.5%	1,321	27.7%	-17.2%
65 and Over	944	19.8%	1,319	27.7%	39.7%
<b>Total</b>	<b>4,759</b>	<b>100%</b>	<b>4,766</b>	<b>100%</b>	<b>0.1%</b>
Lakeport Median Age	47.5		51.7		8.8%
County Median Age	44		47		6.8%

Source: 2008-2012 ACS; 2013-2017 ACS

### RACE/ETHNICITY CHARACTERISTICS

Table 3-3 shows the ethnic composition of Lakeport's population. Between 2010 and 2017, the City's racial composition, as reported by ACS, has changed. The largest increases occurred in the asian, native Hawaiian, and pacific islander group (531.6%), the American Indian and Alaskan native group (291.1%), and the 'some other race' group (185.2%). All other races experienced a decrease with the largest decrease in the black or African American group (97.6%) followed by two or more races group (82.8%) and the white group (4.9%). Persons of Hispanic origin, whom may be of any race, increased by 114.4%. It is noted that there is a margin of error with the ACS data, which reflects a sample of the City's population rather than a 100% count of all persons. For example, the black or African American population appears to have dropped significantly from 2012 to 2017, but a review of the 2016 ACS data (61 persons) and 2018 ACS data (24 persons) indicates that the reduction in the black or African American population may be less than that reduction shown by just the 2012-2017 data.

Table 3-3: Race and Ethnicity (2012-2017)

Race	2012		2017		Change
	Number	Percent	Number	Percent	
White	4,079	85.7%	3,879	81.4%	-4.9%
Black or African American	83	1.7%	2	0.0%	-97.6%
American Indian and Alaskan Native	45	0.9%	176	3.7%	291.1%
Asian, Native Hawaiian, Pacific Islander	38	0.8%	240	5.0%	531.6%
Some Other Race	142	3.0%	405	8.5%	185.2%
Two or More Races	372	7.8%	64	1.3%	-82.8%
<b>Total</b>	<b>4,759</b>	<b>100%</b>	<b>4,766</b>	<b>100%</b>	<b>0.1%</b>
Hispanic Origin (of any race)	390	8.2%	836	17.5%	114.4%

Source: 2008-2012 ACS; 2013-2017 ACS

## Household Characteristics

In 2019, there were 2,105 households in Lakeport, an average annual increase of 0.6% since the 2010 Census. In the previous 2000-2010 decade, households increased modestly (1.8%). It is noted that the number of households has increased despite a decrease in population. This is reflected in the smaller average household size and is likely related to the increased average age of the population.

Table 3-4: Household Trends (2000-2019)

	2000	2010	2019
Lakeport	1,967	2,002	2,105
<i>Change</i>	-	35	103
<i>Percent Change</i>	-	1.8%	5.1%
<i>Annual Percent Change</i>	-	0.2%	0.6%

Source: 2000 and 2010 U.S. Census; DOF, 2019

## HOUSEHOLD TYPE

Information collected on household type provides a good base for the analysis of a community's housing needs. The U.S. Census Bureau defines a household as all persons who occupy a housing unit. This may include single persons living alone, families related by blood or marriage, as well as unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories or other group living situations are enumerated separately and are not counted in household population.

Table 3-5 shows household characteristics for the City of Lakeport. As Table 3-6 indicates, family households represented 55.5% of households in 2017, with married-couple families accounting for 38.7% of total households. Non-family households represent 44.5%, with householders living alone representing 37.3% of total households.

Table 3-5: Household Type Characteristics (2017)

Household Type	Number	Percent
Family households (families)	1,190	55.5%
<i>Married-couple families</i>	<i>831</i>	<i>38.7%</i>
Non-family households	955	44.5%
<i>Householder living alone</i>	<i>801</i>	<i>37.3%</i>
Households with person 65+	564	26.3%

Source: 2013-2017 ACS

## HOUSEHOLD SIZE

Trends in household size can indicate the growth pattern of a community. Average household size will increase if there is an influx of larger families or a rise in the local birth rate such as may be attributed to more children in a single family or teenage parents living at home. Household size will decline where the population is aging, or when there is an immigration of single residents outside childbearing age.

### 3. HOUSING NEEDS ASSESSMENT

Table 3-6 shows Lakeport's households by size in 2017. The average household size in 2017 was 2.15 persons per household for Lakeport and 2.40 persons per household for the County, indicating that larger or extended family/households are increasing at a faster pace in Lake County than in Lakeport. The average household size of Lakeport's homeowner households is slightly larger (2.19) than renter households (2.10).

Table 3-6: Households by Size (2017)

Household Size	Owner		Renter		TOTAL	
	Number	Percent	Number	Percent	Number	Percent
1 person	426	34.2%	375	41.8%	801	37.3%
2 person	561	45.0%	236	26.3%	797	37.2%
3 person	125	10.0%	64	7.1%	189	8.8%
4 person	12	1.0%	153	17.0%	165	7.7%
5 person	106	8.5%	57	6.3%	163	7.6%
6 person	0	0.0%	13	1.4%	13	0.6%
7 persons or more	17	1.4%	0	41.8%	17	0.8%
<b>TOTAL</b>	<b>1,247</b>	<b>58.1%</b>	<b>898</b>	<b>41.9%</b>	<b>2,145</b>	<b>100%</b>
Average Household Size	2.19		2.10		2.15	

Source: 2013-2017 ACS

### HOUSEHOLD INCOME CHARACTERISTICS

Household income level is probably the most significant factor limiting housing choice. Therefore, income patterns have been examined carefully to assess the extent of housing need. Certain population groups (elderly, female householders, farmworkers, etc.) fall disproportionately into low-income groups, so they have been given special attention.

#### Income Groups

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 3-7 shows the maximum annual income (AMI) level for each income group adjusted for household size for Lake County. Maximum annual incomes for each income group are shown below by household size for Lake County.

Table 3-7: State Income Limits – Lake County (2019)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low 0-30% AMI	\$13,650	\$16,910	\$21,330	\$25,750	\$30,170	\$34,590	\$39,010	\$42,800
Very Low 30-50% AMI	\$22,700	\$25,950	\$29,200	\$32,400	\$35,000	\$37,600	\$40,200	\$42,800
Low 50-80% AMI	\$36,300	\$41,500	\$46,700	\$51,850	\$56,000	\$60,150	\$64,300	\$68,450

Moderate 80-120% AMI	\$54,450	\$62,200	\$70,000	\$77,750	\$83,950	\$90,200	\$96,400	\$102,650
Above Moderate 120% + AMI	\$54,450+	\$62,200+	\$70,000+	\$77,750+	\$83,950+	\$90,200+	\$96,400+	\$102,650+

Source: HCD, 2019

### **Median and Per Capita Income**

Median income is the amount that divides the income distribution into two equal groups: one group having incomes above the median, and the other having incomes below. Median household income indicates the income of all individuals in a household, including persons living alone or with unrelated individuals. Per capita income indicates the average annual earnings of an individual.

The median income and per capita data provides a comparison of current income levels in the City of Lakeport and Lake County. Other data, such as lower income, which is defined as 80% of the median County income level, and poverty level income, which is based on federal household and income data, add insight as they relate to households in the bottom one-half of the income distribution. Calculations based on these two measures are used to determine eligibility for most housing subsidy programs.

Table 3-8 identifies 2010 and 2017 per capita and median household income for Lakeport and Lake County. Median household income in Lakeport decreased 0.7% from 2010 to 2017 to total \$39,578. Median household and per capita income in Lakeport were higher than Lake County in 2010 and 2017. Lakeport's median household income in 2017 was 2.2% lower than Lake County's median household income.

**Table 3-8: Per Capita and Median Household Income**

Year	Lakeport		Lake County	
	Per Capita	Median Household	Per Capita	Median Household
2010	\$27,234	\$39,877	\$21,845	\$38,147
2017	\$28,792	\$39,578	\$23,345	\$40,446
Percent Change	5.7%	-0.7%	6.9%	6.0%

Source: 2010 U.S. Census; 2013-2017 ACS

### **Lower Income**

In 2016, 52.7% of Lakeport's households were in the lower (low, very low and extremely low) income groups, which all earn below 80% AMI as shown in Table 3-7. Of the lower income households, the majority are renters (80% of renter households) versus 30% of owner households. It is noted that the HUD CHAS data used to determine the number of households in each income group does not provided data for the moderate income category (80-120% of median income), but rather provides data for the median (80 to 100%) and above median (above 100%) income groups. Almost three-quarters of Lakeport's owner-occupied households (69.7%) were in the moderate and above moderate income groups. 5.2% of owner households are extremely low income and

### 3. HOUSING NEEDS ASSESSMENT

14.7% are very low income. As noted, renter households had lower incomes, with 19.5% in the extremely low income group and 37.9% in the very low income group. Just less than a fifth (19.4%) of renter households were in the median and above median income groups.

Table 3-9: Households by Income Group – Lakeport (2016)

Income Group	Renters		Owners		Total*	
	Number	Percent	Number	Percent	Number	Percent
Extremely Low	185	19.5%	60	5.2%	245	11.6%
Very Low	360	37.9%	170	14.7%	530	25.2%
Low	215	22.6%	120	10.4%	335	15.9%
Median	65	6.8%	55	4.8%	120	5.7%
Above Median	120	12.6%	750	64.9%	870	41.3%

Source: 2012-2016 HUD CHAS

#### Poverty Level Income

Poverty level incomes are computed on a national basis as a part of the U.S. Census. A national index of poverty has been developed considers factors such as family size, number of children, farm/non-farm residences, and income. The definition classifies a family at poverty level if its total income amounts to less than approximately three times the cost of an economic food plan as determined by the U.S. Department of Agriculture. Table 3-10 identifies the number of Lakeport and Lake County families and individuals with incomes below the poverty level. Families and individuals experiencing the most severe income deficiencies are those with incomes that fall below this poverty level and those most likely to need some form of housing assistance.

The 2013-2017 ACS indicates that 173 or 14.5% of all Lakeport families had poverty level incomes or less in 2017, while, in 2010, 115 or 9.0% had poverty level incomes or less. Approximately 17.8% of all Lake County families were classified at or below the poverty level in 2017 and 16.3% were so classified in 2010. The percentage of individuals at or below poverty level in Lakeport in 2010 was 13.4% compared to the County, which had 23.7% of individuals at or below poverty level.

Larger families, low-wage employment, and higher costs of goods and services have fueled the rise in number of families and individuals falling below the level of poverty. Some of the nation's impoverished choose to live in typically less expensive unincorporated areas. However, living within a City allows closer access to goods, services, schools and employment, lessening the need for added transportation and associated costs.

Table 3-10: Families and Individuals Below Poverty Level

Income Group	Poverty Status in 2017			
	Families	%	Individuals	%
Lakeport	173	14.5%	810	17.6%
Lake County	2,853	17.8%	14,398	22.8%

Source: 2013-2017 ACS

## EMPLOYMENT

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. The HCD 6th Cycle Data Package classified 1,997 civilian and non-civilian persons in the Lakeport labor force. Table 3-11 shows the employment and unemployment rates for persons 16 years and older that were in the labor force in 2017. In 2017, the unemployment rate in Lakeport was 6.8%.

Table 3-12 shows 2018 employment by industry for Lakeport and Lake County. In Lakeport, the Educational, Health and Social Services industry employed the most people at 24.2%, followed by Arts, Entertainment, Recreation, Accommodation, and Food Services (10.7%) and Retail Trade (10.6%). Countywide, the Education, Health, and Social Services industry is the largest employment industry (24.2%) followed by Retail Trade (17.4%) Public Administration (15.0%).

Table 3-11: Employment Status for Labor Force - Lakeport (2017)

	Number	Percent
Total Persons In Labor Force	2,114	100%
Employed	1970	93.2%
Unemployed	144	6.8%

Source: 2013-2017 ACS

Table 3-12: Employment by Industry, 2016

Industry	Lakeport		Lake County	
	Number	Percent	Number	Percent
Employed persons 16 years and Over	1,997	100%	22,432	100%
Agriculture, Forestry, Fishing and Hunting, and Mining	144	6.4%	1,445	7.2%
Construction	111	7.8%	1,760	5.6%
Manufacturing	33	4.7%	1,055	1.7%
Wholesale Trade	16	2.5%	571	0.8%
Retail Trade	348	10.6%	2,377	17.4%
Transportation and Warehousing, and Utilities	60	5.1%	1,143	3.0%
Information	32	1.2%	280	1.6%
Finance, Insurance, Real Estate, and Rental and Leasing	138	4.2%	939	6.9%
Professional, Scientific, Management, Admin. and Waste Management	77	8.5%	1,913	3.9%
Educational, Health and Social Services	484	24.8%	5,559	24.2%
Arts, Entertainment, Recreation, Accommodation, and Food Services	172	10.7%	2,403	8.6%
Other Services (Except Public Administration)	82	5.7%	1,276	4.1%
Public Administration	300	7.6%	1,711	15.0%

Source: HCD, 6<sup>th</sup> Cycle Package



### 3. HOUSING NEEDS ASSESSMENT

#### Housing Stock

Table 3-13 identifies total housing units for Lakeport and Lake County in 2000, 2010, and 2019. The rate of construction of housing units in Lakeport is less than the County. While the rate of growth of housing in Lakeport slowed dramatically between 2005 and 2010, as noted in the City's 5<sup>th</sup> Cycle Housing Element, the pace of housing production has increased with an increase of 47 units from 2010 to 2019. It is noted that from 2010 to 2019, there have been multiple regional disasters, including flooding and wildfires, that have resulted in damaged and lost housing stock, this has resulted in a Countywide reduction in housing units as shown in Table 3-13.

Table 3-13: Total Housing Units (2000-2019)

Jurisdiction	2000	2010	2019	Percent Change 2000-2019
Lakeport	2,394	2,395	2,442	2.0%
Lake County	32,528	35,492	34,409	-3.1%

Source: 2000 U.S. Census; DOF, 2019

#### OCCUPIED HOUSING UNITS

Table 3-14 shows total occupied housing units and owner-occupied and renter-occupied housing units for 2010 and 2016. The 2010 U.S. Census reported that the total number of occupied housing units in the City was 2,035, including 1,230 (60.4%) owner-occupied housing units and 805 (39.6%) renter-occupied housing units. In 2016, the percentage of owner-occupied housing units decreased to 54.8%, while renter-occupied housing units saw an increase of approximately 5.6% over the same time period.

Table 3-14: Occupied Housing Units, 2010-2016

Tenure	Lakeport		Lake County	
	Number	Percent	Number	Percent
<b>2010</b>				
Owner	1,230	60.4%	16,737	65.2%
Renter	805	39.6%	8,917	34.8%
<b>2016</b>				
Owner	1,154	54.8%	16,548	63.2%
Renter	951	45.2%	9,646	36.8%

Source: 2010 U.S. Census; HCD, 6<sup>th</sup> Cycle Data Package

#### HOUSING UNITS BY TYPE

DOF's 2019 data indicates that the majority of housing units in Lakeport are single family homes (60.9%). Mobile homes account for 17.3% of the housing stock, while attached single family units account for 4.5% and multifamily units account for 17.3% of the housing stock.



Table 3-15: Housing by Unit Type (2000-2019)

	2000		2019	
	Units	Percent	Units	Percent
Total Housing Units	2,395	100.0%	2,442	100.0%
1-Unit Detached	1,488	62.1%	1,487	60.9%
1-Unit Attached	108	4.5%	109	4.5%
2 – 4 Units	183	7.6%	183	7.5%
5 or More	192	8.0%	240	9.8%
Mobile Home	423	17.7%	423	17.3%

Source: DOF, 2019

## VACANCY RATES

The vacancy rate in a community indicates the percentage of units that are vacant and for rent/sale at any one time. It is desirable to have a vacancy rate that offers a balance between a buyer and a seller. The state uses five percent as a rule-of-thumb for a desirable total vacancy rate. A total vacancy rate of less than four percent could represent a shortage of housing units. This is not the case in Lakeport.

In 2017, Lakeport’s total vacancy rate was 16.7% (407 units, see Table 3-16) compared to 16.4% (393 units) in 2010. Lakeport’s vacancy rate is high, compare because there are 155 (6.3%) vacant units “For Seasonal, Recreational, or Occasional Use.” Of the total vacant units in 2019, 0 were for rent, 45 were for sale, 56 were rented or sold but not yet occupied, 155 were for seasonal, recreational, or occasional use, and 151 were classified as other vacant. The percentage of vacant units for rent and vacant units for sale both slightly decreased from 2010-2019. Discounting the vacant units for seasonal, recreational, or occasional use, Lakeport’s vacancy rate would be approximately 10%.

Table 3-16: Vacancy by Type (2010-2017)

	2010		2017	
	Units	Percent	Units	Percent
Total Vacant Units	393	16.4%	407	16.7%
For rent	74	3.1%	0	0.0%
For sale only	65	2.7%	45	1.8%
Rented or sold, not occupied	16	0.7%	56	2.3%
For seasonal, recreational, or occasional use	158	6.6%	155	6.3%
Other vacant <sup>1</sup>	80	3.3%	151	6.2%

Source: 2010 U.S. Census; 2013-2017 ACS

<sup>1</sup> If a vacant unit does not fall into any of the categories specified above, it is classified as “other vacant.” For example, this category includes units held for occupancy by a caretaker or janitor, and units held for personal reasons of the owner.

## AGE OF HOUSING STOCK

As illustrated in Table 3-17, approximately 36% of Lakeport’s housing stock was built prior to 1970. Approximately 85% of the City’s current housing stock is over 30 years old. The decade

### 3. HOUSING NEEDS ASSESSMENT

with the most building activity was 1970 to 1979 when 671 (26%) of homes were built between 1970 and 1979. In recent years, the pace of building has decreased, with only 63 homes constructed from 2000 to 2009 and 87 constructed from 2010 through 2019. This could indicate the potential need for rehabilitation and general maintenance of these and older units. Between 2010 and 2019, approximately 82 new housing units were constructed, which represent 6.4% of the housing stock in the City.

Table 3-17: Age of Housing Stock

Year Structure Built	Number	Percent
2010 to 2019	87	3.4%
2000 to 2009	63	2.5%
1990 to 2000	223	8.8%
1980 to 1989	571	22.5%
1970 to 1979	671	26.4%
1960 to 1969	300	11.8%
1940 to 1959	434	17.1%
1939 or Earlier	190	7.5%
Total	2,552	100%

Source: 2013-2017 ACS; Lake County assessor data, 2020; City permit data, 2020

### BUILDING PERMIT TRENDS

From 2010 through January 2020, the City issued building permits for 82 new residential units, including 21 single family homes, 5 second units, 4 duplexes (8 units), and 48 apartment units (see Table 3-18).

Table 3-18: Recent Construction Trends (2007 – January 2020)

Year Permitted	Single-Family	2-3 units	5+ Units	TOTAL
2010	0	0	0	0
2011	0	0	0	0
2012	1*	0	0	1
2013	1*	0	48	49
2014	2	0	0	2
2015	1	0	0	1
2016	2	0	0	1
2017	0	0	0	0
2018	1	0	0	1
2019	3	0	24	28
<b>Totals</b>	<b>9 single family units 2 secondary units</b>	<b>0</b>	<b>72</b>	<b>83</b>

\*Second units

Source: City of Lakeport, 2020

## EXISTING HOUSING CONDITIONS

The U.S. Census provides limited data that can be used to infer the condition of Lakeport's housing stock. The Census reports on whether housing units have complete plumbing and kitchen facilities and whether units lack a source of household heat. Since only a very small percentage of all housing units in Lakeport lack complete plumbing facilities, kitchen facilities, or a household fuel source (see Table 3-19), these indicators do not reveal much about overall housing conditions. Further, these indicators may overlap meaning that units that lack complete kitchen facilities may also lack complete plumbing or a heating source.

Table 3-19: Age of Housing Stock & Housing Stock Conditions

	Number	Percent
Total Housing Units	2,552	100%
Built 1970 or earlier	924	36.2%
Units Lacking Complete Plumbing Facilities	456	2.3%
Units Lacking Complete Kitchen Facilities	456	2.3%
No house heating fuel or wood fuel only	17	0.6%
Median Year Built (Total Housing Stock)	1975	

Source: US Census ACS, 2013-2017

Since housing stock age and condition are generally correlated, one Census variable that provides an indication of housing conditions is the age of a community's housing stock. As shown in Table 3-19, as of 2017, the median year built for all housing units in Lakeport was 1975. Over 6.3 percent of Lakeport's housing stock was built after 2000 and 8.7 percent was built between 1990 and 1999. The age of housing stock often indicates the potential for a unit to need rehabilitation or significant maintenance. Most of Lakeport's housing stock (approximately 85 percent) is more than 40 years old and likely needs moderate to significant rehabilitation. It is estimated that approximately 24 percent of the City's housing stock built prior to 1960 may need significant repairs including replacement or refurbishing of roofs, siding, and windows as well as interior improvements including replacing or upgrading the plumbing and electric wires and outlets.

The City's code enforcement staff has indicated that while the majority of homes in the City are in good condition and many older homes have been well-maintained, the City's older housing stock needs maintenance and there are several neighborhoods that need investment. Citywide, it is estimated about 25% of homes built prior to 1995 need roof maintenance or replacement and approximately 25 to 30% of homes built prior to 1990 would benefit from energy upgrades, including insulation and window maintenance or replacement. The Forbes Creek neighborhood and Beach Lane area both have housing units that exhibit deferred maintenance and require rehabilitation and re-investment. The City is in the process of providing infrastructure improvements for the Forbes Creek neighborhood and conducting additional analysis to determine the extent of housing needs.

## OVERCROWDED HOUSING UNITS

Although there is more than one way of defining overcrowded housing units, the definition used in the Housing Element is 1.01 or more persons per room, the same definition used in the U.S. Census. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

### 3. HOUSING NEEDS ASSESSMENT

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit.

The City of Lakeport had no units of overcrowded housing based on the HCD 6th Cycle Data Package, compared to 86 units of overcrowded housing in 2000 and 35 units in 2010. It is noted that the ACS data does not represent a 100% count of the City's population and there is a margin of error associated with the ACS data, resulting in the potential for overcrowded units to be undercounted. However, the data from 2000 through 2016 shows a trend in reduced household sizes and a reduction in overcrowded units.

Table 3-20: Overcrowded Housing Units (2016)

	Total Number	Total Percent	Owner-Occupied		Renter-Occupied	
			Number	Percent	Number	Percent
Occupied Housing Units	2,105	100%	1,154	100%	951	100%
Occupants Per Room						
1.00 or Less	2,105	100.0%	1,154	100.0%	951	100.0%
1.01 to 1.50	0	0.0%	0	0.0%	0	0.0%
1.51 or More	0	0.0%	0	0.0%	0	0.0%

Source: HCD, 6<sup>th</sup> Cycle Data Package

### Housing Costs

Several types of data are available that can be used to assess changing housing prices. They include median housing value, rental cost and rental cost in terms of available income. Other types of data include costs of housing production (including land and materials, development costs, City fees, etc.), housing sale prices for new and existing homes, the cost of financing, and financing options. Lakeport's housing costs are discussed later in this chapter.

### HOUSING VALUE

Table 3-21 indicates median housing value for homes in Lakeport and Lake County. Value is defined as the amount for which property, including house and lot, would sell if it were on the market at a given point in time. As shown in Table 3-22, the median value for housing units in Lakeport during 2010 was \$251,400. Lake County had a lower median (\$200,500). In 2017, the reported median home value in Lakeport decreased to \$199,900, which represents a 20% decrease from 2010. Lake County saw a similar decrease in home values (9%).

Table 3-21: Median Home Value - Lakeport and Lake County (2000-2017)

Area	2000	2010	2017	2010-2017 Increase (%)
Lakeport	\$116,219	\$251,400	\$199,900	-20%
Lake County	\$105,602	\$200,500	\$182,000	-9%

Source: 2013-2017 ACS

Table 3-22 indicates the value of specified owner-occupied housing units within Lakeport in 2017. Of the 731 owner-occupied units, approximately 13% were in the \$99,999 and under price range, 454 (62.1%) were in the \$100,000 to \$299,999 price range, 175 (23.9%) were in the \$300,000 to \$499,999 price range, and 11 units were valued at \$1,000,000 or more.

**Table 3-22: Value of Specified Owner-Occupied Housing Units (2017)**

Value of Owner-Occupied Housing Units	Number of Units	Percent of Total
Less than \$50,000	53	7.3%
\$50,000 to \$99,999	38	5.2%
\$100,000 to \$299,999	454	62.1%
\$300,000 to \$499,999	175	23.9%
\$500,000 to \$999,999	0	0.0%
\$1,000,000 or More	11	1.5%

Source: 2013-2017 ACS

Table 3-23 includes sales data Based on a review of housing data on Zillow.com for residential sales in Lakeport and Lake County from 2013 through 2019. During the 2013-2019 time period, median home prices in Lakeport reached a high of \$296,952 in 2019 and a low of \$184,300 in 2014. In 2013, the average home sales price was \$204,000 in Lakeport and \$183,600 in Lake County.

**Table 3-23: Residential Sales (2013-2019)**

Area	Units Sold	Average Sales Price	% Change in Median Price from Previous Year
<b>2013</b>			
Lakeport	188	\$204,000	--
Lake County	1,227	\$183,600	--
<b>2014</b>			
Lakeport	165	\$184,300	-9.7%
Lake County	1,078	\$159,300	-13.2%
<b>2015</b>			
Lakeport	173	\$184,500	0.1%
Lake County	1,185	\$167,600	5.2%
<b>2016</b>			
Lakeport	193	\$194,200	5.3%
Lake County	1,358	\$217,400	29.7%
<b>2017</b>			
Lakeport	189	\$199,900	2.9%

### 3. HOUSING NEEDS ASSESSMENT

Lake County	1,356	\$182,000	-16.3%
2018			
Lakeport	181	\$222,900	11.5%
Lake County	1,260	\$245,700	35.0%
2019			
Lakeport	191	\$296,952	33.2%
Lake County	1,164	\$254,252	3.5%

Source: Zillow, 2020

### RENTAL HOUSING COSTS

Based on a review of rental ads on Zillow.com, the median rent in Lakeport is \$1,400 per month. Rents range from \$1,350 to \$1,600, with the majority of units under \$1,500. The range of rents and median rates by unit size is shown in Table 3-24.

Table 3-24: Lakeport Rental Costs (2020)

Bedroom Type	Units Surveyed	Range	Median Rent (2020)
1 bed	2	\$725 - \$850	\$787.50
2 bed	12	\$875 - \$1,500	\$1,057.50
3 bed	5	\$1,095-\$1,600	\$1,500

Source: Zillow (1/7/2020, 5/16/20)

### HOUSING AFFORDABILITY

Table 3-25 identifies the maximum monthly housing costs affordable to households in Lakeport by income group. Affordability is based on a household paying up to 30% of their monthly income toward housing.

Tables 3-25 and 3-26 show the maximum rents and sales prices, respectively, that are affordable to very low, low, moderate, and above moderate-income households. Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 3-7). Maximum affordable sales price is based on the following assumptions: 5% interest rate, 30-Year Fixed loan, downpayment on a sliding scale of \$3,000 to \$15,000 based on income, 1.15% property tax, 3.5% closing costs, and homeowners insurance.

Compared to the rental rates in Table 3-24, the median rents in Lakeport are not affordable to extremely low and very low income households (four person households and smaller). The large majority of available rental units in Lakeport are two and three bedroom units, with median rents of \$835/mo and \$1,200/mo, respectively. These units are generally affordable for low income households with four or more persons and all moderate and above moderate income households. The median sales price in 2013 was affordable to larger low income households and to all moderate and above moderate income households. However, there is limited inventory of for sale units and often the least expensive units require repair or rehabilitation.

As shown in Table 3-27, 66.3% of renters in Lakeport overpay for housing, with 16.2% of renters in the extremely low income group severely overpay for housing (over 50% of their monthly income). Approximately 31.6% of all home owners in Lakeport overpay for housing, with 66.7% of extremely low income and 55.9% of very low income home owners severely overpaying for housing.

Table 3-25: Maximum Monthly Housing Costs by Income Group  
Lake County (2019)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$341	\$422	\$533	\$643	\$754	\$864	\$975	\$1,070
Very Low	\$567	\$648	\$730	\$810	\$875	\$940	\$1,005	\$1,070
Low	\$907	\$1,037	\$1,167	\$1,296	\$1,400	\$1,503	\$1,607	\$1,711
Moderate	\$1,361	\$1,555	\$1,750	\$1,943	\$2,098	\$2,255	\$2,410	\$2,566
Above Moderate	\$1,361+	\$1,555+	\$1,750+	\$1,943+	\$2,098+	\$2,255+	\$2,410+	\$2,566+

Source: De Novo Planning Group, 2020

Table 3-26: Housing Affordability by Income Group

	One Person		Two Person		Four Person		Six Person	
	Max. Home Sale Price	Max. Monthly Rent or Housing Cost	Max. Home Sale Price	Max. Monthly Rent or Housing Cost	Max. Home Sale Price	Max. Monthly Rent or Housing Cost	Max. Home Sale Price	Max. Monthly Rent or Housing Cost
<b>Extremely Low</b>	\$46,883	\$341	\$57,331	\$422	\$85,714	\$643	\$100,000	\$864
<b>Very Low</b>	\$77,967	\$567	\$88,414	\$648	\$109,310	\$810	\$126,078	\$940
<b>Low</b>	\$126,653	\$907	\$143,421	\$1,037	\$176,829	\$1,296	\$203,529	\$1,503
<b>Moderate</b>	\$190,044	\$1,361	\$215,068	\$1,555	\$265,115	\$1,943	\$305,359	\$2,255
<b>Above Moderate</b>	\$190,044+	\$1,361+	\$215,068+	\$1,555+	\$265,115+	\$1,943+	\$305,359+	\$2,255+

Source: De Novo Planning Group, 2020

\*Assumes \$3,000 downpayment for extremely low, \$5,000 down payment for very low, \$10,000 down payment for low, and \$15,000 downpayment for moderate. Assumed 3.5% closing costs, 30-year loan with 5% interest rate, and monthly housing costs (utilities, taxes, etc.) at 8.5% of monthly income.

Table 3-27: Households by Income Level and Overpayment

Income Group	Owners	Renters	Total
<b>Extremely Low</b>	60	185	245
Percent with Cost Burden >30%	91.7%	64.9%	95.0%
Percent with Cost Burden >50%	66.7%	16.2%	37.8%
<b>Very Low</b>	170	360	530

### 3. HOUSING NEEDS ASSESSMENT

Income Group	Owners	Renters	Total
Percent with Cost Burden >30%	82.4%	93.1%	89.6%
Percent with Cost Burden >50%	55.9%	34.7%	41.5%
<b>Low Income</b>	<b>120</b>	<b>215</b>	<b>335</b>
Percent with Cost Burden >30%	62.5%	67.4%	65.7%
Percent with Cost Burden >50%	20.8%	0%	7.5%
<b>Total Extremely Low, Very Low, and Low Income Households Paying &gt;30%</b>	<b>77.1%</b>	<b>78.9%</b>	<b>78.4%</b>
<b>Moderate and Above Moderate</b>	<b>805</b>	<b>185</b>	<b>990</b>
Percent with Cost Burden >30%	11.8%	16.2%	12.6%
Percent with Cost Burden >50%	1.9%	0%	1.5%
<b>Total Households</b>	<b>1,155</b>	<b>950</b>	<b>2,105</b>
Percent with Cost Burden >30%	31.6%	66.3%	47.3%
Percent with Cost Burden >50%	15.2%	16.3%	15.7%

Source: HUD, 2012-2016 CHAS

#### **Affordability and Overpayment – Renter Households**

Further insight into the rental situation in Lakeport is provided through 2013-2017 ACS data when reviewing the number of households identified as paying more than 30% of their income for rent. Table 3-28 illustrates that a condition of overpayment exists in every age group. It is noted that this data was not computed for 25% of households, so may undercount overpayment for householders aged 35-64 and 65 and over, so these groups may have a higher rate of overpayment than is reported.

Table 3-28: Renters Overpaying - By Age Group, 2017

Age of Householder	Total Renters	Number paying over 30%*	Percent of Total
15-24	106	106	100%
25-34	282	193	68.4%
35-64	274	140	51.1%
65 and over	236	79	33.5%

\*Overpayment was not computed for 19% of 35-64 and 6% of 65 and over age householders  
Source: 2013-2017 ACS

Table 3-29 underscores the commonly accepted reality that overpayment conditions occur most frequently for lower-income households. The majority of households earning less than \$35,000 per year overpay for housing, with the highest incidence of overpayment (90.9%) among households earning \$20,000 to \$34,999 per year.



Table 3-29: Renters Overpaying by Household Income (2017)

Income Range	Total Renters	Percent Paying Over 30%
Less than \$20,000	306	71.6%
\$20,000 - \$34,999	307	90.9%
\$35,000 - \$49,999	44	0%
\$50,000 - \$74,999	94	17.4%
\$75,000 and up	80	16.3%

Source: 2013-2017 ACS

### ***Affordability and Overpayment – Owner Households***

As with most communities, the location of the home is one of the biggest factors with regards to price. Compared to the rest of the state, housing in Lakeport is still relatively affordable. However, housing is not affordable for all income levels, particularly the very-low and low-income households. According to the 2013-2017 ACS, 392 owner-occupied households are paying 30% or more of their income toward their mortgage and other ownership expenses such as taxes and insurance. Table 3-30 shows that the most affected age group (percentage) is the 65 and over age group, which includes the largest number and the largest percentage of households overpaying.

Table 3-30: Owners Overpaying by Age Group, 2017

Age of Householder	Total Owners	Paying Over 30%	Percent of Total
15-24	0	0	0%
25-34	30	0	0%
35-64	606	191	31.5%
65 and Over	611	201	32.9%

Source: 2013-2017 ACS

Table 3-31 shows that the majority of owner-occupants paying more than 30% of their income on owner-costs earn less than \$50,000 annually, with the highest rate of overpayment (89.4%) occurring among households earning less than \$20,000 per year.

Table 3-31: Owners Overpaying by Household Income, 2017

Income Range	Total Owners	Percent Paying over 30%
Less than \$20,000	217	89.4%
\$20,000 - \$34,999	104	56.7%
\$35,000 - \$49,999	143	60.8%
\$50,000 - \$74,999	204	16.2%
\$75,000 and up	579	3.3%

Source: 2013-2017 ACS

### 3. HOUSING NEEDS ASSESSMENT

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#### ***Alternatives to traditional single-family housing***

New housing alternatives often evolve into the market when the traditional housing supply cannot meet the needs of all segments of the population. Until the late 1970's, single-family housing had been in demand across the country as an investment, a hedge against inflation, and as a preferable place to raise a family. However, with the changing economy, including high interest rates, moderate and lower income groups and first-time homebuyers were priced out of the traditional single-family housing market in the early 1980's. The interplay of these factors led to a search for alternatives to traditional single-family housing. Condominiums, mobile homes, and manufactured housing are among the alternatives that are present today.

#### **TOWNHOMES AND CONDOMINIUMS**

Townhomes and condominiums have been offered as a moderately priced, low-maintenance housing alternative for single, retired persons, "empty nesters," and households desiring less maintenance than a traditional single-family home. This type of housing has enabled a larger segment of the population to achieve home ownership. However, monthly fees for exterior maintenance, management, and other common services often increase monthly costs, negating some of the savings derived from the relatively lower selling price of certain condominiums.

According to the Department of Finance, there were a total of 109 single family attached units, which include halfplex, townhome, and condominium units, in Lakeport in 2019.

#### **MOBILE HOMES**

Mobile homes are a relatively inexpensive housing alternative. Since mobile homes are prefabricated, they require less on-site labor than construction of a conventional house. Buyers of mobile homes include not only the elderly, but also working families and individuals who choose this alternative over traditional single-family residences.

Department of Finance data from 2019 states that there are 423 mobile homes in the City, which is 17.3% of the total housing units in Lakeport. A search of realtor.com revealed that in February 2020, there were 31 mobile homes listed for sale in Lakeport. The listed prices range from \$30,000 to \$200,000. The median list price was \$79,900.

The HCD 6th Cycle Data Package and the most recent Census data do not provide updated information for mobile homes by year or decade built.

#### **MANUFACTURED HOUSING**

Manufactured and factory-built homes offer another option for inexpensive housing. All manufactured homes built since 1976 must conform to the National Manufactured Home Construction and Safety Standards, a national uniform building code commonly called the "HUD Code," and administered by the U.S. Department of Housing and Urban Development.

The HUD code regulates home design and construction, durability, fire resistance, energy efficiency, and the installation and performance of heating, plumbing, air conditioning, thermal and electrical systems.

Many manufactured homes are indistinguishable from their site-built counterparts in construction and appearance. In California, from 65 to 70% of new manufactured homes sold are sited on lots

in urban, suburban or rural neighborhoods. Facilitating this opportunity are state laws (Government Code Sections 65852.3 and 65852.4), which allow manufactured homes to be sited on any residential lot, providing the home meets local development standards.

Also, pursuant to California Civil Code Section 714.5, covenants, conditions and restrictions adopted on or after January 1, 1998 cannot forbid the siting of a manufactured home on a residential lot, as long as the home can meet the same architectural standards as site-built homes in the neighborhood.

The cost of the average new dual-section manufactured home sold in California during 2019 was \$110,400. During 2019, construction costs per square foot for a new manufactured home averaged \$45 nationwide compared to \$85.7 per square foot for a comparable site-built home (national average). In 2019, the average sales price of a new manufactured home sold in the U.S. was \$81,700, with a cost of \$45 per square foot.

Today's manufactured homes are growing in popularity with local governments for use in urban in-fill and redevelopment projects. Manufactured housing is attractive for this use because of its cost effectiveness and the ability to design a home compatible with the local neighborhood that will fit in any lot with relative ease.

## **SPECIAL HOUSING NEEDS OF OTHER GROUPS**

### **ELDERLY**

Various portions of the Housing Element describe characteristics of the elderly population, the extent of their needs for subsidized housing, complexes developed especially for that group, and City provisions to accommodate their need. The elderly population (persons 65 and older) in Lakeport is shown in Table 3-32. From 2010 to 2017, the senior population increased by 40% from 944 to 1,319 persons.

Table 3-32: Senior Population by Age

	2010		2017		Percent Change
	Number	Percent	Number	Percent	
65 to 74 years	536	56.8%	704	53.4%	31.3%
75 to 84 years	232	24.6%	440	33.4%	89.7%
85 years and over	176	18.6%	175	13.3%	-0.6%
TOTAL	944	100%	1,319	100%	39.7%

Source: 2010 U.S. Census; US Census, 2013-2017ACS

As shown in Table 3-33, the number of householders 65 years and over in Lakeport in 2017 was 847 (39.5%). In 2017, approximately 28.5% of senior households owned their home). Seniors often prefer affordable units in smaller single-story or accessible multi-story structures, close to health facilities, services, transportation, and entertainment. As shown in Table 3-34, the total number of householders 65 years and over increased by 36.4% to 847 households by 2017.

### 3. HOUSING NEEDS ASSESSMENT

Table 3-33: Householder 65 Years and Over (2017)

			Owner Householders 65+		Renter Householders 65+	
2010	Age 65+ Householders	Percent of All Householders	Number	% of Senior Householders	Number	% of Senior Householders
Lakeport	847	39.5%	611	72.1%	236	27.9%
Lake County	8,885	33.7%	7,308	82.2%	1,577	17.7%

Source: US Census, 2013-2017 ACS

Table 3-34: Senior Household Growth

	2010	2017
Number	621	847
Percent Change		36.4%
Annual Percent Change		5.2%

<sup>1</sup>Households with one or more people 65 years and older

Source: US Census, 2010; US Census, 2013-2017 ACS

Based on HUD 2000 CHAS data (which has not been aggregated in recent years to identify income by age group), approximately half of senior households, 50%, are in the lower income groups (extremely low, very low and low) and 15% of senior households are in the extremely low income group. Table 3-35 summarizes senior households by income group. Both the projected growth levels of senior households and the lower income levels of senior households indicates that there will be a demand for 15 to 20 new senior housing units by 2019 and that a portion of the City's regional housing needs allocation should be developed for senior households. Anecdotally, the demand for senior housing is higher than 15 to 20 units. The developer of the affordable Bella Vista Apartments (2014) indicated that they have a waiting list and there is demand for another affordable senior complex in Lakeport. Resources available for persons with developmental disabilities are discussed in Chapter 5.

Table 3-35: Senior\* Households by Income and Tenure

Income Level	Owner		Renter		TOTAL
	Number	Percent	Number	Percent	
Extremely Low	75	11%	28	4%	15%
Very Low	60	9%	52	7%	16%
Low	125	18%	14	2%	20%
Moderate and Above Moderate	315	45%	32	5%	50%
<b>Total</b>	<b>575</b>	<b>83%</b>	<b>126</b>	<b>18%</b>	<b>100%</b>

Source: HUD, 2000 (special aggregation of 2000 Census data) – an updated aggregation of 2010 data is not available

\*For this special data aggregation, senior households are considered those aged 62 and over

## LARGE FAMILIES

Large families are defined as those families containing five or more persons. Income is a major factor that constrains the ability of families to obtain adequate housing. Larger units are more expensive and most of the units with more than three bedrooms are single-family homes, instead of multi-family rental units, and not usually abundantly available. Resources available for large families are discussed in Chapter 5.

Table 3-36 provides 2016 comparative information on the number and percentage of large families within Lakeport and Lake County. Approximately 5.8% of families in Lakeport are considered large families.

Table 3-36: Large Families, 2016

	Number of Large Families	Percent of Total Families
Lakeport	112	5.8%
Lake County	1,902	7.6%

Source: HCD, 6<sup>th</sup> Cycle Data Package

***Only 8 percent of housing units in Lakeport have four or more bedrooms.***

Of the large households identified in Table 3-36, 91 own their homes and 21 rent based on the 2018 HCD 6<sup>th</sup> Cycle Data Package. However, it is likely that there are a few large family renter households in the City. Large households that rent or own have a relatively even rate of housing problems; “any housing problem” includes overcrowding, units lacking complete kitchen facilities, and units lacking complete plumbing facilities.

Based on the US Census 2013-2017 ACS data, the supply of owner and rental units with 3 and more bedrooms greatly exceeds the number of larger households (see Table 3-37). While it does not appear that additional housing units are needed to accommodate large families, it is recommended that affordable housing developments for families continue to be encouraged to provide a portion of the units as three or four bedroom units.

Table 3-37: Household Size versus Bedroom Size (2017)

Tenure	5 Person Households			6 Person and Larger Households		
	3 BR Units	House-holds	Excess	4+ BR Units	House-holds	Excess
Owner	614	106	720	163	17	146
Renter	87	57	30	42	13	29

Source: HCD, 6<sup>th</sup> Cycle Data Package; US Census, 2013-2017 ACS

## SINGLE PARENT HOUSEHOLDS

**Female-Headed Households.** Table 3-38 identifies total households in Lakeport and Lake County, female-headed households with no husband present, and female-headed households with own children under 18, no husband present (2013-2017 ACS data). Of the 1,190 households in Lakeport, 305 (25.6%) are female-headed with no husband present and 230 (19.3%) are female-headed with own children and no husband present. Lake County’s percentage of female-headed single parent households in 2017 was lower than Lakeport’s at 22.0%.

### 3. HOUSING NEEDS ASSESSMENT

Table 3-38: Female Headed Households (2017)

	Total Householders	Female Headed Households No Husband Present	Percent of all Households	Female Headed Households With Own Children Under 18, No Husband Present	Percent of all Households
Lakeport	1,190	305	25.6%	230	19.3%
Lake County	15,952	3,509	22.0%	2,014	12.6%

Source: 2013-2017 ACS

Male-Headed Households. Table 3-39 indicates male-headed households with and without children within Lakeport and Lake County in 2017. Male-headed households in Lakeport with no wife present totaled 54 (4.5%), and male-headed households with their own children and no wife present totaled 54 (4.5%). Lake County's percentage of male-headed households with or without children was more than the City's. Although the housing needs of female-headed households are usually greater than those of male-headed households, it is important to recognize the housing needs of both groups because male-headed households also have only one income. A larger percentage of female-headed households have children and females typically have lower incomes than males.

Table 3-39: Male Headed Households (2017)

	Total Households	Male Headed Households No Wife Present	Percent of all Households	Male Headed Households With Own Children Under 18, No Wife Present	Percent of all Households
Lakeport	1,190	54	4.5%	54	4.5%
Lake County	15,952	1,590	10.0%	915	5.7%

Source: 2013-2017 ACS

With a total of 284 single parent households in Lakeport, housing that is proximate to schools and daycare facilities may assist in addressing some needs specific to this population. Resources available for households with children, including single-parent households, are discussed in Chapter 5.

### FARM WORKERS

There is no specific Census data available for the job category of "Farm Worker." The Census groups "Agriculture, Forestry, Fishing and Hunting, and Mining" in a single category; and there is no method for separating individual classifications from the grouping.

The HCD 6<sup>th</sup> Cycle Data Package identified that there are 2,762 workers and 301 farms County-wide, based on the 2012 USDA Census of Agriculture. The 2017 USDA Census of Agriculture identified 636 farms County-wide, of which 174 hired one or more workers. The 2017 USDA data identified 1,543 hired agricultural workers; of these workers, 508 worked 150 or more days per year and 1,035 workers worked less than 150 days per year.

There are 123 workers reported in Lakeport's "Agriculture, Forestry, Fishing and Hunting, and Mining" industry group, according to the 2013-2017 ACS. This represents 6.2% of the City's overall civilian labor force of 1,971. The number of persons employed in agricultural, fishing, hunting, and mining industries has decreased over the last two decades. In 2010, this group represented 1.7% (34) of the City's overall labor force, which was a decline from 2.3% (44) in 2000.

Aytch Plaza, which is located in Kelseyville, provides affordable housing and farmworker housing. Aytch Plaza includes two, three, and four-bedroom houses. Five of the houses are available to any low-income family, and six are reserved for low-income farmworker families. Oak Hill, a 40-unit farmworker apartment complex is located in Kelseyville. The 2012 Lake County Housing Element identified that the Oak Hill complex has on-going vacancies and has a difficult time filling its units due to the requirement to document legal status. Farm worker housing located near services is a critical need of farm workers and their families. In the unincorporated portion of Lake County, Middletown, Kelseyville, and some of the communities around Clear Lake have available services. Although some growers provide units for farm workers on their farms and ranches, there is more demand than supply. Despite the passage of a County zoning ordinance to facilitate the development of farm worker housing on farmlands, Farm Bureau members report that the County process continues to be cumbersome and fraught with delays and red tape.

Lakeport is anticipated to continue to urbanize in the future and additional farming operations are not projected within City limits. The majority of farmworkers in Lake County are employed in the unincorporated area and their needs will be addressed in the Lake County Housing Element. It is therefore anticipated that the need for farmworker housing in Lakeport will not increase in the coming years. Resources available for farm workers are discussed in Chapter 5.

## **DISABLED POPULATION**

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin, and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person's mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered



### 3. HOUSING NEEDS ASSESSMENT

countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

The 2016 ACS data provided in HCD's 6<sup>th</sup> Cycle Data Package indicated that for individuals over the age of 5, approximately 29% of the population of Lakeport had some form or type of disability that may impede their ability to earn an adequate income or find suitable housing accommodations to meet their special needs. Therefore, based on the 2016 HCD 6<sup>th</sup> Cycle Data Package, many in this group may be in need of housing assistance. Of persons 16 to 64, 96 (25.5%) are employed with a disability and 281 (74.5%) are unemployed with a disability. Of persons 65 or more, 370 have a disability. Table 3-40 identifies disabled persons by age and employment status.

Table 3-40: Disabled Persons by Age and Employment Status - 2016

	Ages 16 to 64		Ages 65 Plus		Total	
	Number	Percent	Number	Percent	Number	Percent of Disabled Persons
Employed with Disability	96	12.3%	N/A	N/A	96	12.9%
Unemployed with Disability	281	35.9%	N/A	N/A	281	37.8%
Total	377	100% (52.7% of population age 16-64)	370	100% (47.3% of population age 65+)	744	100% (15.5% of total population over age 5)

Source: HCD 6<sup>th</sup> Cycle Data Package, 2016  
N/A = Not Applicable

The ACS Census defined six types of disabilities including hearing, vision, cognitive, ambulatory, self-care and independent living difficulty. A disability is defined as a mental, physical, or health condition that lasts over six months and persons may have more than one disability. According to the 2016 HCD 6<sup>th</sup> Cycle Data Package, there were 1,589 disabilities in Lakeport (see Table 3-41). However, this is not to say that there were 1,589 disabled persons in the city, as persons may have more than one disability. Table 3-41 identifies disabilities by type of disability. The most predominant disabilities are ambulatory difficulties, representing 32.5% of disabilities, and self-care difficulties, representing 19.6% of disabilities.

Those categorized as disabled due to mental disorder of some nature do not necessarily require physical improvements to housing. Social Services organizations offer assistance with medical attention and counseling for those in need of these types of services. Resources available for persons with developmental disabilities are discussed in Chapter 5.

Table 3-41: Disabilities by Disability Type

	Persons Ages 5-64		Persons Ages 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	128	31.1%	69	18.6%	197	12.4%
Vision Difficulty	30	7.3%	34	9.2%	64	4.0%



Cognitive Difficulty	121	29.4%	106	28.6%	227	14.3%
Ambulatory Difficulty	247	60.0%	269	72.7%	516	32.5%
Self-Care Difficulty	157	38.1%	155	41.9%	312	19.6%
Independent Living Difficulty	176	42.7%	97	26.2%	273	17.2%
Total Disabilities	412	100%	370	100%	1,589	100%

Source: HCD 6<sup>th</sup> Cycle Data package

## PERSONS WITH A DEVELOPMENTAL DISABILITY

The persons with a disability category includes persons with developmental disabilities. "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual." This term includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

While the US Census reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Lakeport, however the majority of the population within the zip code resides in Lakeport. The DDS data indicates that approximately 152 developmentally disabled persons reside in zip code 95453 (Table 3-43). Of these persons, 56 have special housing needs (independent living or care facilities) as shown in Table 3-44 and 87 live at home with a parent or guardian. Resources available for persons with developmental disabilities are discussed in Chapter 5.

Table 3-43: Persons with a Developmental Disability by Age

Zip Code	0-17	18+	Total
<b>95453*</b>	53	99	152

Source: HCD 6<sup>th</sup> Cycle Data Package

\*Data for the zip code also includes unincorporated areas adjacent the City

Table 3-44: Persons with a Developmental Disability by Residence Type

Zip Code	Community Care Facility	Home of Parent/Guardian	Independent Living	Intermediate Care or Skilled Nursing Facility	Other	TOTAL
<b>95453*</b>	<11	87	56	0	<11	>143

Source: HCD 6<sup>th</sup> Cycle Data Package

\*Data for the zip code also includes unincorporated areas adjacent the City

### 3. HOUSING NEEDS ASSESSMENT

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#### SUMMARY OF THE HOUSING NEEDS OF THE DISABLED

Approximately 52.7% of the City's population aged 16-64 has a disability and approximately 47.3% of the City's population aged 65 and older has a disability. While HUD CHAS data has not been provided in recent years, historically disabled renter households reported a higher incidence of housing problems, such as overcrowding, overpayment, or lacking full kitchen or plumbing facilities than disabled owner households. 31% of disabled households were in the extremely low or very low income brackets, 21% in the low income bracket, and 48% in the moderate or above moderate income brackets. There is limited housing available specifically for disabled persons in Lakeport; there are no apartment complexes, group homes, or care facilities that specifically serve the disabled or developmentally disabled populations. In-home services for eligible disabled persons are available to Lakeport residents, as described in Chapter 5. While most developmentally disabled persons either live at home or in an independent living environment (see Table 3-44), there is a need for care facilities to accommodate persons with disabilities, including developmental disabilities, who need more assistance than is provided either in a home or independent living environment. As described in Chapter 5, concurrent with the adoption of this Housing Element, the City is amending the Zoning Ordinance to permit small group homes by right in all residential zoning districts and to permit large group homes by right in the R-3 zoning district.

Approximately 26% of households in Lakeport have a disabled member. Applying this figure to the RHNA, approximately 39 new households will have one or more disabled members during the 2014-2019 planning period and approximately four of these new households may have a developmentally disabled member. Households with disabled members may overlap with other special housing needs groups, such as the elderly and large families. Housing units appropriate to accommodate physical, sensory, and/or developmental disabilities may be needed for up to approximately 16 of the new disabled households projected during the planning period.

#### HOMELESS

The federal definition of a homeless person per the McKinney Act, P.L. 100-77, Sec. 193(2), 101 Stat. 485 (1987) is cited as:

*“ a person is considered homeless when the person or family lacks a fixed regular night-time residence, or has a primary night-time residence that is a supervised publicly-operated shelter designated for providing temporary living accommodations or is residing in a public or private place not designated for, or ordinarily used as, a regular sleeping accommodation for human beings. ”*

The Continuum of Care homeless data, a regional or local planning body consisting of service providers, lead agencies and individuals that work together to assist adults, youth and families experiencing homelessness and to provide the services needed to help such individuals move into transitional and permanent housing, with the goal of long-term stability, provided in the HCD 6<sup>th</sup> Cycle Data Package identifies that there are 401 homeless persons in the five-county Continuum of Care area, which includes Lake County. The data based on the 2017 Continuum of Care indicates a slight increase from the 2015 estimate of 315 homeless persons. Of the total homeless persons in the Continuum of Care area, 96% were unsheltered and 45% are chronically homeless. Of the 401 homeless persons, 71% are individuals and 27% are in families. Based on Lakeport's pro-rated share (2.5%) of the total population of the five-county area, approximately 10 of these

homeless persons were likely to have been located in Lakeport. However, in 2020, the Continuum of Care homeless data identified that there are 98 homeless persons in the City of Lakeport. While this represents a disproportionate amount of homeless in the City of Lakeport compared to the pro-rated share of total population of the five-county area, 39% percent of the homeless person were identified as first-time homeless and 25% identified as being displaced by the recent wildfires in California. The City has identified the C-3 zoning district to accommodate emergency shelters; there are at least 5 vacant and underutilized C-3 parcels in the City, which have a total capacity for approximately 110 beds. There are three parcels along Bevins Court and Bevins Street, close to multifamily housing and public services provided in the area; infrastructure and utilities are available in adjacent rights-of-way. Two parcels are located in the Parallel Drive area, with infrastructure and utilities available in adjacent rights-of-way, and are proximately to public services. The City also has had an approved 24-bed warming center that has operated during the winter months for the past two years; during the COVID-19 pandemic, this warming center has expanded to a full service shelter hosting up to 40 individuals.

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## CHAPTER FOUR – INVENTORY OF RESIDENTIAL SITES

Government Code Section 65583 requires local governmental agencies to undertake a comprehensive review of their land base in order to inventory vacant sites, and to assess service and infrastructure capacities. This chapter provides an inventory of all vacant housing sites and housing opportunities for all income levels in the City of Lakeport in accordance with the Government Code.

The ability to provide suitable housing that meets the needs of residents from all income levels is largely dependent on opportunities within the community. These opportunities are determined primarily by the availability of vacant sites that can accommodate a range of housing unit types. Housing opportunities are also affected by infrastructure availability and capacity. Lastly, land use controls, environmental constraints, and market conditions, which are addressed in Chapter Five, also affect housing opportunities.

### *Land Availability*

In 2018, the Lake County/City Area Planning Council developed the Lake County Regional Housing Needs Plan in order to identify the housing needs for each jurisdiction in Lake County. The study showed that the projected new construction housing need for the City of Lakeport from 2018 to 2027 is 132 units (see Table 1-1). The City has permitted 1 market rate single family home anticipated to be affordable to above moderate income households and 48 multifamily units (Martin Street Apartments II, which will provide 5 extremely low, 29 very low, 13 low, and 1 moderate (manager) units, and are currently under construction.

The amount of land available for new housing development is the crucial first step in determining whether an agency can accommodate their housing needs. There must be sufficient vacant parcels within the City limits or areas to be annexed that are already zoned for residential uses. The City's GIS database and County assessor data were reviewed in order to identify vacant parcels designated for residential development, as well as sites that have the potential for redevelopment. These parcels are illustrated in Figure 4-1 and summarized in Table 4-1. Appendix A includes an inventory of the individual parcels that identifies the assessor's parcel number, zoning designation, General Plan designation, acreage, maximum unit yield, and realistic unit yield for each parcel. Appendix A also identifies underdeveloped parcels.

Lakeport has adequate sites for residential development to accommodate the RHNA as shown in Table 4-1. The City has already made significant progress toward the very low and low income RHNA, with the majority of units to meet the lower income need either constructed or under construction. In addition, the City has 327.8 acres of vacant and underutilized sites with residential and high density residential land use designations and R-1, R-2, R-3, and R-5 zoning; these sites can accommodate approximately 2,273 units. As shown in Table 4-1, the City has adequate sites to accommodate 80 very low, 81 low, 390 moderate, and 1,722 above moderate income units.

## 4. INVENTORY OF RESIDENTIAL SITES

Table 4-1: Comparison of RHNA to Residential Capacity

Category	Acres	Max. Units/Acre	Very Low	Low	Moderate	Above Moderate	TOTAL
<b>RHNA - 6th Cycle</b>	-	-	<b>31</b>	<b>21</b>	<b>21</b>	<b>59</b>	<b>132</b>
Units Under Construction (2020) <sup>1</sup>	-	-	34	13	1	1	49
<b>Remaining RHNA</b>	-	-	-	<b>8</b>	<b>20</b>	<b>56</b>	<b>105</b>
<b>Residential Sites</b>							
R-1 Sites (Appendix A)	296.4	7.3	0	0	0	1,627	1,627
R-2 Sites (Appendix A)	2.4	19.3	0	0	30	0	30
R-3 Sites (Table 4-3, Appendix A)	13.5	29.0	80	81	275	0	436
R-5 Sites (Appendix A)	15.5	19.4	0	0	85	95	180
<b>Total Sites</b>	<b>327.8</b>	-	<b>80</b>	<b>81</b>	<b>390</b>	<b>1,722</b>	<b>2,273</b>
<b>Excess Capacity</b>			<b>80</b>	<b>73</b>	<b>370</b>	<b>1,666</b>	<b>2,168</b>

Source: City of Lakeport, 2014, 2020; De Novo Planning Group, 2020

<sup>1</sup>1255 Martin Street Apartments Phase II (5 extremely low, 29 very low, 13 low, and 1 moderate (manager) units) and 1 market-rate single family home

Historically, smaller projects that are between 20 and 100 units are more desirable in smaller cities such as Lakeport. It is noted that the majority of Lakeport's residential subdivisions have been developed at a very slow pace and build out over two or more decades. As shown in Figure 4-1, many of the R-1 vacant parcels are contiguous and either are part of a larger single family project or could be assembled into a single family subdivision. Multifamily parcels designated R-2 and R-3 are available in a range of sizes that can accommodate small duplex, triplex, and fourplex projects as well as larger-scale multifamily projects. The typical size of a multifamily project in the City is in the 30-unit range, with recent affordable multifamily projects ranging from 24 unit to 48 units; the City can accommodate these project sizes with the parcels in the 1-5 acre range shown in Table 4-2. Demand for the development within a larger project would occur over an extended period of time due to growth projections so it would be necessary to break the project up into four or five phases. Table 4-2 presents the number of parcels within various size classes.

Table 4-2: Vacant Parcels by Size

General Plan Designation and Zoning Designation	<0.25 Acre	0.26-1 Acre	1-5 Acres	>5 Acres	Total Parcels
<b>Residential (R)</b> (R-1 Low Density Residential)	90	39	38	15	182
<b>Residential (R)</b> (R-2 Medium Density Residential)	9	2	0	0	111
<b>High Density Residential (HDR)</b> (R-3 High Density Residential)	2	3	8	0	13
<b>Resort Residential (RR)</b> (R-5 Resort Residential)	10	1	2	1	14

Source: City of Lakeport, 2014, 2020; Lake County Assessor's Data, 2020; De Novo Planning Group, 2020

## ***Summary of Sites to Accommodate the RHNA***

### **LOWER INCOME HOUSING**

Affordable housing for extremely low, very low, and low income groups and the special needs groups (low-income, disabled, elderly, etc.) is anticipated to be accommodated primarily by multifamily development in the R-3 zone. The R-3 zone allows densities from 19.3 to 29.0 units/acre, which exceeds the minimum density of 15 units/acre assumed to accommodate lower income units pursuant to Government Code Section 65583.2(c)(3)(B)(i). R-2 and R-5 sites also have adequate densities to accommodate the lower income groups; however, the majority of lower income units are anticipated to be accommodated in the R-3 zone on Sites 1, 2, and 3 during this Housing Element cycle. This is consistent with recent affordable development projects in the City which have ranged from 24 to 48 units in size and have been built, or are being built, on R-3 sites.

As shown in Table 4-3, sites 1 through 3 are designated High Density Residential by the General Plan and are zoned R-3. These parcels range from 1.6 to 3.1 acres in size and are not located in the 100-year floodplain, very high fire hazard severity zone, or in an area with any known significant constraints to develop. These parcels are served by public water and sewer, with existing lines for connection located in Martin Street and Bevins Street. Anticipating that 20 percent of each parcel may be needed for roadways, infrastructure/utilities, setbacks, and other requirements, these parcels have a realistic yield of approximately 161 units and provide more than enough capacity to accommodate the City's remaining low income housing allocation. The 80 percent assumption is conservative, as the City's development standards allow for development at the maximum densities. It is noted that Site 3 is partially developed with Bella Vista Apartments; 2.2 acres of the 5.5-acre site remains undeveloped and is anticipated to accommodate a second phase of the senior housing development.

#### 4. INVENTORY OF RESIDENTIAL SITES

Table 4-3: Lower Income Sites by Size, Realistic Yield, and Unit Capacity

Site #	APN/Address	General Plan/ Zoning	Site Size (Acres)	Max Unit Capacity	Realistic Capacity (80% of Max)	Comments
1	025-431-37 975 Bevins Street	HDR/ R-3	3.1	90	72 (36 very low, 36 low income)	Vacant. The parcel is not in a flood zone, very high fire hazard severity zone, and does not have any known environmental constraints. This site was included in the previous two Housing Element cycles and is subject to streamlining in accordance with Government Code Section 65583.2(c) as provided in Housing Plan Program 2-1.
2	025-451-01 400 Bevins Street	HDR/ R-3	1.6	47	38 (19 very low, 19 low income)	Vacant. The parcel is not in a flood zone, very high fire hazard severity zone, and does not have any known environmental constraints. This site was included in the previous two Housing Element cycles and is subject to streamlining in accordance with Government Code Section 65583.2(c) as provided in Housing Plan Program 2-1.
3	025-431-35 1075 Martin Street	HDR/ R-3	2.2	63	51 (25 very low, 26 low)	Partially developed with affordable senior project (Bella Vista Apartments). The lower portion of the parcel (2.2 acres) is vacant was planned to provide capacity for a second phase. The parcel is not in a flood zone, very high fire hazard severity zone, and does not have any known environmental constraints. This site was included in the previous cycle and is subject to streamlining in accordance with Government Code Section 65583.2(c) as provided in Housing Plan Program 2-1.
<i>Subtotal Vacant Sites</i>			<i>4.7</i>	<i>137</i>	<i>110</i>	
<i>Subtotal Underutilized Sites</i>			<i>2.2</i>	<i>63</i>	<i>51</i>	
<b>TOTAL</b>			<b>6.9</b>	<b>200</b>	<b>161</b>	

Source: City of Lakeport GIS, 2014; Lake County Assessor/DataQuick, 2014; De Novo Planning Group, 2014



## **MODERATE INCOME HOUSING**

The City's moderate income housing needs can be accommodated by attached single family residential development, smaller multifamily developments (duplex, triplex, and fourplex), through mobile or manufactured homes built on lower cost single family housing sites, and through market-rate multifamily development. Attached single family, smaller multifamily, and market rate multifamily developments can be accommodated on R-2 and R-5 sites, as well as the R-3 sites not identified for potential multifamily development.

The City has 2.35 acres of vacant or underutilized land zoned R-2, 13.53 acres zoned R-3, and 15.51 acres zoned R-5. As shown in Tables 4-1 and 4-3, the City has realistic capacity, assuming sites are developed at approximately 80% of maximum densities, for 30 moderate income units in the R-2 zone, 275 moderate income units in the R-3 zone, and 85 moderate income units in the R-5 zone. In total, there is capacity for approximately 390 moderate income units, which exceeds the City's moderate income housing need of 19 units, as shown in Table 4-1. Individual sites in these zones are identified in Appendix A.

The City's moderate income need may also be accommodated through the development of smaller single family units and manufactured or mobile homes. Single family homes at the 2013 median sales price are also affordable to moderate income households. New manufactured homes on a single family lot are also affordable to moderate income households. While residential sites zoned R-1 are identified for above moderate income housing in Table 4-1 and Appendix A, there is adequate capacity in the R-1 parcels to accommodate both the City's moderate and above moderate income housing needs.

## **ABOVE MODERATE INCOME HOUSING**

The City's above moderate income housing needs are anticipated to be accommodated primarily by parcels designated R-1 (Low Density Residential) as well as in resort developments along the lakeshore that can be accommodated by the R-5 zone. As shown in Table 4-1, the City has approximately 296.12 acres of R-1 sites that will realistically accommodate approximately 1,631 units, which is more than adequate to meet the City's above moderate income housing need of 64 units.

## ***Utilities and Services***

The ability to provide adequate infrastructure and services (roads, water, sewer, drainage, etc.) for new housing developments is an essential element in meeting future housing needs. The cost of providing significant infrastructure, when weighed with other development costs such as property, construction, and carry costs, can prohibit the ability of a developer to achieve a profitable return on investment in today's market climate. Infrastructure development is obtained in two ways: 1) through direct installation by a developer; or 2) through impact fee payments by the developer to fund installation by the City or a developer at a later date.

An assessment of the utility infrastructure and the public services available to operate and maintain the infrastructure is provided below. The assessment discusses infrastructure/service limitations for current and future development as well as infrastructure fees. This discussion is based on information that was obtained from the Lakeport General Plan, the Lakeport Master Sewer Plan (Pace, 2008), the Lakeport Master Water Plan (Pace, 2008), the City of Lakeport Municipal

## 4. INVENTORY OF RESIDENTIAL SITES

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Service Review (Lake Local Area Formation Commission, 2012), the City's Sewer System Management Plan (Revision 1, March 2018), and through information from City staff.

The Master Water Plan, Master Sewer Plan, and storm water management plans have not been updated since 2008. Due to the low rate of development since 2008, the information in the infrastructure master plans continues to be relevant and applicable. The Municipal Services Review conducted in 2012 reviewed the adequacy of the City's municipal services to accommodate planned growth. The Sewer System Management Plan, revised in 2018, and USDA Water and Sewer Projects Scope were reviewed as part of this Housing Element update and are consistent with the below analysis of water and sewer availability. The City has received USDA grant and loan funds for water and sewer projects (USDA Water/Sewer Projects) to secure its water supply, ensure water quality, and to provide adequate wastewater treatment facilities.

### WATER

The City of Lakeport obtains its water from two sources: groundwater and surface water. The groundwater system consists of wells, while the surface water consists of water from Clear Lake that is treated at the City's water treatment plant and the County's North Lakeport water treatment plant. The information in this section was derived primarily from the City of Lakeport 2008 Master Water Plan (Pace, 2008).

**Water Supply:** Lakeport's water supply is derived primarily from four groundwater wells (two Scotts Creek wells and two Green Ranch wells) and the surface water treatment plant, which treats water drawn from Clear Lake. The four City wells pump their water from the Scotts Valley Aquifer and have a combined maximum pumping capacity of roughly 2.8 million gallons per day (MGD). The two wells in Scotts Creek are the primary sources of supply during the months of May through October, while the wells at Green Ranch are the primary sources of supply during the winter months. In 2014, the City purchased the property where the Green Ranch wells are located in order to permanently secure this water supply.

The surface water treatment plant has a maximum capacity of 1.7 MGD and is used year round to supplement the City's well supply with treated surface water from Clear Lake. The water treatment facility includes pH control, pre-ozonation, coagulation, upflow clarification, multimedia filtration, post-ozonation, activated carbon, and chlorine disinfection. The water treatment plant is considered to be an advanced treatment process because it needs to treat Clear Lake water that is laden with algae.

In September 1995, the City of Lakeport entered into an agreement with the Yolo County Flood Control and the Water Conservation District which grants the City rights to 750 acre-feet per year of water extracted from the wells that draw water from the Scotts Valley Aquifer. The agreement also allows the City to purchase 2,000 acre-feet per year of water from either Clear Lake or the Scotts Valley Aquifer. The agreement is valid until January 1, 2030, with an automatic 10-year extension, unless either party elects to terminate the agreement. The agreement states that "in the event that there is a shortage of water available from Clear Lake, municipal water use around Clear Lake shall have priority over other uses." (Pace, 2008).

In March 1991, the City entered into a two-year agreement to purchase water from Lake County to meet a California Department of Public Health Compliance order that they increase their available water supplies. A combination pressure reducing/pressure sustaining valve was installed

on Lakeshore Boulevard to allow for the transfer of water from Lake County Service Area No. 21. The maximum flow through the valve is 85 to 95 GPM (Pace, 2008).

From 1992 to 1998, the County intertie provided a significant source of water to the City; however, since the treatment plant was upgraded, the City has ceased to draw significant volumes of water through the intertie. The County intertie is still connected and can supply water in case of emergency water shortages or to provide additional fire flow to the localized north Lakeport area. Over the past three years, the intertie has been opened on several occasions for the City to supply water to the County when there have been issues at the County water treatment plant.

**Water Storage:** The City currently has two welded steel storage reservoirs with a combined volume of 2.5 million gallons (MG). Both reservoirs are in relatively good condition. The City currently chlorinates their well water at the storage system with a gaseous chlorine system. Although this system is effective in adding the required chlorine to the water system, the Lake County Environmental Health Department, under the guidance of the California Accidental Release Prevention Program, has requested that the City of Lakeport evaluate its chlorine handling processes and consider replacing the chlorine gas disinfection process in the future with a safer method of disinfection (i.e. sodium hypochlorite).

**Water Distribution System:** Review of the water distribution suggests that there is a significant amount of unlined cast iron and galvanized steel pipe in the distribution system, some of which may be over 100 years old, and much of this old pipe is undersized (i.e., less than 4-inches). Although City staff has noted several water main repairs within the City's distribution system, the staff report that most of the systems mains are in generally good condition. Through the USDA Water/Sewer Projects, the City has replaced the water infrastructure control system and water metering devices in order to address health and safety needs. In 2019, the City's system served 2,260 connections.

**Water Demands:** Currently, the City's average daily demand is roughly 1.9 MGD and the analysis indicates that the City's current water supply system can meet this demand. To determine required future improvements, it was necessary to project how much and where future growth would occur. The 2008 Water Master Plan assumes that the City will grow 1.1 percent annually, with an estimated increase of 640 residential unit equivalents by 2028.. Given this growth rate, it was estimated that the City will require a MDD water supply of roughly 2.3 MGD by 2028. In 2019, the City's water treatment plant and water system provided approximately 1.92 MGD.

**Summary:** The City of Lakeport 2008 Master Water Plan includes several recommended improvements to the City's wells, treatment facility and distribution system. The City is actively pursuing the implementation of the recommended improvements, which will result in an adequate water supply to meet growth projections through 2028. Given that growth in the City has occurred at rates less than those used for the 2008 Water Master Plan, it is anticipated that the planned 2.3 MGD water supply will accommodate growth beyond 2028. The City has adequate supply and distribution capacity to meet the demand for potable water that would be generated by development consistent with the City's housing needs, including the 2018-2027 RHNA.

## 4. INVENTORY OF RESIDENTIAL SITES

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### STORM DRAINAGE

There is a long history of flooding in the Lakeport area. Those portions of the city adjacent Clear Lake and the areas adjoining the principal water tributaries to the lake have experienced frequent inundation. Precipitation in the Lakeport area averages 28 inches per year with 40 percent occurring between December and January and 95 percent between October and April.

Topography within Lakeport is relatively gentle, with slopes ranging from 0.5 to more than 15 percent. The watershed beyond the city limits becomes more rugged. Soils in the area consist of loams and clays and generally have low permeability. The hazard of erosion is moderate. Two groundwater basins are adjacent to Lakeport; Scotts Valley to the west and Big Valley to the south. High groundwater levels normally range from 5 to 40 feet below the surface. There are seven defined drainage areas which affect Lakeport. They are Hartley, Rumsey Bay, Tenth Street, Forbes Creek, Sixth and Third Streets, Pier 1900, and Todd Road. All storm drainage from Lakeport presently discharges to Clear Lake. A large portion of the watersheds are outside the city limits, with 68 percent of the land area presently under County jurisdiction. Due to the large portion of the watershed area under County jurisdiction, City-County cooperation is essential for the success of a flood control program in Lakeport.

**Drainage Facilities.** Existing drainage facilities vary in size from 15-inch corrugated metal pipe culverts to a 13-foot by 7-foot box culvert on Forbes Creek. Much of the drainage is still carried in natural stream beds and open channels. Portions of the existing drainage system are in good condition and incorporation of these facilities into the long range master plan can reduce the cost of new facilities required. In some cases where the existing system cannot be incorporated, it may be used to collect and convey local runoff to the new facilities. Roadway culvert crossings are generally inadequate and will require replacement as the area continues to develop.

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. New development must mitigate any net increase in stormwater runoff through providing on-site drainage retention/detention features, such as drainage swales, ponds, etc.

**Flood Zone.** There are 347 acres of land within the City limits that lie within a 100-year flood zone. This land is primarily located along the shores of Clear Lake and the streams that flow into the lake. There is no land within the City limits designated within the 500-year flood zone. See Figure 4-1.

**Storm Water Management Plan.** In 2003, the City of Lakeport, in conjunction with the County of Lake and the City of Clearlake, adopted the Lake County Storm Water Management Plan (SWMP). Required by the Federal Clean Water Act, under the National Pollution Discharge Elimination System (NPDES Permit Program), the County's three jurisdictions are required to maintain, implement, and enforce an effective SWMP. The SWMP is designed to reduce the discharge of pollutants into Clear Lake and to enhance the water quality.

As a part of this process, in 2006, the City Council adopted a new SWMP ordinance that will, among other things, prohibit non-storm water discharge into the City's storm drainage system. In addition, as part of its public education program, the City has stenciled storm drain inlets with the

message “No Dumping. Flows to Clear Lake” and has also installed visible “buttons” to replace worn stenciling.

**Planned improvements.** The City continues to make improvements to increase the capacity of existing drainage facilities to relieve flooding within presently developed areas. These improvements include efforts to mitigate conditions which result from 100-year storm events. Planned improvements include: 1) replacement and/or upsizing of existing roadway culvert crossings that are currently inadequate; 2) installation of larger culverts, new culverts, channels, and inlets to mitigate flash flooding that occurs adjacent to drainage courses; and 3) installation of frontage improvements such as curbs.

## SEWER

The City of Lakeport Municipal Sewer District (CLMSD) owns and operates the City of Lakeport wastewater treatment plant (WWTP), which consists of a headworks facility with bar screens, two aerated treatment ponds, a chlorination facility, and an effluent storage reservoir. Effluent is disinfected and then discharged to the reservoir, and then is land applied to approximately 340 acres southwest of the existing city limits. The plant’s Average Dry Weather Flow (ADWF) design capacity is 0.51 million gallons per day (mgd), and its peak wet weather design flow (PWWF) is 3.0 mgd (Pace, 2008). Current ADWF have averaged 0.38 mgd in recent years and PWWF have averaged 2.8 MGD (Sewer System Master Plan, 2018).

The CLMSD serves land within the City limits, within two county assessment districts, an area south of the City, and an area north of the City. The District’s sewage collection system runs generally along the eastern edge of the City near Clear Lake. The City is currently served by two wastewater treatment plants.

The CLMSD was created primarily to facilitate funding of infrastructure and services. Budgeting for the District is conducted concurrently with the City’s budget process by city staff.

**Wastewater Collection System:** The existing Lakeport wastewater collection system consists of about 135,400 feet of collector sewer mains and 13,500 feet of interceptor sewers. Based on current estimated peak wet weather conditions, it appears that the majority of the existing collection system has, in general, adequate capacity. Since adoption of the 5<sup>th</sup> Cycle Housing Element, the City has replaced over 1,900 feet of aged sewer mains (Clear Lake Avenue, North Main Street, and First Street) and has addressed inflow and infiltration issues in several locations to ensure the system operates adequately.

**Sewer Lift Stations:** There are presently nine public operated sewage lift stations in the City: Martin Street, Clearlake Avenue (replaced in 2016), Lakeshore Boulevard, Rose Street, C Street, Lakeport Boulevard, Lake County Lift Station No. 12, Lerrecou Lane, and Linda Lane Lift Stations. The Lake County Lift Station No. 12 is operated by the Lake County Sanitary District, but it discharges into the Lakeport collection system. The Lakeshore Boulevard Lift Station is the City’s newest lift station and it discharges sewage into the Lake County Sanitary District collection system for treatment at the county treatment facilities.

**Wastewater Treatment Plant:** Based on the treatment plant water balance that was calculated for the 2008 Master Sewer Plan, it appears that the current Lakeport Wastewater Treatment Plant has an existing ADWF capacity of approximately 0.51 MGD. The design PWWF capacity of the plant



## 4. INVENTORY OF RESIDENTIAL SITES

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is estimated at 3.0 MGD. The ADWF capacity is based on the treatment plant's ability to store and dispose of the annual effluent volume generated by Lakeport. Over the past 4 to 5 years, the summer ADWF has been estimated to be about 0.38 MGD. This is estimated to be about 75 percent of the current 100-year annual capacity of the effluent irrigation and storage facilities at the plant. Based on recent historical plant flows and the City's ongoing inflow and infiltration (I&I) reduction program, the estimated peak flow at the plant is roughly 2.8 MGD. Through the USDA Water/Sewer Projects, the City will repair and improve treatment ponds to address health and safety issues and to ensure adequate storage and treatment capacity.

***Future Sewage Flows:*** The number of residential unit equivalents (RUEs) within the Master Plan study area is projected to be approximately 2,600. Based on the City's General Plan and proposed developments submitted to the City's planning department, the 2008 Master Plan estimated that growth would occur at a 1.1 percent annual growth rate equating to approximately 630 RUEs added to the City's wastewater collection system from 2008 through 2028. Of these future RUEs, about 520 RUEs would be added to the City's main sewer area that is currently being served by the Lakeport treatment plant. This would result in an ADWF at the treatment plant of roughly 0.48 MGD at year 2028 (Pace, 2008; Sewer System Management Plan, 2018).

***Summary:*** The analysis in the Sewer System Management Plan (City of Lakeport, 2018) and the Master Sewer Plan (Pace, 2008) indicates that there is adequate sewer capacity to meet existing and projected growth within the City of Lakeport. Given that growth in the City has occurred at rates less than those used for the Master Sewer Plan, it is anticipated that the sewer capacity will accommodate growth beyond 2028. The Master Plan and Sewer System Management Plan, updated in 2018, identify various improvements to the sewer collection and treatment system that should be implemented over the next 20 years to ensure that adequate capacity continues to be available to the City. The City has been diligent in implementing improvements and seeking funding, such as the USDA Water and Sewer loan funds, to ensure that the sewer system is maintained and operated to serve existing and anticipated development. The City has adequate treatment and conveyance capacity to meet the demand for sewer treatment that would be generated by development consistent with the City's housing needs, including the 2018-2027 RHNA.

## ROADS

***Existing Network and Flow.*** The City of Lakeport's existing roadway network is defined and constrained by two barriers: Clear Lake on the east and State Highway 29 on the west. The majority of the city is laid out in a rectangular grid pattern which is interrupted by hilly terrain. In these hilly areas the street system becomes discontinuous and through traffic is difficult.

Many of the City's streets are narrow, not improved to current standards, and will require upgrading. In addition, further development of the street system between Lakeport Blvd. and Martin Street is hindered by large areas devoted to public facilities such as the City corporation yard and the Lake County Fairgrounds.

Although construction of the State Route 29 has reduced congestion downtown, it is now a barrier inhibiting east-west circulation through the Planning Area. Access across State Route 29 is only available at Eleventh Street, Lakeport Boulevard, Martin Street, and the South Main Street intersection with Highway 29. Additional capacity on existing roads will be required to

accommodate increased traffic crossing the freeway as the areas to the west of State Route 29 develop.

State Route 29 permits vehicles to bypass the downtown district and carries the largest amount of traffic through Lakeport. When the State Route 29 bypass was constructed in 1970, it carried between 2,000 and 4,000 vehicles per day, significantly reducing the amount of through traffic on Main Street and other city streets. Lakeport has grown considerably resulting in an increase in traffic volumes on Main Street. Traffic volumes will continue to increase commensurate with population growth in Lakeport and the County.

Traffic volumes continue to increase on principal arterials and many collectors, particularly in the downtown district. The central core, bounded by First, Third, Forbes and Park Streets, generates more vehicular traffic than anywhere else in Lakeport. The majority of north-south through traffic is carried on State Route 29 and on the Main Street, High Street, Lakeshore Boulevard corridor. East/west traffic volumes are highest on Lakeport Boulevard and Eleventh Street.

***Roadway Improvements.*** Congestion on the City's arterial and collector street systems, including the downtown district will become a problem. Actions are needed to improve existing traffic flow and mitigate the impacts of existing and future land development. Major improvements to the existing system are necessary, including road widening, additional crossings over/under the freeway, new roads, additional traffic controls, including signalization of intersections, and perhaps one-way couplet systems.

Funds will not be available to build all the roadway improvements required to offset or significantly improve future traffic congestion in Lakeport and its Sphere of Influence. The roadway improvements listed in the General Plan, however, represent the most important and cost effective improvements. These recommended improvements constitute the City's Long Range Roadway Improvement Program.

Lakeport has several characteristics which increase the difficulty of improving the roadway system such as: hilly terrain; a relatively large amount of undeveloped land located within City limits; and many substandard roads. The City, however, has developed a systematic approach to improving the City's roadway system. Additional capacity is needed to carry the increased amount of projected traffic. The recommended improvements to the roadway system are organized under policies and implementation programs for System-wide Improvements, Route Completion, and Road Maintenance and Improvement. Current and planned projects in the Capital Improvements Program to address roadway system needs include First Street paving, road striping, Second Street sidewalk reconstruction, Hartley Street Safe Routes to School improvements, South Main Street rehabilitation program, and various road reconstructions and surface treatments.

### ***Incomplete Streets and Utilities***

There are several areas of Lakeport with incomplete street systems. Developing residential lots within these areas calls for the developer to construct right-of-way improvements, including half-street paving, curbs, gutters and sidewalks. Several of these lots also have topographic concerns, making the development process even more costly. The lack of sewer, water, and storm drainage utilities acts as an additional constraint to the development of housing. Areas with these constraints are primarily single family residential areas along the City's western boundary and do not include the City's R-2 and R-3 sites which are generally located adjacent to existing streets.

## 4. INVENTORY OF RESIDENTIAL SITES

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### ENVIRONMENTAL CONSTRAINTS

#### *Biological Resources*

The City of Lakeport is located within the ecoregion known as the Northern California Interior Coast Ranges. Northern California Interior Coast Ranges vegetation is predominately characterized by the Blue Oak series, Chamise series, Purple needle grass series, and Foothill pine series (General Plan EIR, 2008). The vegetation within these plant communities vary greatly and are generally influenced by several ecological factors, including the amount of water available, soil depth and chemistry, slope and aspect (angle of the terrain with regard to direct sunlight), and climate.

The following habitat types are found within the City of Lakeport: shoreline, riparian, oak woodlands, chaparral, agricultural lands, and urban areas. There are several special-status plant and animal species know to occur in the vicinity of the City, however, the City is not located within an identified migratory corridor.

There are numerous policies and measures included in the 2008 Lakeport General Plan Draft EIR, which were incorporated into the City's 2009 General Plan update, that serve to protect and preserve important natural and biological resources (Conservation Element Policies C 1.1 through C 1.3 and related programs). The above referenced policies include requirements such as clustering residential development at higher densities to protect areas of open space, requiring setbacks from the Clear Lake shoreline and other surface water resources, and limiting the amount of ground disturbance during construction activities. As stated previously in this section, the City of Lakeport has adequate amounts of vacant and/or underutilized residential lands to meet their projected housing needs through 2019, without changing the land use designation on any City parcels. The General Plan EIR included an analysis that assumed full buildout of parcels within the City limits, and concluded that impacts to biological resources would not be significant after appropriate mitigation was applied. The natural and biological resources present in Lakeport would not pose an impediment to the development of new housing units to meet the City's RHNA.

#### *Soils*

The City of Lakeport lies on a shelf forming the western shore of Clear Lake. The surrounding area is mountainous, with valleys running southeast to northwest. Slopes range from 0.5 percent near the lake to 100 percent in the upper Forbes Creek watershed, but few areas have slopes over 40 percent, and most slopes are less than 15 percent. Elevation ranges from 1,326 feet above sea level at the lake to about 1,450 feet along Highway 29; peaks to the west of the City rise to over 1,900 feet.

Lakeport's bedrock consists of the marine Franciscan complex, typical of the Coast Range, overlaid with alluvium, lake and terrace deposits typical of the Clear Lake basin. The Franciscan complex dates roughly from the late Jurassic period, over 135 million years ago, while the alluvium, lake and terrace deposits are much younger, dating probably from the late Quaternary period, within the last million years. The Franciscan rock is fairly hard and stable, while that of the other deposits is softer and poorly consolidated. The geologic structure of the area is more complex than this simple, generalized "layer-cake" description would suggest; geologic activity, such as erosion, uplifting and faulting, has not only created the layers but altered their form and relative positions. Consequently, the deposits vary in depth, thickness, and position from spot to



spot. For instance, in many steeper parts of Lakeport the Franciscan formation protrudes through overlying layers.

Manzanita and Wappo loams are the predominant soil types in the Lakeport area; other soils, such as Cole Variant clay, and Bressa-Millsholm loams, are also present. Although these soils have no significant limitations, they do in general have low permeability, moderate susceptibility to erosion and high shrink-swell potential. In addition to naturally occurring soils, there are areas of downtown Lakeport where imported materials have been used as fill, particularly in lakefront areas. These materials tend to be poorly consolidated and subject to subsidence.

Asbestos is a term used for several types of naturally-occurring fibrous minerals found in many parts of California. The most common type of asbestos is chrysotile, but other types are also found in California. Asbestos is commonly found in ultramafic rock, including serpentine, and near fault zones. The amount of asbestos that is typically present in these rocks range from less than 1% up to about 25%, and sometimes more. Asbestos is released from ultramafic and serpentine rock when it is broken or crushed. This can happen when cars drive over unpaved roads or driveways which are surfaced with these rocks, when land is graded for building purposes, or at quarrying operations. It is also released naturally through weathering and erosion. Once released from the rock, asbestos can become airborne and may stay in the air for long periods of time. All types of asbestos are hazardous and may cause lung disease and cancer. Health risks to people are dependent upon their exposure to asbestos. The longer a person is exposed to asbestos and the greater the intensity of the exposure, the greater the chances for a health problem. Asbestos-related disease, such as lung cancer, may not occur for decades after breathing asbestos fibers.

According to the Lake County Air Quality Management District, there are areas within the City of Lakeport where serpentine soils, which contain naturally occurring asbestos, are present. These areas are generally located in the southern portion of the City, east of State Route 29 and south of Martin Street (LCAQMD). The City's General Plan includes policies and measures that would reduce the risk of exposure to naturally occurring asbestos. Policy C 3.3 states that "The City shall protect public health from naturally occurring asbestos by requiring mitigation measures to control dust and emissions during construction, grading, quarrying or surface mining operations. Program C 3.3-a states that, "The City should adopt an ordinance that regulates construction activities in areas that may contain serpentine soils." These General Plan measures would ensure that risks associated with asbestos found naturally in serpentine soils in areas of the City would be mitigated to less than significant levels.

Future development within the city will be guided by the policies contained in the updated General Plan and other local regulations. The City's Erosion Control Ordinance requires developers to manage soil erosion on project sites using various standard measures. Policy S 1.3 of the General Plan Update minimizes risks from slope instability by requiring developers to implement measures that protect slopes, by designating properties with severe sliding and soils conditions for low intensity uses, and by evaluating slopes over 20 percent and/or unstable land for safety hazards. Additionally, General Plan Policy C 8.3 further reduces soil erosion potential by requiring grading permits for all new construction, where applicable.

The type and condition of soils in the City do not pose a significant impediment to the development of housing in the City.

## 4. INVENTORY OF RESIDENTIAL SITES

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### ***Geologic Hazards***

As is true in many areas of California, Lakeport is located in a highly active earthquake area and the potential exists for a significant seismic event in the future. Immediately east of the city, between the city and Clear Lake, there is a potentially active rupture zone. Potentially active rupture zones are faults which have been active in the past 2,000 years. Little is known about the shoreline fault rupture zone; however, it represents a potential significant hazard and must be taken into consideration when development occurs in the vicinity.

To the west of the city lie the San Andreas Fault and the Healdsburg Fault, 30 and 15 miles away, respectively. Both of these faults have been responsible for moderate to major seismic events in the past. The maximum earthquake magnitudes observed to date are 8.5 for the San Andreas Fault and 6.75 (Richter Scale) for the Healdsburg fault.

Within the past 200 years, no major damaging earthquakes have occurred along faults in Lake County; however, numerous minor faults exist within the County, designated potentially active, which could cause ground rupture, failure and shaking. Precise locations of these faults are not well established. But from information available, it appears that the greatest number of faults occur in the southwestern portion of the county near Mt. Konocti. The southeastern portion of the county also appears to have considerable faults, particularly from Grizzly Peak eastward and running from Knoxville to the southern county line.

All new construction in Lakeport is required to comply with the most current version of the California Building Standards Code, including the California Building Code, which include requirements for construction that reduce the risk of catastrophic building failure during a seismic event.

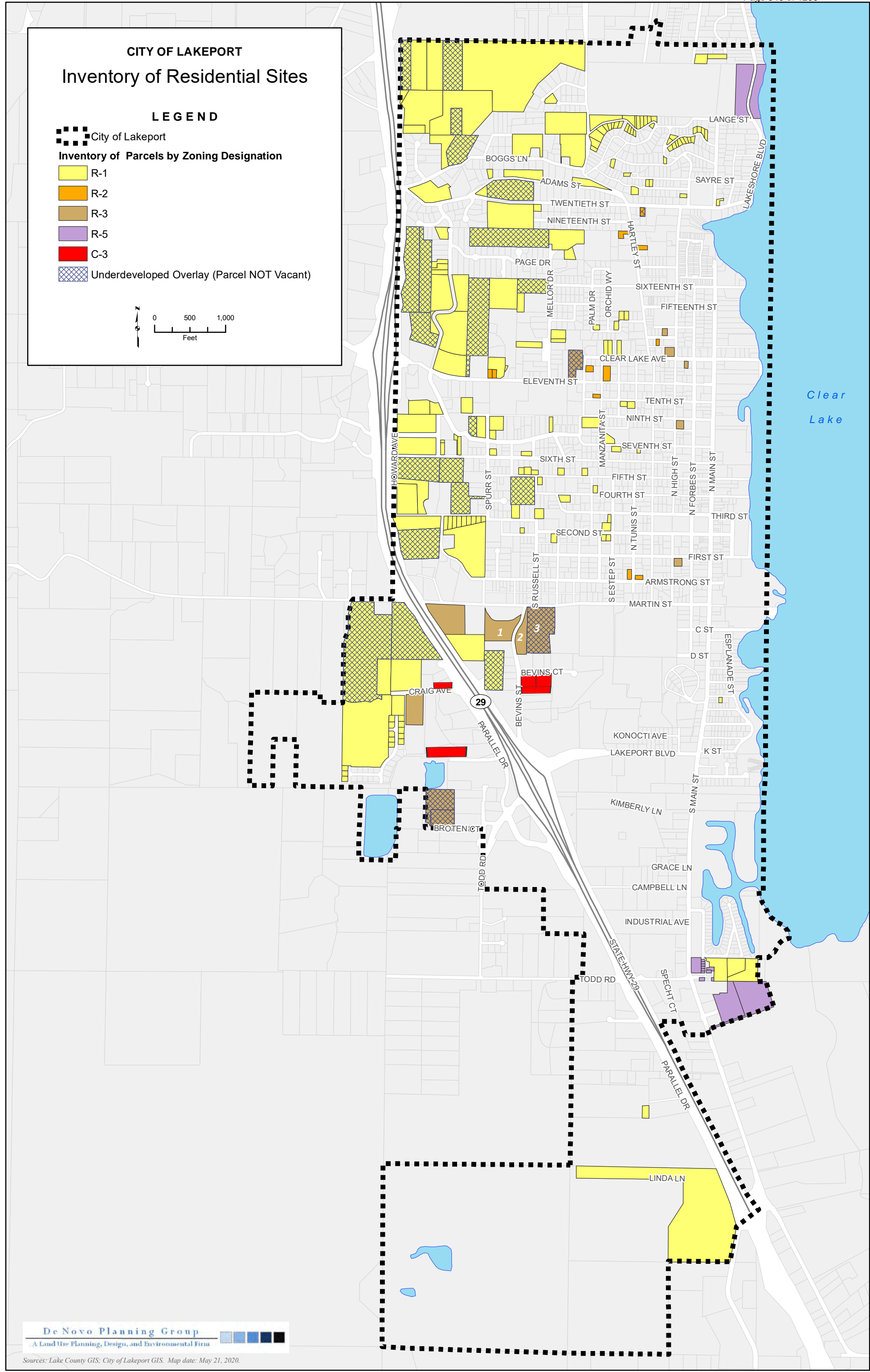
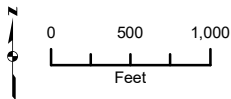
### ***Fire Hazards***

The south and southwest areas of Lakeport have lands rated high and very high fire hazard severity zones. To the west, a significant amount of lands beyond the City is rated in the very high fire hazard severity zone. While none of the sites included in the very low and low residential inventory (Sites 1, 2, and 3) are rated as high or very high fire hazard areas, the proximity of all lands within the City to areas that have high and very high fire hazard potential requires the City to ensure that lands are developed consistent with State and local requirements to address fire hazards, including providing an appropriate wildland/urban interface through ensuring that lands are maintained to reduce fire fuel sources and that building materials meet the requirements of the California Building Standards Code. All new construction in Lakeport is required to comply with the California Building Code, part of the California Building Standards Code, which establishes requirements for ignition-resistant construction for roofing, walls, decks, windows and other building elements for homes in the wildland-urban interface based upon a site's fire hazard severity zone classification.

CITY OF LAKEPORT  
Inventory of Residential Sites

LEGEND

- City of Lakeport
- Inventory of Parcels by Zoning Designation
- R-1
  - R-2
  - R-3
  - R-5
  - C-3
  - Underdeveloped Overlay (Parcel NOT Vacant)





## CHAPTER FIVE – CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

Development projects face a variety of constraints that can be classified as governmental and non-governmental, although there is a strong interrelationship between these factors. Development constraints, by their definition, act to limit the number of units that are built. Governmental constraints can include land use and zoning controls, building codes, fees, permit processes, and political forces. Non-governmental constraints can include land cost and availability, financing costs and availability, construction costs, environmental constraints and social forces/consumer demands.

Chapter 4 presented a discussion about infrastructure availability, capital improvement needs, and potential environmental constraints related to natural and biological resources, soils, and geologic hazards. It was clearly stated in that discussion that the existing and planned infrastructure and environmental constraints would not be a significant constraint to meeting the City's growth projections. Therefore, infrastructure and environmental constraints are not discussed in the context of Chapter 5 Constraints to Housing. Specific governmental and non-governmental constraints are discussed in more detail in the following paragraphs.

### ***Governmental Constraints***

Governmental constraints are potential and actual policies, standards, requirements, fees, or actions imposed by the various levels of government on development. These governmental constraints are intended to ensure public safety and welfare with respect to housing construction and land use issues.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The California Environmental Quality Act (CEQA) was developed to protect the quality of the environment and the health and safety of persons from environmental effects. Discretionary projects are required to be reviewed consistent with the requirements of CEQA to determine if there is potential for the project to cause a significant adverse effect on the environment. Depending on the type of project and its potential effects, technical traffic, noise, air quality, biological resources, and geotechnical reports may be needed. If potential adverse effects can be mitigated, a mitigated negative declaration is required. If potentially adverse effects cannot be mitigated, an environmental impact report is required. These documents have mandated content requirements and public review times. Preparation of CEQA documents can be costly and, despite maximum time limits set forth in the Public Resources Code, can extend the processing time of a project by a year or longer.

Projects that are a permitted use or identified by State law as only being subject to by-right or ministerial requirements are not subject to the CEQA process. In addition, in certain cases, particularly for affordable housing, residential infill, and agricultural housing projects consistent with the General Plan and zoning that meet specific criteria, the CEQA review process can be significantly reduced. The CEQA Guidelines provide for exemptions for eligible agricultural housing, affordable housing, and residential infill projects through CEQA Guidelines Sections 15192 through 15195, streamlined review for infill projects through CEQA Guidelines 15183.3, and focused environmental review for projects consistent with the General Plan and zoning through CEQA Guidelines Section 15183.

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

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### PREVAILING WAGE LAWS

Public works projects and affordable housing financed through the use of public funds are required to pay prevailing wages, which create a significant cost impact on the construction or rehabilitation of affordable housing units for low or moderate-income persons and the infrastructure to support such housing. Prevailing wages are typically higher than market wages and increases the cost of providing housing. The rehabilitation of certain qualifying affordable housing units for low or moderate-income persons is exempted from this requirement. In 2002, SB 972 provided for exemptions from prevailing wage requirements for the construction or rehabilitation of privately-owned residential projects. In 2017, SB 35 provided for streamlining of housing approvals for eligible multifamily projects but limited streamlining provisions to projects that pay prevailing wages regardless of whether the project was a public work (which is typically the threshold for applying prevailing wage requirements).

### LAND USE CONTROLS

Land use controls are minimum standards included within the General Plan, and implemented through the City Zoning and Subdivision Ordinances. General Plan land use designations are a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for each type of development. Zoning regulations are designed to implement the intentions of the General Plan land use designations. They also control such features as height and bulk of buildings, lot area, yard setbacks, population density, the building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, then development costs could increase and housing production may decrease.

#### *General Plan*

**Land Use Element.** The Lakeport General Plan Land Use Element provides a range of residential building types and densities in various areas of Lakeport. Densities range from 7.3 units per acre in the Residential use to 29 units per acre in High Density Residential use. Below is a brief description of each general plan residential land use district.

*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 multifamily 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.

*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.

**Building Intensity.** The maximum building intensity and population density [for residential districts] that would be permitted by each Land Use Designation are summarized in Table 5-1. 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.

Table 5-1: 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
High Density Residential	67 persons per acre	29 units/acre (R-3)
Resort Residential	46 to 67 persons per acre	19.4 (R-5) to 29 units/acre

**Policy Constraints.** In accordance with the Government Code and various environmental laws, the General Plan sets forth policies related to Conservation, Open Space, Parks, and Recreation, and Safety. An overview of these policies is provided below. These policies seek to protect and preserve important values of the community, but tend to conflict with the ability to develop certain land for housing. Such conflicts can be considered a constraint. Some of the General Plan policies that could serve as a constraint to housing development are presented below.

*Conservation Element.* Policy C 1.1 and C 1.2 aim to preserve biological resources such as plant and animal species, special habitat areas, heritage trees, and soil disturbance. Policy C 3.1 and C 3.2 require the City to maintain high air quality standards and to ensure that sensitive receptors are protected from impacts. Policy C 7.1 discourages the annexation of productive prime agricultural lands for urban uses. Policy C 8.1 requires the preservation of streams and creeks in their natural state to the maximum extent feasible.

*Open Spaces, Parks, and Recreation Element.* Policy OS 2.1 seeks to preserve and restore open space areas to their natural state wherever possible and limit uses to those with a minimal environmental impact. Policy OS 2.2 is designed to ensure that adequate open space is provided to permit effective wildlife corridors for animal movement. Policy OS 2.3 protects open space in a manner that ensures protection of sensitive habitat areas. Policy OS 2.10 aims to protect and preserve valuable scenic view sheds and view corridors. Policy OS 2.11 preserves and expands links between open spaces and creek corridors.

*Safety Element.* Policy S 1.8 seeks to minimize the risk of personal injury and property damage due to flooding by preventing any development within the 100-year flood plain.

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

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### **Zoning Ordinance**

The Zoning Ordinance (amendments through 2019) contains five residential zoning designations that serve to implement the general plan land use designations. These include the R-1 Low Density Residential District, R-2 Medium Density Residential District, R-3 High Density Residential District, R-5 Resort/Residential, and UR Urban Reserve.

*Low Density Residential R-1 District.* The permitted uses in this district include: one single-family dwelling or modular home, residential accessory buildings, small family non-residential day care licensed for eight or fewer persons, duplexes, and one secondary unit. A use permit is required for: bed and breakfast inns, rooming and boarding houses, short-term rental of a residence to transient guests, large family non-residential day care centers, and community care facilities. Community care facilities include small and large group homes.

*Medium Density Residential R-2 District.* The permitted uses in this district include: one single-family dwelling or manufactured home, two single-family dwellings subject to General Plan density standards, one secondary unit, duplexes, triplexes, fourplexes, and condominiums in accordance with the development standards, residential accessory buildings, and small family non-residential day care licensed for eight or fewer persons. A use permit is required for: nursing and convalescent homes, mobile homes parks, building heights in excess of 35 feet, and those uses permitted in the R-1 District subject to a use permit.

*High Density Residential R-3 District.* The permitted uses in this district include: duplexes, triplexes, fourplexes, apartment buildings, multi-family dwelling groups, and condominiums, residential accessory uses and accessory structures, and small family non-residential day care licensed for eight or fewer persons. A use permit is required for: mobile home parks, small-scale offices serving the multi-family residential complex, one- single-family dwelling or manufactured home if it is to replace a previously existing dwelling, those uses permitted in the R-2 District subject to a use permit, bed and breakfast inns with food service and catering, and community care facilities. The Zoning Ordinance was amended in 2014 to allow multi-family development to include an on-site office for the management of the complex without a use permit in order to accommodate apartments with on-site management.

*Resort/Residential R-5 District.* The permitted uses in this district include: Duplexes, triplexes, fourplexes, apartments, and condominiums, resorts, hotels, and motels. A use permit is required for: restaurants, food and beverage sales, retail sales of lake-oriented and recreational merchandise, rental of lake-oriented recreational equipment, mobile home park, RV park, and campground, marinas, boat storage facility and repair activity, and those uses permitted in the R-2 and R-3 zones with a use permit, bed and breakfast inns with food service and catering, and community care facilities.

*Urban Reserve (UR) District.* The purpose of this district is to provide for large lot residential development in areas where urban infrastructure such as public water, sewer, and City-maintained roads are not yet available but will ultimately be provided. The UR designates areas outside of the City limits and within the SOI. The permitted uses in this district include: One single-family dwelling, Agricultural and residential accessory uses and accessory structures including barns and private stables, and small family day care homes licensed for eight or fewer persons.



*Light Retail (C-1) District.* The purpose of this district is to establish areas for small neighborhood-oriented retail establishments on individual sites or small neighborhood shopping centers. Residential uses are allowed in conjunction with certain primary uses and large residential care homes are allowed with a use permit.

*Service Commercial (C-3) District.* The purpose of this district is to provide areas suitable for heavy commercial, light manufacturing, and fabrication uses which do not specialize in pedestrian traffic. Emergency shelters are permitted in this district.

*Professional Office (PO) District.* The purpose of this district is to establish areas for professional office uses. The PO district also provides for multifamily and large residential care homes subject to the issuance of a use permit.

*Planned Development.* The Zoning Ordinance also has a Planned Development Combining District (PD) overlay zone that allows greater design flexibility and planning when compared to the more strict application of conventional single-family land use and development criteria. Permitted uses in the PD district include all uses that are permitted in the base residential zone district, and they must conform to the area, height, density, lot width and yard regulations required by the underlying Zoning District.

The PD zone enables clustering of units (i.e. developing less land while allowing the same number of housing units that would be permitted under conventional subdivision ordinances), mixing of uses and building types (i.e. multiple housing mixed with commercial and professional uses for example), as well as establishment of special development standards and criteria, which respond to the particular features of a site. This flexibility allows for more efficient infrastructure cost per unit for development projects. It is estimated that the cost savings can be as high as 25 percent per unit when the PD zone is applied to certain parcels. The clustering approach, coupled with density bonuses, enhances Lakeport's role as an affordable housing resource, and is beneficial in meeting the housing needs of special groups (seniors, disabled, etc.).

**Permitted Uses and Residential Development Standards.** Table 5-2 summarizes the permitted residential uses within each residential district, as well as the C-1, C-3, and PO districts. Community care facilities are also permitted with a use permit in the Light Retail (C-1), Major Retail (C-2), and Service Commercial (C-3) Districts. Medium density (subject to R-3 standards) and mixed-use developments are allowed in the Central Business (CB) District with a use permit. Table 5-3 summarizes the development standards applicable to each residential district and select non-residential districts.

Table 5-2: Residential Permitted Uses

Zone	Single Family Unit	Duplex	Tri & Four-Plex/Condos	Multifamily Apts/Condos	Mobility Home Parks	Residential Care Home (Small)	Residential Care Home (Large)	Rooming and Boarding Houses	Emergency Housing or Shelter	Accessory Dwelling Unit
R-1	X	X <sup>1</sup>				X <sup>2</sup>	UP	UP	UP	X <sup>3</sup>
R-2	X <sup>4</sup>	X	X		UP	X <sup>2</sup>	UP	UP	UP	X <sup>3</sup>
R-3	R	X	X	X	UP	R <sup>2</sup>	ZP	UP	UP	

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

Zone	Single Family Unit	Duplex	Tri & Four-Plex/Condos	Multi-family Apts/Condos	Mobile Home Parks	Residential Care Home (Small)	Residential Care Home (Large)	Rooming and Boarding Houses	Emergency Housing or Shelter	Accessory Dwelling Unit
R-5	R	X	X	X	UP	R <sup>2</sup>	UP	UP	UP	
UR	X					X <sup>2</sup>				X <sup>3</sup>
C-1	X <sup>6</sup>			X <sup>6</sup> /UP		X <sup>2</sup>	UP			
C-3									X <sup>5</sup>	
PO	R			UP			UP			

X = Permitted by Right, ZP = Permitted with a Zoning Permit; UP = Permitted with Use Permit; R = Permitted as Replacement Dwelling subject to Use Permit

<sup>1</sup>Minimum lot size of 12,000 square feet

<sup>2</sup>Small residential care homes are subject to the same permitting requirements and standards as a residential unit of the same type. A single family residential care home is permitted in the same manner as a single family residence.

<sup>3</sup>Permitted on 7,500 sf parcel subject to standards in Chapter 17.28

<sup>4</sup>Two single family units permitted per lot

<sup>5</sup>Emergency shelters that do not meet the location and performance standards established at Section 17.28.010(EE) are subject to a Use Permit

<sup>6</sup>Mixed-use residential permitted in conjunction with a commercial and/or office use Section 17.09.030.H,I, 17.08.050.I..

Table 5-3: Development Standards by Residential Zoning District

Zoning District	Allowed Density (du/ac)	Min. Lot Size (sf)	Min. Site Width (ft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Max. Height (ft)	Max. lot Coverage (%)
R-1	7.3	6,000	60	15	5	10	35	40% <sup>3</sup>
R-2	19.3	6,000	60	15	5/10 <sup>2</sup>	10/15 <sup>2</sup>	35	40%
R-3	29.0 <sup>1</sup>	6,000	60	15	5/10 <sup>2</sup>	10/15 <sup>2</sup>	35	1-story: 60% 2-story: 55% 3-story: 50%
R-5	19.4	6,000	60	15	10	15	25	1-story: 60% 2-story: 55% 3-story: 50%
UR	0.2	5 acres	150	20	5	20	35	Not specified
C-1	None	6,000	60: interior 65: corner	10	10	0/10 <sup>4</sup>	35	1 story: 60% 2 story: 50% Floor Area Ratio: 0.35
C-3	NA	12,000	100	15	10	0/10 <sup>4</sup>	35	Floor Area Ratio: 0.45
PO	29.0	6,000	80	15	10	5/10 <sup>5</sup>	35 <sup>6</sup>	

<sup>1</sup>Senior housing is allowed at densities up to 45 du/ac

<sup>2</sup>The lower end of the setback range applies to single family and duplex uses; the upper range applies to triplex, fourplex, and condominium uses

<sup>3</sup>Lot coverage up to 60% is allowed on substandard lots

<sup>4</sup>10 feet adjacent to residential lot

<sup>5</sup>10 for two stories, additional stories may require increased setback

<sup>6</sup>Additional height subject to use permit

Source: City of Lakeport Zoning Ordinance, 2019

### ***Subdivision Ordinance***

The Subdivision Ordinance governs the process of converting raw land into building sites. It allows the City to control the internal design of each new subdivision so that its pattern of streets, lots, public utilities, etc. will be safe, pleasant and economical to maintain. Overly restrictive standards will result in greater land development costs and/or lack of development interest.

The Subdivision Ordinance requires on- and off-site improvements that are similar to the requirements of other communities in Lake County and does not create any undue obstacles or constraints in the provision of any housing type. Rather, the required improvements ensure the provision of adequate utilities, efficient access for public safety services, and the ability to maintain quality, livable neighborhoods and communities.

Approximately 346 acres of land in the City of Lakeport is located within Special Flood Hazard Area “A” according to the City of Lakeport’s Geographic Information System. Most of this land is on the eastern side of town adjacent to Clear Lake. Property located in Flood Zone “A” is subject to a one percent or greater chance of flooding (100-year flood) in any given year. Construction occurring within flood zones must be done in accordance with Chapter 15.16 of the Municipal Code which states that no structure shall be constructed, located, extended, converted, or altered without full compliance with the Floodplain Management regulations.

### ***Site Improvements***

Site improvements are regulated by the Subdivision and Zoning Ordinances through conditions and standards imposed within the City’s Site Plan Review process. Site improvements include such things as required off-street parking, landscaping, walls, storm drainage, sewer and water systems, etc. The frontage of each lot must be improved to provide street (if not served by a standard street), curb, gutter, and sidewalk. Local streets require 40 to 50 feet of right-of-way, including 30-34 feet of improved street, 4 feet of sidewalk (both sides), and 4 feet of planting strips (both sides). Arterial streets require 60 to 66 feet of right-of-way, including 30-34 feet of improved street, 4 feet of sidewalk (both sides), and 4 feet of planting strips (both sides). To reduce housing costs, the City attempts to require only those improvements that are deemed necessary to maintain public health, safety, and welfare. Right-of-way street improvements and other required improvements may be deferred for subdivisions of four or less parcels.

### ***Parking***

Parking requirements are identified in Table 5-4. The Zoning Ordinance provides for flexibility in parking requirements, including reductions in parking requirements and joint-use of parking facilities. Section 17.23.030 allows parking to be reduced by the Planning Commission, City Council, or other review authority when the following findings are made:

1. The characteristics of a particular use do not necessitate the number of parking spaces, parking lot design, or improvements required by this section; and

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

2. The reduced parking standards will be adequate to accommodate all parking needs generated by the use and will not be a detriment to the public health, safety, and welfare.

Section 17.23.060(D) allows off-site and joint use parking under certain conditions. Off-site parking may be provided within a 300 foot radius of the project after approval by the Planning Commission or City Council. If said parking is located on land not owned by the project developer, a cross access agreement or other contractual arrangement must be provided. Said parking must be available without charge. Joint use of parking facilities may be allowed by the appropriate review authority when there is no conflict of use and when there is sufficient parking for all uses. Joint use of parking facilities will only be considered upon the submittal of a cross access easement or other agreement allowing said parking.

Affordable housing projects may use the parking ratios established by Government Code Section 65915 (State Density Bonus law), which provide a reduction compared to the City's parking ratios, except that the City's parking requirements for a two- or three-bedroom single family unit are the same as those provided under GC Section 65915.

Table 5-4: Parking Standards – Residential Uses

Residential Use	Parking Requirement
Single-family dwelling or duplex on individual lots	1 covered and 1 covered or uncovered space per dwelling unit.
Triplex, fourplex, or multifamily dwelling	1 covered and 0.5 covered or uncovered space per dwelling unit. 0.5 additional uncovered space for each unit with three or more bedrooms; and, or multifamily dwellings, 1 recreational vehicle parking space per 10 dwelling units.
Mobilehome in a mobilehome park	1 covered space per dwelling unit; 1 recreational vehicle parking space per five dwelling units; and one visitor parking space for each two dwelling units.
Emergency shelters in the C-3 service commercial district	1 space for every 6 adult beds or 0.5 space per bedroom designated for family units with children. 1 space shall be provided for each manager/staff member. Bike rack parking required.
Accessory dwelling unit	1 covered off-street parking space.
Rooming or boarding house; dormitory	1 parking space for every rentable bedroom in addition to the parking required for the residence; for dormitories, 100 square feet of floor area shall be considered a bedroom.

Source: City of Lakeport Zoning Ordinance, 2019

### ***Analysis of Land Use and Development Standards related to Residential Development and Affordable Housing:***

Lakeport's residential development standards have not constrained housing development in the City nor are they an obstacle to the development of affordable units. The densities generally match the General Plan land use categories. The setback and height requirements relate well to the

densities permitted. Lot size requirements also are reasonable. Development of substandard lots is permitted by Section 17.28.010 V. of the Code.

As described in Chapter 4, the City has adequate sites to accommodate its housing needs, including more than adequate capacity to accommodate the City's very low and low income housing allocation with R-3 multi-family sites. Multi-family housing projects are permitted by right in the R-2, R-3, and R-5 districts. The General Plan requires development in the High Density Residential designation to have a minimum of 19.4 du/ac. This provision effectively prohibits the development of vacant multi-family sites with low density single family detached homes, resulting in the preservation of these sites for high density housing.

Lot coverage requirements apply in all residential zoning districts and increase relative to the allowed density in each district. These requirements allow 50 to 60 percent lot coverage for multi-family development, as shown in Table 5-3. Heights up to 35 feet, which accommodate three stories, are allowed in the R-2 and R-3 zoning districts. Multi-family front setbacks of 15 feet are the same as allowed for single family development, while side and rear setbacks only increase by five feet compared to single family development. The allowed setbacks, along with lot coverage allowances and maximum allowed heights, provide a developable envelope that will accommodate development at maximum allowed densities.

The City's multifamily parking requirements are less than or comparable to those of other local agencies, including Lake County (multifamily parking requirement of 2 spaces/du or 1 space per bedroom, 0.5 guest spaces/du, and one recreational vehicle space per five dwelling units) and Clearlake (parking requirement of 2 spaces/du plus 0.5 guest spaced/du, except one bedroom units which require 1.5 spaces/du plus 0.5 guest spaces/du). Lakeport's parking requirements are not considered a constraint to the development of housing nor are they considered a constraint to developing affordable housing.

While revisions to the City's zoning or development standards are needed to accommodate development of affordable housing and a variety of housing types, specific housing types do need to be addressed in the Zoning Ordinance (see discussion below).

## **ZONING FOR A VARIETY OF HOUSING TYPES**

The Lakeport Zoning Ordinance provides opportunities for a variety of housing types. The Zoning Ordinance does not discriminate against special needs persons and does not discriminate based on household/family type. The Zoning Ordinance defines "family" as one or more persons occupying a premise and living as a single housekeeping unit as distinguished from a group occupying a hotel, club, fraternity, or sorority house. The family shall be deemed to include necessary servants.

### ***Housing Accessibility for the Disabled***

The Lanterman Act sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. More specifically, a State-authorized, certified or licensed family care home, foster home, or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a-day basis is considered a residential use that is to be permitted in all residential zones. No local agency can impose stricter zoning or building and safety standards on these homes.

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

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An analysis of constraints on persons with disabilities was conducted for this Housing Element update.

*Community Care Facilities.* A Community Care Facility is a facility, place, or building which is maintained and operated to provide non-medical residential care, emergency shelters, adult day care, or home finding agency services for children, adults, or children and adults, including, but not limited to, the physically handicapped, mentally impaired, or incompetent persons. “Community care facility” shall include residential facility, residential care facility for the elderly, adult day care facility, home finding agency, and social rehabilitation facility, as defined in Section 1502 of the Health and Safety Code.

State law requires the consideration of small residential care facilities as residential uses that must only be subject to the same restrictions that apply to family dwellings. The Lakeport Zoning Ordinance allows residential care facilities serving six or fewer persons subject to the same requirements as a single family home. Large residential care homes serving 7 to 14 persons will be allowed as a permitted use in the R-3 zone and with a conditional use permit in the R-1, R-2, C-1, and C-2 zones. Community care facilities serving 15 or more persons will continue to be allowed with a conditional use permit in the R-1, R-2, R-3, C-1, C-2, and C-3 zones.

While Health and Safety Code 1267.9 provides for the prevention of overconcentration of certain community care facility/group home uses, State law does not provide for spacing requirements for all group home and community care facility uses. The Lakeport Zoning Ordinance was revised in 2014 to remove use permit and spacing requirements for residential care facilities that were inconsistent with State law. does not allow more than one community care facility permitted within a 300’ radius of another community care facility or day care center, unless approved by the Planning Commission.

The City provides for small residential care facilities consistent with State law and also provides for large residential care facilities and community care facilities in order to accommodate and encourage a variety of housing types and facilities to serve persons in need of care.

*Accessibility.* The City has adopted the California Building Standards Code. Chapter 11A sets forth housing accessibility requirements and will ensure that all or a portion of new developments are accessible to disabled persons. The accessibility requirements apply to apartments with three or more units, condominiums with four or more units, dwellings with three or more efficiency units (group homes), congregate residences, homeless shelters (if not already subject to access provisions of the State Architect), and publicly funded housing.

Improvements to ensure long-term accessibility to housing for the disabled are not specifically addressed in the Municipal Code. The City does not impose special permit procedures or requirements that could impede the retrofitting of homes for accessibility. The City’s requirements for building permits and inspections are the same as for other residential projects and are straightforward and not burdensome. The City’s currently expedites processing of requests that are necessary for reasonable accommodation and does not have any burdensome requirements. The Zoning Ordinance was amended in 2014 to establish a reasonable accommodation permit process for persons with a disability, including identification of approval procedures for accessibility improvements, such as the installation of ramps, walkways, grab bars, raised counters, and lighting, and identification of improvements that are exempt from building permit requirements.



*Housing Rehabilitation.* Retrofitting of units for accessibility is subject to the City's building permit requirements. The City's Housing Rehabilitation Program can be used to provide accessibility improvements for lower income households.

*Nondiscrimination.* The City requires nondiscrimination clauses where it enters into agreements to assist in the development of housing.

### **Secondary Units**

Secondary accessory residential units, or accessory dwelling units (ADUs), can provide housing family members, students, the elderly, in-home health care providers, the disabled, and others, at below market prices within existing neighborhoods, increase the rental housing stock, and provide homeowners with added income. The Zoning Ordinance includes provisions for the development of ADUs, allowing ADUs as a permitted use within R-1 and R-2 districts and allowing two or more residential units per lot in the R-3 and R-5 districts. Chapter 17.28.010.CC establishes performance standards for ADUs, including the following requirements:

- Only one ADU shall be permitted on any one parcel.
- The total floor area shall not be less than 300 s.f. and shall not exceed 60% of the square footage of the existing single family house.
- The unit shall not be constructed unless there is an existing single-family dwelling on the site.
- The unit shall be provided with one covered parking space, in addition to the covered parking required for the existing single-family dwelling unit.
- The minimum lot size shall be 7,500 s.f., except if a unit meets specified criteria including an agreement that the unit be affordable to low, very low, or extremely low income tenants for a minimum of five years.
- Sewer expansion fees shall be collected and water expansion fees shall be collected if a new water meter is installed or upsized.

Since adoption of the 2014 Housing Element, a series of bills have been passed that require ADUs to be permitted if specific standards are met. Government Code Section 65852.2 provides for ADUs to be created in all zones that allow single-family or multifamily residential uses and allowed on lots with an existing or proposed dwelling, without a limitation that the dwelling be a single family unit. Government Code Section 65852.2 also establishes requirements for local standards for ADUs including ensuring that minimum size standards do not prohibit an efficiency unit and that the maximum square footage is at least 850 s.f. or 1,000 s.f. for an ADU with more than one bedroom, ensuring that standards permit at least an 800 s.f. accessory dwelling unit at least 16 feet in height, removing parking standards for certain ADUs, providing specific allowances for ADUs within multifamily units and on lots with multifamily units, and limiting fees that may be collected. Program 2-4 in the Housing Plan requires the City's secondary dwelling requirements to be updated to accommodate ADUs consistent with the requirements of State law.

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

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### ***Manufactured Housing***

The City of Lakeport allows the installation of manufactured housing, mobile homes, and factory built housing provided the housing unit meets the state-allowed architectural standards. This provision is set forth in Chapter 17.29 of the City of Lakeport Zoning Ordinance. Allowing manufactured housing provides an affordable option for new residential development.

### ***Housing for the Homeless***

*Emergency Shelters.* Every locality must identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must include sufficient capacity to accommodate the need for emergency shelter as identified in the housing element, except that all local governments must identify a zone or zones to accommodate at least one year-round shelter. Adequate sites/zones can include existing facilities that can be converted to accommodate the need for emergency shelters.

State law requires the consideration of emergency shelters within residential districts that must only be subject to the same restrictions that apply to similar housing types in the same zone. The Lakeport Zoning Ordinance was updated to allow emergency shelters in the C-3 district, which was identified as appropriate for emergency shelter uses, due to the proximity to services and compatibility of uses allowed in the district. There are approximately eight acres of undeveloped C-3 land located on six sites throughout the City.

The Zoning Ordinance allows emergency shelters as a permitted use in the C-3 zone subject to the following standards:

- A maximum of twenty-four beds;
- Conformance to the development standards of the C-3 district;
- Management;
- Length of stay not to exceed 120 days in a 365-day period;
- Hours of operation, with clients admitted between 6 pm and 8 am during Pacific Daylight time and 5 pm and 8 am during Pacific Standard Time;
- Parking requirement of one space for every six adult beds, one-half space per bedroom designated for family units with children, one space for each staff member, and bike rack parking;
- Adequate exterior lighting for security purposes;
- Size and location of client intake and waiting area, including visual screening and rain/wind screening for exterior waiting areas;
- Security requirements, including secure areas for clients' personal property;
- Health and safety requirements addressing laundry facilities, toilets, and showers (which apply to all residential uses in the C-3 zone);



- Interior and/or exterior common space for clients to congregate shall be provided on the property at a ratio of not less than fifteen square feet per client, with a minimum overall area of one hundred square feet; and
- On-site management/shelter provider requirements, including submittal of an operational plan to ensure effective management.

Shelters may provide one or more of the following types of common facilities for the exclusive use of residents: central cooking and dining room(s) subject to compliance with county health department requirements, recreation room, counseling center, child-care facilities, and other support services intended to benefit homeless clients. Emergency shelters that are not consistent with the location, development, number of beds, and/or operational standards may be allowed with a use permit.

The City's emergency shelter provisions were adopted with the intent to comply with State housing law. The majority of the City's provisions are consistent with State law which allows a local government to apply written, objective standards addressing the maximum number of beds served nightly, off-street parking, size and location of waiting and client intake areas, on-site management, proximity to other shelters, length of stay, lighting, and security. The City updated the emergency shelter provisions in 2014 to remove certain standards that exceeded State law and the current provisions are consistent with the requirements of State law.

*Low Barrier Navigation Centers.* Low barrier navigation centers are a housing first, low barrier, temporary, service-enriched shelter that are identified and defined by State law. AB 2162 requires jurisdictions to further streamline approval of eligible low barrier navigation center applications in areas zoned for mixed use and multifamily uses, including nonresidential zones subject to specific criteria. The City's Zoning Ordinance does not address these recent requirements. Program 3-7 in the Housing Plan requires the Zoning Ordinance to be updated to address this requirement.

*Supportive Housing.* Supportive housing is permanent rental housing linked to a range of support services designed to enable residents to maintain stable housing and lead fuller lives. This housing benefits both households that are transitioning from homelessness and extremely low income households that are at-risk of homelessness. Typically, a portion of the housing is targeted to people who have risk factors such as homelessness, or health challenges such as mental illness or substance addiction. The types of support services that can be provided include medical and mental health care, vocational and employment services, substance abuse treatment, childcare, and independent living skills training.

State law requires the consideration of supportive housing as residential uses that must only be subject to the same restrictions that apply to similar housing types in the same zone. The Lakeport Zoning Ordinance was updated to define supportive housing consistent with the requirements of State law. AB 101 requires jurisdictions to further streamline approval of eligible supportive housing applications, including allowing supportive housing by right in all zones that allow residential and mixed use. Supportive housing within the City's Zoning Ordinance is allowed in all zones that allow residential uses and is subject to the same standards as residential units of the same type, meaning that a single family supportive housing unit is treated as a single family home

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

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and a multi-unit supportive housing facility is treated as a multi-family development. Program 3-7 in the Housing Plan requires the Zoning Ordinance to be updated to address this requirement.

*Transitional Housing.* Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Every locality must identify zones that will allow the development of transitional housing. Appropriate sites for transitional housing have the following characteristics:

- **Zoning:** Transitional housing should be subject to the same permitting processes as other housing in the zone without undue special regulatory requirements.
- **Location:** The zoning should include sites located within the boundaries of the jurisdiction and close to public services and facilities, including transportation.
- **Development Standards:** Parking requirements, fire regulations, and design standards should not impede the efficient use of the site as transitional housing.

State law requires the consideration of transitional housing as residential uses that must only be subject to the same restrictions that apply to similar housing types in the same zone. The Lakeport Zoning Ordinance was updated to define and accommodate transitional housing consistent with the requirements of State law, including the definition of transitional housing provided at Government Code Section 65582. Transitional housing is allowed in all zones that allow residential uses and is subject to the same standards as residential units of the same type, meaning that a single family transitional housing unit is treated as a single family home and a multi-unit transitional housing facility is treated as a multi-family development.

### ***Housing Opportunities for Extremely Low Income Households***

Extremely low income households can be housed in affordable housing developments with deep subsidies, such as Section 8 or Section 232. Other housing opportunities for extremely low income households include housing with shared facilities, such as living or dining areas, with private sleeping areas and are often referred to as single room occupancies (SROs), ADUs, and Section 8/Housing Choice Vouchers. SRO and secondary unit types of development allow rents to be much lower than those associated with typical apartment complexes. The City's apartment use allows for single rooms (self-contained dwelling units) to be provided within a building. While these units must provide cooking facilities, there is no minimum standard for cooking/kitchen facilities. The City also allows boarding houses, which are defined as a dwelling that serves three or more persons. Both the multifamily use and the boarding house use can accommodate efficiency units and developments such as SROs and is permitted in the R-3 and R-5 zones. As discussed in Chapter 4, there are vacant sites with these land use designations that will accommodate apartments with deep subsidies and SROs.

### ***Employee Housing***

Health and Safety Code Section 17021.5 requires employee housing for six or few employees to be permitted in the same manner as a single family residence and Section 17021.6 requires employee housing consisting of no more than 36 beds in a group quarters, 12 units or spaces designed for use by a single family or household, or eligible projects under Section 17021.8, to be deemed an agricultural use of land and limited to the same permit and zoning requirements of any other agricultural activity in the same zone. The Zoning Ordinance defines employee housing providing accommodation for six or fewer employees as a single family use subject only to those restrictions

that apply to other residential dwellings of the same type in the same zone and is consistent with State law. The Zoning Ordinance does not address employee housing as defined and accommodated under Health and Safety Code Sections 17021.6 and 17021.8. Program 3-7 would update the Zoning Ordinance to accommodate eligible employee housing consistent with Health and Safety Code Sections 17021.6 and 17021.8.

## **PERMIT APPROVAL PROCESS**

The governmental review process adds time to the development process, which causes a direct financial effect on development. The longer it takes for a development proposal to be approved, the higher the development costs become.

State law provides basic time requirements to try to minimize costly delays, while providing adequate time for the local government to properly evaluate a development proposal. The time requirements are embodied in the Subdivision Map Act, California Environmental Quality Act, and General Plan and Zoning law (Government Code).

Processing times for development review vary, based on the size of the project and the extent of environmental review required. The review period can range from 30 review days for a minor project and up to six months for a major project. The review time does not include the time necessary for planners, engineers, and architects to prepare the development proposal and environmental studies, which can add significant additional time to the process.

Table 5-5 summarizes typical timelines for development permits in the City, following a determination that the application is deemed complete. Certain review and approval procedures run concurrently. For example, a ministerial review for a single family home would be processed concurrently with the design review. Site plan review is part of the design review process and not conducted separately. The CEQA document for a subdivision tract map would be processed concurrently with the site plan, subdivision map, and any requested variances or exceptions. Such procedures save time, money, and effort for both the public and private sector and decrease processing time and expense for the developer.

**Table 5-5: Permit Types – Processing Time and Approval Authority**

Permit	Processing Time	Approval Authority
Single Family Unit – Building permit	20 – 30 days	Community Development Director
Design Review – Duplexes, and Renovations	30 days	Community Development Director
Design Review – Multi-family	60 days	Planning Commission
Use Permits	30 – 45 days	Planning Commission
Minor Exceptions	30 days	Community Development Director
Variances	30 to 45 days	Planning Commission
Parcel Map (Tentative)	60 to 120 days	Planning Commission and City Council

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

Permit	Processing Time	Approval Authority
Parcel Map (Final)	30 days	City Council/City Engineer
Subdivision Tract Map (Tentative)	45 to 60 days	Planning Commission and City Council
Subdivision Tract Map (Final)	30 days	City Council/City Engineer
Negative Declaration/Mitigated Negative Declaration	60 to 120 days	Same as primary permit requested
Environmental Impact Report	6 – 8 months	Same as primary permit requested

Source: City of Lakeport, 2020

The City works closely with developers to expedite approval procedures so as not to put any unnecessary timing constraints on development. For a typical project, an initial pre-consultation meeting with the community development department, public works, and the fire district is arranged to discuss the development proposal. Then a tentative parcel map application for a single family subdivision or design review application (site plan, elevations, and landscaping plan) for a multi-family project is filed. The application is first reviewed by the planning department and other departments, such as public works, for consistency with City ordinances and General Plan guidelines. The applicant is then approved by the appropriate approval authority.

Depending on the complexity of the project, a single-family project or multi-family development is typically approved in eight weeks from date of plan submission; if no variances, exceptions, zone changes, or parcel/subdivision maps or CEQA initial study are needed. Depending on the complexity of the request, a variance or zone change request would add two to four weeks to the processing time. After the project is approved, the building department performs plan checks and issues building permits. Throughout construction, the building department will perform building checks to monitor the progress of the project. This process does not seem to put an undue time constraint on most developments because of the close working relationship between City staff, developers, and the decision-making body. Table 5-6 outlines typical approval requirements for a single-family infill project, a 50-unit subdivision, and a 50-unit multifamily project.

Table 5-6: Typical Processing Procedures by Project Type

Project Type	Single Family Unit	Single Family Subdivision	Multifamily Development
<b>Processing Requirements</b>	Building Permit	Initial Study/Negative Declaration	Design Review
		Tentative Map	Initial Study/Negative Declaration or CEQA Exemption (if eligible)
		Final Map	
<b>Estimated Processing Time</b>	20 - 30 days	10 to 16 weeks	8 weeks; 10 – 16 weeks if an Initial Study is required

Source: City of Lakeport, 2020

**Use Permit.** A Use Permit is not required for single family or multi-family development, but is required for group homes, emergency shelters, and other uses as shown in Table 5-1. A Use Permit requires Planning Commission review. In order for a project to receive a use permit, the Planning Commission must make findings that:

- The proposed location and use is consistent with the objectives of the Zoning Ordinance and purposes of the district in which the site is located;
- The proposed location of the use and conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City; and
- The proposed use will comply with the provisions of this ordinance.

As described above, the conditions for a use permit require consistency with the Zoning Ordinance and General Plan, as well as findings that the use will not be detrimental to health, safety welfare, properties, or improvements.

**Design Review.** Concurrent with the project approval process, a developer must have their site plans reviewed prior to the issuance of a building permit. Architectural and Design Review is required for all new proposed commercial, industrial, multi-family residential, institutional, or similar buildings for the proposed exterior remodel of buildings that result in altered appearances, additions, extensions, or enlargements, and for all proposed residential to office/commercial conversion projects.

Administrative review and a decision on Design Review applications by the Community Development Director is completed for duplex and minor commercial projects without a requirement for a public hearing within 60 days of the application being deemed complete.

A decision on Design Review applications for multi-family projects, single family subdivisions, and other development projects by the Planning Commission is completed with a noticed public hearing within 60 days of the application being deemed complete.

The City's architectural and design review requirements are intended to facilitate high-quality development and are not onerous. The requirements include:

*Building Design:* Where large structures are proposed, massing should be broken up through setbacks and other design techniques. Buildings with excessive blank walls are discouraged; variation in color, trim, and building materials is encouraged in these situations. Roofs should be less visually dominant than walls.

*Building Details:* Mechanical equipment and other hardware should be screened from public view or located to not be visible from public view. Building components, windows, doors, eaves, and parapets, should be in proportion to one another. Buildings should have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways. Materials should be of durable quality.

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

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*Building Color:* In general, no more than three colors should be used on a building - the base color, the major trim, and the minor trim. The base color should be the natural color of the masonry or a primary paint color. The base color should relate harmoniously with the base colors on contiguous or close by buildings. When the base color of the building is a natural brick, the major trim color should be related to the brick color.

*Lighting:* Exterior lighting, when used, can enhance the building design and the adjoining landscaping. Lighting standards and building fixtures should be of a design and size compatible with the historic character of the area, building, and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting must not create glare or shine into street right-of-way.

Design review applications are reviewed for consistency with the City's design review criteria and the following findings must be made for approval of a design review application:

- The proposed project is consistent with the purposes of the Lakeport Zoning Ordinance,
- The project is in substantial compliance with the design criteria, and
- The project is consistent with the Lakeport General Plan.

The design review process does not regulate any specific uses, but requires all uses to comply with specific design standards. The design review process is similar to the site plan review process conducted by most jurisdictions. The City's design review requirements are objective (e.g., no more than three colors should be used on a building, blank walls should be broken up by variation in color and trim) and are clearly established in the Zoning Ordinance. The City's design review requirements are written to include many "shoulds" rather than "shalls" in order to allow applicants flexibility in achieving substantial compliance. As part of an effort to streamline permit processing, the City provides a design review handout that identifies the submittal requirements for a design review application and a description of design review criteria. In order to expedite processing, the Zoning Ordinance requires all design reviews to be considered within 60 days of the application being deemed complete. The design review process does not present a constraint to the development of market-rate or affordable housing, but simply ensures orderly and safe development in the City. The City has approved multiple affordable housing projects and the design review process has not resulted in multiple rounds of review, delays, or other constraints. However, the design review process does include subjective language that does not meet the requirements of Government Code Section 65913.4, which requires that any zoning, subdivision, and design criteria applied to eligible multifamily projects be objective standards that involve no personal or subjective judgment by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official before submittal.

**Minor Exceptions.** The Community Development Director may grant a minor exception up to a maximum of ten percent of distance between structures; lot dimensions; on-site parking, loading, and landscaping; and setbacks. Minor exceptions are approved at the administrative level and require notice to the contiguous property owners. Minor exceptions are approved with the following findings:



- A. That there are special circumstances applicable to the property, including its size, shape, topography, location, or surroundings which create an unusual situation in terms of the ability to comply with Code requirements.
- B. That granting the minor exception is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and land use district and is restrictive to the property for which the minor exception is sought.
- C. That granting the minor exception will not be detrimental to the public health, safety, or welfare or injurious to the property or improvements in such vicinity and land use district in which such property is located.
- D. That granting the minor exception does not constitute a special privilege inconsistent with the limitation upon other properties in the vicinity and land use district in which such property is located.
- E. That granting the minor exception does not exceed ten percent of the standard(s) being modified, or allow a use or activity which is not otherwise authorized by the regulations governing the subject parcel.
- F. That granting the minor exception will not be inconsistent with the General Plan.

**Variances.** The Planning Commission may grant a variance from the requirements of this Code governing the modification of the dimensional standards involving the distance between structures, lot area, lot coverage, lot dimensions, setbacks, and the number and dimensions of parking area or loading space requirements. Variances to use standards or General Plan densities are prohibited by the California Government Code. Variances require a publicly noticed hearing and are granted only if the following findings are made:

- A. The strict application of the Zoning Ordinance deprives the property of privileges enjoyed by other properties in the vicinity, and under identical land use district classification, due to special circumstances applicable to the property including size, shape, topography, location, or surroundings;
- B. That granting the variance is necessary for the preservation and enjoyment of a substantial property right possessed by other properties in the same vicinity and land use district and denied to the property for which the variance is sought;
- C. That granting the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in such vicinity and land use district in which the property is located;
- D. That granting the variance does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which such property is located;
- E. That granting the variance does not allow a use or activity which is not otherwise expressly authorized by the regulations governing the subject parcel; and

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

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F. That granting the variance will not be inconsistent with the Lakeport General Plan.

**Permit Processing Conclusions:** The typical land use entitlement processing time in Lakeport for a multi-family development is approximately 8 weeks and a single-family development, such as a subdivision, is 10 to 16 weeks, following the determination of a complete application. This approval process includes the submittal of an application and payment of fees, which is then reviewed for completeness by the Community Development Department. This review and approval process is very efficient and predictable when compared to many other California communities, and provides a developer with the ability to predict and control development costs. This efficient process is in part attributable to the relatively low volume of permit applications and is further aided by the City's conscientious effort to avoid unnecessary delays in processing applications. The City's permit processing and approval processes do not put an undue constraint on the timely review and approval of development applications and do not constrain the development of housing.

It is noted that single family projects frequently may file a final map or the first phase of their final map and request building permits within 6 weeks to 1 year of approval, but it also is not uncommon for a project applicant to finalize their subdivision or parcel map and then sell off the parcels to an investor or developer that may wait even longer to request building permits. However, subdivisions in Lakeport have been very slow to develop and it is typical for a developer to take 10 or more years to request a building permit on a single family lot after the final map creating the single family lots has been filed. Multifamily projects develop more quickly. Typically, building permits are requested within one year of design review approval. The City's most recent multifamily projects have been affordable housing projects and the time between the City's approval of the project and the building permit application was used to secure and finalize project funding as most funding sources (HOME, CDBG, Low Income Housing Tax Credits) require a project to demonstrate readiness (site review approval, completion of the environmental review process, etc.) before the project is eligible for funding.

### LOCALLY ADOPTED ORDINANCES AND REGULATIONS

Apart from the land use controls discussed throughout this section, the City does not have any moratoriums on development, growth control restrictions, inclusionary housing requirements, short-term rental ordinances, or other ordinances or regulations that impede the development of housing.

### APPROVED AND BUILT DENSITIES

While the City's regulations identify maximum densities that may be developed in the City, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. Recent projects in Lakeport that are built or are under construction are consistent with the densities anticipated by the City's General Plan, Specific Plans, and Zoning Code, with the exception of the two affordable housing projects.

The Martin Street Apartments (24 units on 2.5 acres) and Martin Street Apartments II (48 units on 4.2 acres), which are both affordable to lower income households, have ranged from 9.6 to 11.4 units per acre, which is less than the maximum allowed density of 29 units per acre in the R-3 district.



While no subdivisions have been approved recently, a review of the most recent approved (Lakewood Knoll – approved, expired map) and built subdivisions (Schellinger Homes – partially built) for projects with low density residential designations and zoning indicates projects zoned R-1, which allows up to 7.3 units per acre, are proposing and constructing housing from approximately 4 to 5 units per acre consistent with the allowed density range. The units in the Victorian Village subdivision, which was partially completed, were approved and built at approximately 12 units per acre, which is less than the maximum of 19.4 units per acre allowed in the R-5 district.

## **BUILDING CODES**

Building Codes, however, regulate the physical construction of dwellings and include plumbing, electrical and mechanical improvements. The City enforces the 2019 California Building Code and related codes, the California Building Standards Code (CBSC). The CBSC, as published by the California Building Standards Commission, is applied statewide. The City has adopted the CBSC without amendment. The CBSC is developed by the State Housing Law Program administered by the Department of Housing and Community Development (HCD) and is the statewide standard for residential, commercial, and other new development. The building standards are published in the California Code of Regulations, Title 24, known as the California Building Standards Code. These codes are considered to be the minimum necessary to protect the public health, safety and welfare. Because the City uses the state's standards for its building code without any amendments or additional requirements, there is no associated constraint to the development of housing.

The Community Development Department is responsible for administering ordinances and other regulations pertaining to land and building development within the City limits. The Department provides plan-checks and inspections. Building Code enforcement is conducted first through the plan-check process for new construction, remodeling, and rehabilitation projects. The plan check process ensures that the plan and specifications are designed according to code. The second step is scheduled inspections during construction to ensure that the structure is built to the plan specifications.

Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Lakeport and maintains an acceptable standard of health and safety for all inhabitants.

## **FEES**

Although development fees do contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. Where increased costs cannot be absorbed by the consumer or developer, housing production will decline. In "price sensitive" markets, such as that for affordable housing, when increased costs cannot be absorbed by the developer, or products modified to compensate the developer, affordable housing is not built.

Various fees and assessments are charged by the City and other agencies to cover the costs of processing permits and providing services and facilities, such as utilities, schools, and

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

infrastructure that are associated with building housing. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit which will be derived.

Table 5-7 summarizes the City's development application and processing fees and building and development impact fees collected by the City and outside agencies.

**Table 5-7: 2019 Development and Building Fees**

Fee Description	Fee
<b>Application Review and Processing Fees</b>	
Architectural and Design Review	\$2,809.72
Architectural and Design Review – Minor	\$711.80
Certificate of Compliance	\$266.97
Lot Divisions (Parcel Map, Subdivision)	
- Minor (4 or less lots)	\$1,356.52
- Major (5 or more lots)	\$2,045.96
Use Permit	\$652.29
Minor Use Permit	\$172.02
Variance	\$682.11
Zone Change	\$1,038.06
Zoning Permit	\$177.09
CEQA: Categorical Exemption	\$133.48
CEQA: Environmental Impact Report	Direct cost (outside consultant and City staff)
CEQA: Initial Study/Mitigated Negative Declaration	\$844.94
<b>Building and Development Impact Fees</b>	
Sewer Expansion Fee (CLMSD South)*	\$14,409 per unit
Sewer Expansion Fee (CLMSD North)*	\$12,053 per single family dwelling
Water Expansion Fee	\$7,845 for a standard ¾" meter \$31,369 for a 1 ½" meter
Storm Drainage Fee	(\$ .10/sf of impervious surface)
State Fee for Green Building Standards	\$1 per \$25,000
School Fees	\$2.97/square foot
Fire Fee	\$1.00/square foot

Sewer Lateral	Time & Material
Water Lateral	Time & Material
Building Permit Fee	Determined based on value

Source: City of Lakeport Land and Building Development Information : Fees and Expenses, 2019

\*Fee requirements payment of either City of Lakeport Municipal Service District (CLMSD) South or North fee, but not both.

\*\*Additional fees and charges are required for planning applications and possibly for the mitigation of development impacts as determined on a case-by-case basis.

As shown in Table 5-8 shows the planning, building and development fees for a 1,500 s.f. single family home, a 50-unit single family subdivision, and a 50-unit multifamily apartment project. A 1,500 square-foot single-family residence would have fees totaling approximately \$29,729 to \$32,085. A 50-unit single family subdivision with an average unit size of 1,850 s.f. would have total fees of approximately \$31,257 to \$33,613 per unit. There are economies of scale with developing multifamily projects, which have smaller unit sizes and efficiencies associated with common water and sewer infrastructure. The fees for a 900 square foot multifamily unit (average size in a 50-unit project) would be approximately \$13,710 to \$14,889, which is significantly less than the average fee for a stand-alone single family home or a unit in a single family subdivision. Similarly, the fees for a stand-alone 1,500 square foot single family home are slightly less than an 1,850 square foot home that is built as part of a larger subdivision.

**Table 5-8: Processing and Impact Fees – Residential Development**

Fee Description	Single Family Unit 1,500 square ft. <sup>1</sup>	50-unit Single Family Subdivision (1,850 s.f. average unit size)	50-unit Multifamily Project (900 s.f. average unit)
<b>Planning and Building Fees</b>			
Architectural and Design Review – includes Planning and Engineering Fees	N/A	\$2,809	\$2,809
CEQA – Initial Study/Negative Declaration	N/A	\$844.94	\$844.94
Development Agreement	N/A	\$1,245	--
Building Permit Fee	\$3,370	\$168,500	\$43,238
Lot Division	N/A	\$2,045	N/A
<b>Development Fees</b>			
Sewer Expansion Fee (CLMSD South) <sup>2</sup>	\$14,409	\$602,650 or	\$301,300 or
Sewer Expansion Fee (CLMSD North) <sup>2</sup>	\$12,053	\$720,450	\$360,225
Water Expansion Fee	\$7,845	\$392,250	\$156,941 <sup>3</sup>
Storm Drainage Fee (\$.10/sf of impervious surface)	\$500	\$25,000	\$7,310 <sup>+</sup>
State Fee for Green Building Standards**	\$6	\$300	\$200
School Fees (\$2.97/sf)	\$4,455	\$274,725	\$129,344

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

Fee Description	Single Family Unit 1,500 square ft. <sup>1</sup>	50-unit Single Family Subdivision (1,850 s.f. average unit size)	50-unit Multifamily Project (900 s.f. average unit)
Fire Fee (\$1.00/sf)**	\$1,500	\$92,500	\$43,550
<b>Total Fees****</b>	<b>\$29,7296 / \$32,085</b>	<b>\$1,562,869 to \$1,680,669</b>	<b>\$685,537 to \$744,462</b>
Fee per Unit	\$29,729 / \$32,085	\$31,257 / \$33,613	\$13,710 to \$14,889

Source: City of Lakeport Land and Building Development Information: Fees and Expenses, 2019. Fees are subject to change.

<sup>1</sup> Assumes a 1,500 sf home on a 10,000 sf lot

<sup>2</sup> Payment of either CLMSD South or North fee is required, but not both.

<sup>3</sup> Assumes a 48 unit complex with a 4" meter. Fee is determined based on meter size.

<sup>4</sup> Additional fees and charges are required for sewer laterals, water meters, water laterals, right of ways improvements, planning applications, and any site-specific mitigation determined on a case-by-case basis.

Lakeport's fee structure does not appear to pose an undue constraint on the production of housing, based on development trends. The City's fees remain comparable to those of other jurisdictions in the region and the City does not collect traffic, parks and open space, governmental facilities, and similar impact fees commonly collected by jurisdictions throughout the State that can increase the cost of development.

It is noted that State law limits fees associated with ADUs, particularly those associated with water, sewer, and impact fees as identified by Government Code Section 65852.2(f). Chapter 17.28 of the Zoning Ordinance requires collection of sewer expansion fees and, if a new meter is installed or upsized, water expansion fees, which exceeds the fee limitations of State law. Program 2-4 will update the City's fee schedule to ensure that fees collected for ADUs are consistent with the requirements of State law and will significantly reduce potential water and sewer fees collected for an ADU.

### ANNEXATIONS

The Lake County Local Agency Formation Commission (LAFCo) regulates, through approval or denial, the boundary changes proposed by public agencies or individuals. LAFCo does not have the power to initiate boundary changes on its own, except for proposals involving the dissolution or consolidation of special districts and the merging of subsidiary districts. Their authority includes both Sphere of Influence (SOI) amendments and annexations.

LAFCo's efforts are directed toward seeing that services are provided efficiently and economically while ensuring that agricultural and open-space lands are protected. LAFCo's policies related to the expansion of a City's urban boundaries are guided by the Cortese-Knox-Hertzberg Act, which requires the City to prezone territory to be annexed, and prohibits subsequent changes to the general plan and or pre-zoning designations for a period of two years after completion of the annexation, unless the city council makes a finding at a public hearing consistent with the provisions of GC 56375 (e). The City's pre-zoning must take into account the likely intended development of the specific property. In instances where LAFCo amends a proposal to include additional territory, the Commission's approval of the annexation will be conditional upon completion of pre-zoning of the new territory.

According to the Lake LAFCo Policies, Standards and Procedures (amended November, 2007), LAFCo will normally adjust annexation boundaries to include adjacent urbanized areas in order to maximize the amount of developed urban land inside the city, and to minimize piece-meal annexation. As used herein, “urbanized areas” are areas that are developed for industrial, commercial or residential use with a density of at least one residential unit per 1.5 acres and which receive either public water or sewer service.

While LAFCo serves an important role in local land use planning and the provision of services, SOI and annexation approvals are considered a governmental constraint to housing development because of the lengthy time period and the service review requirements.

### **Non-Governmental Constraints**

Non-governmental constraints are those which are generated by the economic and social environment which are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are localized and have little influence on the housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing in Lakeport consist of three major factors: price of land, availability of financing, and cost of construction.

Regional demand has a direct impact on the cost of land. The local government can either limit or provide an adequate supply of entitled land for development in order to meet the regional demand. The availability of financing is affected by factors that the local government cannot control, including capital levels of banks and investors, credit worthiness of borrowers, and the willingness of investors to supply capital for real estate. Construction costs are affected by a variety of factors, including the national demand for materials and commodities, and the supply of local construction labor.

### **FINANCING COSTS AND AVAILABILITY**

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of financing. The average annual mortgage interest rates for the years 2000 through 2019 can be found in Table 5-9. In 2000, interest rates for a 30-year fixed rate mortgage were just over 8 percent. The rates fell by over a percent in 2001 and by another half a percent in 2002. In 2003 rates declined to 5.83 percent and held under six percent for the following two years. In 2006 as home prices peaked interest rates climbed by a half a percent to 6.41 percent and held over 6 percent for the next two years. Since 2008, interest rates have already dropped significantly to an average of 3.94 percent in 2019.

**Table 5-9: Average Annual Mortgage Interest Rates 2000-2019**

Year	Annual Average	Year	Annual Average
2000	8.05	2010	4.69
2001	6.97	2011	4.45
2002	6.54	2012	3.66
2003	5.83	2013	3.98
2004	5.84	2014	4.17

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

2005	5.87	2015	3.85
2006	6.41	2016	3.65
2007	6.34	2017	3.99
2008	6.03	2018	4.54
2009	5.04	2019	3.94

Source: Freddie Mac, Monthly Average Commitment Rate and Points on 30-Year Fixed-Rate Mortgages

Generally speaking, households can afford to spend 30 percent of their monthly income on housing. This figure assumes that the household does not have an already high debt to income ratio, or other high monthly expenses. A household that makes the median annual income of approximately \$40,446 in Lake County (2013-2017 ACS Survey) could theoretically afford a monthly housing payment of \$950. With a \$20,000 down payment a median income household could purchase a home valued at approximately \$144,135 at a 4.75 percent interest rate. As interest rates increase, the affordability is significantly eroded. For example, if interest rates climbed back to 8 percent as they were throughout the 90s and in 2000, the buying power of the same median income household would shrink \$36,080 to \$108,055. Table 5-10 presents an Affordability—Interest Rate Sensitivity Index.

It is noted that the median income reported by the 2013-2017 ACS Survey is much less than the 2019 median income of \$64,800 used to determine eligibility for federal and state housing assistance programs. Table 5-10 demonstrates the effect of the interest rate on amount of a mortgage a household is able to afford.

Table 5-10: Affordability—Interest Rate Sensitivity Index

Home Price	\$100,000	\$150,000	\$200,000	\$250,000	\$300,000	\$350,000	\$400,000
Down (10%)	\$10,000	\$15,000	\$20,000	\$25,000	\$30,000	\$35,000	\$40,000
Loan Amount	\$90,000	\$135,000	\$180,000	\$225,000	\$270,000	\$315,000	\$360,000
Typical Loan Terms: 30 yrs, 5% interest							
Monthly Housing Payment (w/tax/ins.)	\$585	\$880	\$1,170	\$1,465	\$1,760	\$2,050	\$2,345
Required Annual Household Income	\$23,400	\$35,200	\$46,800	\$58,600	\$70,400	\$82,000	\$93,800
Typical Loan Terms: 30 yrs, 6% interest							
Monthly Housing Payment (w/tax/ins.)	\$640	\$965	\$1,285	\$1,605	\$1,930	\$2,250	\$2,570
Required Annual Household Income	\$25,600	\$38,600	\$51,400	\$64,200	\$77,200	\$90,000	\$102,800
Typical Loan Terms: 30 yrs, 7% interest							
Monthly Housing Payment (w/tax/ins.)	\$700	\$1,055	\$1,405	\$1,755	\$2,105	\$2,455	\$2,805

Required Annual Household Income	\$28,000	\$42,200	\$56,200	\$70,200	\$84,200	\$98,200	\$112,200
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Source: De Novo Planning Group, 2020

### **TYPICAL LOAN – MEDIAN INCOME HOUSEHOLD (LAKE COUNTY)**

- Median Income \$64,800 (median income used to determine eligibility for various housing assistance programs)
- *Home Value:* \$222,900
- *Down Payment:* \$22,000 (10 percent)
- *Loan Value:* \$200,610 (90 percent)
- *Interest Rate:* 4.75 percent
- *Monthly Payment:* \$1,381/month (including principal, interest, taxes, insurance)
- *Average Loan Fees and closing costs:* 3.5 percent total, includes 1.5 percent loan-related costs plus one point (Loan fees and points are typically paid by the buyer)

Assistance is available through the City's First Time Homebuyers program, based on the availability of funds, to eligible and qualified lower income homebuyers.

### **PRICE OF LAND**

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost. Since the mid-1960's, raw land has cost significantly more in California than in the rest of the United States. Land costs in Lakeport, however, are considered less than the majority of California.

Cost of land is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, general plan designation, and unique features like trees, water frontage, and adjoining uses.

According to recent online real estate listings, unimproved residential lots in the Lakeport area are priced around \$17,500 and \$40,284 per acre, on average. Unimproved residential lots range from approximately \$35,000 to \$70,000 per acre for a 0.2-acre to 4.0-acre lots. Improved (finished) single family residential lots sales prices ranged from \$9,000 to \$65,000, with a median price of \$38,625 for a ready-to-build single family lot. Measures to reduce land costs, which are traditionally available to local governments, include the use of Community Development Block Grant (CDBG) program income funds, CDBG and HOME grants, and the use of government-owned surplus lands for housing projects. These measures generally benefit the construction of assisted, low-income housing. The City of Lakeport utilizes CDBG and HOME funding; it does not own any surplus land suitable for residential development.

### **COST OF CONSTRUCTION**

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees, and insurance. Rising costs of labor and materials have contributed to non-governmental constraints on housing development and improvements. These costs were a substantial part of the increased housing costs during the 1990s



## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

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through 2005. Builders passed those increases along to the homebuyer or renter. As the value of homes turned downward with the recession, construction costs also decreased.

The cost of residential construction varies significantly project to project. On average, construction costs in Lakeport run approximately \$150 to \$200 per square foot. Additional costs, which average from \$50 to \$75 per square foot of residential construction, account for site improvements. The source of these figures was an estimate by the California Contractors State License Board.

Current construction cost estimates for multifamily homes in Lake County, show that hard costs still account for approximately 70 percent of the building cost and soft costs average around 25 percent (the remaining 5 percent is land costs). For single family homes, hard costs currently account for roughly 50 percent of the building cost, soft costs are 30 percent and land is the remainder.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government imposed standards (e.g., energy conservation requirements). In the past five years, the development community produced market rate for-sale housing in Lakeport that is affordable to above moderate income households.

Since the passage of Proposition 13, local governments have faced the increasingly difficult task of trying to finance the cost of infrastructure. Infrastructure costs can no longer practically be passed on to the taxpayer through property tax backed general or special obligation bonds by the local jurisdiction. The incremental cost of these facilities has been partially financed through impact fees; however, typically these costs are passed along by increasing the cost of housing and rents.

Other methods that can be used by jurisdictions to promote the construction of affordable housing include allowing smaller lots, reducing processing fees, and reducing processing time. Lot size and improvement concessions need to consider possible site-specific characteristics such as soil quality and drainage capacity before they are granted. Reducing fees can have a significant effect on housing costs in jurisdictions where the fees represent a large percentage of the overall cost. Additionally, providing federal and state grant funds remain available; such funds may be used by the City to reduce off-site costs in support of affordable housing development. These options might be considered for developers who would assure that housing developed with such concessions would be kept affordable to lower income households for long periods of time.

### CONSUMER PREFERENCE

The increase in housing costs during the 1990s and first half of the 2000s was partially due to consumer preference and lifestyle expectations. The size of the typical single-family house increased and the amenities included in the housing package changed, as well as the number of bedrooms and size of living areas. All of these lifestyle choices have costs associated with them.

The general trend in consumer preference in California from 2000 through 2005 was toward larger homes, smaller lots, and more attached home products. As the real estate market began its downturn in 2006 through 2009 the general trend in consumer preference in California has shifted back to smaller homes, larger lots, and more detached home products. In recent years, development



of new housing has been extremely limited. In upcoming years, the consumer preference trend in Lakeport has maintained its trend toward larger single family detached homes on large lots.

### ***At Risk Housing Units***

The Housing Element Law requires that there be an analysis of existing or potential “at-risk” assisted housing developments, which are eligible to convert to market-rate housing over the next ten (10) years. The conversion may be due to the termination of a subsidy contract, mortgage prepayment, or expiration of use restrictions. “Assisted housing developments” are multi-family rental housing projects that receive or have received government assistance under federal programs listed in the Housing Element Law, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

**Database for At Risk Units.** The California Housing Partnership Corporation (CHPC) maintains a database of federally subsidized multifamily housing in the state of California. The database contains information on more than 150,000 federally subsidized apartments that are at-risk of conversion to market rate.

**At Risk Assessment.** Each property in the database is assigned a level of risk of conversion. There are three levels of risk: At-Risk, Lower Risk and Low Risk. At Risk properties are At-Risk when they are within five years of the end date of the most valuable subsidy or rent restriction. Lower Risk properties are at Lower Risk of conversion when their most valuable subsidy or rent restriction is scheduled to terminate within six to ten years of the current date. Low Risk properties are Low Risk when their subsidies and/or rent restrictions will expire more than 10 years in the future. If a property is owned by a nonprofit organization, the database assumes that the risk of conversion to market is one level lower than it otherwise would be. While this is not always accurate, on average the risk of conversion is lower when a property is owned by a nonprofit whose mission is typically to maintain the affordability of apartments for lower income households.

*Lost to Conversion:* This category includes all federally subsidized apartments that have opted out of their Section 8 contracts or lost their Section 521 Rental Assistance. In the case of properties that never had a rent subsidy, those that have prepaid their subsidized mortgages are considered Lost to Conversion. The database does not count as lost those properties that have refinanced their subsidized mortgages but continued their Section 8 or Section 521 Rental Assistance contract.

*Preserved:* This category includes those properties that have been acquired by owners with a new regulatory agreement with a government entity that commits them to keeping the apartments affordable to the same income group for at least another 30 years. In the case of properties with project-based rental subsidies, there must be an extension of the rent subsidy contract, typically for 20 years for Section 8 properties, and five years for Section 521 properties.

**At Risk Units in Lakeport.** The CHPC and the owner or operator of each affordable project was contacted in order to identify at-risk units. In the City of Lakeport there are 55 "at-risk" assisted housing units, which include 25 in Lakeport Village and 30 in Sunshine Manor, which are eligible to convert to market-rate housing over the next ten years. Those housing developments are presented in Table 5-11 below.

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

Table 5-11: Federally Assisted Multifamily Housing

Name/Address/ Phone	Program	Units	Affordability Exp. Date	Risk Assessment
Lakeport Village 901 S. Forbes St. (707) 263-5231	USDA Rural Development (Section 515); HCD Rental Construction Housing Program	32 (25 w/ subsidy) 14 – USDA	25 units: annual contract	At Risk: High
Lakeview Apartments 525 Bevins St. (707) 263-7021	US HUD (Section 202/8) Senior Housing	36	Expiration Date: 2/28/2034	Low risk, Nonprofit
Sunshine Manor 2031 Giselman St. (707) 263-3761	US HUD (Section 202/8) Senior Housing	30	Expiration Date: 10/31/25	At Risk: Moderate, Nonprofit
Bevins Court 958 Bevins St (707) 263-3524	US HUD (Section 202/8) Senior Housing	10	Expiration Date: 12/2043	Low, Nonprofit
Bella Vista 1075 Martin Street (707) 263-3327	LIHTC USDA Rural Development Section 515	48 (47 affordable)	Expiration Date: 2067	Low
Martin Street Apartments 1255 Martin St. (707) 263-3003	LIHTC	24 (23 assisted)	Expiration Date: 12/071	Low
<b>Total</b>		<b>171 subsidized units/ 55 at-risk</b>		

Source: HCD 6<sup>th</sup> Cycle Data Package, 2018

None: No expiration date

Low: Section 8 Contract Expiring or Mortgage maturing in more than 10

Moderate: Section 8 Contract Expiring or Mortgage maturing in 5-10 years

High: Section 8 Contract Expiring or Mortgage maturing in 1-5 years

Very High: Section 8 Contract Expiring or Mortgage maturing in next year

Lakeport's affordable units are under the following federal programs:

*Project-Based Section 8:* Section 8 is a rent subsidy program in which tenants pay no more than 30% of their income for rent with HUD paying the difference up to the contract rent amount. Project-based Section 8 contracts have terms of up to 20 years, except for those financed by the California Housing Finance Agency, which have terms of 30 years.

*Section 515:* USDA Rural Development (RD) administered direct mortgage program provides loans for rental housing in rural communities. Loans have terms of up to 50 years with an interest rate of 1%.

*Section 202 Supportive Housing for the Elderly.* The Section 202 program helps expand the supply of affordable housing with supportive services for the elderly. It provides very low-income elderly

with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, etc. The program is similar to Supportive Housing for Persons with Disabilities (Section 811).

*Section 811 Supportive Housing for Persons with Disabilities.* Section 811 is a program that allows persons with disabilities to live as independently as possible in the community by increasing the supply of rental housing with the availability of supportive services. The program also provides project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants' contribution toward rent. The program is similar to Supportive Housing for the Elderly (Section 202).

*Low Income Housing Tax Credits.* The Low Income Housing Tax Credit (LIHTC) program was created by Congress in 1986 as Section 42 of the Federal Tax Reform Act. The LIHTC program encourages the construction and rehabilitation of low income rental residential development by providing a federal income tax credit as an incentive to investors. Investors receive tax credits for a specified number of years in return for investing equity capital. In California, the California Tax Credit Allocation Committee administers the LIHTC program and requires a 55-year affordability period.

The Sunshine Manor affordability period ends in 2025. While the project could convert to market rate, the project is owned by a non-profit with a public purpose to develop and own affordable housing. Sunshine Manor has little incentive to remove current rental restrictions by terminating their Section 8 contracts or prepaying their mortgages, although they are eligible to do so. Some non-profit owners may prepay their mortgages in order to bring new capital into their projects. They are, however, less likely to opt-out of their Section 8 contracts. The Lakeport Village complex has an “at risk” assessment because the owner is not a non-profit and the Section 8 contract renews annually. The owner has renewed the contract since 2006 and they have indicated that they intend to continue to renew in the future.

**Cost Analysis.** State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments would have affordability restrictions lifted when their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance. The following costs anticipate rehabilitation, construction, or rental assistance of unit sizes comparable to those in the Sunshine Manor and Lakeport Village Apartments, which have primarily 1-bedroom units and some 2-bedroom units.

- 1) Rehabilitation – The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). There are not currently any multifamily units that are listed for sale in Lakeport; therefore, the acquisition cost assumption is based on an average cost of a multifamily unit within the region. Table 5-12 presents the estimated per

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

unit preservation costs for the City of Lakeport. This option would result in a cost of \$7.47 million to preserve 55 replacement units for a 55-year or longer affordability term, depending on the financing program and specific affordability restrictions.

Table 5-12: Rehabilitation Costs

Fee/Cost Type	Cost per Unit
Acquisition	\$103,474 <sup>1</sup>
Rehabilitation	\$20,000
Financing/ Other (10% of costs)	\$12,347
TOTAL PER UNIT COST	\$135,821
TOTAL COST – 55 UNITS	\$7,47,0155

<sup>1</sup>Based on median cost of multifamily projects with four or more units that have been sold in the last three years or are listed for sale

Source: De Novo Planning Group, 2020

- 2) New Construction/Replacement – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Cost estimates were prepared by using regional information and data. The construction of new housing can vary greatly depending on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements.

In general, costs for construction of single family detached units are around \$180 per square foot, while multifamily units are between \$200 and \$250 per square foot. Multifamily units have higher costs to build when compared to single family detached because of the building and fire code standards (i.e. fire sprinklers, etc.), which drive construction costs up. Additionally, multifamily units have higher liability costs. The following table describes new construction costs for a typical garden style apartment within the region. Table 5-13 presents the estimated per unit new construction/replacement costs estimated for development in the City. The cost to construct 55 replacement units would be approximately \$5,871,375 to \$6,250,000.

Table 5-13: New Construction/Replacement Costs

Cost/Fee Type	Housing Type	
	Multifamily <sup>1</sup>	Single Family <sup>1</sup>
Land Acquisition	\$5,286 <sup>2</sup>	\$38,625 <sup>3</sup>
Construction and Site Improvements	\$167,700	\$117,000
Planning, Building, Development, Fire, and School Fees	\$13,710	\$29,729
Financing/ Other	\$28,004	\$10,893
TOTAL PER UNIT COST	\$214,700 <sup>4</sup>	\$228,747

TOTAL COST – 55 UNITS	\$11,808,500	\$12,581,085
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<sup>1</sup>Assumes an average unit size of 650 s.f. (assuming a mix of one and two bedroom units) to replace the at-risk units

<sup>2</sup>Based on Martin Street Apartments II per acre land cost; assumes 20 units per acre

<sup>3</sup>Based on average costs for single family lots in the City

<sup>4</sup>Average cost for Martin Street Apartments II was \$313,860 per unit; complex has solely 3- and 4-bedroom units

Source: De Novo Planning Group, 2010

- 3) **Tenant-Based Rental Assistance** – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the very low income family that requires rental assistance earns \$25,950 (50% of median income for a 2-person household), then that family could afford approximately \$648.75 per month for shelter costs. The difference between the \$648.75 and the median rent of \$922.50 (the average of the median rents for one and two bedroom units) would result in necessary monthly assistance of \$274 a month or \$3,288 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 30 years, which would bring the total cost to \$98,640 per household per family. Tenant-based rental assistance for the 55 at-risk units would be approximately \$5,425,200 for a 30-year period and \$9,946,200 for a 55-year period.

*Summary.* Providing rental assistance for a 30-year period is the most cost-effective approach toward preserving at-risk units at a cost of \$5.4 million. However, for a longer term of affordability, it would be more cost-effective to acquire and rehabilitate units, which would cost approximately \$7.5 million. New construction of units is the most expensive approach, which would cost approximately \$11.8 million for a multifamily development with 30 one bedroom units and 25 two bedroom units and \$12.6 million for development of single family lots (either existing single family lots or subdividing several parcels throughout town) with one and two bedroom units. It is noted that these costs do not reflect potential costs savings associated with various federal and State housing grant and loan programs, discussed below under Resources.

**Termination Notice Requirements.** State law (§65863.10 of the Government Code) requires notice by owners who want to terminate their rental restrictions (Section 8 and federally assisted mortgages), whose restrictions expire (tax credit projects), or who want to sell an assisted property. The law applies to projects with low-income rental restrictions, including: 1) all types of project-based Section 8/Housing Choice Vouchers developments; 2) projects with mortgages financed through the Section 221 (d) (3) BMIR, Section 236, Section 202 programs or Section 515; and 3) projects that have received an allocation of tax credits under Section 42.

Two notices are required: one at twelve months prior to termination or expiration of the restrictions, and a second notice at six months. The purpose of these notices is to inform tenants, local governments, local housing authorities, and HCD of the owner’s intention to terminate restrictions.

California law also contains an “option to make an offer to purchase” (Section 65863.11 of the Government Code). The purpose of this provision is to provide buyers willing to preserve an assisted project with an opportunity to try to purchase the development from the seller. An owner who chooses to terminate rental restrictions or whose restrictions are expiring is required to provide a notice to potential qualified buyers. An owner with an assisted project also must provide notice if selling the project would result in discontinuance of the use restrictions.

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

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A notice must be sent to all qualified entities who register with HCD on their website or who contact the owner directly. This notice must be sent 12 months prior to sale or termination by registered or certified mail, as well as posted in the project.

**Active Termination Notices.** There are not currently any private owners of assisted multifamily rental housing units who are considering no longer providing rental restrictions and converting restricted units to market-rate units that have filed notice with the California Housing and Community Development.

**Qualified Entities.** Housing element law states that the analysis shall also identify public and private non-profit corporations known to the local government which have legal and managerial capacity, and interest in acquiring and managing assisted housing developments. Following is a representative list of those public and private sector organizations with a registered interest and documented managerial capacity with the HCD's First Right of Referral Program.

HCD maintains a list of Qualified Entities who are interested in purchasing government-subsidized multifamily housing projects. The list is updated periodically. The current list of Qualified Entities for Lake County includes Christian Church Homes of Northern California, Inc., Lake County Housing Services Department, Petaluma Ecumenical Properties Inc., and Rural Communities Housing Development Corp. The full list of Qualified Entities including contact information can be obtained from HCD at: <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>.

### Resources

The following resources include both agencies and funding programs. The agencies listed provide housing-related services and services to special needs groups. The housing funding programs listed include federal and state programs that are available, mostly on a competitive basis, to the City and housing developers for the development, acquisition, and/or rehabilitation of housing. The housing funding programs also include local programs that are available to Lakeport residents and property owners.

### *Regional and Local Programs*

**City of Lakeport.** The City of Lakeport operates multiple housing programs, including a housing rehabilitation program, first time homebuyer assistance program, and emergency housing assistance program. These programs are funded through a variety of sources, including competitively awarded grants, so the amount of funding available fluctuates in any given year. .

*Housing Rehabilitation Program.* Housing rehabilitation loans are issued by the City through grant funding and program income from federal CDBG and HOME funds, which are administered by the State Department of Housing and Community Development. Housing rehabilitation loans are available to eligible extremely low, very low, and low income households. The program can be used to fund health and safety repairs, including, but not limited to, roofing, flooring, plumbing, electrical, heating and cooling, water damage, mold, painting, handicap accessibility, windows, and weatherization. Seriously dilapidated homes and mobilehomes can be replaced.

*Emergency Housing Assistance Fund.* The City operates an emergency housing grant program for the purpose of providing grants to eligible extremely low, very low, and low income households to respond to emergency situations or hardship conditions. Emergency situations or hardship conditions include roof repair, window, siding, and door repair or replacement, heating and cooling system repair or



replacement, plumbing and electrical system repair or replacement, and other similar repair and replacement projects. The Emergency Housing Grant Program may provide assistance to qualified households who are in need of financial assistance to pay water, sewer, power, and propane utility bills which are past due and where services may be disconnected.

*First Time Homebuyer Program.* The City assists eligible first time homebuyers with home purchases through “gap” financing with CDBG and/or HOME funds. The first time homebuyer must receive the maximum loan that they are eligible for and the City provides a deferred, low interest loan for the difference between the homebuyer’s loan and the cost of the home.

**Lake County Department of Social Services (LCDSS).** The LCDSS Director is the Executive Director of the Lake County Housing Commission and administers housing programs as well as programs for special needs within the county. The LCDSS is mandated to provide care and assistance for local children and adults who are endangered by abuse, neglect or exploitation; administer County, State and Federal assistance programs; and provide services and support to enable families to become financially self-sufficient. These mandates are accomplished through partnerships with the community for integrated services and a work environment that supports exceptional performance through teamwork.

*Section 8/Housing Choice Voucher Program.* The Section 8/Housing Choice Voucher program is a rental assistance program for very low income households. LCDSS is responsible for administering the Lake County Section 8 Housing Choice Voucher Program funded by HUD. The Commission administers the Section 8/Housing Choice Voucher Program countywide. Voucher holders may choose anywhere within the County area to live and the number in use in Lakeport changes from time to time. Currently, 22 vouchers are in use in Lakeport. The voucher waiting list is currently full.

*Family Self-Sufficiency Program.* The Commission also administers the Family Self-Sufficiency (FSS) Program for up to 50 Section 8 households. There are currently 33 slots open in this program. FSS is a HUD program that encourages low-income families receiving Section 8 Housing assistance to obtain employment that will lead them to economic independence and self-sufficiency. All families or individuals receiving Section 8 Housing assistance are eligible to participate in the FSS Program.

*In-Home Supportive Services.* The In-Home Supportive Services (IHSS) program provides domestic and personal care services to low-income aged, blind, and disabled persons, including developmentally disabled persons, who, without these services, would be unable to remain in their homes and would require placement in costlier long-term institutional care. IHSS services can include assistance with meal preparation, laundry, shopping, transportation, bathing, dressing, and bowel and bladder care. In order to be eligible to receive IHSS services, applicants must be eligible for the Medi-Cal Program.

*Area Agency on Aging.* The Area Agency on Aging is a division of Lake County Department of Social Services. The Area Agency on Aging coordinates and/or implements a range of senior programs, including nutrition programs (Meals on Wheels), senior legal assistance, family caregiver support, adult day care, and health promotion and disease preventions.

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

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*CalFresh Program.* The CalFresh (formerly Food Stamps) program is designed to help meet the nutritional needs of people with low incomes. CalFresh benefits are intended to purchase food items for the household and may not be used for items such as liquor, cigarettes, household supplies, or hot foods. CalFresh allotments are determined on a quarterly basis utilizing income information received from the family.

*General Relief Program.* The General Relief (GR) program is a county-funded general assistance program for indigent county residents, which offers repayable benefits. The GR Program provides necessary assistance to eligible persons who are without resources to meet their minimum basic needs for food, housing, utilities, clothing and medical care.

**Lake County Behavioral and Mental Health Services.** Behavioral Health provides integrated recovery-oriented mental health and alcohol and other drug services in clinic locations. Alcohol and drug abuse diversion and treatment services are available at the clinics and through contracts with local provider agencies. Services include individual and group counseling, trauma-informed treatment services for adults and youth, substance abuse prevention, and referrals to detoxification or residential treatment center.

Mental Health services are designed to provide strong community-based partnerships with individuals and families who are dealing with serious mental illness, including those who have co-occurring (mental health and substances abuse) disorders. Recovery-oriented services include assistance with establishing stable housing, access to physical health care, medications management, trauma-informed counseling and peer supports. Behavioral Health assists with management of mental health crises for all members of the community and provides for inpatient or temporary residential care as appropriate.

**Lake County Continuum of Care (LakeCoC).** The LakeCoC is a HUD-designated organization that promotes communitywide commitment to the goal of ending homelessness. LakeCoC provides funding for efforts by nonprofit providers and State and local governments to quickly rehouse homeless individuals and families, while minimizing the trauma and dislocation caused to homeless individuals, families, and communities by homelessness; promotes access to and effects utilization of mainstream programs by homeless individuals and families; and optimizes self-sufficiency among individuals and families experiencing homelessness.

**California Human Development Farmworker Services.** This program serves the lower income population, including farmworkers and their adult children, and has an office in Lakeport. The program provides paths and opportunities for education, training, criminal justice alternatives, housing, and other services, including English education, referrals to immigration and other services, green card renewal, citizenship class, emergency help, job search assistance and placement, adult work experience training, and on-the-job training.

**Redwood Coast Regional Center.** The Redwood Coast Regional Center provides services for developmentally disabled persons in Lake County through its office located in Lakeport. The RCRC provides information, referral, assessment and diagnosis services, early intervention and support, including home visits, health services, and medical services, individualized planning and service coordination, behavioral supports, employment and day services, health and medical services, family support services intended to assist an individual to remain cared for at home including respite care, nursing, and crisis intervention, residential care, including licensed



residential care and foster family homes, and transportation assistance. Services are provided to all eligible persons, following verification of eligibility and evaluation of need for services. To be eligible to receive services, a person must have a substantial disability that began before their 18<sup>th</sup> birthday and is expected to continue indefinitely.

**Rural Communities Housing Development Corporation (RCHDC).** The RCHDC mission is to develop affordable housing for low income and special needs individuals in Lake and Mendocino counties. RCHDC owns and operates two apartment complexes in Lakeport. The first complex is Sunshine Manor, which has 30 apartments and is located at 2031 Giselman Street. The second is Lakeview Apartments, which has 36 apartments and is located at 525 Bevins Street.

**St. John's Episcopal Church Food Closet/Thrift Shop.** St. John's Episcopal Church operates a food closet and thrift shop on Thursdays from 11 am to 3 pm for community members.

**North Coast Energy Services, Inc.** is a not-for-profit organization which provides energy conservation, consumer education & advocacy, home improvement, utility assistance, job training, and other services to people in need in Lake County.

### ***Federal and State Funding Programs***

**Affordable Housing and Sustainable Communities Program (AHSC)** funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available in the form of loans and/or grants in two kinds of project areas: Transit Oriented Development (TOD) Project Areas and Integrated Connectivity (ICP) Project Areas. There is an annual competitive funding cycle.

**California Housing Finance Agency (CalHFA) Multifamily Programs** provide permanent financing for the acquisition, rehabilitation, and preservation or new construction of rental housing that includes affordable rents for Low and Moderate Income families and individuals. One of the programs is the Preservation Acquisition Finance Program that is designed to facilitate the acquisition of at-risk affordable housing developments and provide low-cost funding to preserve affordability.

**CalHOME Program** provides grants to local public agencies and non-profit developers to assist households in becoming homeowners. CalHome funds may be used for predevelopment, development, acquisition, and rehabilitation costs as well as downpayment assistance. While CalHOME funding has been limited to disaster assistance in recent years, this would be an appropriate program for the City to pursue to begin to develop a local portfolio of housing assistance programs and funds.

**Community Development Block Grant (CDBG) program.** The City of Lakeport is eligible to compete each year for federal CDBG funds through the State Small Cities and Counties program. These funds can be utilized for the replacement of substandard housing, rehabilitation of lower income owner-occupied and rental-occupied housing units, and other programs that assist households with incomes at or below 80 percent of median income. It can also be used to offset infrastructure costs in support of affordable housing development. The City is eligible to apply for up to \$500,000 annually on a competitive basis. In addition, the City receives CDBG Program Income through repayment of CDBG-funded loans. The current balance of the CDBG Program Income Fund is approximately \$19.

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

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**Emergency Housing and Assistance Program (EHAP)** provides funds to local government agencies and non-profit corporations for capital development activities and facility operation for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families. No current funding is offered for this program.

**Emergency Shelter Grant (ESG) Program** provides emergency shelter and related services to the County's homeless populations. Eligible activities include: the rehabilitation and conversion of buildings for use as emergency shelters; the provision of essential services to the homeless; operating support for emergency shelters; and homeless prevention/rapid rehousing activities. ESG funds are administered by the LakeCoC for the entire County.

**Golden State Acquisition Fund (GSAF)** was seeded with \$23 million from the Department's Affordable Housing Innovation Fund. Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of \$13,950,000. Funds are made available over the counter.

**Low-Income Housing Tax Credits** can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of 9 percent per year for 10 years and a state credit of 30 percent over 4 years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a 4 percent federal credit each year for 10 years and a 13 percent state credit over 4 years.

**HOME Program.** Federal HOME funds are also obtained through a competitive application process through HCD. Funds may be used for rehabilitation, acquisition and/or new construction of affordable housing. At least 90 percent of the households assisted must be at or below 60 percent of median income. HOME funds are available on an annual basis to the City during a competitive application process for up to \$800,000. The City does not currently have funds in the HOME Program Income Fund.

**Housing for a Healthy California (HHC)** provides funding on a competitive basis to deliver supportive housing opportunities to developers using the federal National Housing Trust Funds (NHTF) allocations for operating reserve grants and capital loans. The Department will also utilize from a portion of moneys collected in calendar year 2018 and deposited into the Building Homes and Jobs Trust Fund to provide funding through grants to counties for capital and operating assistance. Funds will be announced through a Notice of Funding Availability.

**Infill Infrastructure Grant Program (IIG)** funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed use infill projects and infill areas. If an affordable or special needs housing developer is interested in developing in the City's core area, this program could be useful to fund infrastructure improvements.

**Joe Serna Jr. Farmworker Housing Grant Program** finances the new construction, rehabilitation and acquisition of owner- and renter-occupied housing units for agricultural workers, with a priority for lower income households. No current funding is offered for this program.

**Local Early Action Planning (LEAP).** This program assists cities and counties in planning for housing through providing over-the-counter, non-competitive planning grants.

**Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA).** LIHPRHA requires that all eligible HUD Section 236 and Section 221(d) projects “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPRHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

**Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)** makes short- and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, nonprofit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a periodic, competitive process. MPRROP is currently accepting applications on an over-the-counter basis.

**Multifamily Housing Program (MHP)** is administered by HCD and is a competitively awarded deferred payment loan program. The MHP assists with the new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households. MHP funds are only provided for post-construction permanent financing.

**Predevelopment Loan Program (PDLP)** makes short-term loans for activities and expenses necessary for the continued preservation, construction, rehabilitation or conversion of assisted housing primarily for low-income households. Availability of funding is announced through a periodic Notice of Funding Availability. Eligible applicants include local government agencies, non-profit corporations, cooperative housing corporations, and limited partnerships or limited liability companies where all the general partners are non-profit mutual or public benefit corporations.

**Preservation Interim Repositioning Program (PIRP)** is a short-term loan program designed to preserve housing at risk of conversion to market rates. Only non-profits, dedicated to the provision of affordable housing, may apply. Local matching funds, together with PIRP funds, may not exceed 20 percent of total costs. No current funding is offered for this program.

**Project Based Housing Vouchers.** This program is a component of the former Section 8 Housing Choice Voucher program funded through HUD. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Commission or HUD enters into a contract with the owner that guarantees a certain level of rents.

**Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly).** Non-profit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of Very-Low Income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction and rental assistance.

## 5. CONSTRAINTS TO HOUSING AND HOUSING RESOURCES

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### **ENERGY CONSERVATION**

Energy conservation improvements offer the most viable means of addressing high-energy costs. The objective of energy conservation efforts directed towards new development should be the maximum feasible use of passive or natural cooling and lighting. This might be achieved by encouraging the incorporation of solar access. Examples of passive cooling opportunities include the design of lots to allow the proper orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include the design of lots to allow structures to be aligned in an east-west direction for southern exposure.

### **RETROFIT**

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of “retrofit.” Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. The City of Lakeport monitors such modifications on substantial rehabilitation projects pursuant to the California Building Standards Code.

Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. The U.S. Department of Energy allocates money to states for disbursement to community-based organizations.

Other means of energy conservation in residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

PG&E provides the Energy Upgrade California Program, which offers incentives to homeowners who complete comprehensive energy-saving home improvements on a single-family residence. PG&E’s Energy Savings Assistance Program is available to lower income households and provides energy-saving improvements at no charge to qualified households residing in a single family home, mobile, home, or apartment that is at least five years old.

North Coast Energy Services, Inc. provides a Weatherization Services program that provides energy efficiency-improving measures in a home, including ownership and rental units, to reduce energy costs.

The City encourages maintenance and rehabilitation of housing to maximize energy efficiency. The City’s housing rehabilitation program provides funding assistance for lower income households to rehabilitate their home and provide weatherization and energy retrofit improvements.

### **NEW DEVELOPMENT**

The City encourages energy conservation in residential projects. New subdivision and parcel reviews are considered in terms of street layout and lot design. Residential structures must meet

the requirements of Title 24 (CalGreen) relating to energy conservation features of the California Building Standards Code.

The Bella Vista senior apartments, built in 2013, were designed to comply with the LEED Platinum certification. The Martin Street Apartments, built in 2019, and Martin Street Apartments II were also designed to achieve LEED certification. Green materials, finishes, and systems used in the project include Green Label Plus certified flooring, low VOC paint, EnergyStar rated appliances, low flow sinks, showerheads, and toilets, energy efficient windows, increased insulation, high indoor air quality, water efficient irrigation, and an on-site solar energy array.

### ***City Energy Policies***

The City's General Plan includes measures to reduce energy usage, through: 1) land use policies that encourage mixed uses, links between development and alternative transportation modes, 2) transportation policies that encourage increased use of alternative transportation modes and reductions in vehicle miles travelled, and 3) through Conservation Element policies for energy conservation and use of renewable resources.

The Land Use Element includes policies that encourage mixed uses to promote reduced traffic; encourage residential development to have a "neighborhood" orientation that provides linkages with services and pedestrian and bicycle modes of transportation.

The Transportation Element includes policies and programs to improve the City's bikeways system, provide improved pedestrian facilities, and encourage and facilitate increased public transit service.

The Conservation Element of the General Plan sets forth the City's approach to energy conservation and use of renewable resources. Policies and programs associated with Objective C5 will reduce demand for electricity and increase energy efficiency. Program C5.1-a calls for the integration of energy efficiency, conservation, and other green building requirements into the development review process. Program C5.1-b offers incentives, including permit streamlining, fee waivers, and density bonuses, to encourage energy efficiency and green building practices. Policies and programs associated with Objective C6 will increase renewable resource use. Program C6.2-a requires the protection of passive or active solar design elements and systems from wintertime shading by neighboring structures and trees.

Implementation of policies in the Land Use, Transportation, and Conservation Elements facilitate green building techniques and encourage a variety of land use and transportation mechanisms to reduce energy consumption and address climate change.

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## CHAPTER SIX – GOALS, POLICIES, AND PROGRAMS

This section describes housing goals, policies, and programs for the City of Lakeport. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City’s five-year action plan and constitute the City’s local housing strategy.

### *State Housing Findings*

The State identifies the following findings in Government Code Section 65580 related to Housing Elements:

- The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order.
- The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels.
- The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.
- Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community.
- The Legislature recognizes that in carrying out this responsibility, each local government also has the responsibility to consider economic, environmental, and fiscal factors and community goals set forth in the general plan and to cooperate with other local governments and the state in addressing regional housing needs.
- Designating and maintaining a supply of land and adequate sites suitable, feasible, and available for the development of housing sufficient to meet the locality’s housing need for all income levels is essential to achieving the state’s housing goals and the purposes of this article.

### *Housing Element Goals, Policies, and Programs*

The City of Lakeport Housing Element is consistent with, and addresses, the above-stated state goals. The goals of the City of Lakeport Housing Element serve at the local level to enhance and build upon State of California goals for providing safe, decent, and affordable housing available for all City residents.

The City’s housing goals, which are continued from the 2009 and 2014 element, are as appropriate today as when they were originally developed. These goals encompass new



## 6. HOUSING PLAN

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construction, conservation of existing stock, affordability, and provision of adequate housing for all persons.

*Goal 1: Conserve and Improve Lakeport's Existing Neighborhoods and Housing Supply*

*Goal 2: Facilitate and Encourage Development of Housing to Meet the Regional Housing Needs Allocation*

*Goal 3: Expand Housing Opportunities for the Elderly, the Handicapped, Households with Very-Low to Moderate Incomes and For Persons with Special Housing Needs*

*Goal 4: Promote and Affirmatively Further Fair Housing Opportunities throughout the Community for All Persons Regardless of Race, Religion, Sex, Age, Marital or Familial Status, Ancestry, National Origin, Color, Disability, or Other Protected Characteristics.*

Policies and programs from the 2014 Housing Element have been incorporated herein or updated, otherwise modified, or deleted as deemed appropriate.

### **GOAL 1 CONSERVE AND IMPROVE LAKEPORT'S EXISTING NEIGHBORHOODS AND HOUSING SUPPLY**

**Policy 1A** The City shall encourage the maintenance and improvement of its residential areas. (Programs 1-1, 1-2, 1-3, and 1-5)

**Policy 1B** The City shall encourage the preservation of its affordable housing supply, including extremely low, very low, and low income units, through regulation of condominium and mobile home park conversions, proactive noticing of at-risk units, and seeking funding to retain and improve lower income units. (Programs 1-2 and 1-4; Municipal Code Chapter 15.20)

**Policy 1C** The City shall discourage conversion of housing to non-residential uses, unless there is a finding of clear public benefit and equivalent housing can be provided for those who would be displaced by the proposed conversion. (Programs 1-1)

**Policy 1D** The City shall require developers to provide relocation assistance to residents displaced from mobile home parks converted to other uses. (Municipal Code Chapter 15.20)

#### **Program 1-1 Maintain Existing Residential Zoning**

Retain existing residential zoning and discourage non-residential uses in these zones. Maintain zoning limitations on non-residential uses and home occupations in the residential zoning districts.

*Funding Sources: City General Fund*

*Responsible Departments/Agencies: Community Development Department, Planning Commission, and City Council.*

*Implementation Schedule: Ongoing.*

*Expected Results: Maintain allowed residential densities and uses.*



### Program 1-2     **Housing Rehabilitation Program**

Continue and expand the City's Housing Rehabilitation Program, which provides assistance to extremely low, very low, and low income units, including lower income households with special needs, through the following activities:

- Re-establish a dedicated staff position to administer and implements the Housing Rehabilitation Program, as well as other housing programs as soon as additional funding is obtained to support this role.
- Submit applications, when warranted, to appropriate funding sources (CDBG, HOME, and other programs) to increase program funding. Use associated administration funds to maintain staff support and increase program support, if necessary.
- Community Development and Housing staff shall coordinate to identify areas of the City with a high incidence of homes with deferred maintenance and target these areas for code enforcement.
- Continue to make program pamphlets available at City Hall, the public library, other public facilities, and on the City's website.
- Distribute program information in conjunction with continuing building code enforcement.

Funding Sources: *HOME and CDBG funds*

Responsible Departments/Agencies: *Community Development Department, Housing staff*

Implementation Schedule: *Ongoing*

Expected Results: *Code enforcement activities – 15 units/year*

*Housing rehabilitation loans – 2 to 5 housing rehabilitation loans/year to extremely low, very low, and low income households based on funding availability*

### Program 1-3     **Capital Improvement Program**

Continue to identify priorities for capital improvements in the City's older residential neighborhoods, including street maintenance, curbs, gutters, and sidewalks, storm drainage facilities, and street lighting. Where improvements are identified in lower income areas, seek state funding for the improvements. Update the City's Capital Improvement Program (CIP) to include capital improvements that are identified as a high priority and to ensure that areas needing improvement are scheduled for funding at a specific time in the future.

Funding Sources: *General Fund, HOME and CDBG funds*

Responsible Departments/Agencies: *Community Development Department, Public Works Department, Housing staff, City Council*

Implementation Schedule: *Review Capital Improvement Program annually to identify priorities. Seek funding for priority projects – 2015 through 2019*

Expected Results: *Three capital improvement projects in aging neighborhoods*

## 6. HOUSING PLAN

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### Program 1-4     **Conversion of Affordable Units**

Conserve affordable units through the following activities:

- When an affordable housing development is at-risk of converting, assist the owners in identifying resources, including funding, for the continued provision of affordable units.
- Upon receipt of notice of a proposed conversion of assisted affordable housing, the City will contact qualified entities and encourage their involvement in the acquisition of the units.
- Tenant Education - The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Housing Choice Voucher/Section 8 rent subsidies through HUD (special vouchers for existing tenants in Section 8 projects), the Housing Authority, and other affordable housing opportunities in the City.

*Funding Sources: City General Fund*

*Responsible Departments/Agencies: Community Development Department, Housing staff, Planning Commission, City Council*

*Implementation Schedule: Ongoing implementation.*

*Expected Results: Preservation of 25 affordable units.*

### Program 1-5     **Energy Conservation Retrofit**

Encourage and assist in implementing energy conservation measures including, but not limited to, weatherization, siding, and dual pane windows in conjunction with housing rehabilitation programs. Coordinate with North Coast Energy Services to provide weatherization improvements, where applicable, and seek to identify additional partners and programs to provide weatherization and energy-efficient improvements to existing homes.

*Funding Sources: HOME and CDBG funds*

*Responsible Departments/Agencies: Community Development Department, Housing staff*

*Implementation Schedule: Ongoing*

*Expected Results: 5 units/year, can be in conjunction with housing rehabilitation loans*

## **GOAL 2     FACILITATE AND ENCOURAGE DEVELOPMENT OF HOUSING TO MEET THE REGIONAL HOUSING NEEDS ALLOCATIONS**

**Policy 2A**     The City shall encourage additional housing to meet the City's Regional Housing Need Allocations by maintaining an inventory of adequate sites to meet the City's housing needs, by actively encouraging and assisting the construction of multifamily housing, by promoting a range of housing types, and by encouraging utilization of density bonuses in support of affordable housing. (Program 2-1, 2-2, and 2-5)

**Policy 2B**     The City shall pursue county, state and federal programs and funding sources that provide housing opportunities for extremely low, low, and moderate-income households. (Program 2-2)

- Policy 2C** The City shall facilitate the development of residential uses in existing and new commercial areas where the viability of the commercial activities would not be adversely affected. (Zoning Ordinance Chapters 17.10 and 17.12)
- Policy 2D** The City shall continue to facilitate the construction of second dwelling units and permit accessory residential units by right in the R-1 zoning district. (Zoning Ordinance Chapter 17.04)
- Policy 2E** The City shall provide a Housing Specialist staff position or a comparable position. (Program 1-2)
- Policy 2F** The City shall expedite processing of affordable housing projects. (Program 2-1, Zoning Ordinance Chapter 17.39)
- Policy 2G** Encourage developers of lower income and special needs housing to use available incentives, including the City's density bonus ordinance. (Programs 2-2, 3-2, and 3-3, Zoning Ordinance Chapter 17.39)

**Program 2-1 Streamline Housing Approvals**

Update the Zoning Ordinance to:

1. Provide by-right approvals for residential development in which at least 20 percent of the units are affordable to lower income households in accordance with Government Code Section 65583.2(c) for Sites 1, 2, and 3 (see Chapter 4, Table 4-3).
2. Establish object zoning, development, and design standards for lower income housing developments to facilitate review of projects eligible for the streamlined, ministerial process provided by Government Code Section 65913.4.

*Funding Sources: City General Fund*

*Responsible Departments/Agencies: Community Development Department, Housing staff, Planning Commission, City Council*

*Implementation Schedule: Zoning Ordinance revisions completed by August 15, 2022*

*Expected Results: Development of two multifamily housing projects (including Martin Street Apartments II) with at least 8 extremely low, 32 very low, and 32 low income units.*

**Program 2-2 Affordable Housing Resources**

Encourage the interest of development community, including Rural Communities Housing Development Corporation, in providing additional affordable housing and seek additional affordable housing resources through, for example, developer agreements, mortgage revenue bonds, tax credits, and the California Housing Rehabilitation Program. This program shall include the following actions:

- Regularly contacting housing stakeholders group, including affordable housing developers, to identify potential housing projects, including affordable new construction, special needs housing, and first time homebuyer assistance, and prioritize potential funding efforts.

## 6. HOUSING PLAN

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- Provide interested developers and other potential housing partners with information regarding affordable housing resources and incentives (include information from Programs 2-1 (once implemented) and 3-3 and Zoning Ordinance Chapter 17.39) and provide the brochure to applicants interested in affordable and/or multifamily housing, and
- Seek funding or support funding applications that would provide first-time homebuyer and downpayment assistance programs.
- Seek funding or support funding applications that would provide new affordable units, including extremely low income units.

*Funding Sources: Federal and State funding sources; City General Fund;*

*Responsible Departments/Agencies: Housing staff, Planning Commission, City Council*

*Implementation Schedule: Annual outreach to housing stakeholders; loan/grant applications to support viable projects*

*Expected Results: Two applications for funding for affordable new housing construction projects; 24 new affordable units in addition to Martin Street Apartments II.*

### Program 2-3    **Energy Conservation**

Continue and expand the City's encouragement of alternative design for energy conservation by regularly updating brochures and information regarding City policies and programs, particularly as they pertain to affordable housing. Policies C.5.1, C.5.2, C.6.1, and C.6.2 and associated programs in the Conservation Element provide direction and implementation measures for energy efficiency and conservation.

*Funding Sources: City General Fund*

*Responsible Departments/Agencies: Community Development Department*

*Implementation Schedule: Update of energy conservation and water conservation information (handouts and website links) when appropriate*

*Expected Results: Public information regarding energy conservation and water conservation programs and opportunities*

### Program 2-4    **Accessory Dwelling Units**

Update the Zoning Ordinance to revise the standards for secondary units to ensure that ADUs are allowed as a permitted use in all zoning districts that allow single family and multifamily uses and including standards addressing lot coverage restrictions, lot size restrictions, minimum and maximum size limitations, owner-occupancy requirements, and parking requirements, as provided in Government Code Section 65852.2 and addressing certain covenants, conditions, and restrictions that prohibit or unnecessarily restrict ADU consistent with the requirements of Civil Code Section 4751.

The City shall also update its development fees, including utility and impact fees, to be consistent with the requirements of Government Code Section 65852.2(f) which limits water and sewer fees that can be collected as well as other impact fees.

*Funding Sources: City General Fund*

Responsible Departments/Agencies: Community Development Department

Implementation Schedule: Update within one year of Housing Element adoption

Expected Results: Permit 3 accessory dwelling units per year.

**Program 2-5 Market Rate Housing**

Continue to support market rate housing development, including individual single family lots, single family subdivisions, and townhomes and condominiums. Consider coordinating with the Chamber of Commerce and regional housing producers to attract single family home developers – this effort may include publishing a list of potential single family housing sites, including undeveloped finished single family lots and single family sites that can accommodate residential subdivisions.

Funding Sources: City General Fund

Responsible Departments/Agencies: Community Development Department

Implementation Schedule: Ongoing

Expected Results: Permit 20 market rate units.

**GOAL 3 EXPAND HOUSING OPPORTUNITIES FOR THE ELDERLY, THE HANDICAPPED, HOUSEHOLDS WITH VERY LOW TO MODERATE INCOMES, AND FOR PERSONS WITH SPECIAL HOUSING NEEDS**

**Policy 3A** The City shall encourage and facilitate housing types and programs for senior citizens, the disabled, including developmentally disabled, large families, and other groups identified as having special housing needs. (Programs 3-1 through 3-9)

**Policy 3B** The City shall continue to encourage the development and expansion of housing opportunities for the elderly and disabled through techniques such as smaller unit sizes, reduced fees (water/sewer) for smaller units, parking reduction, common dining facilities, and fewer but adequate amenities. (Programs 3-3 and 3-4, Zoning Ordinance Chapter 17.39)

**Policy 3C** The City shall facilitate housing opportunities for the homeless and households at-risk of homelessness, including allowing emergency shelters in specified zone(s) and maintaining an inventory of adequate sites to accommodate homeless housing needs. (Program 3-7; Zoning Ordinance Section 17.28.010(EE) and Chapter 17.37)

**Policy 3D** The City shall work with private, county, and state agencies to provide emergency housing for the homeless. (Programs 3-2 and 3-8)

**Policy 3E** The City shall require developers using public or tax-exempt financing to include language in agreements with the City permitting persons and households eligible for HUD Housing Choice Voucher rental assistance or similar assistance to apply for below market rate units provided in the development.

## 6. HOUSING PLAN

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**Policy 3F** The City shall continue to identify and provide incentives to encourage development of extremely low income, senior, disabled, large family, and other special needs housing types. (Program 3-3, Zoning Ordinance Chapter 17.39)

### Program 3-1    **Removal of Constraints to Housing for Special Needs Groups**

Continue to assess and update the Zoning Ordinance, Municipal Code, and City procedures to remove constraints and address changes in state law, particularly regarding housing for special needs groups, including seniors, the disabled (consistent with requirements of SB 520), large families, farmworkers, and homeless.

*Funding Sources: City General Fund*

*Responsible Departments/Agencies: Community Development Department, Planning Commission, City Council*

*Implementation Schedule: Review codes and procedures bi-annually, appropriate amendments made within one year of completion of review*

*Expected Results: No quantified objective; removal of constraints to special needs housing*

### Program 3-2    **Special Needs Housing Coordination**

Continue to assist and coordinate with other agencies serving Lakeport to address special needs housing, including extremely low income, disabled, senior, farmworker, homeless, large families, single female heads of families, and households at-risk of homelessness, as needed and feasible. Provide a handout that identifies available housing programs for lower income households and special needs groups and make the handout available at City Hall, the library, and the City website.

*Funding Sources: City General Fund*

*Responsible Departments/Agencies: Community Development Department, Housing Staff, Planning Commission, City Council*

*Implementation Schedule: Ongoing*

*Expected Results: Continued availability of handout and information regarding special needs housing programs*

### Program 3-3    **Incentives for Extremely Low Income, Senior, Disabled, Large Families, and Special Needs Housing**

Continue to provide incentives for special needs housing and extremely low income housing, prioritizing development of extremely low income housing. Housing for extremely low income households, including Single Room Occupancy, shared housing, and housing with supportive services, will be incentivized through expedited development processing, density bonuses, and a reduction in development standards, such as lot coverage, parking, and/or setbacks (see Zoning Ordinance Chapter 17.39). Senior and disabled housing can be incentivized through flexible parking, setback, lot coverage and other standards, where found to be consistent with maintaining the character of the surrounding neighborhood. Large family housing (three or more bedrooms) can be incentivized through reduced setbacks or a density bonus for projects, particularly multifamily, with 20 percent or more large units.



Funding Sources: City General Fund

Responsible Departments/Agencies: Community Development Department, Housing staff, Planning Commission, City Council

Implementation Schedule: On-going

Expected Results: No quantified objective

**Program 3-4    Seek Site and Funding for Affordable Housing**

Identify at least one suitable site for an affordable housing project, considering sites that may be appropriate for affordable family housing, special needs housing, and/or senior housing funded by a HUD 202 or a similar program. Coordinate with developers to identify interest in developing an affordable housing project, with emphasis on housing that includes units to accommodate extremely low income and/or special needs households, and, if there is interest, facilitate obtaining funding and construction of the affordable housing.

Funding Sources: HOME, CDBG (same funding source as Program 2-2)

Responsible Departments/Agencies: Housing staff, Planning Commission, City Council

Implementation Schedule: Identify sites by December 2021; contact developers and seek funding in 2021 through 2027

Expected Results: No quantified objective

**Program 3-5    Seek Available Funding**

Seek and aggressively pursue available State and Federal assistance for City and non-profits (CDBG, HOME, etc.) to develop affordable housing for seniors, large-families, households with children, and others with specialized housing needs when there is a request from a developer for an affordable housing project appropriate for the City. If no new affordable housing construction projects are identified, the City will pursue funding for First Time Homebuyer, housing rehabilitation, and other programs that will provide housing assistance but may not result in the development of housing for special needs groups.

Funding Sources: General Fund

Responsible Departments/Agencies: Housing staff, Planning Commission, City Council

Implementation Schedule: Ongoing

Expected Results: Submit at least one application for year for affordable housing programs

**Program 3-6    Farmworker Housing**

Continue to monitor farmworker population increases within the City during elevated farming seasons. Through coordination with Lake Economic Development Commission and affordable housing developers, identify potential to assist with or support a local or regional farmworker housing development.

Funding Sources: General Fund

## 6. HOUSING PLAN

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Responsible Departments/Agencies: *Housing staff, Planning Commission, City Council*

Implementation Schedule: *Ongoing monitoring*

Expected Results: *No quantified objective*

### Program 3-7     **Accommodate Special Needs Housing**

Revise the Zoning Ordinance to address the requirements of State law related to:

1. Low barrier navigation centers, including defining and streamlining approval of eligible low barrier navigation centers as a use by right in zones, including nonresidential zones, where multifamily and mixed uses are permitted consistent with the requirements of Government Code Sections 65660 through 65668;
2. Allowing eligible supportive housing as a use by right in zones, including nonresidential zones, where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656; and
3. Allowing eligible employee housing, including housing consisting of no more than 36 beds in a group quarters, 12 units or spaces designed for use by a single family or household or eligible projects under Section 17021.8, subject to the same requirements as an agricultural use in the same zone pursuant to Health and Safety Code Sections 17021.6

Funding Sources: *General Fund*

Responsible Departments/Agencies: *Community Development Department, Planning Commission, City Council*

Implementation Schedule: *Zoning Ordinance revisions concurrent with Housing Element adoption*

Expected Results: *Zoning Ordinance revisions*

### Program 3-8     **Maintain Ongoing Estimates of the Demand for Emergency Housing**

Consult annually with local churches, North Coast Opportunities, other service providers and the County's Social Services Department to maintain ongoing estimates of the demand for emergency housing. Include findings in the annual report prepared under Program 4-2.

Funding Sources: *General Fund*

Responsible Departments/Agencies: *Housing staff*

Implementation Schedule: *annually*

Expected Results: *Findings included in annual report*

### Program 3-9     **Reasonable Accommodation for Persons with Disabilities**

Continue to provide handouts to all interested parties and make information available on the City's website regarding accommodations in zoning, application of building codes, and permit processes for persons with disabilities, including describing that reasonable accommodation are permitted through a ministerial process, provided: 1) the requested accommodation would not impose an undue financial or



administrative burden on the City, and 2) the requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.

*Funding Sources: General Fund*

*Responsible Departments/Agencies: Community Development Department, Planning Commission, City Council*

*Implementation Schedule: Ongoing*

*Expected Results: Ongoing availability of handout and information available on the website*

**GOAL 4      PROMOTE AND AFFIRMATIVELY FURTHER FAIR HOUSING OPPORTUNITIES FOR ALL PERSONS REGARDLESS OF RACE, RELIGION, SEX, AGE, MARITAL OR FAMILIAL STATUS, ANCESTRY, NATIONAL ORIGIN, COLOR, DISABILITY, OR OTHER PROTECTED CHARACTERISTICS.**

**Policy 4A**      The City shall actively support fair housing opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics. (Program 4-1)

**Policy 4B**      The City shall encourage and support public participation in the formulation and review of the City's housing and development policies. (Program 4-2)

**Policy 4C**      The Planning Commission and City Council shall annually review progress in implementing the Housing Element including the progress in achieving its objectives and meeting its share of regional housing needs. (Program 4-2)

**Program 4-1      Equal Housing Opportunity**

Facilitate equal and fair housing opportunities by continuing to designate the Community Development Director as the City's Equal Opportunity Coordinator and by implementing actions to affirmatively further fair housing opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics. The City's Equal Opportunity Coordinator shall ensure fair housing services and opportunities are provided to residents and property owners through actions including:

- Coordinating with the Lake Economic Development Coordination and California Housing and Community Development Department (HCD) to ensure that public service announcements via different media (e.g., newspaper ads, public service announcements at local radio and television channels, the City's social media accounts) and presentations with different community groups are made at least two times per year.
- Providing a fair housing presentation to the City Council at least once per year.
- Facilitating public education and outreach by providing informational flyers on fair housing at the City's public counters, the library, and on the City's website.
- Distributing educational materials to property owners, apartment managers, and residents every two years.

## 6. HOUSING PLAN

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- Maintaining a log of complaints of discrimination, including referrals to the California Department of Fair Employment and Housing (DFEH) for investigation and resolution of complaints, and follow up to identify if resolution was obtained with the DFEH. If resolution was not obtained, follow up with HCD to ensure that affordable housing laws are actively enforced.
- Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies.
- Providing education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.
- Reviewing land use and planning proposals, including development proposals, general plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

*Funding Sources: General Fund, Housing Program Income*

*Responsible Departments/Agencies: Community Development Director*

*Implementation Schedule: Annual coordination with Lake EDC and HCD to provide information to the community twice per year, annual presentation to City Council, bi-annual distribution of information, and addressing complaints, actively recruiting residents, providing educational materials, and reviewing land use and planning proposals on an ongoing basis*

*Expected Results: Findings included in annual report*

### **Program 4-2    Community Participation and Annual Reporting**

Prepare an Annual Progress Report, using the HCD template, to the City Council and Planning Commission which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element's goals, policies, and programs, and 3) an updated summary of the City's housing needs. Submit this report to the Department of Housing and Community Development within 30 days after review by the City Council.

As part of the annual report process, Housing Element updates, and other housing-related efforts, ensure that the community is notified of the effort being undertaken and is provided the opportunity to comment and participate.

*Funding Sources: General Fund*

*Responsible Departments/Agencies: Community Development Director/Housing staff, City Council*

*Implementation Schedule: Report for prior year completed March/April of each year*

*Expected Results: Annual reports*

## Conclusion

The foregoing programs are considered appropriate and desirable to ensure that the community's housing needs through 2027, as identified in Chapters 1 through 5, are met in a timely and cost effective manner. The programs designate funding sources, the party(ies) responsible for implementation, and expected results, including quantified objectives where applicable. Table 6-1 shows an estimate of quantified objectives by income category for the number of units to be constructed, rehabilitated and conserved over the planning period. Table 6-2 identifies an estimate of quantified objectives for very low and low income units by program.

In implementing those objectives, the community will require funding from a variety of sources including, but not limited to, CDBG and HOME funds.

**Table 6-1: Quantified Objectives: Construction, Rehabilitation, and Preservation by Income Level**

Income Levels	Construction	Rehabilitation	Preservation
Extremely Low	8	5	55
Very Low	32	15	
Low	32	15	
Moderate	21	0	0
Above Moderate	20	0	0
Total <sup>1</sup>	113	35	55

**Table 6-2: Quantified Objectives for Very Low and Low Income Units by Program**

Program	Construction	Rehabilitation	Preservation
Program 1-3: Housing Rehabilitation Program	0	35	0
Program 1-5: Conversion of Affordable Units	0	0	55
Program 1-6: Energy Conservation Retrofit	0	25*	0
Programs 2-1: Streamline Housing Approvals, 2-2: Affordable Housing Resources, 3-2: Special Housing Needs Coordination, and 3-3: Incentives for Extremely Low, Senior, Disabled, Large Families and Special Needs Housing	72	0	0
Program 2-4: Accessory Dwelling Units	21	0	0
TOTAL	93	35	55

\*May be combined with Program 1-3

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## CHAPTER SEVEN – COMMUNITY PARTICIPATION

Community participation was solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the Draft Housing Element and the adoption of the Final Housing Element.

### *Development of Draft Housing Element*

The Housing Element Update process began in 2020, which included preparation of an initial public draft Housing Element Update and related public participation components as Phase 1 of the public outreach effort. This original public participation phase planned for several public and stakeholder workshops, with two workshops occurring during Housing Element preparation and two workshops occurring during the public review period. However, the novel coronavirus (also known as COVID-19) resulted in shelter-in-place and social distancing requirements that have precluded in-person workshops and resulted in the cancellation of the planned April 2020 and May 2020 workshops.

COVID-19 is an illness spread by person-to-person contact. The first case in California was documented on January 25, 2020. On March 11, 2020, the World Health Organization declared COVID-19 a global pandemic. In March 2020, as COVID-19 cases in California and the United States increased, Governor Newsom issued a series of Executive Orders restricting activities and movement within the State in an effort to reduce the spread of COVID-19. On March 18, 2020, the Lake County Public Health Officer issued a shelter-in-place order, which replaced orders issued on March 16, 2020. On March 19, 2020, a statewide shelter-in-place order was issued requiring residents to stay at home, unless they need to leave their home to conduct essential activities, which including shopping for necessities and going outdoors for private recreation, conduct essential business, or operate critical infrastructure. An end date has not yet been given for when the stay home requirement will be lifted, but the State has identified six health and scientific indicators will be considered before modifying the State's order. On April 28, 2020, Governor Newsom identified four stages for how California will reopen schools, businesses, and public spaces. The State is currently moving toward Stage 2, working to make it consistently safe for essential workers, and considering allowing counties to re-open lower-risk businesses and public spaces with modifications to allow for distancing. In Stage 3, higher-risk businesses will be able to reopen, but with measures in place to ensure public safety. Stage 4 will be the end of the stay-at-home order. It is anticipated that public in-person workshops that comply with social distancing and health measures may occur during Stage 3, however, Governor Newsom has indicated Stage 3 is months away. It is anticipated that this 6<sup>th</sup> Cycle Housing Element will be completed prior to the end of the stay home requirements. COVID-19 has presented a challenge to the City's public participation program, which had planned for a series of in-person workshops and meetings, augmented by a survey.

In response to the cancellation of the initial public and stakeholder workshops due to the shelter-in-place restrictions, the City and consultant team revised the housing needs survey to be a more detailed survey available in both English and Spanish that could be conducted on-line, eliminating any person-to-person contact, as well as a separate on-line survey for housing stakeholders. This initial effort is summarized below under Initial Public Engagement and Participation. The results

## 7. COMMUNITY PARTICIPATION

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of these surveys, as well as outreach to various stakeholders, and research related to the City's housing needs informed the preparation of Chapters 2 through 6 of this Housing Element Update.

In addition to the public outreach workshop, key stakeholders, agencies, and organizations were contacted individually for input to ensure that the Housing Element accurately reflects a broad spectrum of the community and prioritizes needs appropriately.

### **INITIAL PUBLIC AND STAKEHOLDER INPUT:**

The Housing Element Update process began in 2020, which included preparation of an initial public draft Housing Element Update and related public participation components as Phase 1 of the public outreach effort. This original public participation phase planned for two public and stakeholder workshops. However, COVID-19 resulted in shelter-in-place and social distancing requirements that precluded in-person workshops and resulted in the cancellation of the planned April 2020 workshops.

### ***Housing Needs Survey***

In order to obtain a range of community input that reflected the broad economic and demographic spectrums of the City in the absence of in-person workshops, City staff and the consultant team disseminated a detailed housing needs survey to individuals, community organizations, County departments, and public agencies to gain a deeper understanding of resident housing needs. The survey consisted of 18 questions designed to better understand the housing needs and priorities for Lakeport and was available in English and Spanish. The housing needs survey was advertised via a mailer as part of the April utility bill, the City website, the Police Department's facebook page, and Lake County Health and Human Service's housing page on their website. An introduction to the survey and links to the survey in English and Spanish were also emailed to approximately 40 stakeholders, including public agency representatives, real estate professionals, service providers, and housing developers. This group of stakeholders was asked to post the survey on their social media pages and to disseminate the survey among their clients and residents in order to increase opportunities for participation, particularly among the lower income and special needs populations that are served by multiple service providers that were contacted.

In total, 46 survey responses were received and the full survey results are provided in Appendix B. A second set of emails has been sent out to the stakeholders as well as follow-up posts on social media pages to remind people to participate; the invitations to take the survey have been posted to the City's website in April and May 2020. The following information summarizes survey results to date. It should be noted that any personal identification information has been omitted from the survey results in Appendix B.

The majority of respondents (52%) live and work in Lakeport, another 20% live in Lakeport and are retired or do not work, 17% live in Lakeport but work elsewhere, and 7% work in Lakeport and live elsewhere.

Approximately 67% of respondents have lived in Lakeport for more than 10 years while 21% have lived in the City for less than 5 years. The most common reasons residents gave for living in Lakeport included (respondents could choose multiple answers): proximity to job/work (41%), local recreational amenities and scenery (41%), proximity to family and/or friends (31%),

affordability (31%), and safety of neighborhood (26%). 55% of respondents own their home while 34% rent, 5% currently live with another household (neither own nor rent), and 5% indicated that they are homeless.

Respondents indicating that they wish to own a home in Lakeport but do not currently own one identified the following reasons (respondents could choose multiple answers) for not owning a home: cannot find a home within their target price range (67%), not having the financial resources for an adequate down payment (62%), not having the financial resources for the monthly mortgage payment (38%), and cannot find a home that suits their living needs (35%).

Homeowners identified a range of upgrades or expansions they have considered making to their home, with the most commonly identified desired upgrades including: solar (60%), roofing (55%), and painting (45%).

Regarding housing conditions, 26% of respondents indicated their home is in excellent condition, 19% indicated their home shows signs of minor deferred maintenance, 36% indicated that their home needs one or more modest rehabilitation improvements, and 17% indicated their home needs one or more major upgrades. The majority of respondents live in a single family home (62%) while 12% live in a multifamily unit or apartment, 9% live in a duplex or attached home (townhome), 10% live in a mobile home, and 4% live in a hotel.

Regarding the type of household, residents indicated the following: couple (no children) household (43%), couple with children under 18 (14%), single person household (19%), young adult living with parent or parents (4%), multi-generational household (including parents with adult children and single parents with children and other generations) (6%), and single person living with roommates (5%). Additionally, 17% live in a 1-person household, 45% in a 2-person household, 14% in a 3-person household, 12% in a 4-person household, 5% in a 5-person household, 5% live in a 6-person household, and 2% live in a 7-person household. Further, respondents ages range from 24-39 years (36%), 40-55 years (29%), 56-74 years (31%), and 75 years or older (5%).

39% of respondents indicated they are very satisfied with their current housing situation, while 24% indicated they are somewhat satisfied, 7% indicated they are somewhat dissatisfied, and 29% indicated they are dissatisfied.

When asked to rank the priority of various housing-related issues, the responses that were ranked as the highest priorities include the following, in order of importance:

- Provide code enforcement and programs to help maintain and uplift neighborhoods that have areas of blight, disrepair, or have suffered from the economy.
- Ensuring that landlords and developers follow fair housing practices when renting or selling homes.
- Ensure that the housing market in Lakeport provides a diverse range of housing types, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of local residents.
- Homebuyer assistance programs, such as a first-time homebuyer loan or grant program.



## 7. COMMUNITY PARTICIPATION

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- Encourage the rehabilitation of existing housing stock in older neighborhoods.
- Housing for seniors.
- Emergency housing assistance (assistance with utility bills and/or loan payment).
- Ensure that children who grow up in Lakeport can afford to live in Lakeport.
- Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing.
- Housing for large families, veterans, and/or persons with disabilities.
- Housing rehabilitation or repair loan program.
- Make it easier to build homes.

The majority of respondents (63%) felt that the different housing types in Lakeport currently meet their needs. The types of housing identified as being most needed in the City were identified as single family (detached) (53%), apartments (38%), duplex, triplex, and fourplex units (30%), condominiums or townhomes (28%), senior housing (28%), and housing for people with disabilities (20%).

When asked to share comments or concerns relevant to the Housing Element Update, responses included:

- Concerns about affordable housing. In order to afford housing even in Lakeport one has to live paycheck to paycheck. Also concerned about the process of making formal complaints about neighbors who continuously violate noise laws, etc.
- In the city of lakeport it's quite hard for going couples with no children or not considered at workers to find housing/buy a home. There is really close to 0 opportunities for them.
- We need affordable housing apartments that are ADA-complainant and affordable for those with incomes under 1,000 a month.
- There are not any high-quality apartment buildings in Lakeport. Also, many homes/areas of lakeport are more run down than I'd like. It was difficult to find a nice home in a nice area.
- Concern that the city makes sure to support local small business as well as property owners and renters. This year is going to be tough on everyone and making sure that people get help, remain employed, is instrumental in how the city navigates this difficult time.
- We need affordable housing, but we also need help finding ways to help low wage workers the opportunity to buy a home. We also need more support for people of color to have access to these programs.

The Housing Plan addresses the needs identified by the community. Overall, one of the primary concerns identified by the community was the need for single family homes and the associated difficulty households have affording a single family home or downpayment. The Housing Plan



(Chapter 6) includes Program 2-5 to support the production of market rate housing development, including single family homes, and Program 2-2 includes a component to encourage additional funding for first-time homebuyer and downpayment assistance programs. Respondents also identified the need to maintain neighborhoods and existing housing. The Housing Plan includes Program 1-3 to provide for ongoing capital improvements and maintenance to address the needs of the City's older neighborhoods, while Programs 1-2 and 1-5 address the need to assist homeowners and property owners with housing rehabilitation and weatherization improvements to maintain the housing stock. The need for affordable housing opportunities, including housing for large families, veterans, and persons with disabilities as well as the need for a variety of housing types was also identified. Programs 2-1 through 2-5 provide for a greater range of new housing opportunities in the City, while Programs 3-1 through 3-7 address housing needs for special needs groups. Program 4-1 furthers fair housing opportunities to ensure all persons, regardless of any protected characteristics, have access to housing.

### ***Housing Stakeholders Survey***

Housing stakeholders were also surveyed for the purpose of identifying any housing needs and constraints to obtaining housing related to the population or clientele of service providers, housing needs and constraints as observed by advocates and interested parties, and housing needs and constraints to building or providing housing as observed by members of the development community. The survey was sent to approximately 45 agencies, service providers, developers, real estate professionals, and other stakeholders listed in Appendix C. The survey was sent out on May 18, 2020 and a follow-up email was sent to stakeholders on June 3, 2020 inviting their review of the Draft 6<sup>th</sup> Cycle Housing Element.

The stakeholders survey provided extensive data, particularly related to issues and concerns associated with lower income and special needs populations in Shasta County and information regarding potential constraints to housing development. 9 survey responses were received. The results of the survey are summarized below.

The respondents work with a range of clients, including: seniors, disabled, developmentally disabled, large families, female-heads of households, farmworkers, persons in need of emergency shelter, and the homeless population. It should be noted that respondents may serve more than one community population.

Of the respondents, 10% develop housing and provide supportive services while 90% of respondents provide supportive services but do not develop housing. Survey respondents were asked to identify the primary housing types needed to serve the specific populations that their organizations services. When asked about housing needed based on the population they serve, respondents identified the following types of housing as the most needed for each specific population.

*General population:* Housing close to services, market rate housing, single family and multifamily housing affordable to extremely low, very low, and low income households, and housing with on-site childcare.

## 7. COMMUNITY PARTICIPATION

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*Seniors/Elderly:* Multifamily – senior market rate, multifamily – senior affordable extremely low, very low, and low income households, single family housing affordable extremely low, very low, and low income households.

*Disabled persons:* Housing with features for a disabled person, single family housing (both affordable and market rate), and multifamily housing affordable extremely low, very low, and low income households.

*Developmentally disabled:* Housing with features for a disabled person, housing close to services, both single family and multifamily housing affordable to extremely low through low income households, and emergency shelter.

*Single female heads of household with children:* Housing with childcare on-site, single family and multifamily market rate housing; single family housing affordable extremely low, very low, and low income households.

*Farmworkers:* Permanent farmworker housing and seasonal or temporary farmworker housing

*Persons in need of Emergency Shelter:* Emergency Shelter, market rate senior housing, and affordable multifamily housing.

When asked about housing services needed by population they serve, priority needs for specific populations included:

1. General population:
  - Assistance with finding affordable housing, renting or purchasing a home, occasional financial assistance, housing close to public transportation, and housing close to services and daycare
2. Seniors/elderly:
  - Assistance finding affordable housing, grants or loans to make a home accessible, assistance finding housing affordable to extremely low and low income households; financial assistance, assistance with addressing legal and fair housing issues
3. Disabled:
  - Grants or loans to make modifications to make a home accessible to a disabled resident, assistance finding housing affordable to extremely low and low income households, assistance with addressing legal and fair housing issues
4. Developmentally disabled:
  - Assistance finding and obtaining affordable housing and housing close to services, assistance with addressing legal and fair housing issues, grants or loans to make modifications to make a home accessible to a disabled resident,
5. Female-head of households with children:
  - Housing close to daycare, assistance with addressing legal and fair housing issues

6. Farmworkers:
  - Translation assistance for non-English speaking persons, assistance with purchasing or renting a home
7. Persons in need of emergency shelter:
  - Assistance with being housed in an emergency shelter, transitional housing, or supportive housing.
8. Other:
  - Assistance being housing in transitional or supportive housing.

The following were identified as the primary barriers to service providers of their service population related to finding or staying in housing:

- Identifying and locating services for clients
- Shortage of low income housing
- Long waiting lists for financial assistance and for affordable housing
- Housing costs and inadequate income to pay for housing costs
- Lack of decent rental units and landlords willing to work with low income families and maintain units

The following services and actions were identified as needed to provide or improve housing or human services in the City:

- More housing, including affordable housing
- Year-round homeless shelter
- Housing availability
- Hold property owners accountable and provide incentives to rent units

Overall, one of the primary comments echoed throughout the housing stakeholder survey was the need for more affordable housing and assistance provided to various populations in finding and obtaining affordable housing. The Housing Plan (Chapter 6) provides multiple policies and programs under Goals 2 and 3 to increase the amount of affordable and special needs housing and to increase access to housing. These policies were strengthened to encourage increased cooperation and efforts between organizations and ensure that the City continues to work with various County departments and non-profit and private organizations to address these concerns.

## HOUSING ELEMENT REVIEW

The public Preliminary Draft Housing Element was made available on the City's website on May 21, 2020 and via a June 3, 2020 email to stakeholders and survey participants. A public notice, a press release, and emails to persons that have requested to be on the Housing Element Update

## 7. COMMUNITY PARTICIPATION

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contact list as well as all of the stakeholders contacted for the stakeholders survey was circulated identifying the availability of the Preliminary 6<sup>th</sup> Cycle Housing Element, summarizing key findings, and identifying how and where to comment on the Draft Housing Element, including via email, mailed letter, phone call to City staff, or through the planned hearing. The Preliminary 6<sup>th</sup> Cycle Housing Element was made available for public review from May 22 through June 30, 2020. In addition, opportunities to comment are provided at the Planning Commission and City Council hearings as described below.

The Planning Commission will hold a public hearing to review the 6<sup>th</sup> Cycle Housing Element, receive and consider public input, and consider a recommendation to the City Council on June 10, 2020. The City Council will then hold a public hearing on July 7, 2020 to consider the Planning Commission's recommendation, review the 6<sup>th</sup> Cycle Housing Element, receive and consider public input, and consider adoption of the Housing Element.

## **Appendix A**

### **Inventory of Residential Sites**

APPENDIX A: INVENTORY OF RESIDENTIAL SITES

PARCEL	General Plan	Zoning	Status	HOUSE #	STREET	Acres	Existing Units	Single Family Maximum	Single Family Realistic	Multi-family Maximum	Multi-family Realistic	Income Range
025-036-03	RES	R-1	VAC	1300	SIXTH	0.05		1	1			AM
026-122-26	RES	R-1	VAC	1022	ELEVENTH	0.06		1	1			AM
026-052-17	RES	R-1	VAC	463	SUNSET	0.07		1	1			AM
026-073-04	RES	R-1	VAC	335	ROBLES	0.07		1	1			AM
026-082-10	RES	R-1	VAC	535	SUNSET	0.07		1	1			AM
026-052-28	RES	R-1	VAC	410	FOREST	0.08		1	1			AM
026-073-08	RES	R-1	VAC	287	ROBLES	0.08		1	1			AM
025-564-20	RES	R-1	VAC	45	LILY COVE	0.09		0	0			AM
026-052-16	RES	R-1	VAC	479	SUNSET	0.09		1	1			AM
026-052-15	RES	R-1	VAC	483	SUNSET	0.09		1	1			AM
026-074-14	RES	R-1	VAC	356	HILLCREST	0.09		0	0			AM
026-072-38	RES	R-1	VAC	2324	LOCH	0.09		1	1			AM
026-051-04	RES	R-1	VAC	452	SUNSET	0.10		0	0			AM
025-212-16	RES	R-1	VAC	455	SEVENTH	0.10		0	0			AM
025-083-06	RES	R-1	VAC	1030	SECOND	0.10		1	1			AM
026-073-07	RES	R-1	VAC	323	ROBLES	0.11		1	1			AM
026-061-13	RES	R-1	VAC	472	SAYRE	0.11		0	0			AM
026-072-15	RES	R-1	VAC	264	ROBLES	0.11		1	1			AM
026-073-06	RES	R-1	VAC	331	ROBLES	0.11		1	0			AM
026-072-16	RES	R-1	VAC	256	ROBLES	0.11		1	1			AM
026-073-09	RES	R-1	VAC	271	ROBLES	0.11		0	0			AM
026-052-14	RES	R-1	VAC	491	SUNSET	0.11		1	1			AM
026-082-09	RES	R-1	VAC	541	SUNSET	0.11		1	1			AM
026-073-03	RES	R-1	VAC	341	ROBLES	0.11		1	1			AM
026-091-15	RES	R-1	VAC	420	FAIRVIEW	0.11		1	1			AM
026-091-16	RES	R-1	VAC	430	FAIRVIEW	0.11		1	1			AM
026-073-02	RES	R-1	VAC	343	ROBLES	0.11		1	1			AM
026-073-05	RES	R-1	VAC	333	ROBLES	0.12		1	1			AM
026-092-12	RES	R-1	VAC	2110	GREEN	0.12		1	1			AM
026-051-08	RES	R-1	VAC	422	SUNSET	0.12		1	1			AM
026-072-14	RES	R-1	VAC	286	ROBLES	0.12		1	1			AM
026-082-04	RES	R-1	VAC	591	SUNSET	0.12		1	1			AM
026-082-08	RES	R-1	VAC	553	SUNSET	0.12		1	1			AM

APPENDIX A: INVENTORY OF RESIDENTIAL SITES

026-082-05	RES	R-1	VAC	531	SUNSET	0.12		1	1			AM
026-082-07	RES	R-1	VAC	521	SUNSET	0.12		1	1			AM
025-652-17	RES	R-1	VAC	621	THIRD	0.13		1	1			AM
025-093-06	RES	R-1	VAC	1201	BERRY	0.13		1	1			AM
026-072-37	RES	R-1	VAC	2332	LOCH	0.13		0	0			AM
025-656-09	RES	R-1	VAC	170	N LAKEVIEW	0.13		1	1			AM
025-656-10	RES	R-1	VAC	175	N ESTEP	0.13		1	1			AM
026-313-28	RES	R-1	VAC	1945	LAKESHORE	0.13		1	1			AM
026-071-16	RES	R-1	VAC	410	SUNSET	0.14		1	1			AM
025-036-02	RES	R-1	VAC	1254	SIXTH	0.14		0	0			AM
025-741-13	RES	R-1	VAC	1245	WRIGLEY	0.14		1	1			AM
025-741-12	RES	R-1	VAC	1241	WRIGLEY	0.14		1	1			AM
025-731-15	RES	R-1	VAC	1263	FENWAY	0.14		1	1			AM
026-072-17	RES	R-1	VAC	242	ROBLES	0.15		1	1			AM
025-073-13	RES	R-1	VAC	982	FIFTH	0.15		1	0			AM
025-741-04	RES	R-1	VAC	1242	WRIGLEY	0.15		1	1			AM
026-381-09	RES	R-1	VAC	728	FOURTEENTH	0.15		1	1			AM
025-731-17	RES	R-1	VAC	1271	FENWAY	0.15		1	1			AM
025-741-05	RES	R-1	VAC	1238	WRIGLEY	0.15		1	1			AM
025-731-16	RES	R-1	VAC	1267	FENWAY	0.15		1	1			AM
026-051-07	RES	R-1	VAC	428	SUNSET	0.15		1	1			AM
025-093-07	RES	R-1	VAC	1209	BERRY	0.15		1	1			AM
025-367-04	RES	R-1	VAC	698	FOURTH	0.16		1	1			AM
026-061-55	RES	R-1	VAC	475	HILLCREST	0.16		1	1			AM
025-741-11	RES	R-1	VAC	1391	YANKEE	0.16		1	1			AM
025-741-06	RES	R-1	VAC	1234	WRIGLEY	0.16		1	1			AM
025-741-08	RES	R-1	VAC	1226	WRIGLEY	0.16		1	1			AM
025-741-07	RES	R-1	VAC	1230	WRIGLEY	0.17		1	1			AM
026-256-01	RES	R-1	VAC	589	TENTH	0.17		1	0			AM
025-741-10	RES	R-1	VAC	1394	YANKEE	0.17		1	1			AM
025-075-01	RES	R-1	VAC	974	FOURTH	0.17		1	1			AM
025-073-23	RES	R-1	VAC	1032	FIFTH	0.17		1	1			AM
025-741-09	RES	R-1	VAC	1227	WRIGLEY	0.18		1	1			AM
025-093-08	RES	R-1	VAC	1217	BERRY	0.18		1	1			AM
026-383-06	RES	R-1	VAC	520	FOURTEENTH	0.18		1	1			AM

APPENDIX A: INVENTORY OF RESIDENTIAL SITES

026-051-06	RES	R-1	VAC	432	SUNSET	0.19		1	1			AM
026-383-04	RES	R-1	VAC	544	FOURTEENTH	0.19		1	1			AM
025-093-09	RES	R-1	VAC	1225	BERRY	0.19		1	1			AM
025-366-12	RES	R-1	VAC	730	FIFTH	0.20		1	1			AM
025-042-13	RES	R-1	VAC	634	SPURR	0.21		1	1			AM
025-043-06	RES	R-1	VAC	1020	SIXTH	0.21		1	1			AM
026-051-05	RES	R-1	VAC	446	SUNSET	0.21		1	1			AM
025-073-14	RES	R-1	VAC	780	FIFTH	0.21		1	1			AM
026-383-05	RES	R-1	VAC	540	FOURTEENTH	0.21		1	1			AM
026-332-21	RES	R-1	VAC	1032	ADAMS	0.21		1	1			AM
025-093-10	RES	R-1	VAC	1233	BERRY	0.22		1	1			AM
025-205-06	RES	R-1	VAC	655	CHERRY	0.23		1	1			AM
025-036-04	RES	R-1	VAC	1290	SIXTH	0.23		1	1			AM
025-093-12	RES	R-1	VAC	1249	BERRY	0.23		1	1			AM
026-482-04	RES	R-1	VAC	1312	MELLOR	0.24		1	1			AM
026-256-05	RES	R-1	VAC	521	TENTH	0.24		1	1			AM
025-161-11	RES	R-1	VAC	935	SECOND	0.24		1	1			AM
025-073-21	RES	R-1	VAC	994	FIFTH	0.24		1	1			AM
025-093-11	RES	R-1	VAC	1241	BERRY	0.25		1	1			AM
025-041-27	RES	R-1	VAC	1130	CENTRAL PARK	0.25		1	1			AM
026-403-01	RES	R-1	VAC	991	TWENTIETH	0.25		1	1			AM
026-082-02	RES	R-1	VAC	561	SUNSET	0.25		1	1			AM
026-062-12	RES	R-1	VAC	457	FAIRVIEW	0.26		1	1			AM
025-051-09	RES	R-1	VAC	900	CENTRAL PARK	0.26		1	1			AM
025-093-13	RES	R-1	VAC	1257	BERRY	0.27		1	1			AM
025-093-14	RES	R-1	VAC	1265	BERRY	0.27		1	1			AM
026-151-37	RES	R-1	VAC	656	CLEAR LAKE	0.29		2	1			AM
026-151-40	RES	R-1	VAC	594	CLEAR LAKE	0.29		2	1			AM
026-151-38	RES	R-1	VAC	632	CLEAR LAKE	0.30		2	1			AM
025-036-08	RES	R-1	VAC	1250	SIXTH	0.30		2	1			AM
026-052-01	RES	R-1	VAC	2382	HARTLEY	0.32		2	1			AM
026-021-02	RES	R-1	VAC	1385	SHADY	0.32		2	1			AM
025-077-01	RES	R-1	VAC	850	THIRD	0.33		2	1			AM
025-652-09	RES	R-1	VAC	650	SECOND	0.34		2	1			AM
026-511-30	RES	R-1	VAC	1282	TWENTIETH	0.34		2	1			AM



APPENDIX A: INVENTORY OF RESIDENTIAL SITES

026-122-50	RES	R-1	VAC	1657	ALDEN	0.35		2	2			AM
026-051-09	RES	R-1	VAC	474	SUNSET	0.36		2	2			AM
026-122-51	RES	R-1	VAC	1651	ALDEN	0.36		2	2			AM
026-031-09	RES	R-1	VAC	2440	LAKESHORE	0.37		2	2			AM
026-122-49	RES	R-1	VAC	1665	ALDEN	0.38		2	2			AM
026-412-10	RES	R-1	VAC	855	ANASTASIA	0.38		2	2			AM
005-051-11	RES	R-1	VAC	305	CHESTER	0.38		2	2			AM
026-031-22	RES	R-1	VAC	2415	BEACH	0.40		2	2			AM
025-084-14	RES	R-1	VAC	1010	COMPTON	0.41		2	2			AM
025-203-03	RES	R-1	VAC	700	MANZANITA	0.42		3	2			AM
026-491-11	RES	R-1	VAC	1764	MELLOR	0.48		3	2			AM
026-082-03	RES	R-1	VAC	581	SUNSET	0.49	1	2	1			AM
025-074-12	RES	R-1	VAC	1048	COMPTON	0.49		3	2			AM
026-031-20	RES	R-1	VAC	2430	WINTER	0.53		3	3			AM
026-122-57	RES	R-1	VAC	1403	WILD OAK	0.58		4	3			AM
026-482-01	RES	R-1	VAC	1316	MELLOR	0.60		4	3			AM
026-301-14	RES	R-1	VAC	1261	CENTRAL PARK	0.60		4	3			AM
026-471-02	RES	R-1	VAC	1542	MELLOR	0.62		4	3			AM
026-481-11	RES	R-1	VAC	1265	MELLOR	0.71	1	4	3			AM
025-035-02	RES	R-1	UND	1240	CENTRAL PARK	0.73	1	4	3			AM
026-021-42	RES	R-1	VAC	1343	SHADY	0.82		6	4			AM
026-131-18	RES	R-1	VAC	1200	NINTH	0.85		6	4			AM
025-035-03	RES	R-1	VAC	1220	CENTRAL PARK	0.86		6	5			AM
025-041-26	RES	R-1	VAC	1130	NINTH	0.88		6	5			AM
026-322-13	RES	R-1	VAC	700	ADAMS	0.91		6	5			AM
025-191-01	RES	R-1	VAC	801	MANZANITA	0.91		6	5			AM
026-081-01	RES	R-1	VAC	550	SUNSET	1.17		8	6			AM
025-441-43	RES	R-1	VAC	1297	CRAIG	1.18		8	3			AM
026-122-25	RES	R-1	VAC	1122	ELEVENTH	1.24		9	7			AM
005-038-36	RES	R-1	VAC	12	QUEEN ANN	1.28		9	7			AM
026-301-22	RES	R-1	VAC	1265	CENTRAL PARK	1.36		9	7			AM
026-021-48	RES	R-1	UND	1170	BOGGS	1.38	1	9	7			AM
026-332-12	RES	R-1	VAC	850	ADAMS	1.48		10	8			AM
026-341-03	RES	R-1	VAC	1180	BOGGS	1.62		11	9			AM
005-038-35	RES	R-1	VAC	20	QUEEN ANN	1.64		11	9			AM

APPENDIX A: INVENTORY OF RESIDENTIAL SITES

025-062-24	RES	R-1	VAC	1366	BERRY	1.91		13	11			AM
026-471-01	RES	R-1	VAC	1601	MELLOR	2.02	1	13	10			AM
005-030-10	RES	R-1	VAC	1320	CRAIG	2.26		16	13			AM
026-021-11	RES	R-1	VAC	1385	SHADY	2.41	1	16	13			AM
025-062-02	RES	R-1	UND	1255	SIXTH	2.64	1	18	6			AM
005-038-37	RES	R-1	VAC	8	QUEEN ANN	2.70		19	15			AM
026-342-08	RES	R-1	VAC	1255	BOGGS	2.71		19	15			AM
026-321-14	RES	R-1	VAC	880	BOGGS	2.71		19	15			AM
025-092-03	RES	R-1	VAC	1301	BERRY	2.77		20	16			AM
025-062-23	RES	R-1	VAC	1370	BERRY	2.79		20	16			AM
026-341-04	RES	R-1	UND	1150	BOGGS	2.84	1	19	15			AM
026-491-09	RES	R-1	VAC	1810	MELLOR	2.86		20	16			AM
025-062-13	RES	R-1	UND	1240	BERRY	2.87	1	19	15			AM
025-034-01	RES	R-1	VAC	1370	SIXTH	3.02		22	17			AM
026-122-34	Office	R-1	VAC	1192	ELEVENTH	3.04		22	17			AM
025-074-05	RES	R-1	UND	995	FOURTH	3.05	1	21	16			AM
026-122-45	HDR	R-1	UND	1320	ELEVENTH	3.19	1	22	17			AM
026-321-11	RES	R-1	VAC	750	BOGGS	3.23		23	18			AM
025-033-01	RES	R-1	VAC	1300	HEIGHT	3.29		24	19			AM
025-431-16	RES	R-1	VAC	1255	MARTIN	3.56		25	20			AM
026-021-09	RES	R-1	VAC	1343	SHADY	3.66		26	21			AM
026-021-10	RES	R-1	VAC	1351	SHADY	3.66		26	21			AM
026-122-53	RES	R-1	VAC	1600	MIKES	3.90		28	22			AM
026-361-01	RES	R-1	UND	1100	TWENTIETH	4.02	1	28	22			AM
026-021-17	RES	R-1	VAC	2403	HARTLEY	4.14		30	24			AM
026-122-56	RES	R-1	UND	1310	ELEVENTH	4.16	1	29	23			AM
025-062-01	RES	R-1	UND	1301	SIXTH	4.36	1	30	11			AM
025-441-08	RES	R-1	VAC	1296	CRAIG	4.37		31	25			AM
026-021-08	RES	R-1	UND	1285	SHADY	4.51	1	31	25			AM
026-361-02	RES	R-1	VAC	1101	TWENTIETH	5.29		38	30			AM
025-092-04	RES	R-1	UND	1295	ARMSTRONG	5.34	1	37	30			AM
026-122-05	RES	R-1	VAC	1411	ALDEN	5.48		40	32			AM
026-122-47	RES	R-1	UND	1200	ELEVENTH	5.52	1	39	31			AM
026-021-41	RES	R-1	VAC	1343	SHADY	5.88		42	34			AM
026-122-01	RES	R-1	UND	1451	WILD OAK	6.00	1	42	34			AM

APPENDIX A: INVENTORY OF RESIDENTIAL SITES

026-461-01	RES	R-1	UND	1825	MELLOR	6.64	1	47	37			AM
025-093-16	RES	R-1	VAC	1200	ARMSTRONG	7.09		51	41			AM
026-122-09	RES	R-1	UND	1170	ELEVENTH	7.86	1	56	44			AM
025-431-21	RES	R-1	VAC	1395	MARTIN	8.27	1	59	47			AM
026-021-49	RES	R-1	VAC	1160	BOGGS	8.64		63	50			AM
005-030-51	RES	R-1	VAC	1310	CRAIG	14.18		103	82			AM
005-030-49	RES	R-1	VAC	1453	MARTIN	17.41	1	126	100			AM
026-021-34	RES	R-1	VAC	2447	HARTLEY	26.66		194	155			AM
005-035-19	RES	R-1	VAC	450	LINDA	28.96	12	199	157			AM
<b>total R-1 Sites</b>						<b>296.39</b>	<b>34</b>	<b>2,065</b>	<b>1,627</b>	<b>-</b>	<b>-</b>	
026-161-21	RES	R-2	VAC	1832	HARTLEY	0.23				4	3	M
025-311-14	RES	R-2	VAC	450	ARMSTRONG	0.15				2	2	M
026-194-03	RES	R-2	VAC	375	THIRTEENTH	0.09		1	1	0	0	M
026-221-09	RES	R-2	VAC	1166	POOL	0.21				4	3	M
026-122-22	RES	R-2	VAC	1134	ELEVENTH	0.18				3	2	M
026-251-06	RES	R-2	VAC	1041	MANZANITA	0.13				2	2	M
026-142-11	RES	R-2	VAC	1893	HARTLEY	0.28				5	4	M
026-122-23	RES	R-2	VAC	1146	ELEVENTH	0.17				3	2	M
026-222-02	RES	R-2	VAC	670	ELEVENTH	0.50				9	7	M
025-301-05	RES	R-2	VAC	510	ARMSTRONG	0.20				3	3	M
026-043-17	RES	R-2	UND	375	TWENTIETH	0.20	1			2	2	M
<b>total R-2 Sites</b>						<b>2.35</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>37</b>	<b>30</b>	
025-431-12	HDR	R-3	UND	520	S SMITH	3.40	1			97	77	M**
026-482-09	HDR	R-3	UND	830	ELEVENTH	1.62	1			46	36	M**
005-042-15	HDR	R-3	UND	1339	BROTEN	1.76	1			50	39	M**
005-042-20	HDR	R-3	UND	1343	BROTEN	3.03	1			86	69	M**
026-243-02	HDR	R-3	VAC	257	CLEAR LAKE	0.12				3	2	M
026-193-03	HDR	R-3	VAC	340	THIRTEENTH	0.17				4	3	M
025-321-10	HDR	R-3	VAC	265	FIRST	0.29				8	6	M
025-231-01	HDR	R-3	VAC	295	NINTH	0.29				8	6	M
026-231-03	HDR	R-3	VAC	310	CLEAR LAKE	0.39				11	9	M
025-441-25	HDR	R-3	VAC	1293	CRAIG	2.45				71	28	M*
025-431-37	HDR	R-3	*	975	BEVINS	3.10	*			90	72	VL/L
025-451-01	HDR	R-3	*	400	BEVINS	1.60	*			47	38	VL/L
025-431-35	HDR	R-3	*	1075	MARTIN	2.20	*			63	51	VL/L

APPENDIX A: INVENTORY OF RESIDENTIAL SITES

<b>total R-3 Sites</b>						<b>13.53</b>	<b>4</b>	<b>-</b>	<b>-</b>	<b>584</b>	<b>436</b>	
005-038-21	RR	R-5	VAC	97	QUEEN ANN	0.08		1	1	0	0	AM
005-050-07	RR	R-5	VAC	2210	S MAIN	3.38				65	52	M/AM
026-031-29	RR	R-5	VAC	2200	LAKESHORE	6.08				117	46	M/AM
005-050-03	RR	R-5	VAC	2240	S MAIN	4.79	1			91	72	M/AM
005-038-24	RR	R-5	VAC	91	QUEEN ANN	0.05		1	1	0	0	AM
005-038-20	RR	R-5	VAC	2031	HAMPTON PARK	0.04		1	1	0	0	AM
005-038-27	RR	R-5	VAC	2030	HAMPTON PARK	0.07		1	1	0	0	AM
005-038-19	RR	R-5	VAC	2029	HAMPTON PARK	0.04		1	1	0	0	AM
005-038-29	RR	R-5	VAC	2026	HAMPTON PARK	0.11		2	1	0	0	AM
005-038-18	RR	R-5	VAC	2027	HAMPTON PARK	0.04		1	1	0	0	AM
005-038-17	RR	R-5	VAC	2025	HAMPTON PARK	0.04		1	1	0	0	AM
005-038-16	RR	R-5	VAC	2023	HAMPTON PARK	0.04		1	1	0	0	AM
005-038-15	RR	R-5	VAC	2021	HAMPTON PARK	0.04		1	1	0	0	AM
005-038-33	RR	R-5	VAC	1930	S MAIN	0.70		0	0	13	10	AM
<b>total R-5 Sites</b>						<b>15.51</b>	<b>1</b>	<b>11</b>	<b>10</b>	<b>286</b>	<b>180</b>	

\*See Table 4-4 for site details

\*\*May also be appropriate for very low/low but assumed for moderate

## **Appendix B**

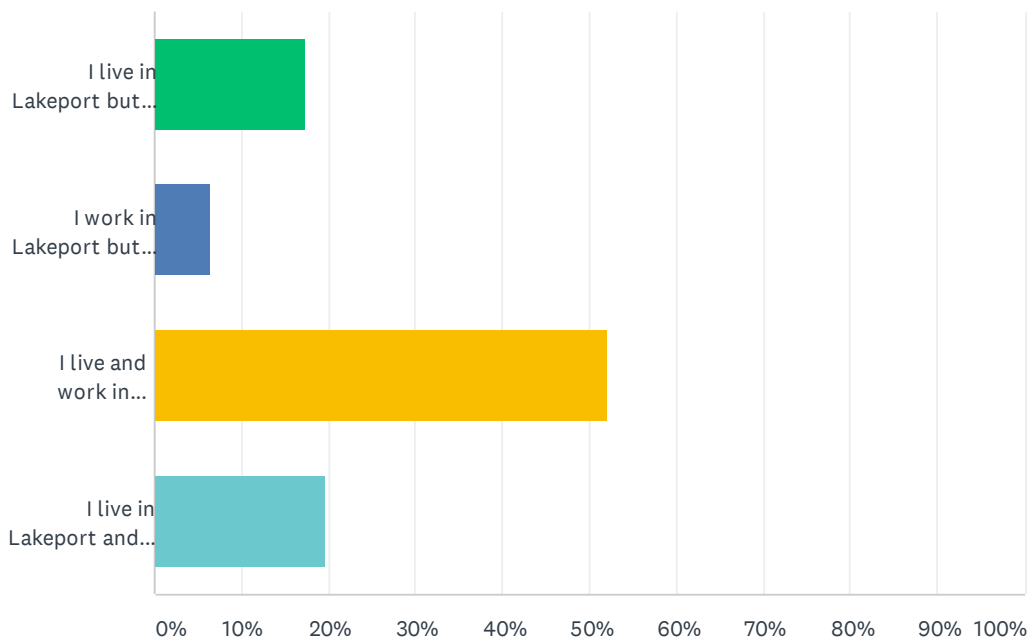
### **Survey Response Data**

Lakeport Housing Element Survey (Community-wide)

Lakeport Housing Element Stakeholders Survey

## Q1 Do you live and/or work in the City of Lakeport?

Answered: 46 Skipped: 0

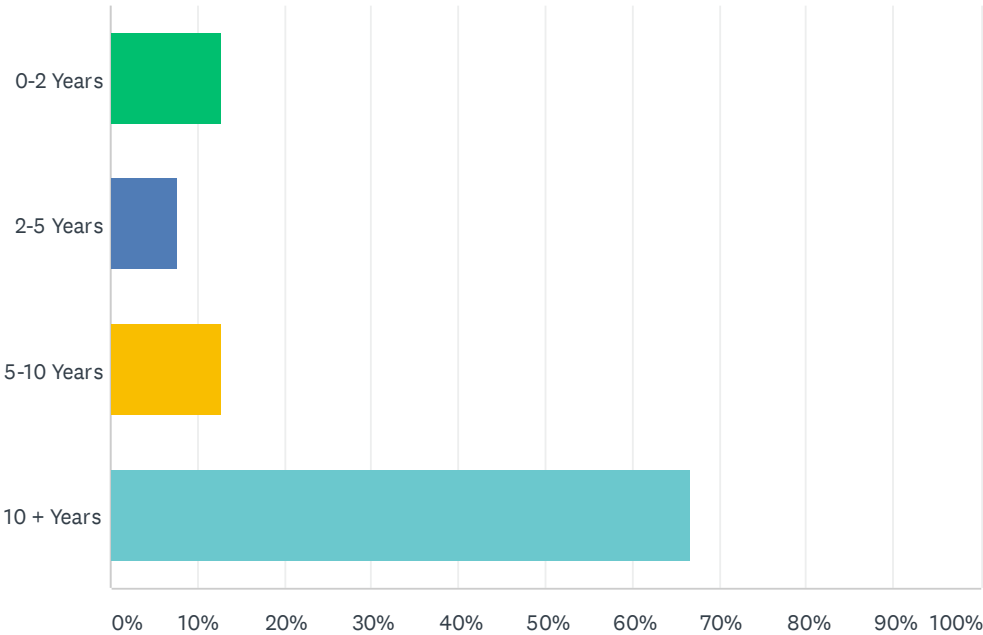


ANSWER CHOICES		RESPONSES	
I live in Lakeport but work somewhere else		17.39%	8
I work in Lakeport but live somewhere else		6.52%	3
I live and work in Lakeport		52.17%	24
I live in Lakeport and do not currently work/I am retired		19.57%	9
TOTAL			46

#	IF YOU LIVE SOMEWHERE OTHER THAN THE CITY OF LAKEPORT, WHERE DO YOU LIVE?	DATE
1	Santa Rosa	6/4/2020 4:53 PM
2	Clearlake Oaks, Can.	5/25/2020 3:25 AM
3	Finley	5/20/2020 6:46 PM
4	unincorporated Lakeport	5/18/2020 4:50 PM
5	Lower Lake	3/23/2020 9:08 AM

Q2 How long have you lived in the City of Lakeport?

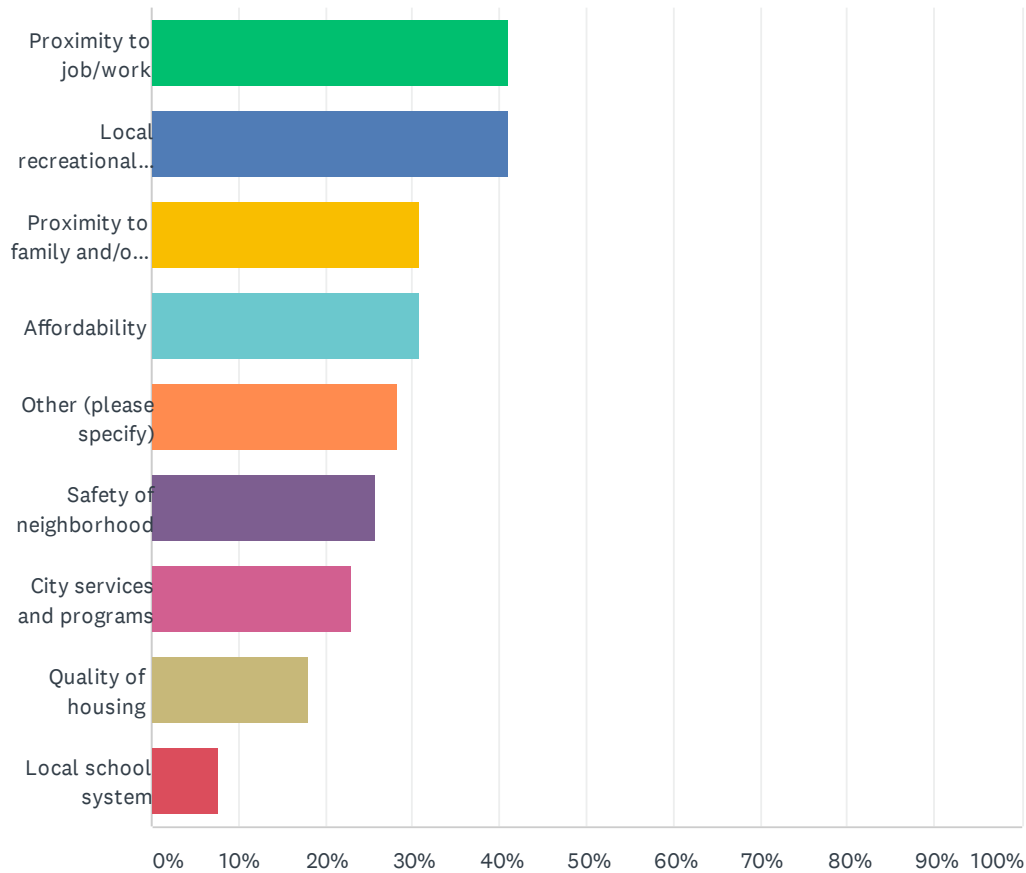
Answered: 39    Skipped: 7



ANSWER CHOICES	RESPONSES	
0-2 Years	12.82%	5
2-5 Years	7.69%	3
5-10 Years	12.82%	5
10 + Years	66.67%	26
TOTAL		39

## Q3 Why have you chosen to live in Lakeport? (Select all that apply)

Answered: 39   Skipped: 7



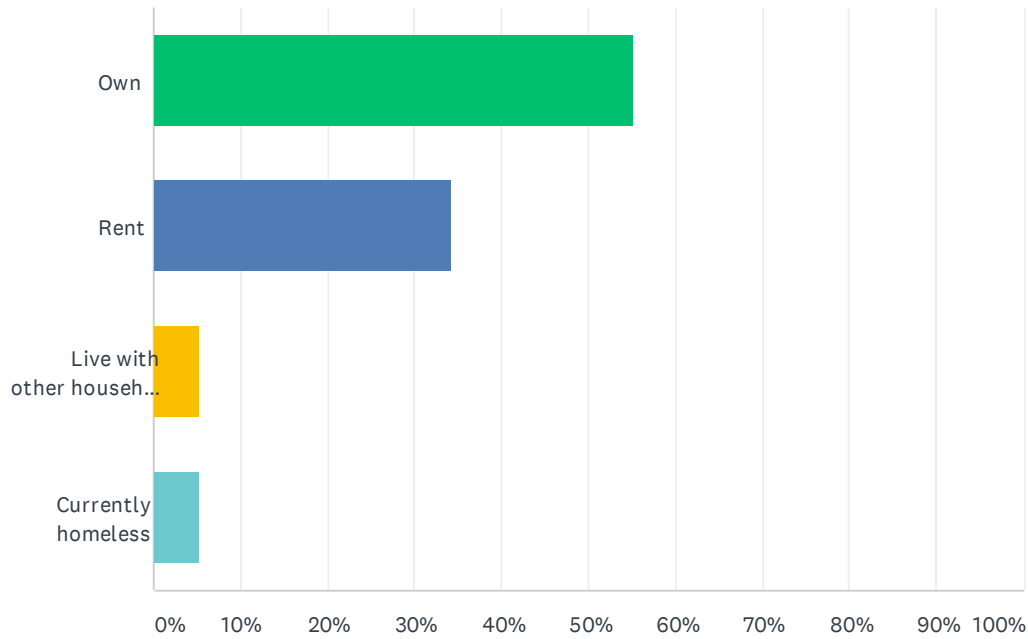
ANSWER CHOICES	RESPONSES	
Proximity to job/work	41.03%	16
Local recreational amenities and scenery	41.03%	16
Proximity to family and/or friends	30.77%	12
Affordability	30.77%	12
Other (please specify)	28.21%	11
Safety of neighborhood	25.64%	10
City services and programs	23.08%	9
Quality of housing	17.95%	7
Local school system	7.69%	3
Total Respondents: 39		



#	OTHER (PLEASE SPECIFY)	DATE
1	Most handi- accessible town in county	6/5/2020 1:02 PM
2	Grew up here	5/28/2020 11:35 AM
3	Family	5/26/2020 12:31 PM
4	Inherited house	5/26/2020 12:17 PM
5	Closer to stores/restaurants	5/26/2020 9:49 AM
6	Grew up here	5/19/2020 11:35 PM
7	I choose it. I grew up here and returned after college	5/19/2020 8:11 PM
8	Best Police Department	5/19/2020 11:46 AM
9	Childhood home	5/19/2020 11:18 AM
10	Great place for retirement in the future	3/30/2020 5:12 PM
11	like small town environment	3/22/2020 11:56 AM

## Q4 Do you currently own or rent your home?

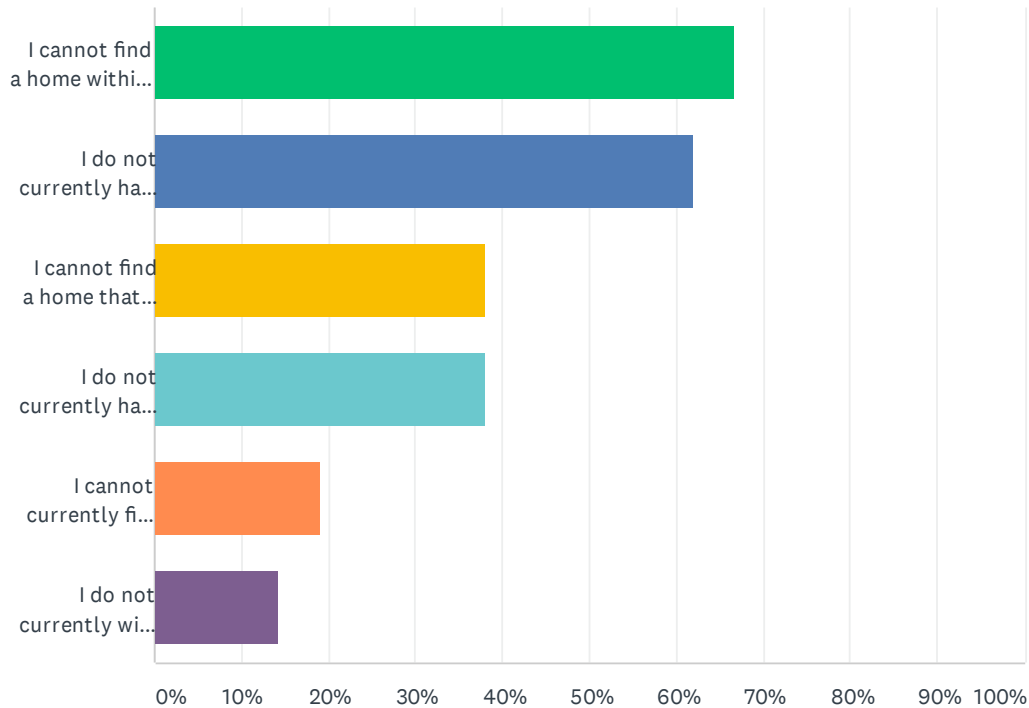
Answered: 38 Skipped: 8



ANSWER CHOICES	RESPONSES	
Own	55.26%	21
Rent	34.21%	13
Live with other household (Neither own nor rent)	5.26%	2
Currently homeless	5.26%	2
TOTAL		38

**Q5 If you wish to own a home in Lakeport but do not currently own one, what issues are preventing you from owning a home at this time? (Choose all that apply)**

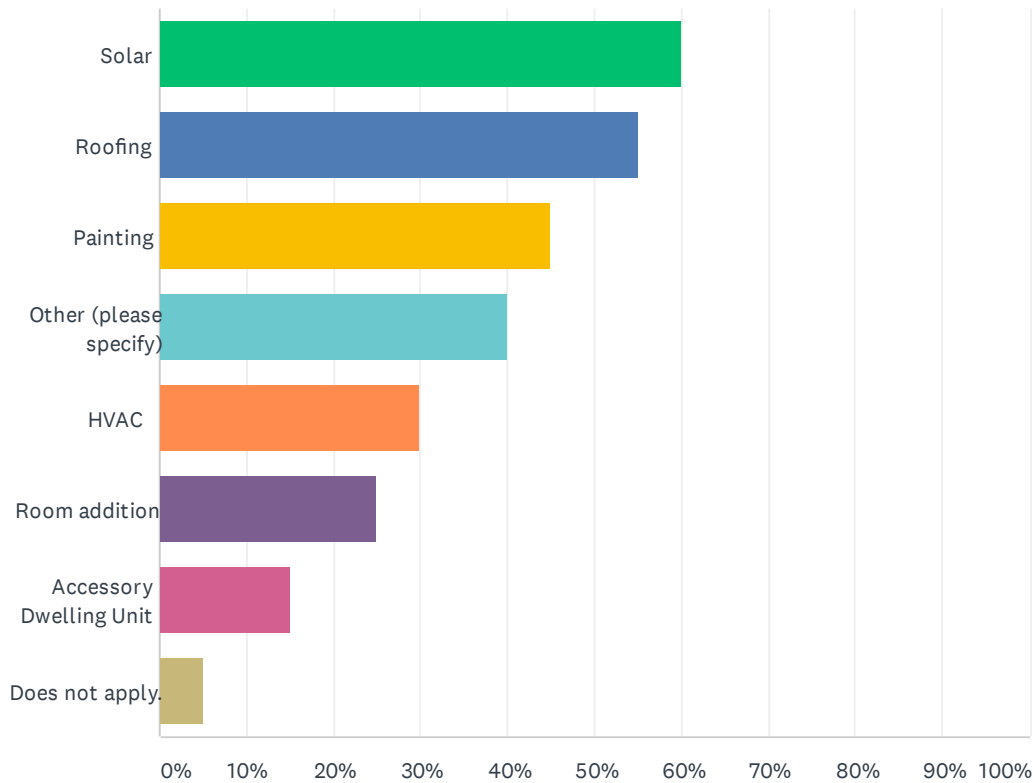
Answered: 21 Skipped: 25



ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Lakeport	66.67%	14
I do not currently have the financial resources for an adequate down payment	61.90%	13
I cannot find a home that suits my living needs in Lakeport (housing size, disability accommodations)	38.10%	8
I do not currently have the financial resources for the monthly mortgage payment	38.10%	8
I cannot currently find a home that suits my quality standards in Lakeport	19.05%	4
I do not currently wish to own a home in Lakeport	14.29%	3
Total Respondents: 21		

## Q6 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 20 Skipped: 26

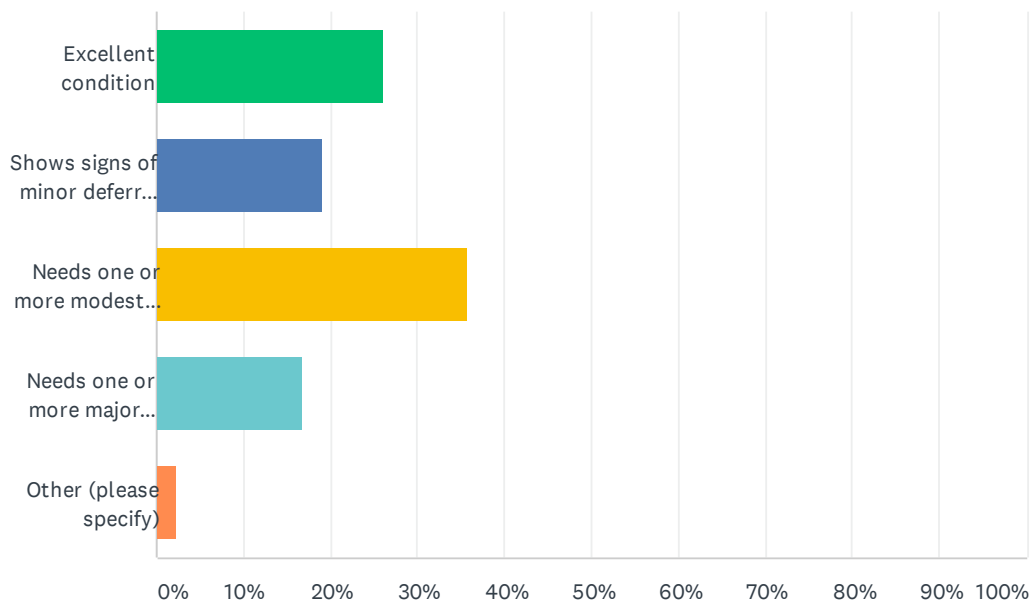


ANSWER CHOICES	RESPONSES	
Solar	60.00%	12
Roofing	55.00%	11
Painting	45.00%	9
Other (please specify)	40.00%	8
HVAC	30.00%	6
Room addition	25.00%	5
Accessory Dwelling Unit	15.00%	3
Does not apply.	5.00%	1
Total Respondents: 20		

#	OTHER (PLEASE SPECIFY)	DATE
1	Window upgrade	5/22/2020 8:10 PM
2	Remodel	5/19/2020 11:39 AM
3	Landscaping	5/19/2020 10:25 AM
4	siding	5/19/2020 10:18 AM
5	remodel with new garage and expansion	4/1/2020 1:25 PM
6	landscaping/interior renovations	3/30/2020 5:12 PM
7	bathroom remodel	3/24/2020 12:25 PM
8	Have all been done in our 20 years in the house including kitchen reno, carpeting, new windows	3/21/2020 1:48 PM

## Q7 How would you rate the physical condition of the unit you live in?

Answered: 42 Skipped: 4

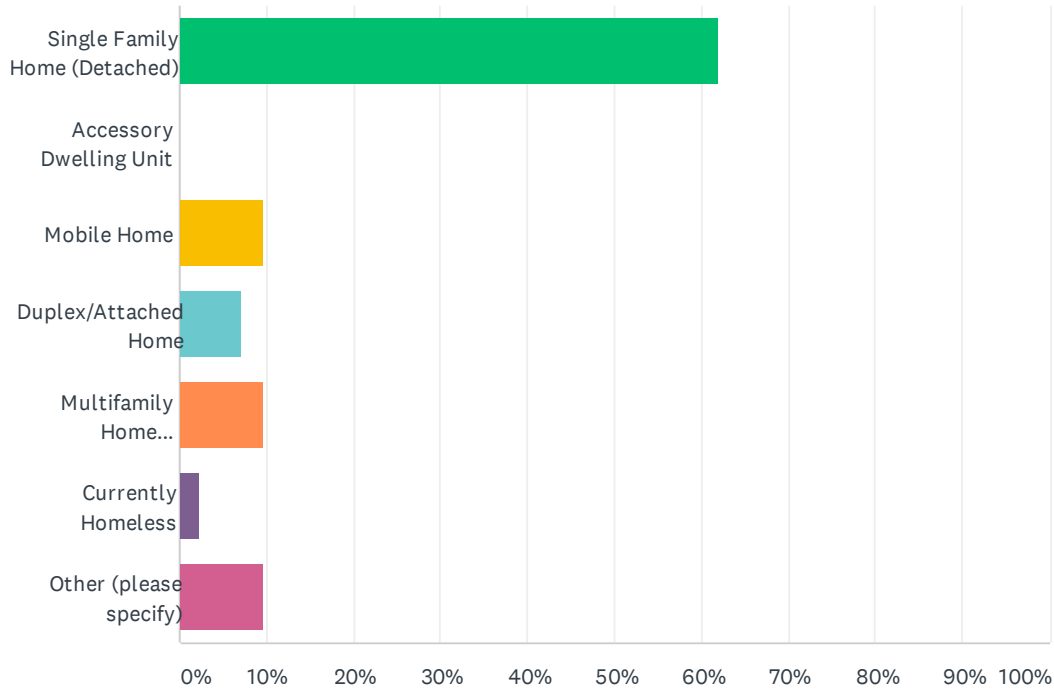


ANSWER CHOICES		RESPONSES	
Excellent condition		26.19%	11
Shows signs of minor deferred maintenance (i.e., peeling paint, chipped stucco, etc.)		19.05%	8
Needs one or more modest rehabilitation improvements (i.e., new roof, new wood siding, etc.)		35.71%	15
Needs one or more major upgrades (i.e., new foundation, new plumbing, new electrical, etc.)		16.67%	7
Other (please specify)		2.38%	1
TOTAL			42

#	OTHER (PLEASE SPECIFY)	DATE
1	Homeless	5/25/2020 8:32 AM

## Q8 Select the type of housing that best describes your current home:

Answered: 42 Skipped: 4

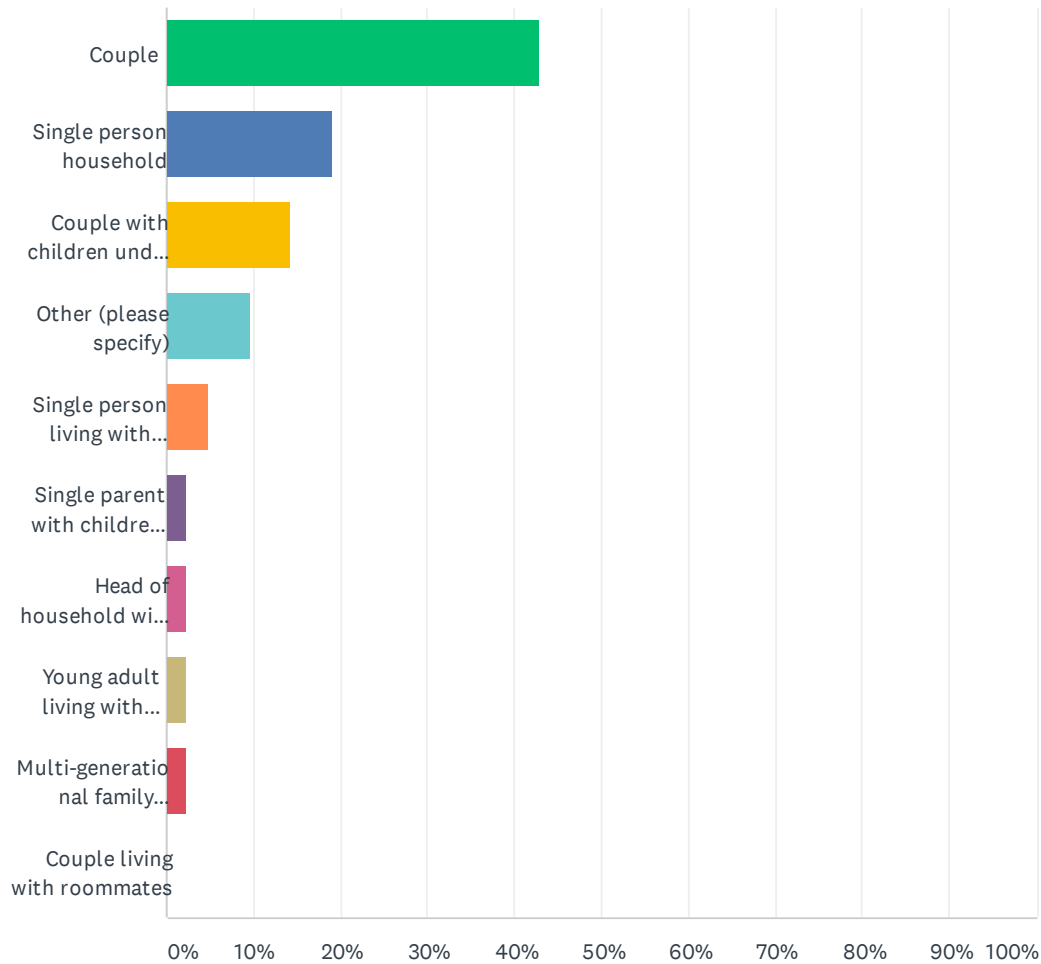


ANSWER CHOICES	RESPONSES	
Single Family Home (Detached)	61.90%	26
Accessory Dwelling Unit	0.00%	0
Mobile Home	9.52%	4
Duplex/Attached Home	7.14%	3
Multifamily Home (Apartment/Condominium)	9.52%	4
Currently Homeless	2.38%	1
Other (please specify)	9.52%	4
<b>TOTAL</b>		<b>42</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Long term resident Hotel	5/29/2020 8:07 AM
2	Studio apartment	5/20/2020 9:50 PM
3	Townhome	5/19/2020 10:28 AM
4	Hotel	5/19/2020 10:12 AM

## Q9 Which of the following best describes your household type?

Answered: 42    Skipped: 4



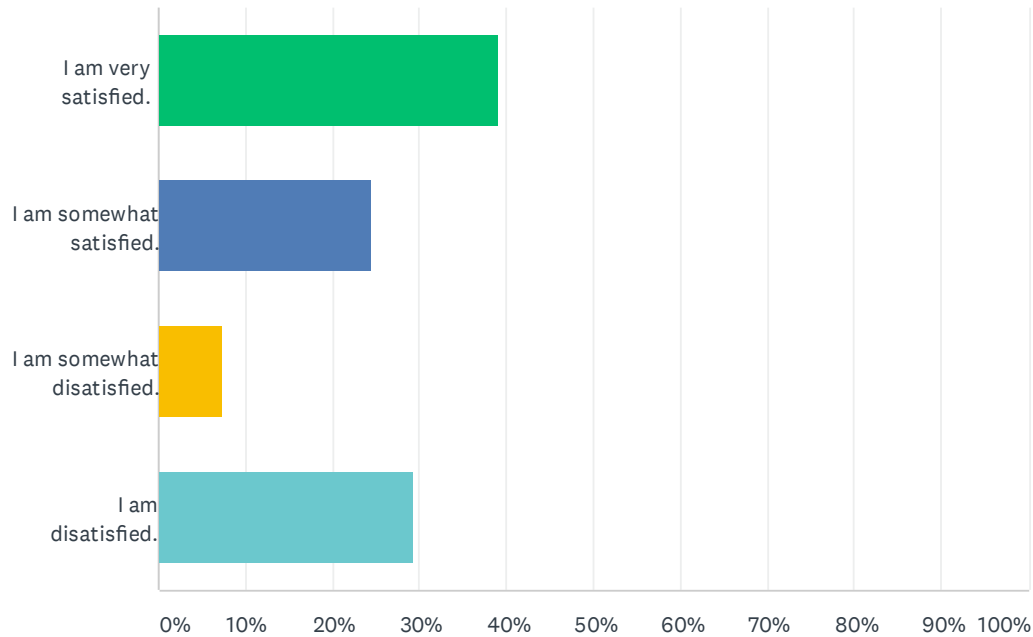
ANSWER CHOICES	RESPONSES	
Couple	42.86%	18
Single person household	19.05%	8
Couple with children under 18	14.29%	6
Other (please specify)	9.52%	4
Single person living with roommates	4.76%	2
Single parent with children under 18	2.38%	1
Head of household with children under 18	2.38%	1
Young adult living with parents	2.38%	1
Multi-generational family household (Grandparents, Children, and Grandchildren all under the same roof)	2.38%	1
Couple living with roommates	0.00%	0
<b>TOTAL</b>		<b>42</b>



#	OTHER (PLEASE SPECIFY)	DATE
1	Homeless	5/25/2020 8:32 AM
2	single parent w/ kids under 18 AND multi generational family household	4/7/2020 2:07 PM
3	parents with adult child	4/1/2020 1:35 PM
4	Young adult living with one parent	3/31/2020 8:08 AM

## Q10 How satisfied are you with your current housing situation?

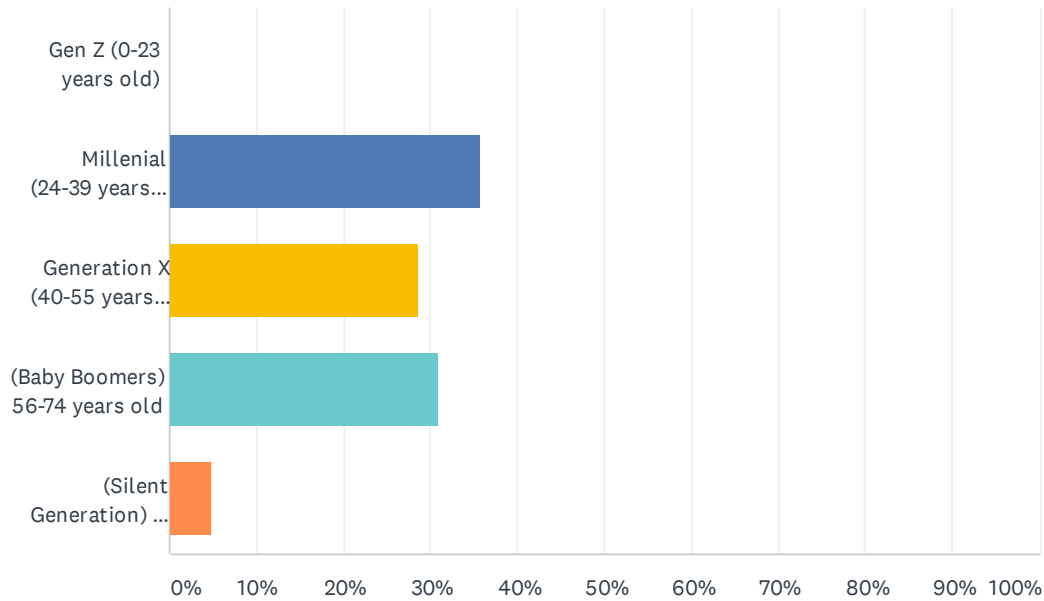
Answered: 41   Skipped: 5



ANSWER CHOICES	RESPONSES	
I am very satisfied.	39.02%	16
I am somewhat satisfied.	24.39%	10
I am somewhat dissatisfied.	7.32%	3
I am dissatisfied.	29.27%	12
<b>TOTAL</b>		<b>41</b>

## Q11 What age range most accurately describes you?

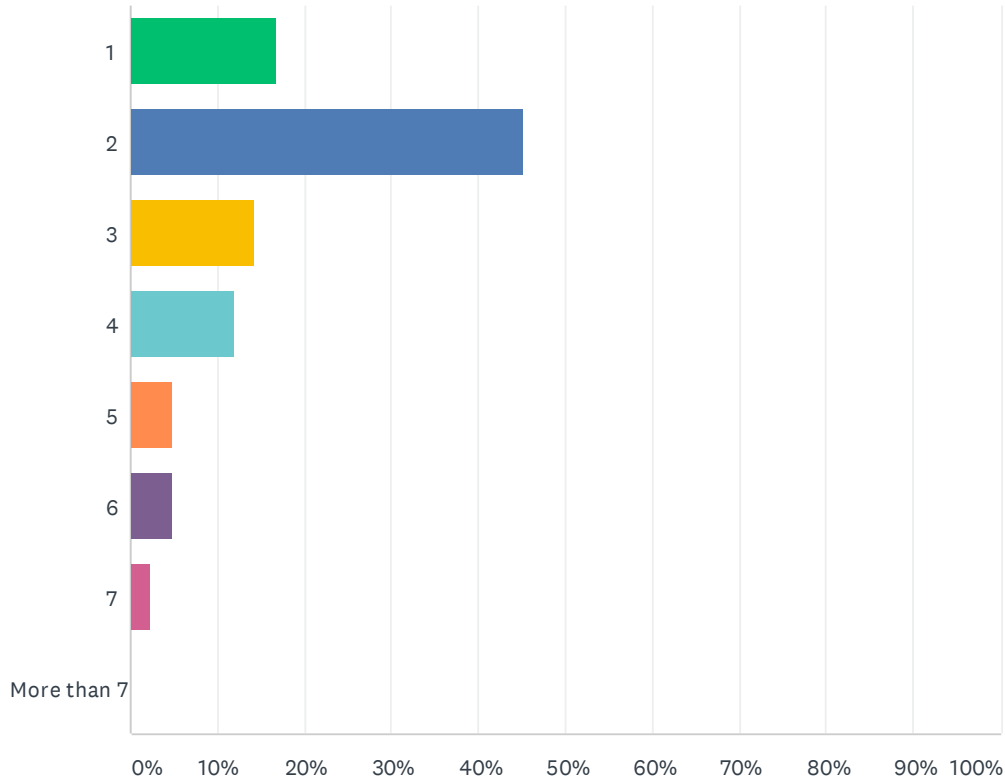
Answered: 42   Skipped: 4



ANSWER CHOICES	RESPONSES	
Gen Z (0-23 years old)	0.00%	0
Millennial (24-39 years old)	35.71%	15
Generation X (40-55 years old)	28.57%	12
(Baby Boomers) 56-74 years old	30.95%	13
(Silent Generation) 75 + years old	4.76%	2
<b>TOTAL</b>		<b>42</b>

## Q12 How many people live in your household

Answered: 42   Skipped: 4



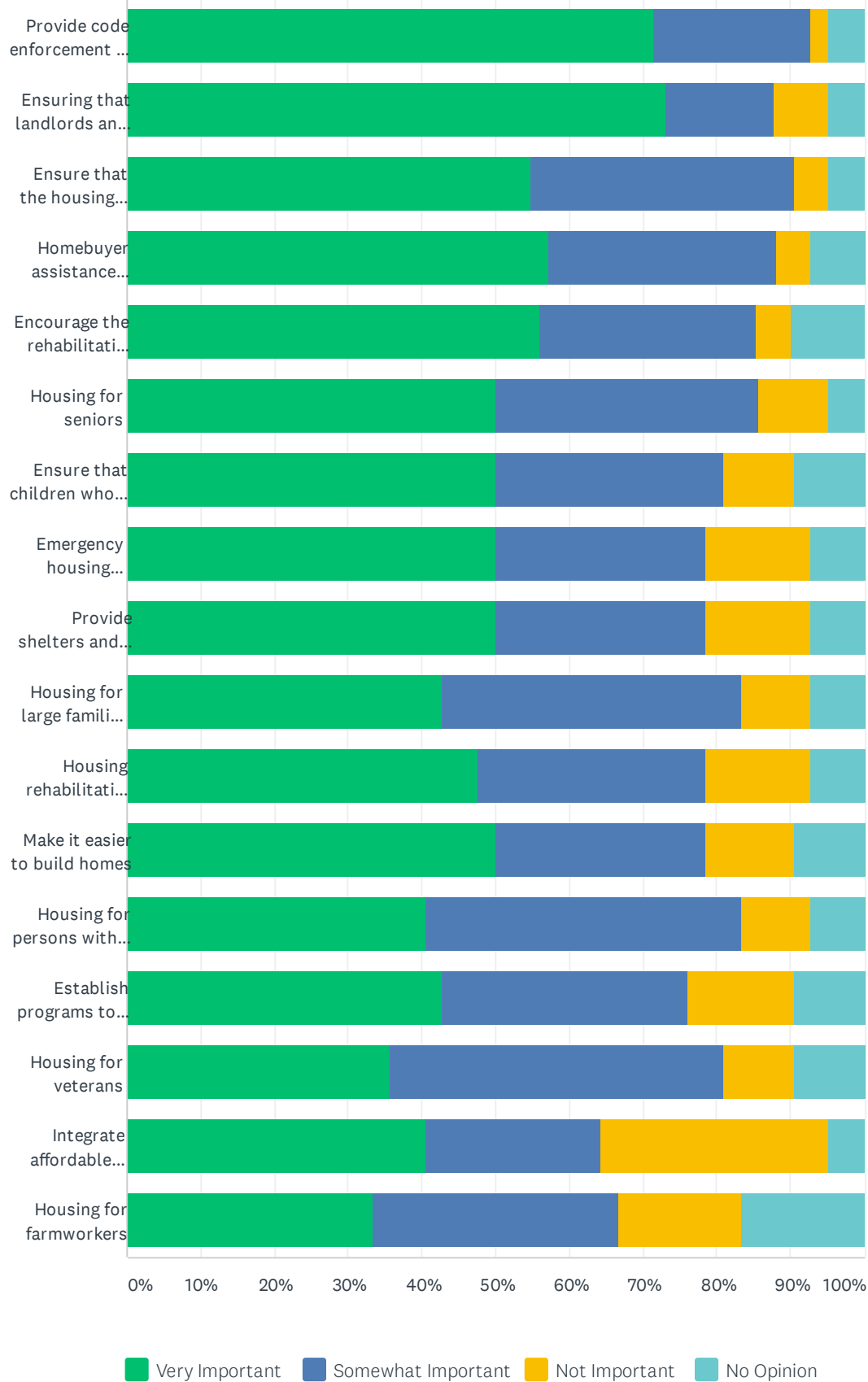
ANSWER CHOICES	RESPONSES	
1	16.67%	7
2	45.24%	19
3	14.29%	6
4	11.90%	5
5	4.76%	2
6	4.76%	2
7	2.38%	1
More than 7	0.00%	0
TOTAL		42

## Q13 Rank the priority of the following issues for Lakeport

Answered: 42   Skipped: 4

# Lakeport Housing Element Update Survey

City of Lakeport  
21-CDBG-ED-10009  
Page 636 of 1253



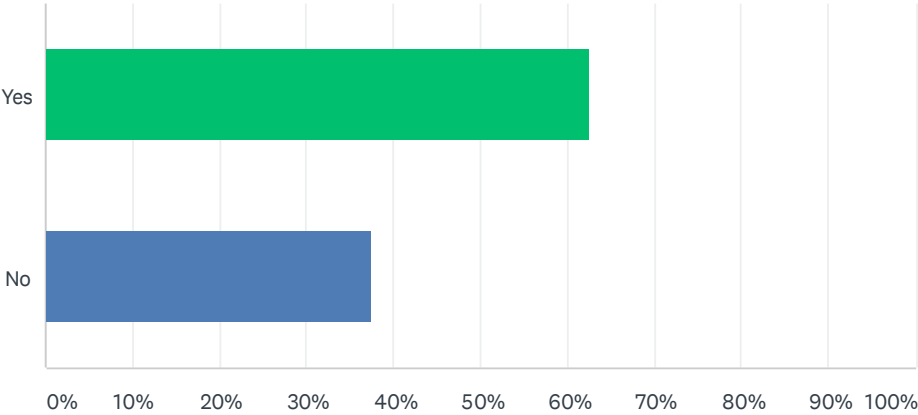
# Lakeport Housing Element Update Survey

City of Lakeport  
21-CDBG-ED-10009  
Page 637 of 1253

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	NO OPINION	TOTAL	WEIGHTED AVERAGE
Provide code enforcement and programs to help maintain and uplift neighborhoods that have areas of blight, disrepair, or have suffered from the economy	71.43% 30	21.43% 9	2.38% 1	4.76% 2	42	1.40
Ensuring that landlords and developers follow fair housing practices when renting or selling homes	73.17% 30	14.63% 6	7.32% 3	4.88% 2	41	1.44
Ensure that the housing market in Lakeport provides a diverse range of housing types, including single-family homes, townhomes, apartments, and condominiums to meet the varied needs of local residents	54.76% 23	35.71% 15	4.76% 2	4.76% 2	42	1.60
Homebuyer assistance programs, such as a first-time homebuyer loan or grant program	57.14% 24	30.95% 13	4.76% 2	7.14% 3	42	1.62
Encourage the rehabilitation of existing housing stock in older neighborhoods	56.10% 23	29.27% 12	4.88% 2	9.76% 4	41	1.68
Housing for seniors	50.00% 21	35.71% 15	9.52% 4	4.76% 2	42	1.69
Ensure that children who grow up in Lakeport can afford to live in Lakeport	50.00% 21	30.95% 13	9.52% 4	9.52% 4	42	1.79
Emergency housing assistance (assistance with utility bills and/or loan payment)	50.00% 21	28.57% 12	14.29% 6	7.14% 3	42	1.79
Provide shelters and transitional housing for the homeless, along with services to help move people into permanent housing	50.00% 21	28.57% 12	14.29% 6	7.14% 3	42	1.79
Housing for large families, veterans, and/or persons with disabilities.	42.86% 18	40.48% 17	9.52% 4	7.14% 3	42	1.81
Housing rehabilitation or repair loan program	47.62% 20	30.95% 13	14.29% 6	7.14% 3	42	1.81
Make it easier to build homes	50.00% 21	28.57% 12	11.90% 5	9.52% 4	42	1.81
Housing for persons with disabilities	40.48% 17	42.86% 18	9.52% 4	7.14% 3	42	1.83
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	42.86% 18	33.33% 14	14.29% 6	9.52% 4	42	1.90
Housing for veterans	35.71% 15	45.24% 19	9.52% 4	9.52% 4	42	1.93
Integrate affordable housing throughout the community to create mixed-income neighborhoods	40.48% 17	23.81% 10	30.95% 13	4.76% 2	42	2.00
Housing for farmworkers	33.33% 14	33.33% 14	16.67% 7	16.67% 7	42	2.17

Q14 Do you feel that the different housing types in Lakeport currently meet your housing needs?

Answered: 40    Skipped: 6

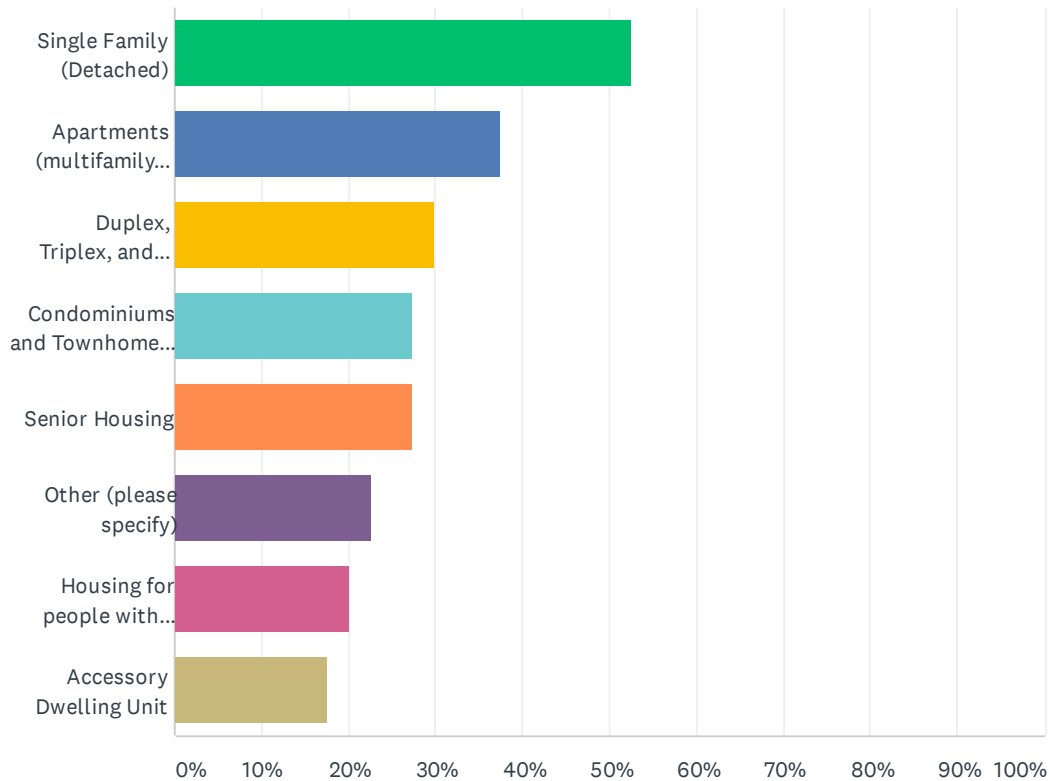


ANSWER CHOICES	RESPONSES	
Yes	62.50%	25
No	37.50%	15
TOTAL		40



## Q15 What types of housing are most needed in the City of Lakeport?

Answered: 40 Skipped: 6



ANSWER CHOICES	RESPONSES	
Single Family (Detached)	52.50%	21
Apartments (multifamily rental homes)	37.50%	15
Duplex, Triplex, and Fourplex Units	30.00%	12
Condominiums and Townhomes (multifamily ownership homes)	27.50%	11
Senior Housing	27.50%	11
Other (please specify)	22.50%	9
Housing for people with disabilities (Please specify in comment field below)	20.00%	8
Accessory Dwelling Unit	17.50%	7
Total Respondents: 40		

#	OTHER (PLEASE SPECIFY)	DATE
1	Affordable housing for families that have special needs children	6/5/2020 1:10 PM
2	Mobility impaired wheelchair accessible for lower income SSI recipients	5/26/2020 10:42 AM
3	Apartments	5/19/2020 10:36 AM
4	change laws/restrictions concerning ADU's and tiny houses	4/7/2020 2:07 PM
5	I don't know what is needed and how would I as a layperson know?	4/1/2020 1:35 PM
6	More insulation like apartments in states with snowy winters have. For insulation against weather and noise. Those with migraine who experience sound sensitivity are not considered disabled. Low income apartments are very low quality built and have walls so thin that the noise from neighbors, both normal and loud, exacerbates the condition and keeps one awake at night.	3/31/2020 8:08 AM
7	I've not lived here long enough to know and do not want my lack of knowledge add to the challenges you are mitigating.	3/30/2020 5:18 PM
8	Low Income Housing	3/25/2020 9:09 AM
9	homeless shelter	3/24/2020 12:34 PM

**Q16 Are there any comments or concerns you would like to share with the City of Lakeport relevant to the upcoming Housing Element Update?**

Answered: 22   Skipped: 24

## Lakeport Housing Element Update Survey

City of Lakeport  
21-CDBG-ED-10009  
Page 642 of 1253

#	RESPONSES	DATE
1	I have tried for 14 years to get into a home and have heard many promises of getting help but have yet to receive any.	6/5/2020 1:10 PM
2	My wife and I tried for years to get housing in Lakeport- dozens of renters wouldn't even check our credit score once they realized we were a couple. We looked into buying and decided that leaving the area is preferable than buying something so run down as what we were seeing. We will be leaving Lakeport July 1st for Ukiah. The first apartment complex we applied to accepted us.	5/29/2020 8:07 AM
3	We need affordable housing, but we also need help finding ways to help low wage workers the opportunity to buy a home. We also need more support for people of color to have access to these programs	5/28/2020 11:39 AM
4	None	5/26/2020 12:34 PM
5	Lower cost apartments even small ones like studios that disabled who make less then \$950 a month can afford	5/26/2020 10:42 AM
6	Would like to see mixed use/public transportation-friendly housing, smaller homes (less than 750sf), co-housing.	5/26/2020 9:54 AM
7	Fix our roads, yes, this does impact housing. My car gets beat up every time I go home	5/24/2020 10:49 AM
8	We need a program to help with paying rent	5/21/2020 3:31 PM
9	We desperately need a big chain store to replace Kmart.	5/20/2020 6:50 PM
10	Get rid of the druggies and homeless druggies. Release criminals into other counties.	5/20/2020 10:20 AM
11	Concerns about affordable housing. In order to afford housing even in Lakeport one has to live paycheck to paycheck. Also concerned about the process of making formal complaints about neighbors who continuously violate noise laws, etc.	5/19/2020 11:39 PM
12	In the city of lakeport it's quite hard for going couples with no children or not considered at workers to find housing/buy a home. There is really close to 0 opportunities for them. Thank you for listening to my opinion	5/19/2020 11:25 AM
13	We need affordable housing apartments that are ada complainant and affordable for those with incomes under 1,000 a month	5/19/2020 10:36 AM
14	No	5/19/2020 10:28 AM
15	There are not any high-quality apartment buildings in lakeport. Also, many homes/areas of lakeport are more run down than I'd like. It was difficult to find a nice home in a nice area	5/19/2020 9:48 AM
16	need to adjust project timeline due to covid19	4/1/2020 1:35 PM
17	Do residents who do not pay a city bill receive the flyer to inform of the upcoming Housing Element Update?	3/31/2020 8:08 AM
18	Overall I'm concerned that the city makes sure to support local small business as well as property owners and renters. This year is going to be tough on everyone and making sure that people get help, remain employed, is instrumental in how the city navigates this difficult time.	3/30/2020 5:18 PM
19	We need a full time homeless shelter.	3/25/2020 9:09 AM
20	More walkability: more sidewalks and repair of existing roads and sidewalks	3/24/2020 12:34 PM
21	Good luck	3/22/2020 11:25 AM
22	Exercise caution in choosing developers	3/21/2020 1:57 PM

Pages 24 through 26 are removed to protect the privacy of the respondents.

## Q1 Contact Information. Please provide your name, organization you are affiliated with, and contact information.

Answered: 9 Skipped: 0

ANSWER CHOICES	RESPONSES
Name	100.00% 9
Organization	100.00% 9
Address	100.00% 9
Address 2	0.00% 0
City	100.00% 9
State	100.00% 9
ZIP Code	100.00% 9
Country	0.00% 0
Email Address	100.00% 9
Phone Number	100.00% 9

#	NAME	DATE
1	Veronica Kontilis	6/4/2020 8:47 AM
2	Ruth Suski	5/26/2020 8:23 PM
3	Kim Hansen	5/26/2020 10:23 AM
4	Emmanuel Yennyemb	5/18/2020 10:48 AM
5	Daniel McIntire	5/18/2020 9:20 AM
6	Dolores Cose	5/14/2020 10:15 PM
7	Ashley Barrett	5/14/2020 7:21 PM
8	Dana Lewis	5/14/2020 1:24 PM
9	Teresa Wold	5/14/2020 1:05 PM

#	ORGANIZATION	DATE
1	Legal Services of Northern California	6/4/2020 8:47 AM
2	Lakeport ChristianCenter	5/26/2020 8:23 PM
3	Lake County Association of Realtors	5/26/2020 10:23 AM
4	Lake County Tribal Health Consortium Inc	5/18/2020 10:48 AM
5	Rural Communities Housing Development Corporation	5/18/2020 9:20 AM
6	People Services, Inc	5/14/2020 10:15 PM
7	People services kis-lakporr	5/14/2020 7:21 PM
8	People Services, Inc.	5/14/2020 1:24 PM
9	Department of Social Services Housing Commission	5/14/2020 1:05 PM

#	ADDRESS	DATE
1	421 N. Oak Street	6/4/2020 8:47 AM
2	455 S Forbes Street	5/26/2020 8:23 PM
3	2559 Lakeshore Blvd, Suite 1	5/26/2020 10:23 AM
4	925 Bevins court	5/18/2020 10:48 AM
5	499 Leslie Street	5/18/2020 9:20 AM
6	4195 Lakeshore blvd	5/14/2020 10:15 PM
7	870 11th st	5/14/2020 7:21 PM
8	4195 Lakeshore Blvd.	5/14/2020 1:24 PM
9	16170 Main Street Suite F	5/14/2020 1:05 PM

#	ADDRESS 2	DATE
	There are no responses.	

#	CITY	DATE
1	Ukiah	6/4/2020 8:47 AM
2	Lakeport	5/26/2020 8:23 PM
3	Lakeport	5/26/2020 10:23 AM
4	Lakeport	5/18/2020 10:48 AM
5	Ukiah	5/18/2020 9:20 AM
6	Lakeport	5/14/2020 10:15 PM
7	Lakeport	5/14/2020 7:21 PM
8	Lakeport	5/14/2020 1:24 PM
9	Lower Lake	5/14/2020 1:05 PM
#	STATE	DATE
1	CA	6/4/2020 8:47 AM
2	CA	5/26/2020 8:23 PM
3	CA	5/26/2020 10:23 AM
4	California	5/18/2020 10:48 AM
5	CA	5/18/2020 9:20 AM
6	Ca	5/14/2020 10:15 PM
7	Ca	5/14/2020 7:21 PM
8	CA	5/14/2020 1:24 PM
9	CA	5/14/2020 1:05 PM
#	ZIP CODE	DATE
1	95482	6/4/2020 8:47 AM
2	95453	5/26/2020 8:23 PM
3	95453	5/26/2020 10:23 AM
4	95453	5/18/2020 10:48 AM
5	95482	5/18/2020 9:20 AM
6	95453	5/14/2020 10:15 PM
7	95452	5/14/2020 7:21 PM
8	95453	5/14/2020 1:24 PM
9	95457	5/14/2020 1:05 PM
#	COUNTRY	DATE
There are no responses.		
#	EMAIL ADDRESS	DATE
1	vkontilis@lsnc.net	6/4/2020 8:47 AM
2	lccoffice@lcchub.com	5/26/2020 8:23 PM
3	kimh@lcaor.com	5/26/2020 10:23 AM
4	emmanuel@lcthc.org	5/18/2020 10:48 AM
5	dmcintire@rchdc.org	5/18/2020 9:20 AM
6	dcose41@hotmail.com	5/14/2020 10:15 PM
7	ashleybarrett17@yahoo.com	5/14/2020 7:21 PM
8	l_dana@rocketmail.com	5/14/2020 1:24 PM
9	teresa.wold@lakecountyca.gov	5/14/2020 1:05 PM

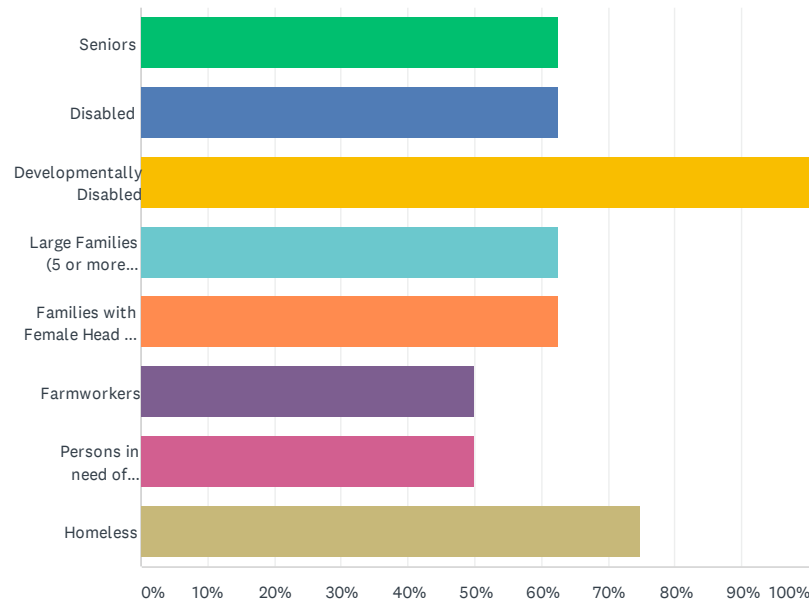
# Lakeport Housing Element Stakeholders Survey

City of Lakeport  
21-CDBG-ED-10009  
Page 645 of 1253

#	PHONE NUMBER	DATE
1	707-513-1022	6/4/2020 8:47 AM
2	7072634514	5/26/2020 8:23 PM
3	707-263-9300	5/26/2020 10:23 AM
4	707-263-8382	5/18/2020 10:48 AM
5	707-463-1975 x138	5/18/2020 9:20 AM
6	7073509115	5/14/2020 10:15 PM
7	707-263-7715	5/14/2020 7:21 PM
8	7072633810	5/14/2020 1:24 PM
9	707-995-3741	5/14/2020 1:05 PM

**Q2 Service Population.** Which community population(s) does your organization serve? Please note that the populations identified below are based on populations identified as having special housing needs in State Housing Element Law.

Answered: 8 Skipped: 1

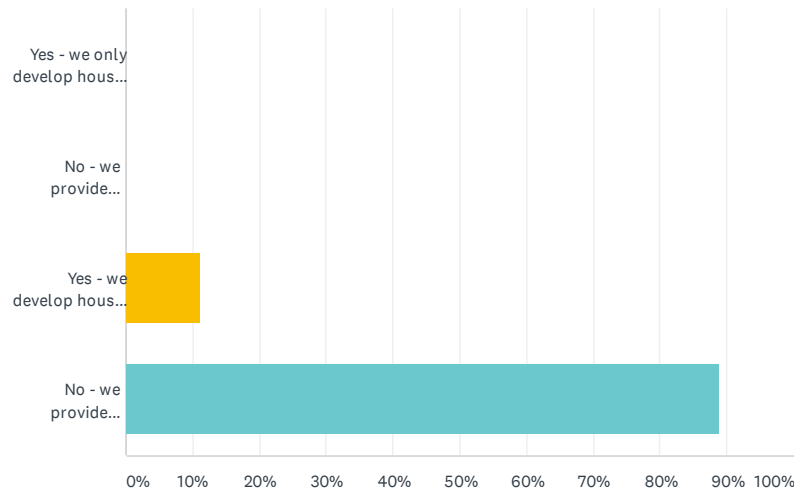


ANSWER CHOICES	RESPONSES	
Seniors	62.50%	5
Disabled	62.50%	5
Developmentally Disabled	100.00%	8
Large Families (5 or more persons)	62.50%	5
Families with Female Head of Household	62.50%	5
Farmworkers	50.00%	4
Persons in need of emergency shelter	50.00%	4
Homeless	75.00%	6
Total Respondents: 8		



## Q3 Does your organization develop housing?

Answered: 9 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes - we only develop housing and do not provide additional supportive services	0.00%	0
No - we provide supportive services but do not develop housing	0.00%	0
Yes - we develop housing and provide supportive services to individuals and/or households	11.11%	1
No - we provide supportive services but do not develop housing	88.89%	8
TOTAL		9

## Q4 What are typical costs of single family and multifamily development?

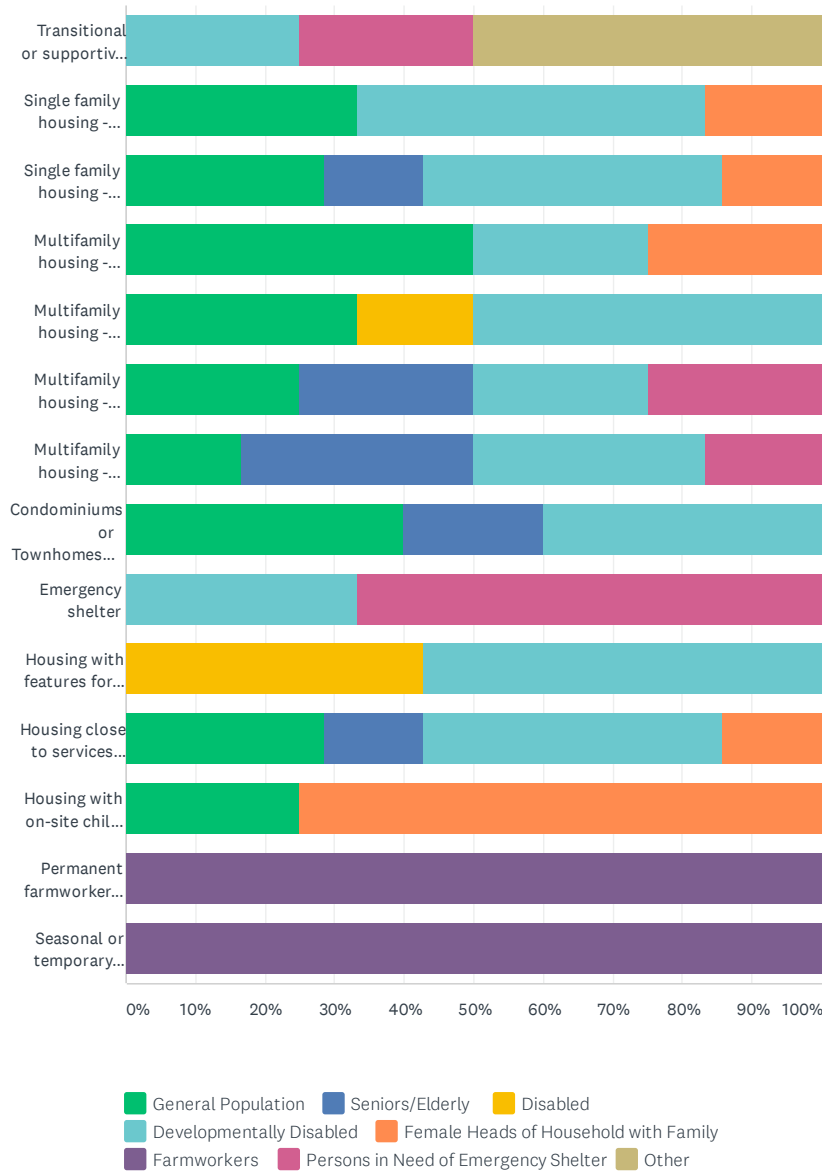
Answered: 0 Skipped: 9

ANSWER CHOICES	RESPONSES	
Land cost (per acre)	0.00%	0
Local fees and regional impact fees (per unit)	0.00%	0
Site improvements (grading, access, utilities, etc.) (per acre)	0.00%	0
Building Construction (per square foot)	0.00%	0
Other Costs	0.00%	0

#	LAND COST (PER ACRE)	DATE
	There are no responses.	
#	LOCAL FEES AND REGIONAL IMPACT FEES (PER UNIT)	DATE
	There are no responses.	
#	SITE IMPROVEMENTS (GRADING, ACCESS, UTILITIES, ETC.) (PER ACRE)	DATE
	There are no responses.	
#	BUILDING CONSTRUCTION (PER SQUARE FOOT)	DATE
	There are no responses.	
#	OTHER COSTS	DATE
	There are no responses.	

# Q5 Housing Types. What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 7 Skipped: 2



# Lakeport Housing Element Stakeholders Survey

City of Lakeport  
21-CDBG-ED-10009  
Page 650 of 1253

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS	PERSONS IN NEED OF EMERGENCY SHELTER
Transitional or supportive housing	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	25.00% 1
Single family housing - market rate	33.33% 2	0.00% 0	0.00% 0	50.00% 3	16.67% 1	0.00% 0	0.00% 0
Single family housing - affordable to extremely low, very low, and low income households	28.57% 2	14.29% 1	0.00% 0	42.86% 3	14.29% 1	0.00% 0	0.00% 0
Multifamily housing - market rate	50.00% 2	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.00% 0
Multifamily housing - affordable to extremely low, very low, and low income households	33.33% 2	0.00% 0	16.67% 1	50.00% 3	0.00% 0	0.00% 0	0.00% 0
Multifamily housing - senior market rate	25.00% 1	25.00% 1	0.00% 0	25.00% 1	0.00% 0	0.00% 0	25.00% 1
Multifamily housing - senior, affordable to extremely low, very low, and low income households	16.67% 1	33.33% 2	0.00% 0	33.33% 2	0.00% 0	0.00% 0	16.67% 1
Condominiums or Townhomes (individually- owned units with common landscaping, parking, and community amenities)	40.00% 2	20.00% 1	0.00% 0	40.00% 2	0.00% 0	0.00% 0	0.00% 0
Emergency shelter	0.00% 0	0.00% 0	0.00% 0	33.33% 2	0.00% 0	0.00% 0	66.67% 4
Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually- impaired persons)	0.00% 0	0.00% 0	42.86% 3	57.14% 4	0.00% 0	0.00% 0	0.00% 0
Housing close to services (grocery stores, financial, personal, and social services, etc.)	28.57% 2	14.29% 1	0.00% 0	42.86% 3	14.29% 1	0.00% 0	0.00% 0
Housing with on-site child daycare	25.00% 1	0.00% 0	0.00% 0	0.00% 0	75.00% 3	0.00% 0	0.00% 0
Permanent	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%

# Lakeport Housing Element Stakeholders Survey

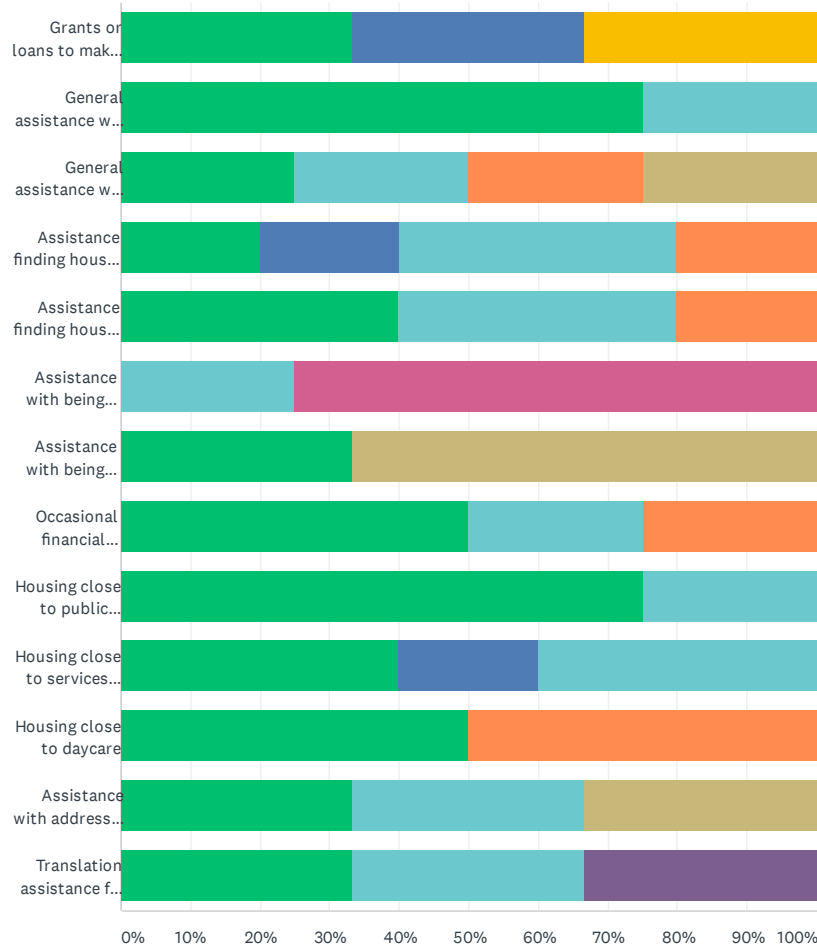
City of Lakeport  
21-CDBG-ED-10009  
Page 651 of 1253

farmworker housing	0	0	0	0	0	4	0
Seasonal or temporary farmworker housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 3	0.00% 0

#	OTHER (PLEASE SPECIFY)	DATE
1	*Question is not permitting me to check more than one option per row so I will be sending my response separately by email	6/4/2020 9:22 AM

**Q6 Housing Needs and Services. What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.**

Answered: 5 Skipped: 4



■ General Population 
 ■ Seniors/Elderly 
 ■ Disabled  
■ Developmentally Disabled 
 ■ Female Heads of Household with Family  
■ Farmworkers 
 ■ Persons in Need of Emergency Shelter 
 ■ Other

# Lakeport Housing Element Stakeholders Survey

City of Lakeport  
21-CDBG-ED-10009  
Page 653 of 1253

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS	PERSONS IN NEED OF EMERGENCY SHELTER
Grants or loans to make modifications to make a home accessible to a disabled resident	33.33% 1	33.33% 1	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0
General assistance with renting a home	75.00% 3	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0
General assistance with purchasing a home	25.00% 1	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.00% 0
Assistance finding housing affordable to extremely low income (<30% of median income) households	20.00% 1	20.00% 1	0.00% 0	40.00% 2	20.00% 1	0.00% 0	0.00% 0
Assistance finding housing affordable to lower income (<30% of median income) households	40.00% 2	0.00% 0	0.00% 0	40.00% 2	20.00% 1	0.00% 0	0.00% 0
Assistance with being housed in an emergency shelter	0.00% 0	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	75.00% 3
Assistance with being housed in transitional or supportive housing	33.33% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Occasional financial assistance to pay rent, mortgage, and/or utilities	50.00% 2	0.00% 0	0.00% 0	25.00% 1	25.00% 1	0.00% 0	0.00% 0
Housing close to public transportation	75.00% 3	0.00% 0	0.00% 0	25.00% 1	0.00% 0	0.00% 0	0.00% 0
Housing close to services (grocery stores, financial, personal, and social services, etc.)	40.00% 2	20.00% 1	0.00% 0	40.00% 2	0.00% 0	0.00% 0	0.00% 0
Housing close to daycare	50.00% 2	0.00% 0	0.00% 0	0.00% 0	50.00% 2	0.00% 0	0.00% 0
Assistance with addressing discrimination, legal rent or mortgage practices,	33.33% 1	0.00% 0	0.00% 0	33.33% 1	0.00% 0	0.00% 0	0.00% 0

tenant/landlord  
mediation, or  
other fair  
housing issues

Translation assistance for non-english speaking persons	33.33% 1	0.00% 0	0.00% 0	33.33% 1	0.00% 0	33.33% 1	0.00% 0
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#	OTHER (PLEASE SPECIFY)	DATE
1	*Question is not permitting me to check more than one option per row so I will be sending my response separately by email	6/4/2020 9:22 AM



## Q7 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 6 Skipped: 3

#	RESPONSES	DATE
1	For finding housing, the primary barriers are: lack of rental housing, generally; lack of affordable rental housing and long wait lists for subsidized housing complexes; housing affordability issues re: lack of sufficient income to pay for security deposit and first month's rent; low supply of affordable homes. For staying in housing, the primary barriers are: fixed incomes or low incomes v. rent increases and rising costs of living; living in substandard housing that a landlord refuses to repair.	6/4/2020 9:22 AM
2	No housing available	5/26/2020 8:28 PM
3	Identifying and locating the services for our patients	5/18/2020 10:57 AM
4	Shortage of low income housing .	5/14/2020 10:22 PM
5	Long waiting lists for financial assistance. Low inventory.	5/14/2020 2:34 PM
6	Lack of decent rental units and landlords willing to work with low income families.	5/14/2020 1:13 PM

## Q8 What services or actions are needed to provide or improve housing or human services in the City?

Answered: 6 Skipped: 3

#	RESPONSES	DATE
1	Continue building affordable housing targeted to low, very low, and extremely low income households, especially the latter two. Creating a year-round homeless shelter.	6/4/2020 9:22 AM
2	More housing	5/26/2020 8:28 PM
3	Housing availability	5/18/2020 10:57 AM
4	Unknown	5/14/2020 10:22 PM
5	unknown	5/14/2020 2:34 PM
6	Do something about empty swellings were squatters can be found. Hold property owners accountable and provide incentive to rent their units.	5/14/2020 1:13 PM

## Q9 What services or actions are needed to improve access to regional services?

Answered: 5 Skipped: 4

#	RESPONSES	DATE
1	None that I can think of.	6/4/2020 9:22 AM
2	Bring the resources locally and make them accessible to residents	5/18/2020 10:57 AM
3	More public transportation	5/14/2020 10:22 PM
4	unknown	5/14/2020 2:34 PM
5	Local agencies need to communicate better and share resources. We all serve the same community.	5/14/2020 1:13 PM

**Q10 Are there any other housing priorities, issues, or concerns that you would like to identify to assist the City in identifying housing needs and developing appropriate programs to address housing needs?**

Answered: 5   Skipped: 4

#	RESPONSES	DATE
1	Mobilehome Parks and Recreational Vehicle Parks are an important housing option for our clients, and we are concerned that MH Parks and RV Parks are becoming unaffordable for our clients, who are largely seniors and persons with disabilities on fixed incomes. MH Parks and RV Parks are also an important affordable housing option for Farmworkers.	6/4/2020 9:22 AM
2	Housing availability and affordability	5/18/2020 10:57 AM
3	None	5/14/2020 10:22 PM
4	Not at this time.	5/14/2020 2:34 PM
5	Too many families looking for affordable housing and simply not enough rentals in their price range.	5/14/2020 1:13 PM

## Appendix C: Stakeholder List

Area Agency on Aging  
California Children's Services  
Catholic Charities  
Chamber of Commerce  
Clear Lake Baptist Church  
Conser Land Surveying  
County of Lake Health Services  
EA Family Services  
First Baptist Church  
Habitat for Humanity  
Harbor on Main Youth Center  
Hope Harbor Warming Center  
Lake Co. Department of Social Services  
Lake County Agriculture Department  
Lake County Bible Fellowship  
Lake County Board of Realtors  
Lake County Contractors  
Lake County Farm Bureau  
Lake County Food Stamp Program, CalWORKs, & Lake County General Relief Program  
Lake County Homeless Continuum of Care  
Lake County In-Home Supportive Services  
Lake County Office of Education  
Lake County Office of Education Homeless Student Services  
Lake Family Resource Center  
Lakeport Church of Christ  
Lakeport Main Street Association  
Lakeport Senior Center, Inc.  
Lakeport Unified School District  
Legal Services of Northern California  
Long-term Care Ombudsman  
LUK United Methodist Ministries  
New Life Foursquare Church  
North Coast Opportunities - Lakeport Office / Rural Communities Childcare  
North Coast Opportunities - New Digs Rapid Rehousing  
Pacific West Architecture  
Pacific West Communities  
Parish of St. Mary Immaculate  
People Services - Educational Opportunities  
People Services - Konocti Connections  
People Services - Konocti Industries  
People Services - Konocti Instructional Services Lakeport  
People Services - Konocti Transportation Services  
People Services - Rehabilitation Services  
People Services, Inc.

## Appendix C: Stakeholder List

Redwood Coast Regional Center – Lakeport Office  
Redwood Community Services  
Rural Communities Housing Development Corp (RCHDC)  
Ruzicka Associates  
St. John's Episcopal Church  
The Big Valley Band of Pomo Indians  
The Scotts Valley Band of Pomo Indians  
United Christian Parish

## Appendix C: Stakeholder List

Area Agency on Aging  
California Children's Services  
Catholic Charities  
Chamber of Commerce  
Clear Lake Baptist Church  
Conser Land Surveying  
County of Lake Health Services  
EA Family Services  
First Baptist Church  
Habitat for Humanity  
Harbor on Main Youth Center  
Hope Harbor Warming Center  
Lake Co. Department of Social Services  
Lake County Agriculture Department  
Lake County Bible Fellowship  
Lake County Board of Realtors  
Lake County Contractors  
Lake County Farm Bureau  
Lake County Food Stamp Program, CalWORKs, & Lake County General Relief Program  
Lake County Homeless Continuum of Care  
Lake County In-Home Supportive Services  
Lake County Office of Education  
Lake County Office of Education Homeless Student Services  
Lake Family Resource Center  
Lakeport Church of Christ  
Lakeport Main Street Association  
Lakeport Senior Center, Inc.  
Lakeport Unified School District  
Legal Services of Northern California  
Long-term Care Ombudsman  
LUK United Methodist Ministries  
New Life Foursquare Church  
North Coast Opportunities - Lakeport Office / Rural Communities Childcare  
North Coast Opportunities - New Digs Rapid Rehousing  
Pacific West Architecture  
Pacific West Communities  
Parish of St. Mary Immaculate  
People Services - Educational Opportunities  
People Services - Konocti Connections  
People Services - Konocti Industries  
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The Scotts Valley Band of Pomo Indians  
United Christian Parish



## State Objectives: 28510050

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### State Objectives

City of Lakeport Business Loan Program

## State Objectives Criteria

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### Instructions

All applicants are required to demonstrate, to the satisfaction of the Department, that state objectives criteria are met. These criteria include: (1) Affirmatively Furthering Fair Housing and (2) Disaster Resiliency. Each criterion includes sub-categories and applicants must demonstrate at least one option under each sub-category is met. Sub-categories include:

#### Affirmatively Furthering Fair Housing:

1. Housing Mobility Strategies;
2. Development of Housing Choices and Affordability in High Opportunity Areas; and
3. Place-based Strategies to Encourage Community Conservation and Revitalization, including Preservation and Displacement Protection

#### Disaster Resiliency:

1. Building Standards, Zoning and Site Planning; and
2. Long Term Planning

Applicants must fill out the following form, including a short description of documentation and relevant document links and the form must be certified by the delegate or sub-delegate for the application. Documentation must be minimal in volume and demonstrate the completion or approval of the action. Examples include resolutions, project approvals or other proof of adoption, approval or completion. The Department may consider other forms of verification on a case by case basis.

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## AFFIRMATIVELY FURTHERING FAIR HOUSING

Applicants must select a "yes" answer to at least one option under each sub-category to demonstrate meeting the affirmatively furthering fair housing (AFFH) state objectives. Sub-categories include: 1. Housing Mobility Strategies; 2. Development of Housing Choices and Affordability in Highest and High Resource Opportunity Areas; and 3. Place-based Strategies to Encourage Community Conservation and Revitalization, including Preservation and Displacement Protection for Lower Income Households or in Moderate and Low Resource Opportunity Areas or Areas of High Segregation and Poverty

### Housing Mobility Strategies

**Affirmative marketing strategies or plans targeting nearby neighborhoods**

No

**Use, affirmatively market or take other actions to promote use of housing voucher mobility throughout the community (e.g., proof of vouchers by census tract or other area indicator, landlord outreach programs, efforts to support landlord participation, and subsidizing security deposits**

No

**Housing mobility counseling**

No

**Assistance with security deposits and moving expenses**

No

**City-wide affordable housing registries**

No

**Regional coordination and/or administration of vouchers (such as shared waiting lists)**

No

**Accessibility programs focus on improving access to housing, public buildings and facilities, sidewalks, pedestrian crossings, and businesses**

No

**High performing school districts to improve a diversity of students and staff to serve lower income students**

No

**Other strategies not identified above**

No

## **Housing Choices, Affordability and Other Actions to Promote Access in Highest and High Opportunity Resource Areas**

For Information on Opportunity Areas, Please see TCAC/HCD Opportunity Maps at <https://www.treasurer.ca.gov/ctcac/opportunity.asp>

**Applicant does not have highest or high resource opportunity areas**

No

**Rezoned multifamily sites in highest or high resource opportunity neighborhoods in the last five years**

No

**Approved or completed affordable housing in highest or high resource opportunity neighborhood in the last five years**

No

**Expand permitted residential uses (e.g., duplexes, triplexes, four-plexes) in zoning districts in highest or high resource opportunity areas**

No

**Modify land use policies or development standards to facilitate housing choices and affordability in highest or high resource opportunity areas such as minimum lot sizes, reduced parking requirements, parking maximums, multifamily height requirements, housing overlay zones**

No

**Use mixed income strategies in highest or high resource opportunity areas (e.g., funding, incentives, policies and programs, density bonuses, land banks, housing trust funds)**

No

**Update development review processes in highest or high resource opportunity areas such as eliminating conditional use permit process requirements for multifamily, maximizing by-right approvals, minimizing discretionary review opportunities, shortening review timelines, by right processes for community care facilities over seven persons**

No

**Reduce, defer or mitigate development fees to support housing choices and affordability in highest or high resource opportunity areas (e.g., assess fees based on square footage, type and location)**

No

**Scattered site project approvals or programs in highest or high resource opportunity areas**

No

**Inclusionary requirements or similar policies, programs or procedures**

No

**Other targeted investment and programs in affordability housing in highest or high resource opportunity areas (e.g., sweat equity, down payment assistance, new rental construction)**

No

**Accessibility modification projects or programs in in highest or high resource opportunity areas**

No

**In-home or community-based support services in in highest or high resource opportunity areas**

No

**Implement a campaign or similar actions to combat local opposition to affordable housing in highest or high resource opportunity areas**

No

**Other (describe how this meets subarea objective):**

No

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**Place-based Strategies to Encourage Community Conservation and Revitalization, including Preservation and Displacement Protection for Lower Income Households or in Moderate and Low Resource Areas and Areas of High Segregation and Poverty**

(For Information on Opportunity Areas, Please see TCAC/HCD Opportunity Maps at <https://www.treasurer.ca.gov/ctcac/opportunity.asp>)

**Applicant does not have moderate or low resource opportunity areas or areas of high segregation and poverty**

No

**Utilized or supported funding for acquisition and/or rehabilitation of housing for lower income households or in moderate and low resource opportunity areas or areas of high segregation and poverty**

No

**Utilized or supported funding for the preservation of units at-risk of conversion to market rate uses**

No

**Adopt general plan, zoning or other land use policies and procedures to conserve existing housing stock for lower income households or in moderate and low resource opportunity areas or areas of high segregation and poverty (e.g., general plan or specific plan replacement policies, rent control or stabilization ordinance or overlays)**

No

**Utilize or support funding for community conservation and revitalization for lower income households or in moderate and low resource opportunity areas or areas of high segregation and poverty (e.g., infrastructure, active transportation, safe routes to school, parks, schools, other neighborhood improvements)**

No

**Adoption of a General Plan Environmental Justice element (i.e., SB 1000 for jurisdictions containing disadvantaged communities) that includes equitable investment strategies for affordable housing, infrastructure and other improvements, and other actions that address disproportionate health burdens.**

No

**Code enforcement and rehabilitation programs that target lower income households or in moderate and low resource opportunity areas or areas of high segregation and poverty**

No

**Utilize or support funding for basic infrastructure improvements (e.g., water, sewer) in disadvantaged communities while mitigating displacement and increased costs to vulnerable populations (e.g., seniors, persons with disabilities and farmworkers)**

No

**Target acquisition and rehabilitation to vacant and blighted properties in moderate and low resource opportunity areas or areas of high segregation and poverty**

No

**Prioritize capital improvement programs in moderate and low resource opportunity areas, areas of high segregation and poverty or disadvantaged communities pursuant to SB 1000 or SB 244.**

No

**First right of return policies, ordinances or other procedures for existing residents in acquisition and rehabilitation projects, including moving expenses**

No

**Multi-lingual tenant counseling or foreclosure assistance**

No

**Just cause eviction or other efforts improving tenant stability**

No

**Policies, ordinances, procedures or investment to preserve single room occupancy, mobile home parks, condominiums or housing types other than single family uses**

No

**Economic development or other policies, ordinances, investment or other efforts to preserve existing small or other business in moderate and low resource opportunity areas or areas of high segregation and poverty**

No

**Other (describe how this meets subarea objective)**

No

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## DISASTER RESILIENCY

Applicants must select a "yes" answer to at least one option under each sub-category to demonstrate meeting the disaster resiliency state objectives. Sub-categories include 1. Building Standards, Zoning and Site Planning; and 2. Long Term Planning. Select an option by marking the "yes" answer. For each completed action, include a description of the documentation type (e.g., resolution), relevant links and additional description, if necessary. Relevant links includes links to planning documents, zoning codes and other documents that represent the actual action taken. For example, if the action taken was adoption of a planning document then the link would be to the actual planning document. Additional description should be added only if necessary and provides additional information about the completed action. For example, additional description may include description of a code document or detail about a policy type such as general plan policy number.

### Building Standards, Zoning and Site Planning

**Building Standards: Consistency with Chapter 7a of the California Building Code (i.e., the "Wildland Urban Interface [WUI] Code") or Other Pertinent Hazard Mitigation Building Codes.**

Yes

**Please describe and include relevant links that demonstrate the action was completed:**

Adopted California Building Code 2019. [www.cityoflakeport.com](http://www.cityoflakeport.com),  
[https://www.cityoflakeport.com/community\\_development/building/index.php](https://www.cityoflakeport.com/community_development/building/index.php)

**Please upload proof of completed actions:**

Ordinance 924 (2020) - Building Code.pdf

**Zoning and Site Planning: Consistency with Government Code Section 66474.02 and applicable regulations for fire safety and defensible space adopted by the State Board of Forestry and Fire Protection pursuant to Sections 4290 and 4291 of the Public Resources Code.**

No

**Certified Local Ordinances: Local ordinances certified as meeting or exceeding Title 14 SRA Fire Safe Regulations, pursuant to 14 CCR 1270.01 and 1270.03.**

No

**Fire Protection Plan: Local development review procedures that require project-specific fire protection plan (FPP) or equivalent for all new development projects in high fire hazard severity areas and require that such projects incorporate all recommended risk reduction measures from the FPP or equivalent into project designs or conditions of approval.**

No

**Hazard Overlay Zones: Update local zoning to designate hazard overlay zones and associated conditional use, site development standards, and design criteria to mitigate hazards and reduce risks to new development within the overlay zones**

No

**Wildland Urban Interface (WUI) Risk Reduction Program: Comprehensive WUI risk reduction program and associated funding/financing for existing development to improve defensible space, increase home and structural hardening, and increase vegetation and fuels management in wildland areas adjacent to existing development.?**

No

**Other (describe how this meets subarea objective)**

No

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## Long Term Planning

For Additional Information, see the Governor's Office of Planning and Research Website at <https://www.opr.ca.gov/planning/general-plan/>

**Safety Element for Wildfire: Recent Amendment (post 2014) pursuant to Government Code 65302(g)(3) and 65302.5.**

Yes

**Please describe and include relevant links that demonstrate the action was completed:**

Adopted into the safety element of the hazard mitigation plan. [www.cityoflakeport.com](http://www.cityoflakeport.com)

**Please upload proof of completed actions:**

City of Lakeport LHMP Complete (1).pdf

**Safety and Conservation Element for Flood: Recent Amendment (Post 2009) pursuant to Government Code Section 65302(d)(1) and (g)(1).**

No

**Land Use Element for Disadvantaged Unincorporated Communities: Recent Amendment (Post 2013) pursuant to Government Code Section 65302.10.**

No

**Safety Element for Climate Adaptation and Resiliency: Recent or Planned Amendment (post 2017) pursuant to Government Code 65302(g)(4). (may also include adoption of a separate climate change adaptation plan or resilience plan incorporated by reference into the safety element that meets minimum requirements in Gov Code 65302(g)(4))**

No

**Local Hazard Mitigation Update: Adoption with or incorporation by reference into the safety element, pursuant to Government Code 8685.9, and consistent with safety element requirements pursuant to Government Code 65302(g).**

Yes

**Please describe and include relevant links that demonstrate the action was completed:**

Adopted into the safety element of the hazard mitigation plan in 2019. [www.cityoflakeport.com](http://www.cityoflakeport.com)

**Please upload proof of completed actions:**

Resolution Hazard Mitigation Plan.pdf

**Community Wildfire Protection Plan: Collaboratively developed plan which identifies and prioritizes areas for fuel reduction treatment and recommends measures for homeowners and communities to reduce ignitability of structures pursuant to the Healthy Forests Restoration Act.**

No

**Other (describe how this meets subarea objective)**

No

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## SELF-CERTIFICATION OF FORM

By checking the box below, I certify under penalty of perjury that all of the information contained in the below forms (including all supporting documentation) is true and correct. I understand and acknowledge that making false statements on this document, including any documents submitted in support of it, may negatively impact the current or future application and award of state funding.

Yes, I certify

**Certifying Official's Name:**

Jeff Lucas

**Certifying Official Title:**

Principal

**Certification Date:**

7/14/2021

### State Objectives: 28510050 File Attachments

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**Please upload proof of completed actions:**

Ordinance 924 (2020) - Building Code.pdf

**Please upload proof of completed actions:**

City of Lakeport LHMP Complete (1).pdf

**Please upload proof of completed actions:**

Resolution Hazard Mitigation Plan.pdf



## ORDINANCE NO. 924 (2019)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAKEPORT  
MODIFYING TITLES 5, 8, 13, 15 & 17 AND AMENDING CHAPTERS 8.22,  
8.32, 13.04, 13.20, 15.04, 15.05, 15.08, 17.04, 17.12, 17.20, 17.22, 17.23,  
17.24, 17.28, 17.37 & 17.52 OF THE LAKEPORT MUNICIPAL CODE  
ADOPTING BY REFERENCE THE 2019 CALIFORNIA BUILDING CODES  
INCLUDING 2019 CALIFORNIA ADMINISTRATIVE CODE, 2019 CALIFORNIA  
BUILDING CODE, 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA  
ELECTRICAL CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019  
CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA ENERGY CODE, 2019  
CALIFORNIA HISTORICAL CODE, 2019 CALIFORNIA FIRE CODE, 2019  
CALIFORNIA EXISTING BUILDING CODE, 2019 CALIFORNIA GREEN  
BUILDING STANDARDS CODE, 2019 CALIFORNIA REFERENCED STANDARDS  
CODE, 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE, 2018  
INTERNATIONAL SWIMMING POOL AND SPA CODE, AND 1997 UNIFORM  
HOUSING CODE

THE CITY COUNCIL OF THE CITY OF LAKEPORT DOES ORDAIN AS FOLLOWS:

**SECTION 1.** Section 15.04.010 of 15.04, Construction Codes, of the Lakeport  
Municipal Code is hereby amended as follows, with the additions marked by *bold italics*  
text in **red** font and deletions marked by ~~struck through~~ text:

The following codes are hereby adopted by reference and shall apply in the city of  
Lakeport: ***2019 California Administrative Code; 2019 California Building Code, Volumes  
1 & 2, and Appendices I and J; 2019 California Residential Code and Appendices H and  
J; 2019 California Electrical Code; 2019 California Mechanical Code; 2019 California  
Plumbing Code; 2019 California Energy Code; 2019 California Historical Code; 2019  
California Fire Code; 2019 California Existing Building Code; 2019 California Green  
Building Standards Code; 2019 California Referenced Standards Code; 2018  
International Property Maintenance Code; 2018 International Swimming Pool and Spa  
Code; 1997 Uniform Housing Code, published by the International Conference of  
Building Officials as referenced by the California Department of Housing and  
Community Development and pursuant to the provisions of Sections 17958, 17958.5,  
17958.7, 17958.9 and 17959 of the California Health and Safety Code 2001 Building  
Standards Administrative Code; 2001 California Building Code, Volumes I and II; 2001  
California Electrical Code; 2001 California Mechanical Code; 2001 California Plumbing***



~~Code; 2001 California Energy Code; 2001 California Elevator Safety Construction Code; 2001 California Historical Building Code; 2001 California Fire Code; 2001 California Code for Building Conservation; 2001 California Reference Standards Code all of which were copyrighted in 2002 by the California Building Standards Commission; and the 1997 Uniform Sign Code; 1997 Uniform Housing Code; 1997 Uniform Code for the Abatement of Dangerous Buildings; and the 1997 Uniform Swimming Pool, Spa, and Hot Tub Code. (Ord. 819 §1, 2002).~~ ***Where the California Building Standards Codes regulations listed above differ from any provisions of the International or Uniform Codes, the California Buildings Standards Codes shall prevail. As used in this Municipal Code, "California Building Standards Code" means any and all applicable codes listed in this section and adopted by reference.***

**SECTION 2.** Definition of Nuisance in Section 8.22.020 of Chapter 8.22, Abatement of Nuisances, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

"Nuisance" means anything which is injurious to health, including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, or river, bay, stream, canal, or basin, or any public park, square, street, or highway, is a nuisance.

A "nuisance" shall also mean:

1. Any public nuisance known under common law or equity; or
2. Any attractive nuisance which may prove dangerous or detrimental to any person; or
3. Any condition that is dangerous to human life, unsafe, or detrimental to the public health or safety, including the accumulation of trash or junk and the existence of dangerous buildings as defined under the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Building Code~~ for the abatement of dangerous buildings.

**SECTION 3.** Section 8.32.010.A of 8.32, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:



A. Wherever the word "chief of fire prevention" is used in the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code~~, it shall be held to mean the fire chief.

**SECTION 4.** Section 8.32.010.B of 17.04, of 8.32, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

B. Wherever the term "corporation counsel" is used in the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code~~, it shall be held to mean the attorney for the city.

**SECTION 5.** Section 8.32.010.C of 17.04, of 8.32, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

C. Wherever the word "jurisdiction" is used in the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code~~, it shall be held to mean the city fire department.

**SECTION 6.** Section 8.32.010.D of 17.04, of 8.32, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

D. **"California Building Standards Code"** ~~"Uniform Fire Code"~~ refers to the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~most recent version of the Uniform Fire Code adopted by the city.~~

**SECTION 7.** Section 8.32.010.E of 17.04, of 8.32, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

E. The definitions contained in the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code~~ shall apply to this section until specifically amended in this section. (Ord. 662 §§1, 3, 1986)

**SECTION 8.** Section 8.32.020.A of 8.32, Purpose of provisions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

A. The purpose of this chapter is to provide regulations establishing minimum standards for water supply and automatic fire extinguishing systems where such standards are not specifically covered by the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code~~. Where specific standards are provided by the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code~~ and provide a greater



degree of fire protection than the provisions of this section, those standards shall apply.

**SECTION 9.** Section 8.32.020.B of 8.32, Purpose of provisions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

B. In those cases where the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Fire Code~~ does not provide specific standards, the terms of this section shall apply.

**SECTION 10.** Section 8.32.060.C of 8.32, Automatic sprinkler systems and alarms - Requirements, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

C. Portions of buildings separated by one or more area separation walls shall be considered as separate buildings for the purpose of determining the automatic sprinkler system and alarm system requirements, provided that the area separation walls are in compliance with ***the currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Section 505 and other applicable sections of the 1982 Uniform Building Code.~~

**SECTION 11.** Section 13.04.111 of 13.04, Water pressure regulator required, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

Each connection to the city water system serving a building shall have a water pressure regulator to limit the static water pressure at the building being served to a maximum of eighty pounds per square inch in accordance with ***the currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Section 608.2 of the 1998 California Plumbing Code.~~ The water pressure regulator shall be located between the required shutoff valve and the service to the building. The water pressure regulator shall be installed, owned and maintained by the owner of the property being served. (Ord. 801, 1999)

**SECTION 12.** Section 13.20.020 of 13.20, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

"California Plumbing Code" means written guidelines, regulations and ordinances governing the plumbing criteria for type and use of plumbing systems ***as currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~in the state of California and its political subdivisions.~~



**SECTION 13.** Section 13.20.320.G.1 of 13.20, Monitoring, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

G. Approved Repair Methods and Materials for Privately Owned Sewer Laterals.

1. Materials used in the repair or replacement of existing private sewer laterals which have failed to pass an inspection and/or test shall be made of pipe materials, fittings, couplings, and other joining materials which have been approved for use pursuant to the ~~current edition of the California Plumbing Code~~ ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** at the time of the inspection and/or testing, and as modified and specified in these standards.

**SECTION 14.** Section 13.20.310.D.1 of 13.20, Application to install a FOG pretreatment system, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

D. Design Requirements for Grease Interceptors.

1. As per ***the currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~California Plumbing Code~~ requirements, grease interceptors shall be constructed of impervious materials capable of withstanding abrupt and extreme changes in temperatures, shall be of substantial construction, watertight, and equipped with easily removable covers. The grease interceptor shall contain a baffle system, which adequately diverts and slows the flow to avoid short-circuiting. Grease interceptors located in roadways or parking lots shall be traffic rated.

**SECTION 15.** Section 15.04.010 of 15.04, Adopted, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

The following codes are hereby adopted by reference and shall apply in the city of Lakeport: ***the currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~2001 Building Standards Administrative Code; 2001 California Building Code, Volumes I and II; 2001 California Electrical Code; 2001 California Mechanical Code; 2001 California Plumbing Code; 2001 California Energy Code; 2001 California Elevator Safety Construction Code; 2001 California Historical Building Code; 2001 California Fire Code; 2001 California Code for Building Conservation; 2001 California Reference Standards Code all of which were copyrighted in 2002 by the California Building Standards Commission; and the 1997 Uniform Sign Code; 1997 Uniform Housing Code; 1997 Uniform Code for the Abatement of~~

~~Dangerous Buildings; and the 1997 Uniform Swimming Pool, Spa, and Hot Tub Code.  
(Ord. 819 §1, 2002)~~

**SECTION 16.** Section 15.05.010 of 15.05, Adoption of Appendix Chapter 1 of the Uniform Code for Building Conservation, of the Lakeport Municipal Code is hereby repealed:

~~The certain Appendix chapter 1 of the Uniform Code for Building Conservation, referred to in this chapter as the Conservation Code, is adopted and enacted as the standard for strengthening unreinforced or inadequately reinforced masonry buildings and is made a part of this chapter by reference with the same force and effect as if fully set forth in this chapter. (Ord. 696 (part), 1990)~~

**SECTION 17.** Section 15.05.011 of 15.05, Modification of Conservation Code, of the Lakeport Municipal Code is hereby repealed:

~~The Appendix Chapter 1 of the conservation code is modified as follows:~~

~~A. Section A102 is deleted;~~

~~B. Section A105 is deleted;~~

~~C. Subsection (a) of Section A106 is amended to read as follows:~~

~~Analysis and Design. Every structure required to be analyzed, either by ordinance or voluntarily, shall be analyzed and measures shall be specified which will allow the structure to resist minimum total lateral seismic forces assumed to act nonconcurrently in the direction of each of the main axes of the structure in accordance with the following equation:~~

$$V=Z(I)(KCS)W \qquad \qquad \qquad \text{-(A1-1)}$$

~~The value of KCS need not exceed the values set forth in Table No. A1-A based on the seismic zone as determined by the Building Code. The value of Z shall be the value specified in Table No. A1-B. The I factor shall be as specified in Table No. A1-C. The value of W shall be as set forth in the Building Code.~~

~~(Ord. 696 (part), 1990)~~

**SECTION 18.** Section 15.05.020 of 15.05, Building code, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by *bold italics* text in *red* font and deletions marked by ~~struck through~~ text:



All references to the building code shall mean the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.** ~~1985 Edition of the Uniform Building Code as adopted by the city. (Ord. 696 (part), 1990)~~

**SECTION 19.** Section 15.05.040.A.4 of 15.05, Definitions, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

4. Historical qualified historical buildings shall comply with the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.** ~~State Historical Building Code established under Part 8, Title 24 of the California Administrative Code.~~

**SECTION 20.** Section 15.05.050.F of 15.05, Mandatory measures, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

F. Every legal owner of an identified potentially hazardous building shall do the following by January 1, 1995. If the building has unreinforced masonry parapets, cornices, and/or brick veneer adjacent to a public right-of-way as defined in the Uniform Building Code, the owner shall:

1. Remove or secure all parapets;
2. Remove or secure all cornices;
3. Remove or secure all masonry veneer extending higher than four feet above grade.

Plans and specifications for the removal and/or securing of unreinforced masonry parapets, cornices and veneers shall be prepared by a state licensed structural engineer or a civil engineer who is experienced in structural design. No removal of parapets shall occur unless permitted by the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.**

~~Uniform Building Code or Uniform Fire Code.~~ Permits for the removal of parapets, cornices and veneer may be issued without the requirements for plans being signed by a registered engineer provided that all health and safety issues as set forth in the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Building Code~~ are addressed.

**SECTION 21.** Section 15.08.010.B of 15.08, Elevator installation, of the Lakeport Municipal Code is hereby amended as follows, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:



The construction of the elevators shall meet the requirements of the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.** ~~Uniform Building Code.~~

**SECTION 22.** Section 17.04.060.J.3 of 17.04, Development standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

3. All dwellings shall be attached to a permanent concrete foundation system pursuant to the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.** ~~Uniform Building Code.~~ Dwellings in mobilehome parks/subdivisions may utilize alternative permanent foundation systems.

**SECTION 23.** Section 17.12. 060.D of 17.12, Development standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

D. Setbacks. Subject to compliance with the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Building Code~~, zero setbacks from property lines are allowed. Setbacks shall be as determined by the planning commission or staff in the review of a proposed project.

**SECTION 24.** Section 17.20.040.A.9 of 17.20, Erosion control measures, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

9. Comply with the grading requirements of the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.** ~~California Building Code and associated codes.~~

**SECTION 25.** Section 17.22.020.F.3 of 17.22, Zoning permit performance standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

3. The accessory office shall be securely attached to the ground, footing or foundation in accordance with the provisions of the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code.** ~~Uniform Building Code.~~

**SECTION 26.** Section 17.22.020.F.5 of 17.22, Development standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

5. The accessory office shall be of a modular, commercial coach, mobile, or frame construction type and shall conform to the requirements of the **currently adopted**



***California Building Standards Code as referenced in Section 15.04.010 of this Code***

Uniform Building Code in terms of access, doorway width, hall width, exits, occupancy load, etc. Provision of restroom facilities, plumbing, and electrical utilities shall also be in conformance with the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** Uniform Building Code.

**SECTION 27.** Section 17.23.060.F of 17.23, Parking development standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics text in red*** font and deletions marked by ~~struck through~~ text:

F. The calculation and design of handicap accessible parking spaces required shall be pursuant to the requirements of the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** Uniform Building Code and the Americans with Disabilities Act.

**SECTION 28.** Section 17.23.060.G.1 of 17.23, Parking development standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics text in red*** font and deletions marked by ~~struck through~~ text:

1. All parking lots, spaces, maneuvering areas, turn-arounds, and driveways shall be paved with a minimum of two inches of asphalt concrete over four inches of compacted aggregate base or similar material in accordance with the standards set forth in the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** Uniform Building Code.

**SECTION 29.** Section 17.23.060.J of 17.23, Parking development standards, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics text in red*** font and deletions marked by ~~struck through~~ text:

J. Within the CBD zoning district, the following special parking standards shall apply: Owners or lessees with existing structures within the CBD who construct new floor area, expand by converting existing floor area, and/or intensify the occupancy load (as defined by the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** California Building Code) of an existing building, and whose location limits the development of on-site parking as required by this chapter may be permitted to obtain a development permit, and not be required to provide the required on-site parking spaces, unless there is adequate on-site area available for parking lot expansion or development. A deviation of parking application must be considered and approved by the planning commission in such cases. For all other projects, payment of an in-lieu of parking fee is an alternative. Said in-lieu fees shall be set by resolution of the city council.

**SECTION 30.** Section 17.24.110.A.5 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the



additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

5. The construction and operation of the residential use shall comply with the requirements of the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Building and Fire Codes~~. The commission may require conditions in the approval of the project in order to protect the health, safety, and welfare of the commercial and residential occupants of the subject building and adjacent structures.

**SECTION 31.** Section 17.24.110.B.6 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

6. Fire and safety improvements shall be required per the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Building Code~~ based upon the intensity of use and construction materials used in each bed and breakfast inn. All bed and breakfast inns shall install approved smoke detectors and fire extinguishers, where required, and shall provide an evacuation plan in each guest room. Other improvements that may be required include a fully automatic fire detection system, a fire sprinkler system, fire escapes, and other facilities as determined by the planning commission upon recommendation of the fire department or the building official.

**SECTION 32.** Section 17.24.110.D.6 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

6. Fire and safety improvements shall be required per the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Fire Code~~. All rooming and boarding houses shall install approved smoke detectors and fire extinguishers, where required, and shall provide an evacuation plan in each tenant room. Other improvements that may be required include a fully automatic fire detection system, a fire sprinkler system, fire escapes, and other facilities as determined by the planning commission upon recommendation of the fire department or the building official.

**SECTION 33.** Section 17.24.110.F.5 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:



5. Fire Safety Requirements. A minimum of one fire extinguisher and one smoke detector shall be maintained in good working order on the premises. These devices shall meet the standards of the State Fire Marshal and the Lakeport fire department. The use shall comply with the standards of the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code and Uniform Building Code~~ as to the number of exits, and areas devoted to the use shall be constructed in compliance with the specifications of the Lakeport fire department as to the floor or floors on which the day care is to be provided.

**SECTION 34.** Section 17.24.110.I.7 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

7. Restroom Facilities. Restroom and shower facilities shall be provided in accordance with the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Building Code~~.

**SECTION 35.** [Reserved]

**SECTION 36.** Section 17.24.110.J.9 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

9. Restroom Facilities. Restroom and shower facilities shall be provided in accordance with the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Building Code~~.

**SECTION 37.** Section 17.24.110.L.6.b of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:

b. Compliance with the standards of the City Fire Code, **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~State Fire Code, Uniform Fire Code, and Uniform Building Code~~ relative to the number of entries and exists to the building and other fire safety features.

**SECTION 38.** Section 17.24.110.M.12 of 17.24, Development standards and guidelines, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by **bold italics** text in **red** font and deletions marked by ~~struck through~~ text:



12. The proposed residential care facility or large residential care home shall comply with the requirements of the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~California Building Code, including approval by the Lakeport County fire protection district indicating conformance with the fire code.~~

**SECTION 39.** Section 17.28.010.F of 17.28, Purpose and intent, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

F. Fire and Explosion Hazards. All activities involving, and all storage of, flammable and/or explosive materials shall be provided with adequate safety devices against the hazard of fire and/or explosion and adequate fire fighting and fire suppression equipment and devices standard in the industry as required by the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Fire Code.~~

**SECTION 40.** Section 17.28.010.M of 17.28, Purpose and intent, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

M. Projection of Eaves and Canopies. Architectural features on primary buildings such as cornices, eaves, or canopies may not extend closer than three feet to any side lot line. Eaves and canopies may extend a maximum of three feet into the required front or rear yard area. Architectural features in commercial zoning districts may extend beyond the property line assuming that **requirements comply with the currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~fire safety regulations and Uniform Building Code requirements are complied with.~~

**SECTION 41.** Section 17.28.010.O.4 of 17.28, Purpose and intent, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:

4. Retaining walls are permitted along all property lines for the purpose of retaining natural grade or engineered fill areas subject to the issuance and approval of a building permit in compliance with the **currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code** ~~Uniform Building Code~~. All retaining walls in excess of four feet in height measured from the footing shall be designed by a civil or structural engineer. Retaining walls of any height may be constructed adjacent or along all property lines without setback requirements.

**SECTION 42.** Section 17.28.010.Q.1 of 17.28, Purpose and intent, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in **red** font and deletions marked by ~~struck through~~ text:



1. All decks shall have a rail for safety in accordance with the requirements of the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Building Code~~.

**SECTION 43.** Section 17.28.010.T of 17.28, Purpose and intent, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in ***red*** font and deletions marked by ~~struck through~~ text:

T. Swimming Pools. Swimming pools in residential districts shall be constructed on the rear one-half of all lots or fifty feet from the front property line, whichever is less. Pools shall not be located closer than five feet to any rear lot line or side lot line. On the street side of a corner lot, no pool shall be located closer than ten feet to such street-side lot line. Filter and heating systems shall not be located any closer than five feet to any property line and shall be enclosed within sound and visual structures. Fenced enclosures, in accordance with the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Building Code~~, shall be provided around swimming pools.

**SECTION 44.** Section 17.28.010.BB of 17.28, Purpose and intent, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in ***red*** font and deletions marked by ~~struck through~~ text:

BB. Fabric Covered Carports and Accessory Sheds. All fabric covered carports, sheds, or similar facilities shall comply with city setback requirements in the zone in which they are located. Unless the facility is considered a structure under the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Building Code~~, no building permit shall be required for their placement. Fabric covered facilities shall be properly maintained, cleaned, and repaired as necessary. There shall be no electricity or other utilities provided to fabric covered carports, sheds, or similar facilities.

**SECTION 45.** Section 17.37.010 of 17.37, Purpose and applicability, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by ***bold italics*** text in ***red*** font and deletions marked by ~~struck through~~ text:

To promote consistency and precision in the interpretation of the zoning ordinance. The meaning and construction of words and phrases as set forth shall apply throughout the zoning ordinance, except where the context of such words and phrases clearly indicates a different meaning or construction. Definitions contained in the ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~Uniform Building Code~~ shall be applicable except when in conflict with definitions contained in the zoning ordinance, in which case the zoning ordinance definitions shall prevail. (Ord. 796 Att. A(part), 1999)



**SECTION 46.** Section 17.52.040.O.6 of 17.52, Purpose and applicability, of the Lakeport Municipal Code is hereby amended to state, with the additions marked by *bold italics* text in **red** font and deletions marked by ~~struck through~~ text:

6. Sign Construction. All signs and their installation shall comply with all ***currently adopted California Building Standards Code as referenced in Section 15.04.010 of this Code*** ~~applicable building and electrical codes.~~

**SECTION 47 . Severability:** Should any provision of this Ordinance, or its application to any person or circumstance, be determined by a court of competent jurisdiction to be unlawful, unenforceable or otherwise void, that determination shall have no effect on any other provision of this Ordinance or the application of this Ordinance to any other person or circumstance and, to that end, the provisions hereof are severable.

**SECTION 48 . CEQA.** The project is exempt from environmental review per CEQA Guidelines under the General Rule (Section 15061(b)(3)). The project involves updates and revisions to existing regulations. The proposed code amendments are consistent with California Law, specifically Title 24 of the California Code of Regulations. It can be seen with certainty that the proposed Municipal Code text amendments will have no significant negative effect on the environment.

**SECTION 49 . Effective Date.** This ordinance shall take effect thirty (30) days after adoption as provided by Government Code section 36937.

**SECTION 50 . Certification.** The City Clerk shall certify to the passage and adoption of this Ordinance and shall give notice of its adoption as required by law. Pursuant to Government Code section 36933, a summary of this Ordinance may be published and posted in lieu of publication and posting the entire text.

INTRODUCED and first read at a regular meeting of the City Council on the 17<sup>th</sup> day of March, 2020, by the following vote:

AYES: Mayor Spurr, Council Members Barnes, Mattina, Parlet, and Turner

NOES: None

ABSTAIN: None

ABSENT: None


FINAL PASSAGE AND ADOPTION by the City Council of Lakeport occurred at a meeting thereof held on the 7<sup>th</sup> day of April, 2020, by the following vote:

AYES: Mayor Spurr, Council Members Barnes, Mattina, Parlet, and Turner

NOES: None  
ABSTAIN: None  
ABSENT: None

  
\_\_\_\_\_  
GEORGE SPURR, MAYOR

ATTEST:

  
\_\_\_\_\_  
KELLY BUENDIA, City Clerk  
City of Lakeport





# *City of Lakeport Local Hazard Mitigation Plan July 2019*





## Executive Summary

The City of Lakeport, in coordination with the Lakeport Fire Protection District (LFPD), prepared this Local Hazard Mitigation Plan (LHMP) to guide hazard mitigation planning to better protect the people and property of the City and LFPD Planning Area from the effects of natural disasters and hazard events. This LHMP demonstrates the community's commitment to reducing risks from hazards and serves as a tool to help decision makers direct mitigation activities and resources. This Plan was also developed in order for the City and LFPD to be eligible for certain federal disaster assistance, specifically, the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation (PDM) Program, and the Flood Mitigation Assistance (FMA) Program.

Each year in the United States, natural disasters take the lives of hundreds of people and injure thousands more. Nationwide, taxpayers pay billions of dollars annually to help communities, organizations, businesses, and individuals recover from disasters. These monies only partially reflect the true cost of disasters, because additional expenses to insurance companies and nongovernmental organizations are not reimbursed by tax dollars. Many natural disasters are predictable, and much of the damage caused by these events can be alleviated or even eliminated. The purpose of hazard mitigation is to reduce or eliminate long-term risk to people and property from hazards.

### LHMP Plan Development Process

Hazard mitigation planning is the process through which hazards that threaten communities are identified, likely impacts determined, mitigation goals set, and appropriate mitigation strategies determined, prioritized, and implemented. This LHMP documents the hazard mitigation planning process and identifies relevant hazards and vulnerabilities and strategies the City and LFPD will use to decrease vulnerability and increase resiliency and sustainability in the community.

This LHMP was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 (Public Law 106-390) and the implementing regulations set forth by the Interim Final Rule published in the Federal Register on February 26, 2002, (44 CFR §201.6) and finalized on October 31, 2007. The City followed a planning process prescribed by FEMA as detailed in *Table ES-1*.

**Table ES-1 Local Hazard Mitigation Planning Process**

DMA Process	Modified CRS Process
<b>1) Organize Resources</b>	
201.6(c)(1)	1) Organize the Planning Effort
201.6(b)(1)	2) Involve the Public
201.6(b)(2) and (3)	3) Coordinate with Other Departments and Agencies
<b>2) Assess Risks</b>	
201.6(c)(2)(i)	4) Identify the Hazards

DMA Process	Modified CRS Process
201.6(c)(2)(ii)	5) Assess the Risks
<b>3) Develop the Mitigation Plan</b>	
201.6(c)(3)(i)	6) Set Goals
201.6(c)(3)(ii)	7) Review Possible Activities
201.6(c)(3)(iii)	8) Draft an Action Plan
<b>4) Implement the Plan and Monitor Progress</b>	
201.6(c)(5)	9) Adopt the Plan
201.6(c)(4)	10) Implement, Evaluate, and Revise the Plan

The planning process began with the organizational phase to establish the hazard mitigation planning committee (HMPC), comprised of key City and LFPD representatives, and other local and regional stakeholders; to involve the public; and to coordinate with other departments and agencies. A detailed risk assessment was then conducted followed by the development of a focused mitigation strategy for the City of Lakeport and the LFPD. Once approved by Cal OES and FEMA, this plan will be adopted and implemented by the City and LFPD over the next five years.

## Risk Assessment

The HMPC conducted a risk assessment that identified and profiled hazards that pose a risk to the City and the LFPD, assessed the vulnerability of the planning area to these hazards, and examined the existing capabilities to mitigate them.

The City and LFPD are vulnerable to numerous hazards that are identified, profiled, and analyzed in this Plan. Wildfires, floods, earthquakes, drought, liquefaction, landslides, dam failure, and other severe weather events are among the hazards that can have a significant impact on the City and LFPD. Table ES-2 details the hazards identified for this LHMP.



**Table ES-2 Lakeport Hazard Identification Assessment**

Hazard	Geographic Extent	Likelihood of Future Occurrences	Magnitude/Severity	Significance	Climate Change Influence
Aquatic Biological Hazards: cyanobacterial bloom	Significant	Highly Likely	Critical	High	Medium
Aquatic Biological Hazards: quagga mussel	Significant	Highly Likely	Critical	High	Low
Climate Change	Extensive	Likely	Limited	Medium	–
Dam Failure	Limited	Unlikely	Critical	Medium	Medium
Drought and Water Shortage	Extensive	Likely	Critical	High	High
Earthquake (major/minor)	Extensive	Unlikely/Highly Likely	Catastrophic	Medium	Low
Flood: 1%/0.2% Annual Chance	Significant	Likely	Critical	High	Medium
Flood: Localized/Stormwater	Significant	Highly Likely	Limited	Medium	Medium
Hazardous Materials Transport	Significant	Likely	Critical	Medium	Low
Landslide and Debris Flows	Limited	Highly Likely	Limited	Medium	Medium
Levee Failure	Limited	Unlikely	Negligible	Low	Low
Seiche	Limited	Unlikely	Limited	Low	Low
Severe Weather: Extreme Cold and Freeze	Extensive	Likely	Limited	Low	Medium
Severe Weather: Extreme Heat	Extensive	Highly Likely	Limited	Medium	High
Severe Weather: Heavy Rains, Snow, and Storms	Extensive	Highly Likely	Limited	Medium	Medium
Severe Weather: High Winds	Extensive	Highly Likely	Critical	Medium	Low
Volcano and Geothermal Gas Release	Extensive	Unlikely/ Highly Likely	Critical	Low	Low
Wildfire	Extensive	Highly Likely	Catastrophic	High	High
<p><b>Geographic Extent</b>  Limited: Less than 10% of planning area  Significant: 10-50% of planning area  Extensive: 50-100% of planning area  <b>Likelihood of Future Occurrences</b>  Highly Likely: Near 100% chance of occurrence in next year, or happens every year.  Likely: Between 10 and 100% chance of occurrence in next year, or has a recurrence interval of 10 years or less.  Occasional: Between 1 and 10% chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years.  Unlikely: Less than 1% chance of occurrence in next 100 years, or has a recurrence interval of greater than every 100 years.</p> <p><b>Magnitude/Severity</b>  Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths  Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability  Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability  Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid  <b>Significance</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact  <b>Climate Change Influence:</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact</p>					

## Mitigation Strategy

Based on the results of the risk assessment, the HMPC developed a mitigation strategy for reducing the City's and LFPD's risk and vulnerability to hazards. The resulting Mitigation Strategy is comprised of LHMP goals and objectives and a mitigation action plan which includes a series of mitigation action projects and implementation measures.

The goals and objectives of this LHMP are:

### ***Goal 1: Minimize risk and vulnerability of Lakeport to hazards and protect lives and prevent losses to property, economy, and the environment***

- Provide protection for existing and future development
- Provide protection for critical facilities, utilities, and services and minimize disruption
- Provide protection for public health and safety

### ***Goal 2: Improve Lakeport's capabilities to plan for/prevent/mitigate hazard-related losses and to be prepared for, respond to, and recover from a disaster event***

- Reduce the number of emergency incidents and disaster occurrences
- Improve local capacity to prepare for disasters
- Continued improvements to infrastructure, equipment, facilities, etc. to meet public safety needs
- Improve and maintain emergency communications for community residents and visitors
- Increase the use of shared resources, data sharing, mutual aid and jurisdictional cooperation
- Upgrade and maintain disaster/emergency plans, with a long-term focus to address changing community needs to prevent, minimize, and recover from disasters
- Develop/improve warning, evacuation, and sheltering procedures and information for residents, businesses, visitors, individuals with access and functional needs, and animals risk areas

### ***Goal 3: Increase community outreach, education, and awareness of risk and vulnerability to hazards and promote preparedness and self-responsibility to reduce hazard-related losses***

- Enhance hazard mitigation and preparedness programs
- Establish a Citywide public information program that utilizes a variety of outreach strategies and mechanisms to reach all Lakeport residents and visitors
- Inform and educate residents and businesses about all hazards they are exposed to, where they occur, what they can do to mitigate exposure or damages.

### ***Goal 4: Increase and maintain wildfire prevention and protection in Lakeport***

- Reduce the wildfire risk and vulnerability in Lakeport
- Focus on fuels/vegetation management throughout the community
- Improve coordination of mitigation efforts throughout the community

### ***Goal 5: Improve community resiliency to flooding in Lakeport***

- Reduce the flood risk and vulnerability in Lakeport
- Identify and implement development plan for City floodplains

Actions to support these goals are shown on Table ES-3 and Table ES-4.

*Table ES-3 City of Lakeport's Mitigation Actions*

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP	Mitigation Type
<b>Multi-Hazard Mitigation Actions</b>					
Action 1.Integrate Local Hazard Mitigation Plan into Safety Element of General Plan	Lakeport	X	X		Prevention
Action 2.Public Awareness, Education, Outreach, and Preparedness Program Enhancements.	Lakeport and LFPD	X	X	X	Public Information
Action 3.EOP Update	Lakeport and LFPD	X	X		Prevention Emergency Services
Action 4.Establish Back Up Power/Generators for Critical Facilities	Lakeport and LFPD	X	X		Property Protection Emergency Services
Action 5.Sirens Project - Community Warning System Designed to Ensure Sound Reaches all Incorporated Areas	Lakeport and LFPD	X	X		Emergency Services Public Information
Action 6.Continuity of Operations Planning	Lakeport	X	X		Prevention Emergency Services
Action 7.Training and Exercise	Lakeport and LFPD	X	X		Prevention Emergency Services
Action 8.Update Local Emergency Services Ordinance	Lakeport	X	X		Prevention Emergency Services
Action 9.Update Development Requirements for Undergrounding Utilities Associated with New Development	Lakeport				Prevention Property Protection
Action 10. Mass Care Planning	Lakeport and LFPD	X	X		Prevention Emergency Services
Action 11. In Low-lying Flood-prone Areas Strengthen Base Under Pavement to Prevent Deterioration of Pavement/Asphalt Areas	Lakeport	X	X	X	Property Protection Natural Resource Protection

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP	Mitigation Type
Action 12. Establish a Post-Disaster Recovery Action Plan	Lakeport	X	X		Emergency Services Public Information
<b>Aquatic Biological Hazards: Cyanobacterial Bloom Actions</b>					
Action 13. Install Water Aerators in Stagnant Areas	Lakeport	X	X		Property Protection Natural Resource Protection
Action 14. Establish Additional Testing Areas within Key Areas of the City (e.g., swimming area) and Training of Staff	Lakeport				Property Protection Natural Resource Protection Public Information
Action 15. Establish Nutrient Management Program; Consider Dredging, Paving Roads, Erosion Control, Runoff Basins, Sewer Collection Systems, Etc.	Lakeport	X	X		Prevention Property Protection Natural Resource Protection
<b>Aquatic Biological Hazards: Quagga Mussel Actions</b>					
Action 16. Quagga/Zebra Mussel Threat to Clear Lake: Enhance Public Education	Lakeport	X	X		Prevention Natural Resource Protection Public Information
Action 17. Quagga Mussel Training	Lakeport	X	X		Prevention Natural Resource Protection Public Information
<b>Dam Failure Actions</b>					
Action 18. WWTP Dam - Increase Reservoir Capacity	Lakeport and LFPD	X	X	X	Prevention Property Protection Structural Projects
<b>Drought and Water Shortage Actions</b>					
Action 19. Implement Intertie Projects in Annexation Areas	Lakeport and LFPD	X	X		Property Protection
Action 20. Adoption of State Model Water Efficiency Landscape Ordinance (MWELO)	Lakeport				Prevention

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP	Mitigation Type
<b>Earthquake Actions</b>					
Action 21. Develop and Implement Non-Structural Mitigation Program	Lakeport	X	X		Property Protection
Action 22. Unreinforced Masonry (URM) and Soft Story Inventory and Retrofits	Lakeport	X	X		Property Protection Structural Projects
Action 23. Retrofit 302 N Main St	Lakeport	X	X		Property Protection Structural Projects
<b>Flood Actions</b>					
Action 24. Flood Insurance Promotion	Lakeport	X	X	X	Public Information
Action 25. Armor Streambeds & Lakefront	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 26. Stormwater Projects: Box Culvert/Drainage Enhancements Multiple Areas	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 27. Elevation Projects - Repetitive Loss and Other Areas	Lakeport	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 28. Continue Headwall (Redirock) 100 feet to east from Main Street	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 29. Evaluate and Mitigate Erosion Shoreline Erosion Impacts from High Winds/Wave Action (Possible Seawall)	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 30. Safety Surfacing Library Park	Lakeport	X	X	X	Property Protection Natural Resource Protection

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP	Mitigation Type
Action 31. Continuation of Sea Wall at Boat Ramp Parking (North of 5th to 3rd Street)	Lakeport	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 32. Identify and Implement Drainage/Streambed Clearance Projects	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
<b>Localized Flood Actions</b>					
Action 33. Enclose Open Ditches	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 34. Stormwater Projects: Upsize Project Improvements to Provide More Volume to Increase Drainage Capacities	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 35. Storm Drainage Related Flooding	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
<b>Hazardous Materials Transport Actions</b>					
Action 36. Multi-Agency Spill Response Plan	Lakeport and LFPD				Prevention Emergency Services
<b>Severe Weather: Extreme Heat and Climate Change Actions</b>					
Action 37. Heat Contingency Plan	Lakeport and LFPD				Prevention Emergency Services
<b>Wildfire Actions</b>					
Action 38. Defensible Space/ Fuel Reduction Projects	Lakeport and LFPD	X	X		Prevention Property Protection Structural Projects Natural Resource Protection
Action 39. Establish Goat Mitigation Plan	Lakeport and LFPD	X	X		Prevention Property Protection Natural Resource Protection

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP	Mitigation Type
Action 40. Establish a Local Firewise Community	Lakeport and LFPD	X	X		Prevention Property Protection Natural Resource Protection
Action 41. Roofing/Eve Vent Retrofit and Adopt More Restrictive Wildfire Codes	Lakeport and LFPD	X	X		Prevention Property Protection Natural Resource Protection
Action 42. Public Safety Power Shutoff (PSPS) Multi-jurisdictional Task Force, Training, and Exercises	Lakeport and LFPD	X	X		Prevention Property Protection Natural Resource Protection

*Table ES-4 Lakeport Fire Protection District's Mitigation Actions*

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP	Mitigation Type
Multi-Hazard Mitigation Actions (Climate Change, Drought and Water Shortage, Earthquake, Hazardous Materials Transport, Localized Flood, Wildfire)					
Action 43. Relocate and Replace Fire Station 50	LFPD and Lakeport	X	X		Prevention Structural Projects Emergency Services
Action 44. Community Wildfire Protection Plan (CWPP)	LFPD and Lakeport	X	X		Prevention Structural Projects Emergency Services
Action 45. Community Wildfire Action Plan	LFPD and Lakeport	X	X		Prevention Property Protection Natural Resource Protection





# Table of Contents

## Chapters

1	INTRODUCTION .....	1-1
1.1	Purpose .....	1-1
1.2	Background and Scope .....	1-1
1.3	Plan Organization .....	1-2
2	Community Profile.....	1-3
2.1	City of Lakeport Overview.....	2-1
2.2	History.....	2-3
2.3	Geography and Climate.....	2-3
2.4	Economy and Tax Base.....	2-4
2.5	Population and Socioeconomic Profile .....	2-6
3	PLANNING PROCESS.....	3-1
3.1	Local Government Participation.....	3-1
3.2	The 10-Step Planning Process .....	3-2
3.2.1	Phase 1: Organize Resources .....	3-3
3.2.2	Phase 2: Assess Risks .....	3-12
3.2.3	Phase 3: Develop the Mitigation Plan.....	3-13
3.2.4	Phase 4: Implement the Plan and Monitor Progress .....	3-13
4	RISK ASSESSMENT .....	4-1
4.1	Hazard Identification: Natural Hazards.....	4-2
4.1.1	Methodology and Results .....	4-2
4.1.2	Disaster Declaration History .....	4-5
4.2	Hazard Profiles.....	4-8
4.2.1	Severe Weather: General .....	4-11
4.2.2	Severe Weather: Extreme Cold and Freeze .....	4-12
4.2.3	Severe Weather: Extreme Heat.....	4-17
4.2.4	Severe Weather: Heavy Rains, Snow, and Storms .....	4-23
4.2.5	Severe Weather: High Winds.....	4-34
4.2.6	Aquatic Biological Hazards: Cyanobacterial Bloom .....	4-37
4.2.7	Aquatic Biological Hazards: Quagga Mussels.....	4-44
4.2.8	Climate Change.....	4-49
4.2.9	Dam Failure .....	4-53
4.2.10	Drought and Water Shortage .....	4-59
4.2.11	Earthquake .....	4-71
4.2.12	Flood: (1% and 0.2% Annual Chance) .....	4-81
4.2.13	Flood: Localized/Stormwater.....	4-100

4.2.14.	Hazardous Materials Transport.....	4-103
4.2.15.	Landslide and Debris Flows .....	4-109
4.2.16.	Levee Failure .....	4-112
4.2.17.	Seiche.....	4-116
4.2.18.	Volcano and Geothermal Gas Release.....	4-118
4.2.19.	Wildfire.....	4-127
4.2.20.	Natural Hazards Summary.....	4-152
4.3	Vulnerability Assessment.....	4-153
4.3.1.	Lakeport’s Vulnerability and Assets at Risk.....	4-154
4.3.2.	Lakeport’s Vulnerability to Specific Hazards.....	4-179
4.3.3.	Aquatic Biological Hazards: Cyanobacterial Bloom Vulnerability Assessment .....	4-181
4.3.4.	Aquatic Biological Hazards: Quagga Mussels.....	4-182
4.3.5.	Climate Change Vulnerability Assessment .....	4-183
4.3.6.	Dam Failure Vulnerability Assessment .....	4-188
4.3.7.	Drought and Water Shortage Vulnerability Assessment .....	4-199
4.3.8.	Earthquake Vulnerability Assessment .....	4-203
4.3.9.	Flood: (1% and 0.2% Annual Chance) Vulnerability Assessment .....	4-212
4.3.10.	Flood: Localized/Stormwater Vulnerability Assessment .....	4-234
4.3.11.	Hazardous Materials Transport Vulnerability Assessment.....	4-234
4.3.12.	Landslide and Debris Flows Vulnerability Assessment .....	4-244
4.3.13.	Severe Weather: Extreme Heat Vulnerability Assessment .....	4-254
4.3.14.	Severe Weather: Heavy Rains, Snow, and Storms Vulnerability Assessment .....	4-256
4.3.15.	Other Mitigation Efforts .....	4-257
4.3.16.	Severe Weather: High Winds Vulnerability Assessment .....	4-262
4.3.17.	Wildfire Vulnerability Assessment.....	4-263
4.4	Capability Assessment .....	4-282
4.4.1.	City of Lakeport Regulatory Mitigation Capabilities .....	4-283
4.4.2.	City of Lakeport Administrative/Technical Mitigation Capabilities .....	4-299
4.4.3.	City of Lakeport Fiscal Mitigation Capabilities .....	4-300
4.4.4.	City of Lakeport Mitigation Education, Outreach, and Partnerships.....	4-301
5	MITIGATION STRATEGY.....	5-1
5.1	Mitigation Strategy: Overview .....	5-1
5.1.1	Continued Compliance with NFIP .....	5-1
5.1.2	Integration of Mitigation with Post Disaster Recovery and Mitigation Strategy Funding Opportunities .....	5-3
5.2	Goals and Objectives.....	5-5
5.3	Identification and Analysis of Mitigation Actions .....	5-7
5.3.1	Prioritization Process .....	5-8
5.4	Mitigation Action Plan .....	5-10
6	PLAN ADOPTION.....	6-1
7	PLAN IMPLEMENTATION AND MAINTENANCE .....	7-1
7.1	Implementation.....	7-1

7.1.1	Role of Hazard Mitigation Planning Committee in Implementation and Maintenance.....	7-2
7.2	Maintenance .....	7-2
7.2.1	Maintenance Schedule .....	7-2
7.2.2	Maintenance Evaluation Process .....	7-3
7.2.3	Incorporation into Existing Planning Mechanisms .....	7-4
7.2.4	Continued Public Involvement .....	7-6

## ***Annexes***

**Annex A:** Lakeport Fire Protection District

## ***Appendices***

**Appendix A:** Planning Process

**Appendix B:** References

**Appendix C:** Mitigation Strategy

**Appendix D:** Adoption Resolution

**Appendix E:** Critical Facilities

## *Abbreviations and Acronyms*

Acronym	Definition
AB	Assembly Bill
AGL	Above Ground Level
AHJ	Authorities Having Jurisdiction
AHPS	Advanced Hydrologic Prediction Service
ALERT	Automated Local Evaluation in Real Time
APG	California Adaptation Planning Guide
AQI	Air Quality Index
BAM	Best Available Map
BLM	Bureau of Land Management
BMP	Best Management Practices
CA	California
CAC	Community Assistance Contact
CAV	Community Assistance Visit
CA-DWR	California Department of Water Resources
Cal OES	California Office of Emergency Services
CAP	Climate Adaptation Plan
CAS	Climate Adaptation Strategy
CBC	California Business Code
CCHPR	Climate Change and Health Profile Report
CDAA	California Disaster Assistance Act
CDBG	Community Development Block Grant
CDEC	California Data Exchange Center
CDFA	California Department of Food & Agriculture
CDFW	California Department of Fish and Wildlife
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERT	Community Emergency Response Training
CFR	Code of Federal Regulations
CGS	California Geologic Survey
CHP	California Highway Patrol
CIP	Capital Improvements Plan
CIRA	Climate Change Impacts and Risk Analysis
CLOMR	Conditional Letter of Map Revision
COPD	Chronic Obstructive Pulmonary Disease
CNPS	California Native Plant Society
CNRA	California Natural Resource Agency
CRS	(National Flood Insurance Program's) Community Rating System

Acronym	Definition
CRV	Content Replacement Values
CVP	Central Valley Project
CWPP	Community Wildfire Protection Plan
DAC	Disadvantaged Community
DMA	Disaster Mitigation Act of 2000
DOF	Department of Finance
DOT	Department of Transportation
DSOD	Division of Safety of Dams
EAS	Emergency Alert System
EF	Enhanced Fujita
EOC	Emergency Operations Center
EOP	Emergency Operations Plan
EPS	Economic Planning Systems
EWP	Emergency Watershed Protection Program
F	Fujita
FEMA	Federal Emergency Management Agency
FHSZ	Fire Hazard Severity Zone
FIRM	Flood Insurance Rate Map
FIS	Flood Insurance Study
FMA	Flood Mitigation Assistance Program
FRA	Federal Responsibility Area
FRAP	Fire and Resource Assessment Program
FWS	US Fish and Wildlife Service
GHG	Greenhouse Gases
GIS	Geographic Information Systems
HAB	Harmful Algal Bloom
HMGP	Hazard Mitigation Grant Program
HI	Heat Index
IBC	International Business Code
ICC	Increased Cost of Compliance
IPCC	Intergovernmental Panel on Climate Change
IRC	International Residential Code
LCFPD	Lake County Fire Protection District
LCHD	Lake County Health Department
LFPZ	Levee Flood Protection Zone
LHMP	Local Hazard Mitigation Plan
LOMA	Letter of Map Amendment
LOMR	Letter of Map Revision
LRA	Local Responsibility Area

Acronym	Definition
MGD	Million Gallons per Day
MHDP	Multi Hazards Demonstration Project
MHI	Median Household Income
MMHW	Mean Higher High Water
MMI	Modified Mercalli Intensity Scale
MSL	Mean Sea Level
NASA	National Aerospace and Science Agency
NAVD 88	North America Vertical Datum 1988
NCDC	National Climactic Data Center
NDMC	National Drought Mitigation Center
NEHRP	National Earthquake Hazards Reduction Program
NEPA	National Environmental Policy Act
NFIP	National Flood Insurance Program
NGVD 29	National Geodetic Vertical Datum 1929
NIDIS	National Integrated Drought Information System
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
NPDP	National Performance of Dams Program
NPS	National Park Service
NWS	National Weather Service
OHP	Office of Historic Preservation
PDM	Pre-Disaster Mitigation Program
PM	Particulate Matter
PMR	Physical Map Revision
PPI	Program for Public Information
PRE-WERT	Pre-Watershed Emergency Response Team
PRP	Preferred Risk Policy
RAWS	Remote Automated Weather Stations
RCP	Representative Concentration Pathway
RL	Repetitive Loss
SB	Senate Bill
SBA	Small Business Administration
SDC	Seismic Design Category
SEMS	Standardized Emergency Management System
SFHA	Special Flood Hazard Area
SGMA	Sustainable Groundwater Management Act
SHBC	State Historical Building Code
SOI	Sphere of Influence
SOP	Standardized Operations Procedures

Acronym	Definition
SRA	State Responsibility Area
SRL	Severe Repetitive Loss
SWAMP	Surface Water Ambient Monitoring Program
SWP	State Water Project
SWRCB	State Water Resources Control Board
TMDL	Total Maximum Daily Load
UCERF	Uniform California Earthquake Rupture Forecast
UHI	Urban Heat Island
ULDC	Urban Levee Design Criteria
ULOP	Urban Level of Protection Criteria
USACE	US Army Corp of Engineers
USGS	United States Geologic Survey
USDA	United States Department of Agriculture
UWMP	Urban Water Management Plan
VAR	Values at Risk
VHFHSZ	Very High Fire Hazard Severity Zone
VOG	Volcanic Smog
WMP	Wildlife Hazard Management Plan
WRCC	Western Regional Climate Center
WUI	Wildland Urban Interface



## Chapter 1 Introduction

### 1.1 Purpose

The City of Lakeport, in conjunction with the Lakeport Fire Protection District (LFPD), both participating jurisdictions to this Plan, prepared this Local Hazard Mitigation Plan (LHMP) to guide hazard mitigation planning to better protect the people and property of the City and LFPD from the effects of hazard events. This LHMP demonstrates the community's commitment to reducing risks from hazards and serves as a tool to help decision makers direct mitigation activities and resources. This LHMP was also developed so the City and LFPD can be eligible for certain federal disaster assistance, specifically, the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program (HMGP), Pre-Disaster Mitigation (PDM) program, and the Flood Mitigation Assistance (FMA) program.

### 1.2 Background and Scope

Each year in the United States, natural disasters take the lives of hundreds of people and injure thousands more. Nationwide, taxpayers pay billions of dollars annually to help communities, organizations, businesses, and individuals recover from disasters. These monies only partially reflect the true cost of disasters, because additional expenses to insurance companies and nongovernmental organizations are not reimbursed by tax dollars. Many natural disasters are predictable, and much of the damage caused by these events can be alleviated or even eliminated.

Hazard mitigation is defined by FEMA as "any sustained action taken to reduce or eliminate long-term risk to human life and property from a hazard event." The results of a three-year, congressionally mandated independent study to assess future savings from mitigation activities provides evidence that mitigation activities are highly cost-effective. On average, each dollar spent on mitigation saves society an average of \$6 in avoided future losses in addition to saving lives and preventing injuries (National Institute of Building Science Multi-Hazard Mitigation Council 2017 Interim Report).

Hazard mitigation planning is the process through which hazards that threaten communities are identified, likely impacts determined, mitigation goals set, and appropriate mitigation strategies determined, prioritized, and implemented. This LHMP documents the City's hazard mitigation planning process and identifies relevant hazards, vulnerabilities, and mitigation strategies the City will use to decrease vulnerability and increase resiliency and sustainability in the community.

The Lakeport LHMP is a multi-jurisdictional plan that geographically covers the entire area within the City's jurisdictional boundaries, as well as covering the areas adjacent to the City that are protected by the Lakeport Fire Protection District. This plan was prepared pursuant to the requirements of the Disaster Mitigation Act of 2000 (Public Law 106-390) and the implementing regulations set forth by the Interim Final Rule published in the Federal Register on February 26, 2002, (44 CFR §201.6) and finalized on October 31, 2007. (Hereafter, these requirements and regulations will be referred to collectively as the Disaster Mitigation Act (DMA) or DMA 2000.) This planning effort also follows FEMA's most current



Plan Preparation and Review Guidance. While the DMA 2000 emphasized the need for mitigation plans and more coordinated mitigation planning and implementation efforts, the regulations established the requirements that local hazard mitigation plans must meet in order for a local jurisdiction to be eligible for certain federal disaster assistance and hazard mitigation funding under the Robert T. Stafford Disaster Relief and Emergency Act (Public Law 93-288). Because the City is subject to many kinds of hazards, access to these programs is vital.

Information in this LHMP will be used to help guide and coordinate mitigation activities and decisions for local land use policy in the future. Proactive mitigation planning will help reduce the cost of disaster response and recovery to communities and their residents by protecting critical community facilities, reducing liability exposure, and minimizing overall community impacts and disruptions. Lakeport has been affected by hazards in the past and is thus committed to reducing future impacts from hazard events and becoming eligible for mitigation-related federal funding.

## 1.3 Plan Organization

The City of Lakeport's Local Hazard Mitigation Plan is organized as follows:

- Chapters
  - ✓ Chapter 1: Introduction
  - ✓ Chapter 2: Community Profile
  - ✓ Chapter 3: Planning Process
  - ✓ Chapter 4: Risk Assessment
  - ✓ Chapter 5: Mitigation Strategy
  - ✓ Chapter 6: Plan Adoption
  - ✓ Chapter 7: Plan Implementation and Maintenance
- Annexes
  - ✓ Annex A: Lakeport Fire Protection District
- Appendices
  - ✓ Appendix A: Planning Process
  - ✓ Appendix B: References
  - ✓ Appendix C: Mitigation Strategy
  - ✓ Appendix D: Adoption Resolution
  - ✓ Appendix E: Critical Facilities



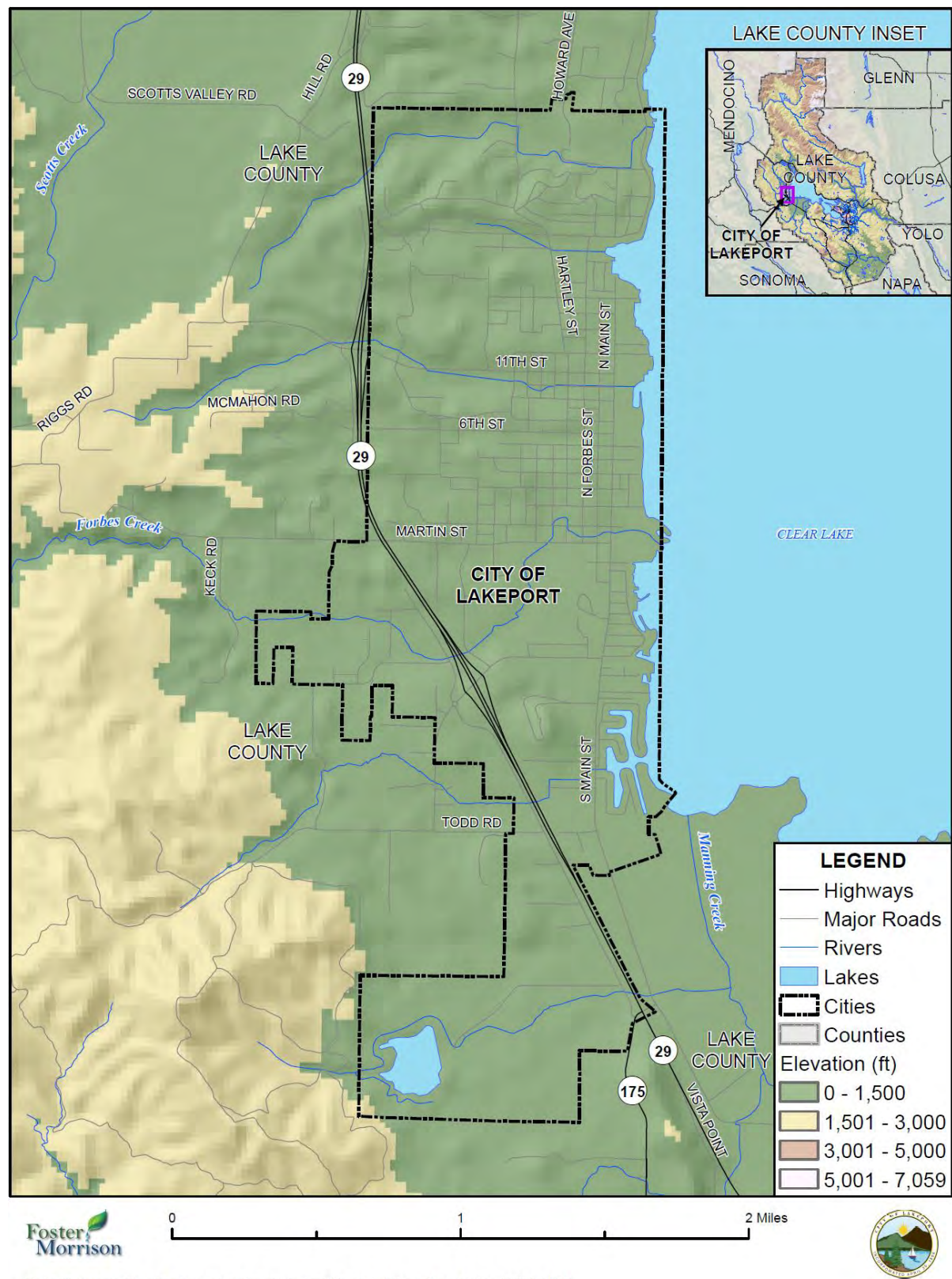
## Chapter 2 Community Profile

### 2.1 City of Lakeport

The City of Lakeport is located on the western shore of Clear Lake, in west- central Lake County, in northwestern California. It is approximately 7 miles northwest of Kelseyville, 9 miles south of Upper Lake, and 45 miles north of Santa Rosa, the closest major metropolitan area. San Francisco is approximately 90 miles to the south and Sacramento, the State Capital, is approximately 80 miles to the southeast. The City sits on the western shore of Clear Lake, the largest natural freshwater lake entirely within the State. Highway 29 runs along the western edge of the City. The 2018 population estimate for the City is 5,134. Lakeport serves as the County seat for Lake County.

The City can be seen on Figure 2-1 below.

Figure 2-1 City of Lakeport



## 2.2 History

Incorporated in 1888, Lakeport is Lake County's oldest town. However, Lakeport's history dates back at least another 40 years to the Gold Rush Era of the 1840s. Miners coming and going through Northern California gold fields began passing through Lake County as early as 1847. At the conclusion of the Gold Rush, many miners returned to the County to settle permanently.

With attractive farmland, temperate climate, and an abundant water supply, pioneers began staking their claims at the northeast end of Clear Lake in the 1850s. Among them was William Forbes, credited by County historians as being the "father" of Lakeport. Forbes was the first person in the County to settle in what would eventually become Lakeport and became the first undertaker, served as the settlement's postmaster for a number of years, and with partner James Parish founded the first business in Lakeport—a blacksmithing and wagon making shop.

Originally named "Forbestown" after Forbes, Lakeport was initially a part of Napa County. In 1861, after the settlement broke away from Napa, Forbes deeded 40 acres of his land to the local government in exchange for Forbestown becoming the County seat. Soon after the acceptance of the offer, a two-story wooden courthouse and separate jailhouse were constructed on Main Street between Second and Third. Following the approval of Forbestown to become the County seat came another change. At the suggestion of Woods Crawford, an attorney, the town's name was officially changed from Forbestown to Lakeport to recognize the natural port on Clear Lake.

In 1867, the original County courthouse burned to the ground in a fire that was later attributed by many to be arson. Shortly after, the County seat was moved to the south of the County in Lower Lake. In a series of hotly contested events that followed this move, the County seat was eventually returned back to Lakeport by a vote of the people in 1871.

By 1888, Lakeport had grown from the first settler, William Forbes, to a town of about 700 residents with an estimated 500 people living in the outlying areas. The downtown area of Lakeport had also grown to include a drug store, general store, bakery, restaurant, and a saloon. In all, 35 businesses operated in the town, with three doctors and several dentists and attorneys holding practices in Lakeport as well.

On April 30, 1888, Lakeport officially became an incorporated town by a vote of 154-8. Up until March 17, 1952, Lakeport continued to operate as an incorporated town when an ordinance was passed declaring the area a city. Since then, the City has continued to grow in size and population.

## 2.3 Geography and Climate

The City of Lakeport is located on the western shore of Clear Lake, in west-central Lake County, in northwestern California. The City is 125 miles northwest of Sacramento. The City sits at 1,355 feet of elevation. Lakeport is generally flat in topography. To the west of the City the terrain rises quickly

The climate of the Lakeport area is classified as temperate and semiarid. Summers are dry and warm, and winters are wet and mild. Average monthly temperatures vary from the 80°F range in July to the 40°F range in January. Annual precipitation averages 25 inches in the Lakeport vicinity; more than 50 percent

of the annual precipitation normally occurs from December through February. The area's economy is based primarily on agriculture and water-oriented recreation. The seasonal population is often more than twice the permanent resident population and the demand for services increases accordingly.

## 2.4 Economy and Tax Base

The City of Lakeport 2025 General Plan noted that the City of Lakeport supports approximately 45% of all jobs in Lake County. Additionally, the majority of Lake County Government offices are located within the City of Lakeport. There are six business centers in the Lakeport area, including the historic downtown area which is designated as a California Main Street City. The City's permanent retail trade area population is approximately 30,000, and per capita sales figures are among the highest in the region, and generally higher than the State average. This can be attributed to at least three characteristics of the Lakeport area: a high level of spendable income by residents; the recognition of Lakeport as a local retailing center; and the impact of tourism.

Lakeport is known as a regional recreational destination, and this attribute is generally maximized in any effort undertaken by the City to encourage and foster economic development. The clean air, natural beauty, and the multitude of recreational opportunities afforded by Clear Lake and the surrounding areas are great assets to the community and provide an economic advantage to visitor serving businesses.

The largest business sector (in terms of number of businesses) in Lakeport's economy is services (45 percent), followed by retail trade (19 percent), and then finance, insurance and real estate (9 percent). These three sectors account for 639 businesses or 73 percent of all businesses in Lakeport.

Lakeport's commercial base is spread widely throughout the City in multiple shopping centers, at small commercial nodes, and in dozens of free-standing business locations such as: Shoreline Center, Bruno's Foods, K-Mart, Vista Point Center, Hamburger Hill, Nylander Neighborhood Center, and Willow Tree Plaza.

The US Census Bureau tracks economic statistics for the City of Lakeport. These are shown in Table 2-1.

*Table 2-1 City of Lakeport Civilian Employed Population 16 years and Over*

Industry	Estimated Employment	Percent
Agriculture, forestry, fishing and hunting, and mining	144	7.2%
Construction	111	5.6%
Manufacturing	33	1.7%
Wholesale trade	16	0.8%
Retail trade	348	17.4%
Transportation and warehousing, and utilities	60	3.0%
Information	32	1.6%
Finance and insurance, and real estate and rental and leasing	138	6.9%

Industry	Estimated Employment	Percent
Professional, scientific, and management, and administrative and waste management services	77	3.9%
Educational services, and health care and social assistance	484	24.2%
Arts, entertainment, and recreation, and accommodation and food services	172	8.6%
Other services, except public administration	82	4.1%
Public administration	300	15.0%

Source: US Census Bureau American Community Survey 2016 Estimates

According to the California Employment Development Department, the largest employers in the City are shown in Table 2-2.

*Table 2-2 City of Lakeport Largest Employers*

Employer	Industry
Ameri Gas	Gas Companies
Brunos Shop Smart	Grocer
Evergreen Lakeport Healthcare	Nursing Home
Kmart	Department Store
Konocti Vista Casino Resort	Casino
People Services Inc	Social Services
Rocky Point Care Center	Nursing Home
Sutter Lakeside Hospital	Hospital

Source: California Employment Development Department – Labor Market Information

The City of Lakeport noted that they present employment information differently. The City of Lakeport Finance Department provided labor market information, as shown on Figure 2-2.



*Figure 2-2 Largest Employers*

Employer	2017-18		
	Employees	Rank	Percentage of Top 10 Employment
County of Lake	795	1	22.5%
Sutter Lakeside Hospital	406	2	11.5%
Konocti Unified School District	398	3	11.3%
St. Helena Hospital	371	4	10.5%
Robinson Rancheria Resort & Casino	325	5	9.2%
Twin Pine Casino	283	6	8.0%
Calpine Corp.	280	7	7.9%
Wal-Mart	251	8	7.1%
Kelseyville Unified School District	226	9	6.4%
Middletown Unified School District	192	10	5.4%
<b>Total</b>	<b>3,527</b>		<b>100.0%</b>

Source: City of Lakeport Finance Department

The City has a wide and varied tax base. Table 2-3 shows the breakdown of the City's taxable values.

*Table 2-3 Lakeport – Tax Base by Property Use*

Property Use Category	Parcels	Net Taxable Value	Percentage of Total Value
Commercial	415	\$137,444,305	28.8%
Government	27	\$0	0.0%
Open Space / Rural Lands	26	\$667,547	1.4%
Residential	1,963	\$338,568,101	69.8%
<b>Grand Total</b>	<b>2,431</b>	<b>\$476,679,953</b>	<b>100.0%</b>

Source: Lake County Assessor's Office

## 2.5 Population and Socioeconomic Makeup

According to 2018 California Department of Finance estimates, the population of the City is 5,134. This represents an increase in population from the 2000 US Census, which estimated the City population at 4,820. Select social and economic information for the City is shown in Table 2-4.

*Table 2-4 Lakeport– Select Social and Economic Statistics*

Statistic	Number
<b>Populations</b>	
Population under 5	6.1%
Population over 65	20.1%

Statistic	Number
<b>Populations</b>	
Median Age	44.2
<b>Racial Makeup</b>	
White	82.7%
Black or African American	1.0%
American Indian or Alaska Native	3.1%
Asian	2.1%
Native Hawaiian or Pacific Islander	0.1%
Other Races	7.1%
Two or more races	3.9%
<b>Income and Poverty</b>	
Median income	\$55,859
Mean Income	\$72,713
<b>Poverty rate</b>	
All families	16.9
All people	20.7
Unemployment Rate (September 2018)	4.4%

Source: 2010 US Census, 2016 US Census American Community Survey, Bureau of Labor Statistics





## Chapter 3 Planning Process

**Requirements §201.6(b) and §201.6(c)(1): An open public involvement process is essential to the development of an effective plan. In order to develop a more comprehensive approach to reducing the effects of natural disasters, the planning process shall include:**

- 1) An opportunity for the public to comment on the plan during the drafting stage and prior to plan approval;**
- 2) An opportunity for neighboring communities, local and regional agencies involved in hazard mitigation activities, and agencies that have the authority to regulate development, as well as businesses, academia, and other private and nonprofit interests to be involved in the planning process; and**
- 3) Review and incorporation, if appropriate, of existing plans, studies, reports, and technical information.**

**[The plan shall document] the planning process used to develop the plan, including how it was prepared, who was involved in the process, and how the public was involved.**

The City of Lakeport recognized the importance and need of a Local Hazard Mitigation Plan (LHMP) and initiated its development. After receiving a grant from the Federal Emergency Management Agency (FEMA), which served as the primary funding source for this Plan, the City contracted with Foster Morrison Consulting, Ltd. (Foster Morrison) to facilitate and develop the LHMP. Jeanine Foster, a professional planner with Foster Morrison, was the project manager in charge of overseeing the planning process and the development of this LHMP Update. Chris Morrison, also a professional planner with Foster Morrison, was the lead planner for the development of this LHMP Update. Brenna Howell, with Howell Consulting, also supported the planning effort as part of the Foster Morrison team. The Foster Morrison's team's role was to:

- Assist in establishing the Hazard Mitigation Planning Committee (HMPC) as defined by the Disaster Mitigation Act (DMA) of 2000;
- Meet the DMA requirements as established by federal regulations and following FEMA's planning guidance;
- Support objectives under the National Flood Insurance Program's (NFIP) and the Flood Mitigation Assistance (FMA) program;
- Facilitate the entire planning process;
- Identify the data requirements that HMPC participants could provide and conduct the research and documentation necessary to augment that data;
- Assist in facilitating the public input process;
- Produce the draft and final Plan documents; and
- Coordinate with the California Office of Emergency Services (Cal OES) and FEMA Region IX plan reviews.

### 3.1 Local Government Participation

Lakeport and the Lakeport Fire Protection District (LFPD) made a commitment to the development of this 2019 multi-jurisdictional LHMP, as the two participating jurisdictions seeking FEMA approval of this

LHMP. The DMA planning regulations and guidance stress that each local government (participating jurisdiction) seeking FEMA approval of their mitigation plan must participate in the planning effort in the following ways:

- Participate in the process as part of the HMPC;
- Detail where within the Planning Area the risk differs from that facing the entire area;
- Identify potential mitigation actions; and
- Formally adopt the plan.

For this Lakeport LHMP, “participation” meant the following:

- Providing facilities for meetings;
- Providing printed materials for meeting attendees;
- Attending and participating in the HMPC meetings;
- Completing and returning the Data Collection Worksheets;
- Collecting and providing other requested data (as available);
- Coordinating information sharing between internal and external agencies;
- Managing administrative details;
- Making decisions on plan process and content;
- Identifying mitigation actions for the Plan;
- Reviewing and providing comments on drafts of the Plan;
- Providing hardcopy Draft documents of LHMP for public review;
- Informing the public, local officials, and other interested stakeholders about the planning process and providing opportunity for them to comment on the plan;
- Coordinating, and participating in the public input process; and
- Coordinating the formal adoption of the Plan by the Lakeport City Council and LFPD governing board.

Lakeport and the LFPD seeking FEMA approval of this LHMP met all of these participation requirements. Multiple representatives from the City and LFPD attended the HMPC meetings described in Table 3-3 and also brought together internal planning teams to help collect data, identify mitigation actions and implementation strategies, and to review and provide data on Plan drafts. Appendix A provides additional information and documentation of the planning process, including members of the HMPC. Other jurisdictions and public and private stakeholders supported the planning process through representation on the HMPC, providing data and input for the risk assessment and mitigation strategy; and reviewing and providing input on plan drafts prior to finalization and submittal to Cal OES and FEMA.

## 3.2 The 10-Step Planning Process

Foster Morrison established the planning process for the City of Lakeport 2019 LHMP using the DMA planning requirements and FEMA’s associated guidance. This guidance is structured around a four-phase process:

1. Organize Resources;
2. Assess Risks;
3. Develop the Mitigation Plan; and
4. Implement the Plan and Monitor Progress.

Into this process, Foster Morrison integrated a more detailed 10-step planning process used for FEMA’s CRS and FMA programs. Thus, the modified 10-step process used for this Plan meets the requirements of six major programs: FEMA’s Hazard Mitigation Grant Program (HMGP); Pre-Disaster Mitigation (PDM) program; CRS program; FMA Program; Severe Repetitive Loss (SRL) program; and new flood control projects authorized by the U.S. Army Corps of Engineers (USACE).

Table 3-1 shows how the modified 10-step process fits into FEMA’s four-phase process. The sections that follow describe each planning step in more detail.

***Table 3-1 Mitigation Planning Processes Used to Develop the Lakeport Local Hazard Mitigation Plan***

DMA Process	Modified CRS Process
<b>1) Organize Resources</b>	
201.6(c)(1)	1) Organize the Planning Effort
201.6(b)(1)	2) Involve the Public
201.6(b)(2) and (3)	3) Coordinate with Other Departments and Agencies
<b>2) Assess Risks</b>	
201.6(c)(2)(i)	4) Identify the Hazards
201.6(c)(2)(ii)	5) Assess the Risks
<b>3) Develop the Mitigation Plan</b>	
201.6(c)(3)(i)	6) Set Goals
201.6(c)(3)(ii)	7) Review Possible Activities
201.6(c)(3)(iii)	8) Draft an Action Plan
<b>4) Implement the Plan and Monitor Progress</b>	
201.6(c)(5)	9) Adopt the Plan
201.6(c)(4)	10) Implement, Evaluate, and Revise the Plan

### **3.2.1. Phase 1: Organize Resources**

#### ***Planning Step 1: Organize the Planning Effort***

With Lakeport’s and the LFPD’s commitment to participate in the DMA planning process, Foster Morrison worked with Lakeport’s Public Works Department, as overall project lead, to establish the framework and organization for development of this LHMP. An initial call was held with key City representatives in October 2018 to discuss the organizational and process aspects of this LHMP development process.

The initial kick-off meeting was held on November 28, 2018. Invitations to the kickoff meeting were extended to key City departments, the county, other incorporated communities, tribes, special districts, as well as to other federal, state, and local stakeholders that might have an interest in participating in the planning process. Representatives from the City and key community stakeholders participated in this

LHMP project with additional invitations extended as appropriate throughout the planning process. The list of invitees is included in Appendix A.

The HMPC, comprising key City and LFPD staff and other government and stakeholder representatives developed the Plan with leadership from the Lakeport Public Works Department and facilitation by Foster Morrison. Table 3-2 shows who participated on the HMPC.

*Table 3-2 HMPC Participant List*

Department and Title	Name
Clearlake Public Works	Adeline Brown
Lakeport Public Works - Utilities	Alex Sharp
Hidden Valley Lake CSD	Alyssa Gordon
Lakeport Public Works	Andrew Britton
Public	Betsy Cawn
Ledoc	Bill Eaton
Lakeport FPD	Bill Gabe
Lakeport Police Chief	Brad Rasmussen
Howell Consulting	Brenna Howell
Lake County OES	Dale Carnathan
HPUL Tribe	Damon Jones
Lakeport Community Development Depart.	Daniel Chance
Lake County Water Resources	David Cowan
Lakeport Public Works	Doug Grider
Former Lakeport Fire Chief	Doug Hutchison
Lake County Public Health	Erin Gustafson
Hidden Valley Lake CSD	Ernesto Ruvalcaba
Public	George Spark
Cal Fire	Jake Hannan
Foster Morrison	Jeanine Foster
City of Lakeport Public Works	Jim Kennedy
Lakeport Administrative Services	Kelly Brendia
Lakeport Community Development Dir.	Kevin Ingram
Habematolel Pomo of Upper Lake	Linda Rose
Lake County GIS	Lon Sharp
Lakeport City Manager	Margaret Silveria
Cal Fire	Matt Ryan
Small Business Consultant	Melanie Garrett
Hidden Valley Lake CSD	Michael Burley
Lakeport Public Works	Michelle Humphrey

Department and Title	Name
Lakeport Finance Director	Nicholas Walker
Public	Oliver Kleven
Lakeport Public Works - Utilities	Paul Harris
Lakeport FPD	Rick Bergem
Lakeport Public Works	Ron Ladd
Lake County OES	Teresa Stewart
Lake County BOD	Tina Scott
City of Lakeport Community Development	Tom Carlton
Lake County Water Resources	Yuliya Osetrova

This list includes all HMPC members that attended one or more HMPC meetings detailed in Table 3-3, as well as those who provided key input into the Plan development process. In addition to providing representation on the HMPC, the City and LFPD further formulated an internal planning team to collect and provide requested data and to conduct timely reviews of the draft documents. The internal planning teams include both those participating on the HMPC and other City and District staff.

## Meetings

The planning process officially began with an internal project planning meeting held in October 2018 followed by an HMPC kick-off meeting held in Lakeport on November 28, 2018. The meetings covered the scope of work and an introduction to the DMA requirements. During the HMPC meetings, participants were provided with data collection worksheets to facilitate the collection of information necessary to support development of the LHMP. Using FEMA guidance, these worksheets were designed to capture information on past hazard events, identify hazards of concern to the City and District, quantify values at risk to identified hazards, inventory existing capabilities, and to identify possible mitigation actions. A copy of the worksheets for this project are included in Appendix A. The City of Lakeport and the LFPD seeking FEMA approval of this LHMP completed and returned the worksheets to Foster Morrison for incorporation into this LHMP.

During the planning process, the HMPC communicated through face-to-face meetings, email, telephone conversations, Dropbox websites, and through a City developed webpage dedicated to the plan development process. This later website was developed to provide information to the HMPC, the public and all other stakeholders on the LHMP process. Draft documents were also posted on this website so that the HMPC members and the public could easily access and review them. The LHMP website (shown on Figure 3-1) can be accessed at: [https://www.cityoflakeport.com/news\\_detail\\_T14\\_R21.php](https://www.cityoflakeport.com/news_detail_T14_R21.php)

The HMPC met formally five times during the planning period (November 2018 – July 2019) which adequately covers the four phases of DMA and the 10-Step CRS planning process. The formal meetings held and topics discussed are described in Table 3-3. Invitations, agendas and sign-in sheets for each of the meetings are included in Appendix A.

*Table 3-3 HMPC Meetings*

Meeting Type	Meeting Topic	Meeting Date(s)	Meeting Location(s)
HMPC #1 Kick-off Meeting	1) Introduction to DMA and the planning process 2) Overview of current LHMP; 3) Organize Resources: the role of the HMPC, planning for public involvement, coordinating with other agencies/stakeholders 4) Introduction to Hazard Identification	November 28, 2018	Lakeport City Hall, Council Chambers
HMPC #2	1) Risk assessment overview and work session - Assess the Hazard - Assess the Problem	February 20, 2019	Lakeport City Hall, Council Chambers
HMPC #3	1) Review of risk assessment summary 2) Review and update of mitigation goals 3) Intro to Mitigation Action Strategy - Set Goals - Review possible activities	April 2, 2019	Lakeport City Hall, Council Chambers
HMPC #4	1) Review of mitigation alternatives 2) Review and update of mitigation actions from the 2012 Plan 3) Identify updated list of mitigation actions by hazard 4) Review of mitigation selection criteria 5) Update and prioritize mitigation actions 6) Mitigation Action Strategy Implementation and Draft Action Development - Review possible activities - Draft an Action Plan	April 3, 2019	Lakeport City Hall, Council Chambers
HMPC #5	1) Review of final HMPC, jurisdictional and public comments and input to plan 2) Review and documentation of changed conditions, vulnerabilities and mitigation priorities 3) Draft an Action Plan 4) Plan maintenance and Implementation Procedures	July 11, 2019	Lakeport City Hall, Council Chambers

### *Planning Step 2: Involve the Public*

Up-front coordination discussions with the City of Lakeport established the initial plan for public involvement. Public involvement activities for this LHMP Update included press releases, social media communications, stakeholder and public meetings, development of an LHMP webpage and associated website postings, and the solicitation of public and stakeholder comments on the draft plan through a variety of mechanisms. Information provided to the public included an overview of the LHMP process, including a review of the hazard risk assessment and proposed mitigation strategies for this LHMP. At the planning team kick-off meeting, the HMPC discussed additional strategies for public involvement and agreed to an approach using established public information mechanisms and resources within the City.

## Public Outreach Activities

Public outreach for this LHMP began at the beginning of the plan development process with the development of a webpage and outreach document on the LHMP development process through a variety of mechanisms as described below:

- Posts on City Facebook Page
- Posts on Lakeport Police Department Twitter Page
- Posts and Public Notices on Nixle site
- Posts on Nextdoor.com
- Articles in Lake County Record Bee
- Articles in Lake County News
- Invitations on City website
- Poster put up in Lake County Chamber
- Posters put up in City Hall and Library
- Press Releases

Images and text for all of these outreach activities can be found in Appendix A.

The purpose of this outreach was to inform the public and other stakeholders of the City's LHMP development project and how they could get involved. The initial outreach also invited the public and stakeholders to the public kickoff meeting for the project. Information on these outreach efforts can be seen in Appendix A to this Plan.

## Public Meetings

Three public meetings for the Lakeport LHMP were held during key times of the LHMP development process:

### Public Meeting #1: LHMP Kickoff

Public outreach for this LHMP began at the beginning of the Plan development process with a multitude of outreach methods to inform the public of the purpose of the DMA and the hazard mitigation planning process for the City of Lakeport. A press release was issued at the beginning of the project to invite the public to a public meeting for the kick-off the LHMP project on November 28, 2018 at the City Hall Council Chambers. In addition, outreach was performed on the City website, Facebook page, Lakeport Police Twitter account, and articles published in the Lake County News and the Lake County Record Bee.

### Public Meeting #2: Risk Assessment Overview

A second public meeting was held to provide an overview of the hazard risk assessment portion of the LHMP. This meeting was held the evening of the HMPC risk assessment in the Lakeport City Hall. This meeting was advertised through the City website and through direct emails to those members of the public expressing an interest in the LHMP planning process.



### Public Meeting #3: Meeting on the Draft LHMP

The first draft of the Plan was provided to the HMPC in May of 2019, with a public review draft provided in June of 2019. A public meeting was held on July 10, 2019 to present the draft LHMP and to collect public comments on the Plan prior to finalization and submittal to Cal OES/FEMA. The public meeting on the draft LHMP was advertised in a variety of ways to maximize outreach efforts to the public and included an advertisement in the Lake County News. The advertisement in the local newspaper included information on the date, location and time of the meeting, where the draft plan could be accessed in the community, and how to provide comments on the draft plan. These meetings were announced on the City website, City Facebook page, on Twitter, and through other mechanisms as shown in Appendix A. In addition to a copy of the draft plan being placed on the City website in advance of these meetings, hard copies of the draft of the plan were made available to interested parties at the Lakeport City Hall.

Documentation to support the public meetings can be found in Appendix A. In addition to advertisement for public participation, notices of meetings were sent directly to all persons on the HMPC contact list and also to other agency and key stakeholders with an interest in the Lakeport LHMP project.

The formal public meetings for this project are summarized in Table 3-4.

*Table 3-4 Public and Stakeholder Meetings*

Meeting Type	Meeting Topic	Meeting Date	Meeting Locations
Public Meeting #1	1) Intro to DMA and mitigation planning 2) The Lakeport LHMP Development Process	November 28, 2018	Lakeport City Hall Council Chambers
Public Meeting #2	1) Risk Assessment Overview	February 19, 2019	Lakeport City Hall Council Chambers
Public Meeting #3	1) Presentation of Draft LHMP and solicitation of public and stakeholder comments	July 10, 2019	Lakeport City Hall Council Chambers

As appropriate, stakeholder and public comments and recommendations are incorporated into the LHMP throughout the plan development process, including the sections that address mitigation goals and strategies. However, no public comments were received on the Draft Plan. All newspaper advertisements, website postings, and public outreach efforts are on file with Lakeport Public Works Department and are included in Appendix A.

The draft LHMP is currently available online on the Lakeport website at: [https://www.cityoflakeport.com/news\\_detail\\_T14\\_R21.php](https://www.cityoflakeport.com/news_detail_T14_R21.php). This can be seen on Figure 3-1.



*Figure 3-1 Lakeport Local Hazard Mitigation Plan Website*

## Local Hazard Mitigation Plan Draft



FEMA defines **Hazard Mitigation** as any action taken to reduce or eliminate the long-term risk to human life and property from hazards. Hazard mitigation planning is a process for state and local governments to identify community-level policies and actions to mitigate and thus reduce the impacts of natural hazards.

In accordance with the Disaster Mitigation Act of 2000, the City of Lakeport is developing a Local Hazard Mitigation Plan (LHMP). The purpose of the LHMP development process is to help reduce the impacts of natural hazards to the citizens, property, and critical infrastructure in the City. Wildfire, drought, flood, and other severe weather hazards are just a few of the hazards to the Lakeport community. While natural hazards such as these cannot be prevented, an LHMP forms the foundation for a community's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction. Communities with a DMA-compliant, FEMA-approved LHMP are eligible for FEMA pre- and post-disaster grant funding and are better positioned to respond and recover when disasters occur.

### Opportunities for Input

Members of the community have a very important role in this process. A draft of the 2019 LHMP Update will be available on this website in early summer of 2019 for review and comment by the public and all interested stakeholders.

Planning team and public meetings will also be held as part of the plan development process. In addition to plan participation by the City of Lakeport and stakeholders from other local, state and federal agencies, the public is encouraged to attend and participate in our upcoming public meetings. Information on specific meeting times and locations are detailed below.

### Upcoming Meetings

Upcoming Meetings	Date/Time/Location
LHMP Public Meeting	Wednesday, July 10, 2019 1pm-3pm  Lakeport City Hall – City Council Chambers

You can download the Lakeport Public Review Draft at [https://www.dropbox.com/sh/6w2k7de5f1wbzrq8/AAA2kdeV3ll5wq\\_MU1f1xcDra?dl=0](https://www.dropbox.com/sh/6w2k7de5f1wbzrq8/AAA2kdeV3ll5wq_MU1f1xcDra?dl=0)

Source: City of Lakeport

## *Planning Step 3: Coordinate with Other Departments and Agencies*

Early in the planning process, the HMPC determined that data collection, mitigation strategy development, and Plan approval would be greatly enhanced by inviting other local, state and federal agencies and organizations to participate in the process. Based on their involvement in hazard mitigation planning, their involvement in the Planning Area, and/or their interest as a neighboring jurisdiction, representatives from the following agencies were invited to participate on the HMPC:

- Big Valley Band of Pomo Indians
- Big Valley Rancheria
- Cal Fire
- Cal OES Mitigation
- City of Clearlake PD
- Clearlake Public Works
- Elem Indian Colony
- Elem Indian Colony Drinking Water
- Former Lakeport Fire Chief
- Habematolel Pomo of Upper Lake
- Hidden Valley Lake CSD

- Koi Nation
- Lakeport Public Works - Utilities
- Lake County
- Lake County Air Quality
- Lake County Assessor
- Lake County Community Development
- Lake County Director of Public Works
- Lake County Environmental Health
- Lake County GIS
- Lake County Health Services
- Lake County OES
- Lake County Office of Education
- Lake County Planning
- Lake County Sheriff
- Lake County Sheriff's Department
- Lake County Special Districts
- Lake Pillsbury FPD
- Lakeport City Manager
- Lakeport Community Development Depart.
- Lakeport Finance Director
- Lakeport Police Chief
- Lakeport Public Works
- Lakeport Public Works - Utilities
- Middletown Rancheria
- National Weather Service
- North Shore Fire - Chief
- PG&E
- Public
- Robinson Rancheria
- Scotts Valley Band of Pomo Indians
- Siegler Springs Firewise

Coordination with key agencies, organizations, and advisory groups throughout the planning process allowed the HMPC to review common problems, development policies, and mitigation strategies as well as identifying any conflicts or inconsistencies with regional mitigation policies, plans, programs and regulations. Coordination involved contacting these agencies and informing them on how to participate in the LHMP development process and if they had any expertise or assistance they could lend to the planning process, risk assessment, or specific mitigation strategy. These groups and agencies were solicited asking for their assistance and input, telling them how to become involved in the LHMP, and inviting them to HMPC meetings.

In addition, as part of the overall stakeholder and agency coordination effort, the HMPC coordinated with and utilized input to the LHMP update from the following agencies:

- Cal DWR
- CAL FIRE
- Cal OES
- Cal Trans
- California Department of Water Resources

- City of Clearlake and other jurisdictions in Lake County
- CGS - Earthquake Program
- FEMA Region IX - Hazard Mitigation
- FEMA Region IX - Planning
- Fire Departments
- Fish and Wildlife
- Lake County Office of Emergency Services
- Lake County Fire Protection District
- Lake County Fire Safe Council
- National Weather Service
- Pacific Gas & Electric
- Red Cross
- United States Corps of Engineers
- USGS

Several opportunities were provided for the groups listed above to participate in the planning process. At the beginning of the planning process, invitations were extended to some of these groups to actively participate on the HMPC. Others assisted in the process by providing data directly as requested in the Data Worksheets or through data contained on their websites or as maintained by their offices. Further as part of the public outreach process, all groups were invited to attend the public meeting and to review and comment on the LHMP prior to submittal to CAL OES and FEMA.

### Other Community Planning Efforts and Hazard Mitigation Activities

Coordination with other community planning efforts is also paramount to the success of this LHMP. Hazard mitigation planning involves identifying existing policies, tools, and actions that will reduce a community's risk and vulnerability to hazards. Lakeport and the LFPD use a variety of comprehensive planning mechanisms, such as general and master plans, local ordinances, and state requirements, to guide growth and development. Integrating existing planning efforts and mitigation policies and action strategies into this LHMP establishes a credible and comprehensive plan that ties into and supports other City programs. The development of this LHMP incorporated information from the following existing plans, studies, reports, and initiatives as well as other relevant data from neighboring communities and other jurisdictions. More detail can be found in Appendix B.

- Cal-Adapt
- Cal-DWR
- CAL OES
- CAL FIRE
- CalTrans
- California Department of Conservation
- California Department of Finance
- California Department of Water Resources
- California Geological Survey
- California Office of Historic Places
- FEMA Region IX
- Lake County
- Lake County Fire Protection District
- Library of Congress

- National Oceanic and Atmospheric Association
- National Performance of Dams Program
- National Register of Historic Places
- National Resource Conservation Service
- National Response Center
- National Weather Service
- United States Army Corps of Engineers
- United States Bureau of Land Management
- United States Bureau of Reclamation
- United States Geological Survey
- Western Regional Climate Center

Specific source documents are referenced at the beginning of each section of Chapter 4 and in Appendix B. These and other documents were reviewed and considered, as appropriate, during the collection of data to support Planning Steps 4 and 5, which include the hazard identification, vulnerability assessment, and capability assessment. Data from these plans and ordinances were incorporated into the risk assessment and hazard vulnerability sections of the LHMP. In accordance with DMA requirements and guidance, Best Available Data was used throughout in the development of this LHMP. Where the data from the existing studies and reports is used in this LHMP, the source document is referenced throughout this Plan. The data was also used in determining the capability of the City in being able to implement certain mitigation strategies. Appendix B, References, provides a detailed list of references used in the preparation of this LHMP.

### **3.2.2. Phase 2: Assess Risks**

#### ***Planning Steps 4 and 5: Identify the Hazards and Assess the Risks***

Foster Morrison led the HMPC in a research effort to identify, document, and profile all the hazards that have, or could have, an impact the Lakeport Planning Area. The HMPC relied on information from the City's Safety Element to the General Plan, the 2018 Lake County LHMP, the 2018 State of California Hazard Mitigation Plan, and other sources to establish the hazards list for this LHMP. Data collection worksheets were developed and used in this effort to aid in determining hazards and vulnerabilities and where the risk varies across the Planning Area. Geographic information systems (GIS) were used to display, analyze, and quantify hazards and vulnerabilities.

The HMPC also conducted a capability assessment to review and document the City's and District's current capabilities to mitigate risk from and vulnerability to hazards. By collecting information about existing City and District programs, policies, regulations, ordinances, and emergency plans, the HMPC could assess those activities and measures already in place that contribute to mitigating some of the risks and vulnerabilities identified. A more detailed description of the risk assessment process, methodologies, and results are included in Chapter 4 Risk Assessment.

### **3.2.3. Phase 3: Develop the Mitigation Plan**

#### ***Planning Steps 6 and 7: Set Goals and Review Possible Activities***

Foster Morrison facilitated brainstorming and discussion sessions with the HMPC that described the purpose and process of developing planning goals and objectives, a comprehensive range of mitigation alternatives, and a method of selecting and defending recommended mitigation actions using a series of selection criteria. This information is included in Chapter 5 Mitigation Strategy. Additional documentation on the process the HMPC used to develop the goals and mitigation strategy is in Appendix C.

#### ***Planning Step 8: Draft an Action Plan***

Based on input from the HMPC regarding the draft risk assessment and the goals and activities identified in Planning Steps 6 and 7, a complete first draft of the LHMP was developed. This complete draft was provided for HMPC review and comment via a Dropbox web link. HMPC comments were integrated into the second public review draft, which was placed on the City website and advertised to collect public input and comments. The HMPC integrated comments and issues from the public, as appropriate and as detailed above, along with additional internal review comments and produced a third draft for review and approval by CAL OES and FEMA Region IX, contingent upon final adoption by the Lakeport City Council and the LFPD board.

### **3.2.4. Phase 4: Implement the Plan and Monitor Progress**

#### ***Planning Step 9: Adopt the Plan***

In order to secure buy-in and officially implement the LHMP, the Plan was adopted by the Lakeport City Council and LFPD governing board using the sample resolutions contained in Appendix D.

#### ***Planning Step 10: Implement, Evaluate, and Revise the Plan***

The true worth of any mitigation plan is in the effectiveness of its implementation. Up to this point in the planning process, all of the HMPC's efforts have been directed at researching data, coordinating input from participating entities, and developing appropriate mitigation actions. Each recommended action includes key descriptors, such as a lead manager and possible funding sources, to help initiate implementation. An overall implementation strategy is described in Chapter 7 Plan Implementation and Maintenance.

Finally, there are numerous organizations, programs, and planning efforts within the Lakeport Planning Area whose goals and interests interface with hazard mitigation. Coordination with these other efforts, as addressed in Planning Step 3, is paramount to the implementation and ongoing success of this LHMP and hazard mitigation in the City and District and is addressed further in Chapter 7.



## Chapter 4 Risk Assessment

**Requirement §201.6(c)(2): [The plan shall include] A risk assessment that provides the factual basis for activities proposed in the strategy to reduce losses from identified hazards. Local risk assessments must provide sufficient information to enable the jurisdiction to identify and prioritize appropriate mitigation actions to reduce losses from identified hazards.**

As defined by FEMA, risk is a combination of hazard, vulnerability, and exposure. “It is the impact that a hazard would have on people, services, facilities, and structures in a community and refers to the likelihood of a hazard event resulting in an adverse condition that causes injury or damage.”

The risk assessment process identifies and profiles relevant hazards and assesses the exposure of lives, property, and infrastructure to these hazards. The process allows for a better understanding of a jurisdiction’s potential risk to hazards and provides a framework for developing and prioritizing mitigation actions to reduce risk from future hazard events.

This risk assessment followed the methodology described in the FEMA publication Understanding Your Risks—Identifying Hazards and Estimating Losses (FEMA 386-2, 2002), which breaks the assessment into a four-step process:

1. Identify hazards
2. Profile hazard events
3. Inventory assets
4. Estimate losses

Data collected through this process has been incorporated into the following sections of this chapter:

- **Section 4.1 Hazard Identification: Natural Hazards** identifies the natural hazards that threaten the City and LFPD and describes why some hazards have been omitted from further consideration.
- **Section 4.2 Hazard Profiles** discusses the threat to the City and LFPD and describes the hazard location, extent, previous occurrences of hazard events, and the likelihood of future occurrences.
- **Section 4.3 Vulnerability Assessment** assesses the City’s exposure to natural hazards, considering assets at risk, critical facilities, populations, and future development trends.
- **Section 4.4 Capability Assessment** inventories existing mitigation activities and policies, regulations, and plans that pertain to mitigation in the City and can affect net vulnerability.

This risk assessment covers the entire geographical extent of the City of Lakeport, the Lakeport Planning Area. Supplementing this base risk assessment, additional risk assessment data and analyses have been developed to fully address the Lakeport Fire Protection District (LFPD), which covers the City Planning Area and a portion of the unincorporated county. Additional risk assessment information specific to the LFPD can be found in Annex A.

## 4.1 Hazard Identification: Natural Hazards

**Requirement §201.6(c)(2)(i): [The risk assessment shall include a] description of the type...of all natural hazards that can affect the jurisdiction.**

The HMPC conducted a hazard identification study to determine the hazards that threaten the City. This section details the methodology and results of this effort.

### *Data Sources*

The following data sources were used for this Hazard Identification Natural Hazards portion of the Plan:

- HMPC input
- National Oceanic and Atmospheric Administration
- City of Lakeport 2025 General Plan Safety Element
- City of Lakeport Emergency Operations Plan
- 2018 State of California Hazard Mitigation Plan
- 2018 Lake County Local Hazard Mitigation Plan
- FEMA Disaster Declaration Database

### 4.1.1. Methodology and Results

Using existing natural hazards data and input gained through the kickoff planning meeting, the HMPC agreed upon a list of natural hazards that could affect Lakeport. Hazards data from the California Office of Emergency Services (Cal OES), FEMA, the National Oceanic and Atmospheric Administration (NOAA), and many other sources were examined to assess the significance of these hazards to the City. Significance of each identified hazard was measured in general terms and focused on key criteria such as frequency and resulting damage, which includes deaths and injuries, as well as property and economic damage. The natural hazards evaluated as part of this plan include those that have occurred historically or have the potential to cause significant human and/or monetary losses in the future.

As a starting point, the updated 2018 State of California Multi-Hazard Mitigation Plan (2018 State Plan) was consulted to evaluate the applicability of State hazards of concern to the City. Building upon this effort, hazards from the 2018 Lake County LHMP and the City of Lakeport Safety Element from the 2025 General Plan were also identified and considered.

Certain hazards were excluded from consideration for this Plan. They are shown in Table 4-1.

*Table 4-1 City of Lakeport – Excluded Hazards*

Hazard Excluded	Why Excluded
Tsunami	The City is not on the coast.
Avalanches	The City does not have sufficient snowfall to have avalanche as a hazard.
Air Pollution	The City did consider this a hazard for the LHMP; it is dealt with in other planning mechanisms.



Hazard Excluded	Why Excluded
Coastal Flooding, Erosion, and Sea Level Rise	The City is not on the coast.
Energy Shortage and Energy Resilience	The City did consider this a hazard for the LHMP; it is dealt with in other planning mechanisms.
Freeze	The City has relatively low numbers of days that fall below 32°F.
Insects Pests and Diseases	The City did consider this a hazard for this LHMP; it is dealt with in other planning mechanisms.
Epidemic/Pandemic/Vector Borne Disease Hazards	The City did consider this a hazard for this LHMP; it is dealt with in other planning mechanisms.
Natural Gas Pipeline Hazards	The City did not consider this a hazard due to the low number of gas pipelines traversing the City.
Oil Spills	The City did not consider this a hazard, as there are few pipelines or oil wells in the City.
Radiological Accidents	There are no areas in the City at risk to this hazard.
Terrorism	The City did consider this a hazard for this LHMP; it is dealt with in other planning mechanisms.
Cyber Threats	The City did consider this a hazard for this LHMP; it is dealt with in other planning mechanisms.
Airline Crashes	There have been few past occurrences in the City of airplane crashes. The City did consider this a hazard for this LHMP
Civil Disturbance	The City did consider this a hazard for this LHMP; it is dealt with in other planning mechanisms.
Well Stimulation and Hydraulic Fracking	This is not occurring in the City.

The worksheet below was completed by the HMPC to identify, profile, and rate the significance of identified hazards. Only the more significant (or priority) hazards have a more detailed hazard profile and are analyzed further in Section 4.3 Vulnerability Assessment. Table 4-36 in Section 4.2.20 Natural Hazards Summary provides an overview of these significant hazards.



*Table 4-2 City of Lakeport Hazard Identification*

Hazard	Geographic Extent	Likelihood of Future Occurrences	Magnitude/Severity	Significance	Climate Change Influence
Aquatic Biological Hazards: cyanobacterial bloom	Significant	Highly Likely	Critical	High	Medium
Aquatic Biological Hazards: quagga mussel	Significant	Highly Likely	Critical	High	Low
Climate Change	Extensive	Likely	Limited	Medium	–
Dam Failure	Limited	Unlikely	Critical	Medium	Medium
Drought and Water Shortage	Extensive	Likely	Critical	High	High
Earthquake (major/minor)	Extensive	Unlikely/Highly Likely	Catastrophic	High	Low
Flood: 1%/0.2% Annual Chance	Significant	Likely	Critical	High	Medium
Flood: Localized/Stormwater	Significant	Highly Likely	Limited	Medium	Medium
Hazardous Materials Transport	Significant	Likely	Critical	Medium	Low
Landslide and Debris Flows	Limited	Highly Likely	Limited	Medium	Medium
Levee Failure	Limited	Unlikely	Negligible	Low	Low
Seiche	Limited	Unlikely	Limited	Low	Low
Severe Weather: Extreme Cold and Freeze	Extensive	Likely	Limited	Low	Medium
Severe Weather: Extreme Heat	Extensive	Highly Likely	Limited	Medium	High
Severe Weather: Heavy Rains, Snow, and Storms	Extensive	Highly Likely	Limited	Medium	Medium
Severe Weather: High Winds	Extensive	Highly Likely	Critical	Medium	Low
Volcano and Geothermal Gas Release	Extensive	Unlikely/ Highly Likely	Critical	Low	Low
Wildfire	Extensive	Highly Likely	Catastrophic	High	High
<p><b>Geographic Extent</b>  Limited: Less than 10% of planning area  Significant: 10-50% of planning area  Extensive: 50-100% of planning area  <b>Likelihood of Future Occurrences</b>  Highly Likely: Near 100% chance of occurrence in next year, or happens every year.  Likely: Between 10 and 100% chance of occurrence in next year, or has a recurrence interval of 10 years or less.  Occasional: Between 1 and 10% chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years.  Unlikely: Less than 1% chance of occurrence in next 100 years, or has a recurrence interval of greater than every 100 years.</p> <p><b>Magnitude/Severity</b>  Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths  Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability  Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability  Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid  <b>Significance</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact  <b>Climate Change Influence:</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact</p>					

Source: City of Lakeport

### 4.1.2. Disaster Declaration History

One method to identify hazards based upon past occurrences is to look at what events triggered federal and/or state disaster declarations within the City (although disaster declarations are declared on a county basis). Disaster declarations are granted when the severity and magnitude of the event’s impact surpass the ability of the local government to respond and recover. Disaster assistance is supplemental and sequential. When the local government’s capacity has been surpassed, a state disaster declaration may be issued, following the local agency’s declaration, allowing for the provision of state assistance. Should the disaster be so severe that both the local and state government’s capacity is exceeded, a federal disaster declaration may be issued allowing for the provision of federal disaster assistance.

The federal government may issue a disaster declaration through FEMA, the U.S. Department of Agriculture (USDA), and/or the Small Business Administration (SBA). FEMA also issues emergency declarations, which are more limited in scope and without the long-term federal recovery programs of major disaster declarations. The quantity and types of damage are the determining factors. This section focuses on state and federal disaster and emergency declarations.

Lake County has experience 27 federal and 22 state declarations since 1950. 15 of the federal declarations were associated with flood events (including heavy rain and storms), 10 with wildfire, and 1 with hurricane (for evacuations stemming from Hurricane Katrina in 2005). Regarding state disaster declarations, 2 of the state declarations were associated with drought, 2 were economic, 1 with fire, 14 with flood (including heavy rain and storms), 2 with freeze, and 1 was from road damage. Details of each federal and state disaster declaration are detailed in Table 4-3. A summary of federal and state disaster declarations is shown in Table 4-4.

*Table 4-3 Lake County Disaster Declarations 1950-2019*

Year	Disaster Name	Disaster Type	Disaster Cause	Disaster #	State Declaration #	Federal Declaration #
2019	California Severe Winter Storms, Flooding, Landslides, And Mudslides	Storms	Storms	DR-4434	—	5/17/2019
2018	Mendocino Complex Fires	Fire	Fire	DR-4382	—	8/4/2018
2017	California Wildfires	Fire	Fire	DR-4344	—	10/10/2017
2017	Sulphur Fire	Fire	Fire	FM-5221	—	10/9/2017
2017	California Severe Winter Storms, Flooding, Mudslides	Flood	Storms	DR-4308	—	4/1/2017

Year	Disaster Name	Disaster Type	Disaster Cause	Disaster #	State Declaration #	Federal Declaration #
2017	California Severe Winter Storms, Flooding, Mudslides	Flood	Storms	DR-4301	–	2/14/2017
2016	Clayton Fire	Fire	Fire	FM-5145	–	8/14/2016
2015	Valley Fire and Butte Fire	Fire	Fire	DR-4240	–	8/22/2015
2015	Valley Fire	Fire	Fire	FM-5112	–	9/12/2015
2015	Rocky Fire	Fire	Fire	FM-5093	–	7/29/2015
2014	California Drought	Drought	Drought	GP 2014-13	1/17/2014	–
2012	Wye Fire	Fire	Fire	FM-5004	–	8/13/2012
2006	2006 June Storms	Flood	Storms	DR 1646	–	6/5/2006
2005/2006	2005/06 Winter Storms	Flood	Storms	DR-1628	–	2/3/2006
2005	Hurricane Katrina Evacuations	Economic	Hurricane	EM-3248 2005	–	9/13/2005
2003	State Road Damage	Road Damage	Flood	GP 2003	1/1/2003	–
2001	Energy Emergency	Economic	Greed	GP 2001	1/1/2001	–
1998	1998 El Nino Floods	Flood	Storms	DR-1203	Proclaimed	2/19/1998
1997	1997 January Floods	Flood	Storms	DR-1155	1/2/97-1/31/97	1/4/1997
1996	Lake County Fire	Fire	Fire	DC-96-03	–	8/1/1996
1995	California Severe Winter Storms, Flooding, Landslides, Mud Flows	Flood	Storms	DR-1046	Proclaimed	3/12/1995
1995	1995 Severe Winter Storms	Flood	Storms	DR-1044	1/6/95-3/14/95	1/13/1995
1987	1987 Fires	Fire	Fire	GP	9/10/87, 9/3/87	–
1986	1986 Storms	Flood	Storms	DR-758	2/18-86-3/12/86	2/18/1986
1985	Hidden Valley Lake Fire	Fire	Fire	FM-2055	–	7/11/1985

Year	Disaster Name	Disaster Type	Disaster Cause	Disaster #	State Declaration #	Federal Declaration #
1983	Winter Storms	Flood	Flood	DR-677	12/8/82-3/21/83	2/9/1983
1980	April Storms	Flood	Storms	—	4/1/1980	—
1979	Gasoline Shortage	Economic	OPEC	—	5/8/1979-11/13/79	—
1977	1977 Drought	Drought	Drought	EM-3023	1/20/1977	—
1972	1972 Freeze	Freeze	Freeze	—	7/13/1972	—
1970	1970 Freeze	Freeze	Freeze	—	5/1/70, 5/19/70, 6/8/70, 6/10/70, 7/24/70	—
1970	1970 Northern California Flooding	Flood	Flood	DR 283	1/27/1970 - 3/2/1970	2/16/1970
1964	1964 Late Winter Storms	Flood	Storms	DR-183	—	12/24/1964
1963	1963 Floods and Rains	Flood	Storms	DR-145	2/7/63, 2/26/63, 2/29/63, & 4/22/63	2/25/63
1963	1963 Floods	Flood	Storms	—	2/14/1964	—
1958	1958 April Storms and Floods	Flood	Storms	DR-52	4/5/1958	4/4/1958
1958	1958 February Storms and Floods	Flood	Storms	CDO 58-03	2/26/1958	—
1955	1955 Floods	Flood	Flood	DR-47	12/22/1955	12/23/1955
1950	1950 Floods	Flood	Flood	OCD 50-01	11/21/1950	—

Source: Cal OES, FEMA

**Table 4-4 Lake County Disaster Declarations 1950-2019 Summarized by Disaster Type**

Disaster Type	Federal Declarations		State Declarations	
	Count	Years	Count	Years
Drought	0	—	2	1977, 2014
Economic	0	—	2	1979, 2001
Fire	10	1985, 1996, 2012, 2015 (three times), 2016, 2017(twice), 2018	1	1987
Flood (including heavy rains and storms)	16	1955, 1958, 1963, 1964, 1970, 1983, 1986, 1995 (two times), 1997, 1998, 2005/2006, 2006, 2017 (two times), 2019	14	1950, 1955, 1958 (twice), 1963 (twice), 1970, 1980, 1983, 1986, 1995 (twice), 1997, 1998

Disaster Type	Federal Declarations		State Declarations	
	Count	Years	Count	Years
Freeze	0	—	2	1970, 1972
Hurricane	1	2005	0	—
Road Damage	0	—	1	2003
<b>Totals</b>	<b>27</b>	—	<b>22</b>	—

Source: Cal OES, FEMA

## 4.2 Hazard Profiles

**Requirement §201.6(c)(2)(i):** [The risk assessment shall include a] description of the...location and extent of all natural hazards that can affect the jurisdiction. The plan shall include information on previous occurrences of hazard events and on the probability of future hazard events.

The hazards identified in Section 4.1 Hazard Identification Natural Hazards, are profiled individually in this section. In general, information provided by planning team members is integrated into this section with information from other data sources. These profiles set the stage for Section 4.3 Vulnerability Assessment, where the vulnerability is quantified, as data allows, for each of the priority hazards.

Each hazard is profiled in the following format:

- **Hazard/Problem Description**—This section gives a description of the hazard and associated issues followed by details on the hazard specific to the City Planning Area. Where known, this includes information on the hazard extent, location, seasonal patterns, speed of onset/duration, and magnitude and/or any secondary effects.
- **Past Occurrences**—This section contains information on historical incidents, including impacts where known. The extent or location of past hazard events within or near the City is also included here.
- **Likelihood of Future Occurrence**—The frequency of past events is used in this section to gauge the likelihood of future occurrences. Where possible, frequency was calculated based on existing data. It was determined by dividing the number of events observed by the number of years on record and multiplying by 100. This gives the percent chance of the event happening in any given year (e.g., three droughts over a 30-year period equates to a 10 percent chance of a experiencing a drought in any given year). The likelihood of future occurrences is categorized into one of the following classifications:
  - ✓ **Highly Likely**—Near 100 percent chance of occurrence in next year or happens every year
  - ✓ **Likely**—Between 10 and 100 percent chance of occurrence in next year or has a recurrence interval of 10 years or less
  - ✓ **Occasional**—Between 1 and 10 percent chance of occurrence in the next year or has a recurrence interval of 11 to 100 years
  - ✓ **Unlikely**—Less than 1 percent chance of occurrence in next 100 years or has a recurrence interval of greater than every 100 years.
- **Climate Change**—This section contains the effects of climate change (if applicable). The possible ramifications of climate change on the hazard are discussed.

**Section 4.2.20 Natural Hazards Summary** provides an initial assessment of the profiles and assigns a level of significance or priority to each hazard. Those hazards determined to be of medium or high

significance were characterized as priority hazards that required further evaluation in Section 4.3 Vulnerability Assessment. Those hazards that occur infrequently or have little or no impact on the City were determined to be of low significance and not considered a priority hazard. Significance was determined based on the hazard profile, focusing on key criteria such as frequency and resulting damage, including deaths/injuries and property, crop, and economic damage. This assessment was used by the HMPC to prioritize those hazards of greatest significance to the City, enabling Lakeport to focus resources where they are most needed.

The following sections provide profiles of the natural hazards that the HMPC identified in Section 4.1 Hazard Identification. Given that most disasters that affect the City are directly or indirectly related to severe weather events, severe weather hazards begin this section, and the other individual hazard profiles follow alphabetically.

### *Data Sources*

The following data sources formed the basis for this Hazard Profiles portion of the plan:

- 2008 Lake County Community Wildfire Protection Plan
- 2014 California Climate Adaptation Strategy
- 2017 Sulphur Fire WERT Report
- 2018 State of California Multi-Hazard Mitigation Plan
- Baynature.org Clear Lake Algae Problems (<https://baynature.org/article/satellites-to-the-rescue-for-clear-lake-algae-problems/>)
- CAL FIRE
- Cal-Adapt
- California Department of Water Resources Best Available Maps
- California Department of Water Resources Division of Safety of Dams
- California Division of Mines and Geology
- California Geologic Survey
- California Natural Resource Agency
- California State Water Resources Control Board
- California's Adaptation Planning Guide: Understanding Regional Characteristics
- California's Drought of 2007-2009, An Overview. State of California Natural Resources Agency, California Department of Water Resources
- California's Fourth Climate Change Assessment
- Caltrans Truck Network
- City of Lakeport Emergency Operations Plan
- City of Lakeport General Plan
- City of Lakeport General Plan Environmental Impact Report
- City of Lakeport General Plan Safety Element
- Climate Change and Health Profile Report – Lake County
- Climate Institute
- Climate.org website (<http://climate.org/algae-cyanobacteria-blooms-and-climate-change/>)
- Federal Emergency Management Agency
- FEMA Lake County Flood Insurance Study 9/30/2005
- FEMA Lake County Preliminary Flood Insurance Study 6/18/2014

- FEMA Multi-Hazard Identification and Risk Assessment
- FEMA National Flood Insurance Program
- Final Clear Lake Watershed Sanitary Survey 2012 Update
- Harmful Cyanobacteria Blooms and Their Toxins in Clear Lake and The Sacramento-San Joaquin Delta
- HMPC Input
- Intergovernmental Panel on Climate Change
- Lake County 2008 General Plan
- Lake County Emergency Operations Plan
- Lake County News: *Updated U.S. Volcanic Threat Assessment puts Clear Lake Volcanic Field in 'high' risk category.* October 28, 2018.
- Levees in History: The Levee Challenge. Dr. Gerald E. Galloway, Jr., P.E., Ph.D., Water Policy Collaborative, University of Maryland, Visiting Scholar, USACE, IWR.
- NASA
- National Center for Atmospheric Research in Boulder, Colorado
- National Climate Assessment
- National Drought Mitigation Center
- National Integrated Drought Information System
- National Interagency Fire Center
- National Levee Database
- National Oceanic and Atmospheric Administration's National Climatic Data Center
- National Performance of Dams Program at Stanford University
- National Weather Service
- NOAA Storm Prediction Center
- Science magazine
- Southern California Association of Governments
- Surface Water Ambient Monitoring Program Harmful Algal Bloom Field Guide
- United State Geologic Survey, Earthquake Intensity Zonation and Quaternary Deposits, Miscellaneous Field Studies Map 9093, 1977
- United States Department of Transportation Pipeline and Hazardous Materials Safety Administration's Office of Hazardous Materials Safety
- United States Geological Survey Open File Report 2015-3009
- University of California, Davis
- University of California, Santa Cruz
- US Army Corps of Engineers
- US Bureau of Land Management
- US Environmental Protection Agency
- US Geological Survey
- US Geological Survey - Biological Resources Division
- US Geological Survey: Volcanic Ash: Effect & Mitigation Strategies.  
<http://volcanoes.usgs.gov/ash/properties.html>
- US National Park Service
- US Occupational Safety and Health Administration
- USDA Climate Change and Invasive Mussels Project  
(<https://portal.nifa.usda.gov/web/crisprojectpages/1003732-climate-change-and-invasive-mussels-interacting-effects-on-new-york-lakes.html>)
- USDA Forest Service Region 5

- USGS ([https://landslides.usgs.gov/hazards/postfire\\_debrisflow/detail.php?objectid=213](https://landslides.usgs.gov/hazards/postfire_debrisflow/detail.php?objectid=213))
- USGS ([https://landslides.usgs.gov/hazards/postfire\\_debrisflow/detail.php?objectid=214](https://landslides.usgs.gov/hazards/postfire_debrisflow/detail.php?objectid=214))
- USGS Publication 2014-3120
- Vaisala National Lightning Detection Network
- Western Regional Climate Center
- World Health Organization

#### 4.2.1. Severe Weather: General

Severe weather is generally any destructive weather event, but usually occurs throughout the City as localized storms that bring heavy rain, lightning, and strong winds. The NOAA's National Climatic Data Center (NCDC) has been tracking severe weather since 1950. Their Storm Events Database contains data on the following events shown on Figure 4-1.

*Figure 4-1 NCDC Storm Events Database Period of Record*

##### Event Types Available:



##### Event Types Available:

Add more info about event types here. Link to collections page/tab when referencing data collection source.

1. Tornado: From 1950 through 1954, only tornado events were recorded.

2. Tornado, Thunderstorm Wind and Hail: From 1955 through 1992, only tornado, thunderstorm wind and hail events were keyed from the paper publications into digital data. From 1993 to 1995, only tornado, thunderstorm wind and hail events have been extracted from the [Unformatted Text Files](#).

3. All Event Types (48 from Directive 10-1605): From 1996 to present, 48 event types are recorded as defined in [NWS Directive 10-1605](#).

Source: NCDC

This database contains severe weather events that occurred in Lake County between January 1, 1950, and July 31, 2018. These events affected the County as a whole, and most likely had some effect on the City as well. Table 4-5 summarizes these events.



*Table 4-5 Lake County NCDC Storm Events 1/1/1950-6/31/2018\**

Event Type	Number of Events	Deaths	Deaths (indirect)	Injuries	Injuries (indirect)	Property Damage	Crop Damage
Blizzard	1	0	0	0	0	\$0	\$0
Debris Flows	2	0	0	0	0	\$300,000	\$0
Drought	15	0	0	0	0	\$0	\$0
Flash Flood	1	0	0	0	0	\$0	\$0
Flood	10	1	0	1	0	\$23,410,000	\$0
Frost/Freeze	2	0	0	0	0	\$0	\$0
Hail	1	0	0	0	0	\$0	\$0
Heat	1	0	0	0	0	\$0	\$0
Heavy Rain	5	0	0	0	0	\$0	\$0
Heavy Snow	3	0	0	0	0	\$0	\$0
High Wind	12	0	0	0	0	\$168,000	\$0
Strong Wind	1	0	0	0	0	\$1,000	\$0
Wildfire	12	5	0	25	5	\$1,500,000	\$0
Winter Storm	62	0	0	0	0	\$0	\$0
Winter Weather	6	0	0	0	0	\$0	\$0
<b>Total</b>	<b>134</b>	<b>6</b>	<b>0</b>	<b>26</b>	<b>5</b>	<b>\$25,379,000</b>	<b>\$0</b>

Source: NCDC

\*Note: Losses reflect totals for all impacted areas, some of which fell outside of the City of Lakeport and outside of Lake County.

The NCDC table above summarizes severe weather events that occurred in greater Lake County. Only a few of the events actually resulted in state and federal disaster declarations. It is interesting to note that different data sources capture different events during the same time period, and often display different information specific to the same events. While the HMPC recognizes these inconsistencies, they see the value this data provides in depicting the City's "big picture" hazard environment.

As previously mentioned, many of Lake County's and the City's state and federal disaster declarations have been a result of severe weather. For this plan, severe weather is discussed in the following subsections:

- Extreme Cold and Freeze
- Extreme Heat
- Heavy Rains, Snow, and Storms
- High Winds

#### 4.2.2. Severe Weather: Extreme Cold and Freeze

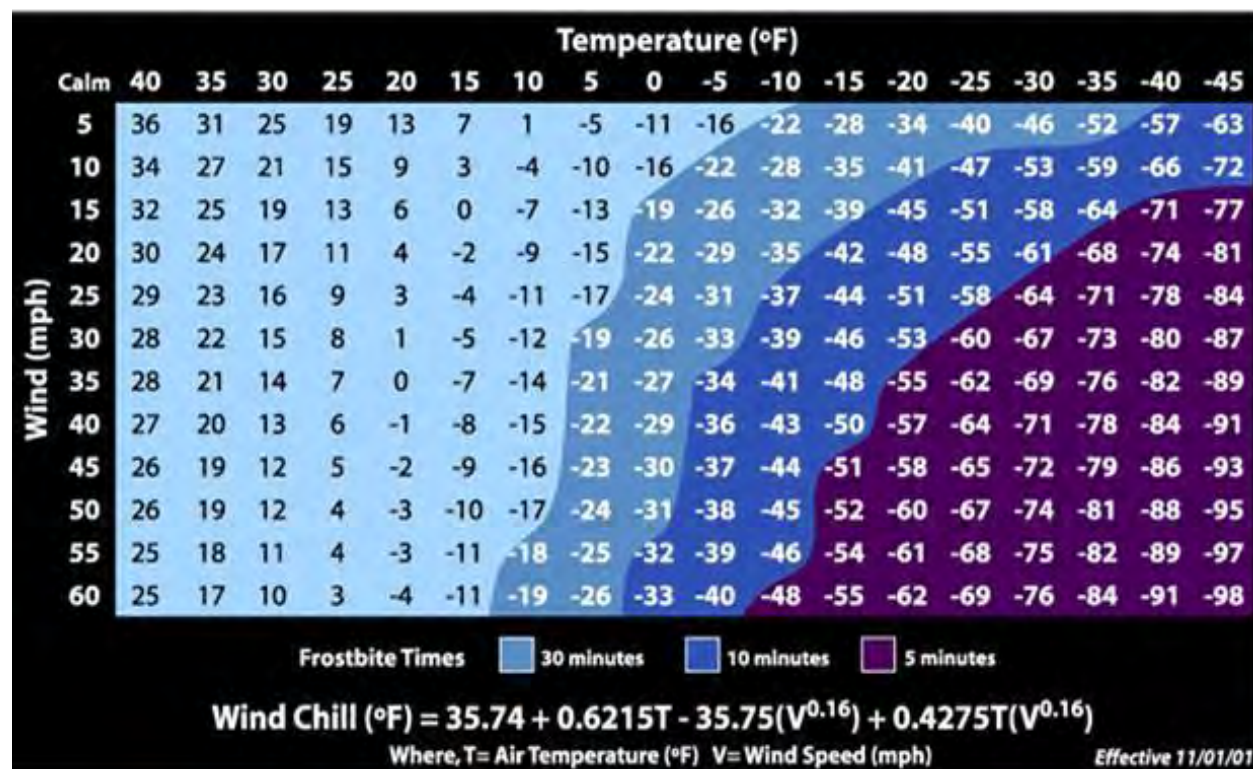
##### *Hazard/Problem Description*

According to the National Weather Service (NWS) and the Western Regional Climate Center (WRCC), extreme cold often accompanies a winter storm or is left in its wake. Prolonged exposure to cold can cause

frostbite or hypothermia and can be life-threatening. Infants and the elderly are most susceptible. Pipes may freeze and burst in homes or buildings that are poorly insulated or without heat. Freezing temperatures can cause significant damage to the agricultural industry.

In 2001, the NWS implemented an updated Wind Chill Temperature index (shown in Figure 4-2), which is reproduced below. This index was developed to describe the relative discomfort/danger resulting from the combination of wind and temperature. Wind chill is based on the rate of heat loss from exposed skin caused by wind and cold. As the wind increases, it draws heat from the body, driving down skin temperature and eventually the internal body temperature.

*Figure 4-2 Wind Chill Temperature Chart*



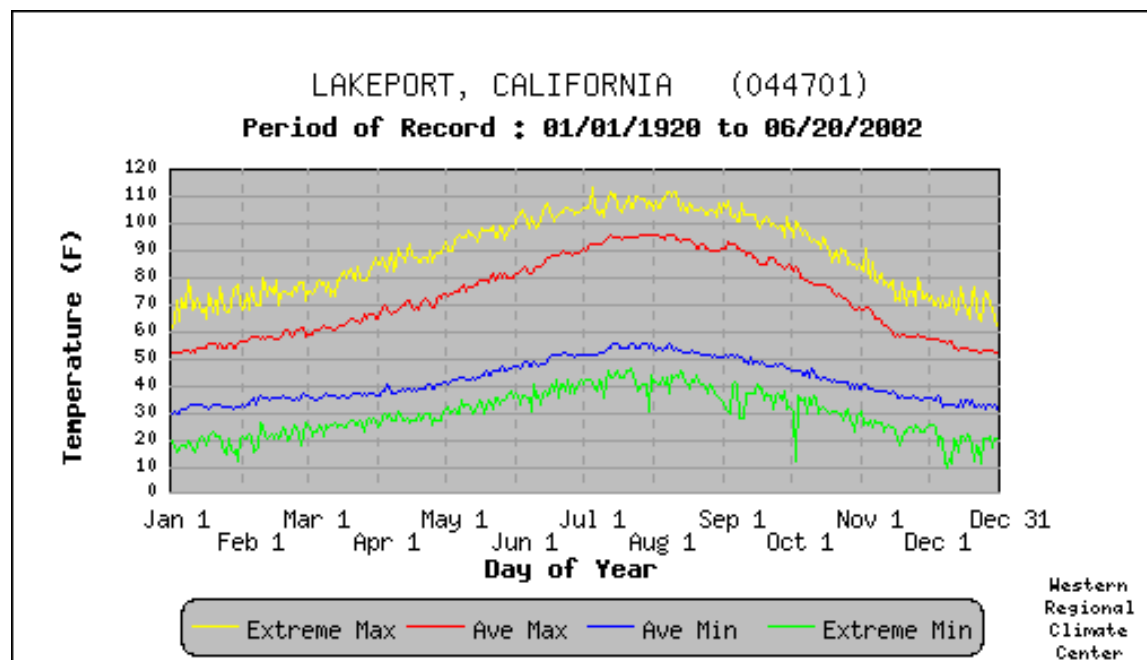
Source: National Weather Service

Information on cold from the Western Regional Climate Center's coop station for the City is summarized below and in Figure 4-6 and Table 4-6. This weather station was chosen due to its location near the City. While its period of record stops in 2002, data for the previous 83 years was available.

### City of Lakeport Weather Station, Period of Record 1920 to 2002

According to the WRCC, in the City of Lakeport monthly average minimum temperatures from November through April range from the low-30s to mid-40s. The lowest recorded daily extreme was 9°F on December 9, 1972. In a typical year, minimum temperatures fall below 32°F on 75.5 days with no days falling below 0°F. Table 4-6 shows the record low temperatures by month for Lakeport. Average daily temperatures for Colusa County are shown in Figure 4-3. Snowfall is rare in the City but has occurred in the past. Snowfall is discussed in more detail in Section 4.2.4.

*Figure 4-3 City of Lakeport – Daily Temperature Averages and Extremes*



Source: Western Regional Climate Center

*Table 4-6 City of Lakeport – Record Low Temperatures 1920 to 2002*

Month	Record Low	Date	Month	Record Low	Date
January	12°	1/8/1975	July	35°	7/10/1953
February	15°	2/6/1989	August	34°	8/31/1982
March	21°	3/3/1966	September	12°	9/28/1982
April	24°	4/1/1976	October	23°	10/29/1971
May	29°	5/13/1942	November	20°	11/17/1961
June	30°	6/8/1950	December	9°	12/9/1972

Source: Western Regional Climate Center

## Location

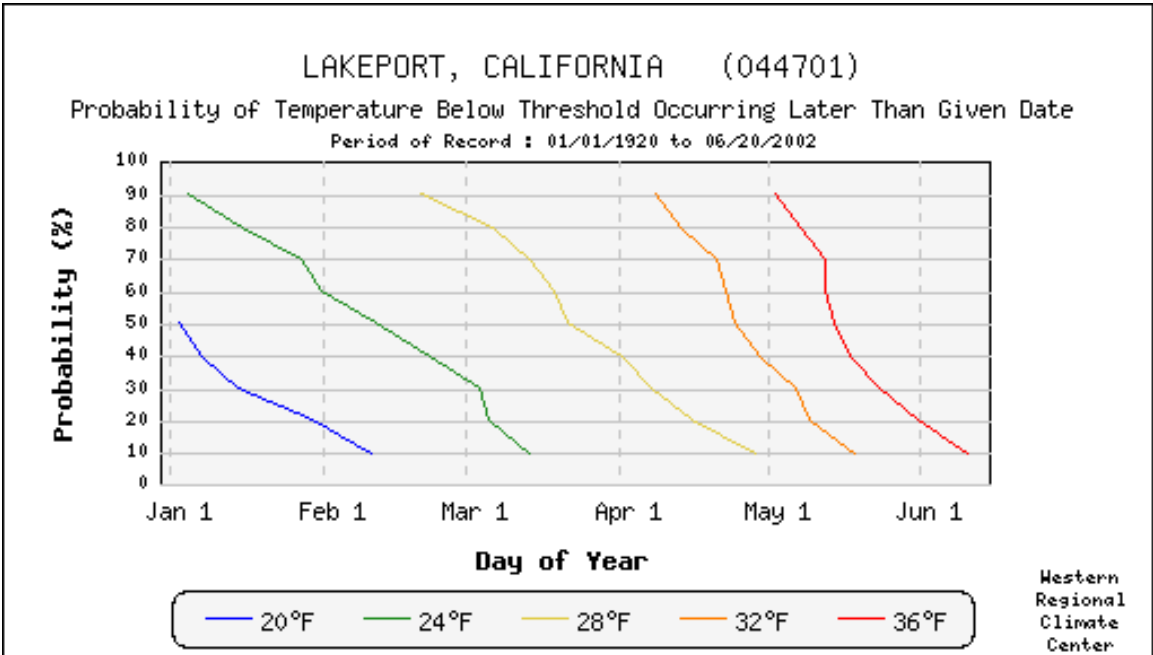
Extreme cold and freeze events occur on a regional basis. Extreme cold can occur in any location of the City, with little variation.

## Extent

While there is no scale (i.e. Richter, Enhanced Fujita) to measure the effects of freeze, temperature data from the County from the WRCC indicates that there are 75.5 days that fall below 32°F. Freeze has a slow onset and can be generally be predicted in advance for the City. Freeze events can last for hours (in a cold overnight), or for days to weeks at a time. Figure 4-4 and Figure 4-5 show the probabilities in the City of

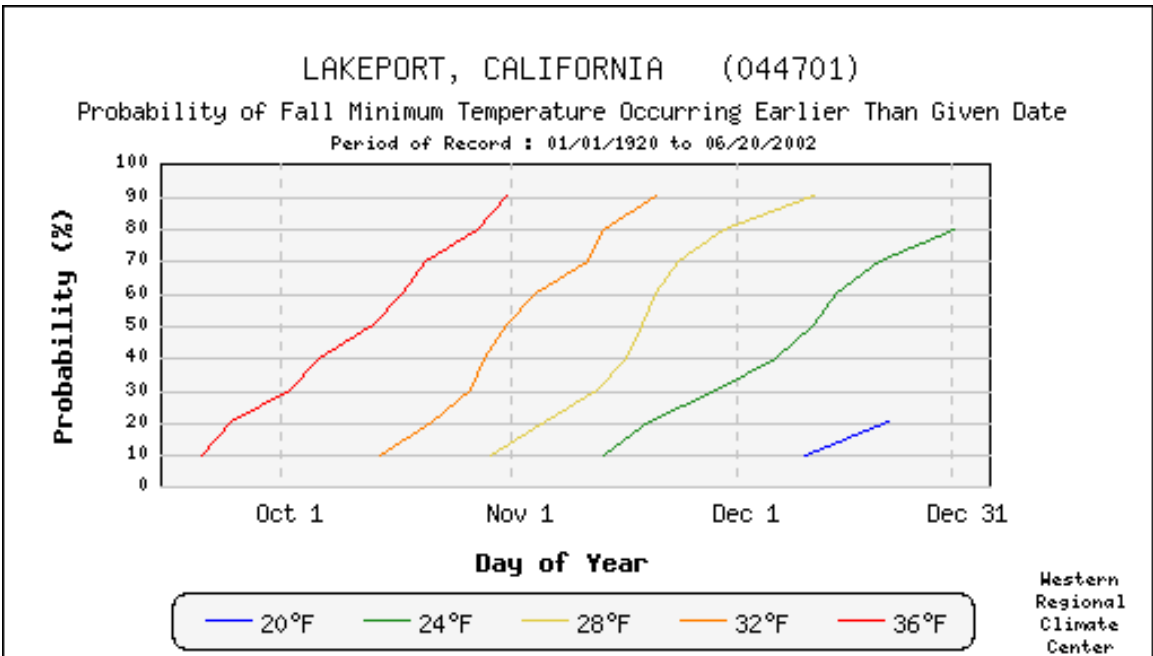
freeze for both spring and fall. There has not been a past occurrence of freeze in the months of May through September.

Figure 4-4 City of Lakeport – Spring Freeze Probabilities



Source: Western Regional Climate Center

Figure 4-5 City of Lakeport – Fall Freeze Probabilities



Source: Western Regional Climate Center

## Past Occurrences

### Disaster Declaration History

The County has had no past federal and two past state disaster declarations for extreme cold and freeze. Table 4-7 shows the dates of the disaster declarations.

*Table 4-7 Lake County – State and Federal Disaster Declarations for Freeze 1950-2019*

Disaster Type	Federal Declarations		State Declarations	
	Count	Years	Count	Years
Freeze	0	–	2	1970, 1972

Source: Cal OES, FEMA

### NCDC Events

The NCDC reports only two events of past extreme cold and freeze for Lake County in their database. This is most likely due to underreporting of these events to the NCDC database. Freeze events in the County are shown in Table 4-8.

*Table 4-8 Lake County NCDC Freeze and Frost Events 1/1/1950-6/31/2018\**

Event Type	Number of Events	Deaths	Deaths (indirect)	Injuries	Injuries (indirect)	Property Damage	Crop Damage
Frost/Freeze	2	0	0	0	0	\$0	\$0

Source: NCDC

### HMPC Events

While the HMPC noted that cold and freeze events occur on a regular basis in the winter months in the County, the HMPC recalled that in 1971 or 1972, cold persisted for an extended period, and temperatures fell to -15°F in areas. Water and wastewater systems froze during these events, and there was no potable water for a time in the City. No other specific events causing damages outside of the federal and state disaster declaration years could be recalled.

### Likelihood of Future Occurrence

**Highly Likely**—Extreme cold and freeze are likely to continue to occur annually in the City. In a typical year, minimum temperatures fall below 32°F on 75.5 days. This equates to a likelihood of future occurrences being considered highly likely.

### Climate Change and Freeze and Snow

According to the CAS, freezing spells are likely to become less frequent in California as climate temperatures increase; if emissions increase, freezing events could occur only once per decade in large portion of the State by the second half of the 21<sup>st</sup> century. According to a California Natural Resources Report in 2014, it was determined that while fewer freezing spells would decrease cold related health

effects, too few freezes could lead to increased incidence of disease as vectors and pathogens do not die off.

### 4.2.3. Severe Weather: Extreme Heat

#### *Hazard/Problem Description*

According to information provided by FEMA, extreme heat is defined as temperatures that hover 10 degrees or more above the average high temperature for the region and last for several weeks. Heat kills by taxing the human body beyond its abilities. According to the US Center for Disease Control, in a normal year, about 658 Americans succumb to the demands of summer heat. In the 40-year period from 1936 through 1975, nearly 20,000 people were killed in the United States by the effects of heat and solar radiation. In the heat wave of 1980, more than 1,250 people died. Extreme heat can also affect the agricultural industry and can increase the risk of wildfires.

Heat disorders generally have to do with a reduction or collapse of the body's ability to shed heat by circulatory changes and sweating or a chemical (salt) imbalance caused by too much sweating. When heat gain exceeds a level at which the body can remove it, or when the body cannot compensate for fluids and salt lost through perspiration, the temperature of the body's inner core begins to rise, and heat-related illness may develop. Elderly persons, small children, chronic invalids, those on certain medications or drugs, and persons with weight and alcohol problems are particularly susceptible to heat reactions.

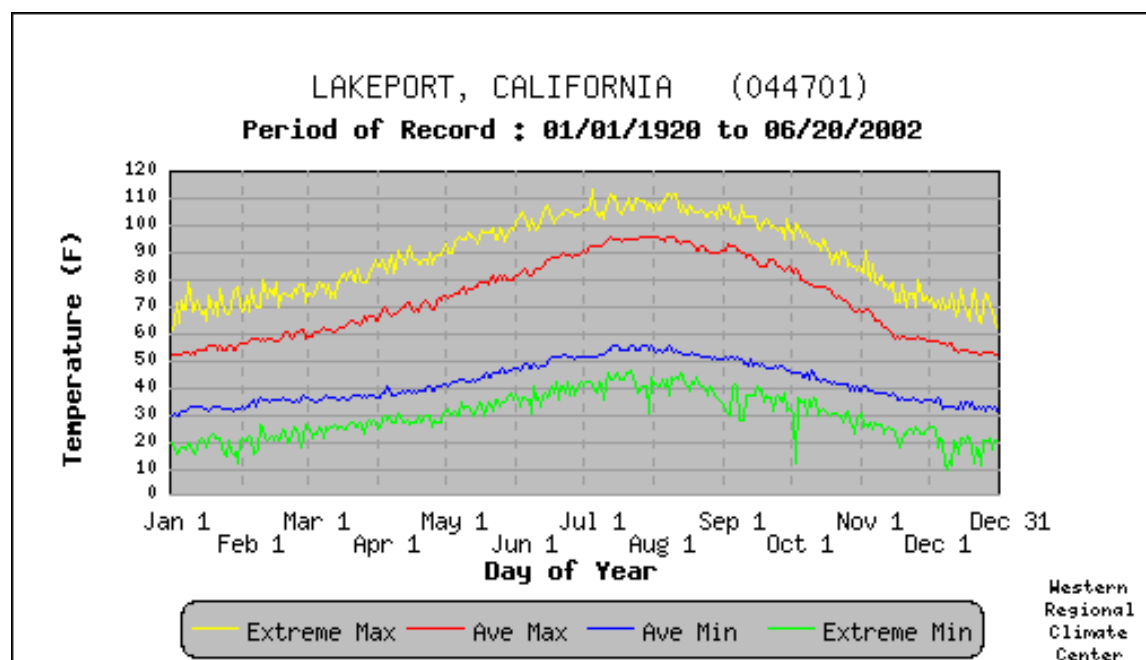
#### **Location**

Extreme heat events occur on a regional basis. The Lakeport area has many extreme heat days due to its location. Extreme heat can occur in any location of the City. All portions of the City are at risk to extreme heat. Extreme heat occurs throughout the City primarily during the summer months. The WRCC maintains data on weather normal and extremes in the western United States. WRCC data for the City is summarized below.

#### **City of Lakeport Weather Station, Period of Record 1920 to 2002**

According to the WRCC, in Lakeport, monthly average maximum temperatures in the warmest months (June through September) range from the mid-80s to the low 90s. The highest recorded daily extreme was 114°F on June 30, 1977. In a typical year, maximum temperatures exceed 90°F on 77.5 days. Figure 4-6 shows the average daily high temperatures and extremes for the City. Table 4-9 shows the record high temperatures by month for the City.

*Figure 4-6 City of Lakeport — Daily Temperature Averages and Extremes*



Source: Western Regional Climate Center, [www.wrcc.dri.edu/](http://www.wrcc.dri.edu/)

*Table 4-9 City of Lakeport – Record High Temperatures 1920 to 2002*

Month	Record High	Date	Month	Record High	Date
January	79°	1/8/1962	July	112°	7/13/1972
February	80°	2/10/1954	August	112°	8/10/1971
March	87°	3/31/1966	September	108°	9/3/1998
April	92°	4/15/1947	October	101°	10/3/2080
May	99°	5/30/1950	November	91°	11/3/1950
June	107°	6/15/1966	December	78°	12/6/1957

Source: Western Regional Climate Center

## Extent

Heat emergencies are often slower to develop, taking several days of continuous, oppressive heat before a significant or quantifiable impact is seen. Heat waves do not strike victims immediately, but rather their cumulative effects slowly take the lives of vulnerable populations. Heat waves do not generally cause damage or elicit the immediate response of floods, fires, earthquakes, or other more “typical” disaster scenarios. While heat waves are obviously less dramatic, they are potentially deadlier. According to the 2018 California State Hazard Mitigation Plan, the worst single heat wave event in California occurred in Southern California in 1955, when an eight-day heat wave resulted in 946 deaths.

The National Weather Service (NWS) has in place a system to initiate alert procedures (advisories or warnings) when extreme heat is expected to have a significant impact on public safety. The expected



severity of the heat determines whether advisories or warnings are issued. The NWS HeatRisk forecast provides a quick view of heat risk potential over the upcoming seven days. The heat risk is portrayed in a numeric (0-4) and color (green/yellow/orange/red/magenta) scale which is similar in approach to the Air Quality Index (AQI) or the UV Index. This can be seen in Table 4-10.

*Table 4-10 National Weather Service HeatRisk Categories*

Category	Level	Meaning
Green	0	No Elevated Risk
Yellow	1	Low Risk for those extremely sensitive to heat, especially those without effective cooling and/or adequate hydration
Orange	2	Moderate Risk for those who are sensitive to heat, especially those without effective cooling and/or adequate hydration
Red	3	High Risk for much of the population, especially those who are heat sensitive and those without effective cooling and/or adequate hydration
Magenta	4	Very High Risk for entire population due to long duration heat, with little to no relief overnight

Source: National Weather Service

The NWS office in Sacramento can issue the following heat-related advisory as conditions warrant.

- **Heat Advisories** are issued during events where the HeatRisk is on the Orange/Red threshold (Orange will not always trigger an advisory)
- **Excessive Heat Watches/Warnings** are issued during events where the HeatRisk is in the Red/Magenta output

Extreme heat is made worse when it is experienced over a longer duration of time.

## *Past Occurrences*

### Disaster Declaration History

There have been no FEMA or Cal OES disaster declarations in Lake County related to extreme heat, as shown in Table 4-3.

### NCDC Events

The NCDC has tracked heat and extreme heat events since 1996 for Lake County. 1 event was recorded for Lake County, as shown in Table 4-11. More events have likely occurred, without being reported to the NCDC database. Specifics on damages in the City were not included in the database.

*Table 4-11 Lake County Heat Events 1/1/1996-6/30/2018\**

Event Type	Date	Deaths	Deaths (indirect)	Injuries	Injuries (indirect)	Property Damage	Crop Damage
Heat	7/29/200	0	0	0	0	\$0	\$0

Source: NCDC

\*Deaths, injuries, and damages are for the entire event, and may not be exclusive to the County.



## Hazard Mitigation Planning Team Events

The HMPC noted that heat events occur each year, but could not recall damages or injuries from extreme heat. It was noted that extreme heat increases wildfire risk in and around the City.

### *Likelihood of Future Occurrences*

**Highly Likely**—Temperature extremes are likely to continue to occur annually in the City Planning Area. According to the WRCC, temperatures at or above 90°F occur on 77.5 summer days in the City each year.

## Climate Change and Extreme Heat

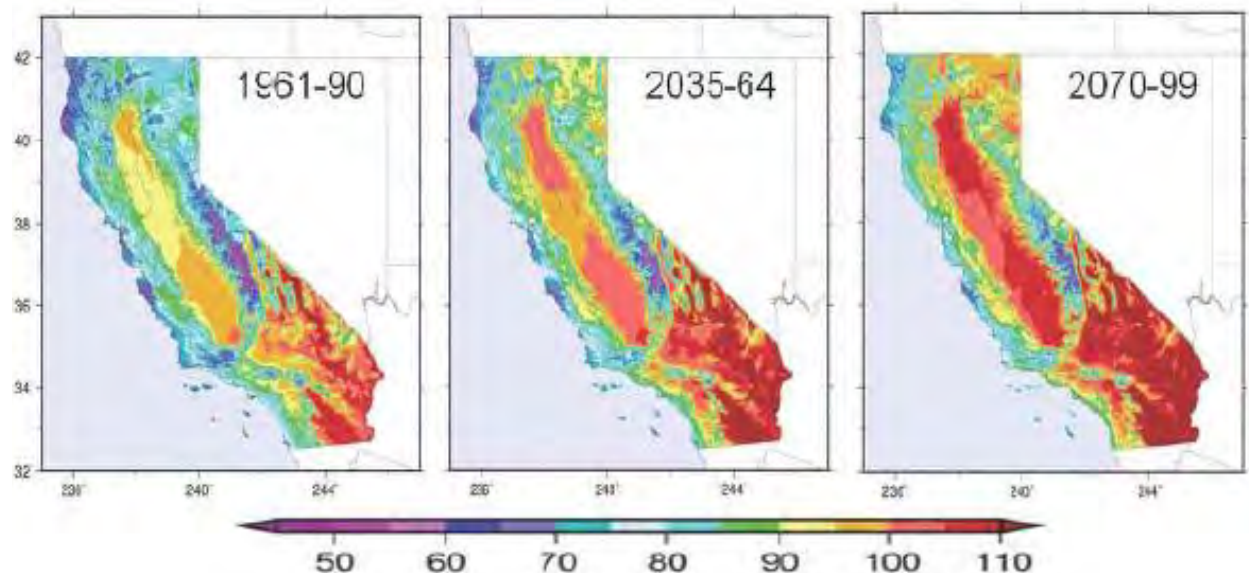
Climate change and its effect on flood near the City has been discussed by three sources:

- California Climate Adaptation Strategy (CAS) – 2014
- Climate Change and Health Profile Report (CCHPR) – Lake County
- Cal-Adapt

### Climate Adaptation Strategy

The 2014 CAS, citing a California Energy Commission study, states that “over the past 15 years, heat waves have claimed more lives in California than all other declared disaster events combined.” This study shows that California is getting warmer, leading to an increased frequency, magnitude, and duration of heat waves. These factors may lead to increased mortality from excessive heat, as shown in Figure 4-7.

*Figure 4-7 California Historical and Projected Temperature Increases – 1961 to 2099*



Source: Dan Cayan; California Climate Adaptation Strategy

As temperatures increase, California and the City will likely face increased risk of death from dehydration, heat stroke, heat exhaustion, heart attack, stroke and respiratory distress caused by extreme heat. According

to the 2014 CAS report and the 2018 State Plan, by 2100, hotter temperatures are expected throughout the State, with projected increases of 3-5.5°F (under a lower emissions scenario) to 8-10.5°F (under a higher emissions scenario). These changes could lead to an increase in health issues and deaths related to extreme heat in the City.

### **Climate Change and Health Profile Report – Lake County**

The CCHPR noted for Lake County and Lakeport that increased temperatures manifested as heat waves and sustained high heat days directly harm human health through heat-related illnesses (mild heat stress to fatal heat stroke) and the exacerbation of pre-existing conditions in the medically fragile, chronically ill, and vulnerable. Increased heat also intensifies the photochemical reactions that produce smog and ground level ozone and fine particulates (PM2.5), which contribute to and exacerbate respiratory disease in children and adults. Increased heat and carbon dioxide enhance the growth of plants that produce pollen, which are associated with allergies. Increased temperatures add to the heat load of buildings in urban areas and exacerbate existing urban heat islands adding to the risk of high ambient temperatures.

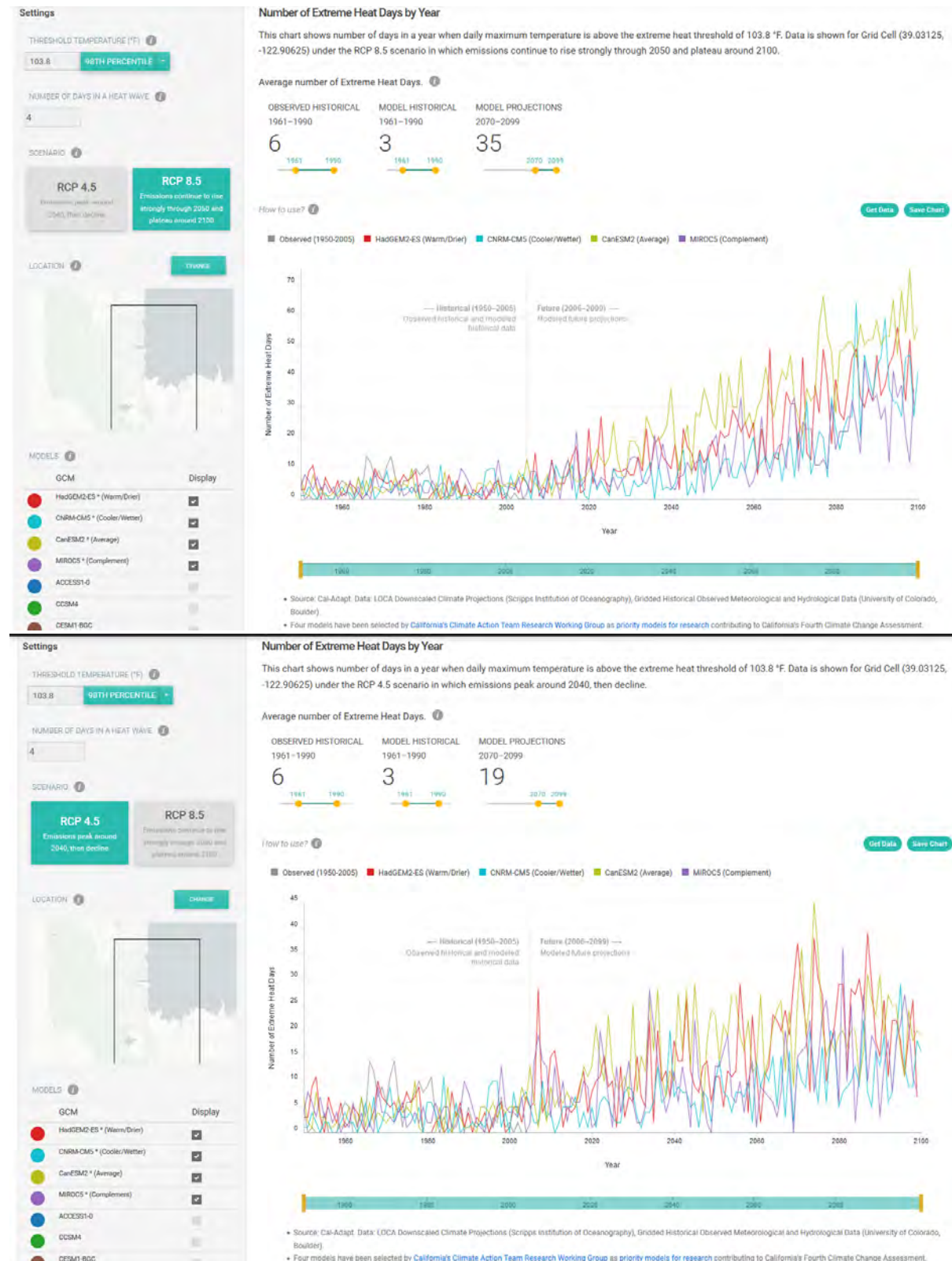
### **Cal-Adapt**

Cal Adapt also noted that overall temperatures are expected to rise substantially throughout this century. During the next few decades, scenarios project average temperature to rise between 1 and 2.3°F; however, the projected temperature increases begin to diverge at mid-century so that, by the end of the century, the temperature increases projected in the higher emissions scenario (RCP 8.5) are approximately twice as high as those projected in the lower emissions scenario (RCP 4.5).

These projections also differ depending on the time of year and the type of measurement (highs vs. lows), all of which have different potential effects to the State's ecosystem health, agricultural production, water use and availability, and energy demand. Future temperature estimates from Cal-Adapt for the City of Lakeport are shown in Figure 4-8. It shows the following:

- The upper chart shows number of days in a year when daily maximum temperature is above the extreme heat threshold of 90.0°F. Data is shown for Lakeport under the RCP 8.5 scenario in which emissions continue to rise strongly through 2050 and plateau around 2100.
- The lower chart shows number of days in a year when daily maximum temperature is above the extreme heat threshold of 90.0 °F. Data is shown for Lakeport under the RCP 4.5 scenario in which emissions peak around 2040, then decline.

**Figure 4-8 City of Lakeport – Future Temperature Estimates in High and Low Emission Scenarios**



Source: Cal-Adapt – Temperature: Decadal Averages Map, retrieved 1/6/2019

## 4.2.4. Severe Weather: Heavy Rains, Snow, and Storms

### *Hazard/Problem Description*

Storms in the City Planning Area are generally characterized by heavy rain often accompanied by strong winds and sometimes lightning and hail. Approximately 10 percent of the thunderstorms that occur each year in the United States are classified as severe. A thunderstorm is classified as severe when it contains one or more of the following phenomena: hail that is three-quarters of an inch or greater, winds in excess of 50 knots (57.5 mph), or a tornado. Heavy precipitation in the Lakeport area falls mainly in the fall, winter, and spring months. Winter storms can also bring very limited snowfall to the City.

### **Heavy Rain and Storms**

The NWS reports that storms and thunderstorms result from the rapid upward movement of warm, moist air. They can occur inside warm, moist air masses and at fronts. As the warm, moist air moves upward, it cools, condenses, and forms cumulonimbus clouds that can reach heights of greater than 35,000 ft. As the rising air reaches its dew point, water droplets and ice form and begin falling the long distance through the clouds towards earth's surface. As the droplets fall, they collide with other droplets and become larger. The falling droplets create a downdraft of air that spreads out at Earth's surface and causes strong winds associated with thunderstorms.

The Lake County General Plan noted that for Lake County and the City of Lakeport, four climatic factors work together to develop the annual season of precipitation: geographical altitude, pacific coastal mountain range barriers, prevailing storm tracks, and air masses.

- The County's location in the Pacific Coastal mountain range naturally gives the County varying elevations. The coastal mountain elevations in the County range from an average of 1,200 feet to over 7,000 feet.
- Lake County is located in the center of the Pacific Coastal mountain range. The mountain range acts as a barrier to approaching air masses, which approach the mountains from the west, 30 miles inland from the Pacific Ocean coastline. The mountains act as a lifting mechanism as air masses migrate over them, increasing the chance for precipitation.
- The winter storm track for Lake County funnels storm systems from a semi-permanent low-pressure system in the Gulf of Alaska southward to the California coast following the Westerlies, a global atmospheric wind pattern that provides a relatively consistent westerly flow of air throughout most of the year.
- Air masses typical of Lake County are classified as marine polar. The County's proximity to the Pacific Ocean, in conjunction with the aforementioned storm track, brings cold and moist marine polar air masses over the County throughout much of the year, especially during the winter months.

According to the HMPC, short-term, heavy storms can cause both widespread flooding as well as extensive localized drainage issues. With the increased growth of the area, the lack of adequate drainage systems has become an increasingly important issue. In addition to the flooding that often occurs during these storms, strong winds, when combined with saturated ground conditions, can down very mature trees. Power outages are also a concern during severe storms.

## Location

Heavy rain events occur on a regional basis. Rains and storms can occur in any location of the City and County. All portions of the City are at risk to heavy rains. Most of these rains occur during the winter months, as discussed below.

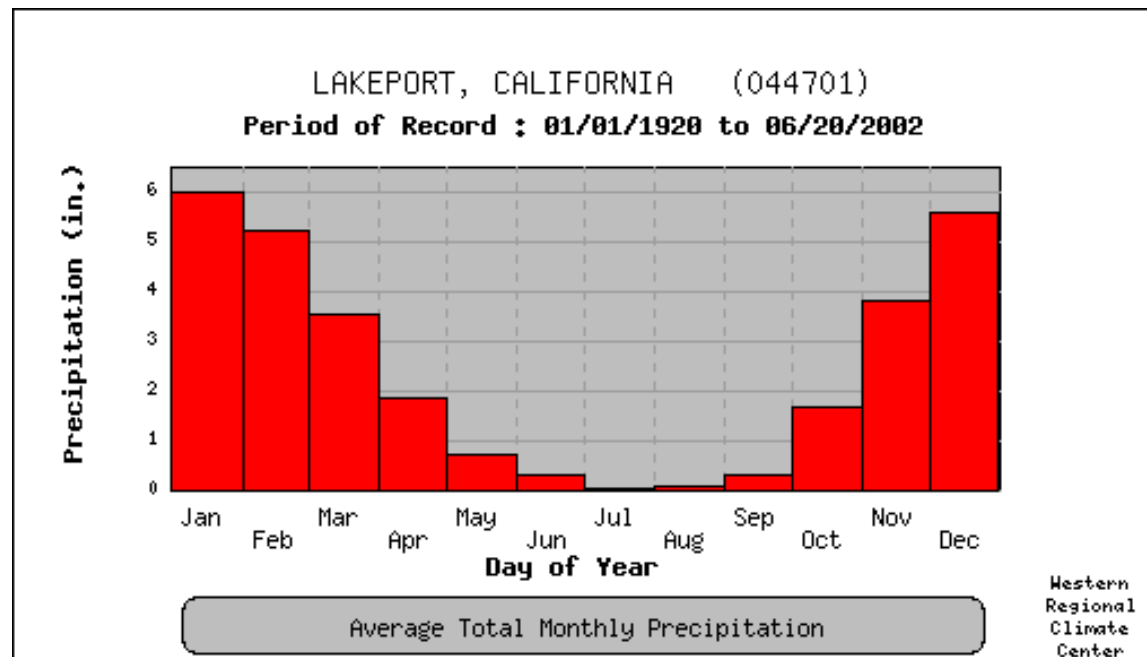
## Extent

There is no scale by which heavy rain and storms are measured. Thunderstorms, lightning, and hail are rare in the City. Magnitude of storms is measured often in rainfall and damages. The speed of onset of heavy rains can be short, but accurate weather prediction mechanisms often let the public know of upcoming events. Duration of heavy rain and storms in California is often short, ranging from minutes to hours. Information from the WRCC station is summarized below.

### *City of Lakeport Weather Station, Period of Record 1920 to 2002*

According to the WRCC, average annual precipitation in Lakeport is 28.36 inches per year. The highest recorded annual precipitation is 44.5 inches in 1973; the highest recorded precipitation for a 24-hour period is 5.43 inches on December 10, 1937. The lowest recorded annual precipitation was 9.96 inches in 1976. Average monthly precipitation for Lakeport is shown in Figure 4-9. Daily average and extreme precipitations are shown in Figure 4-10.

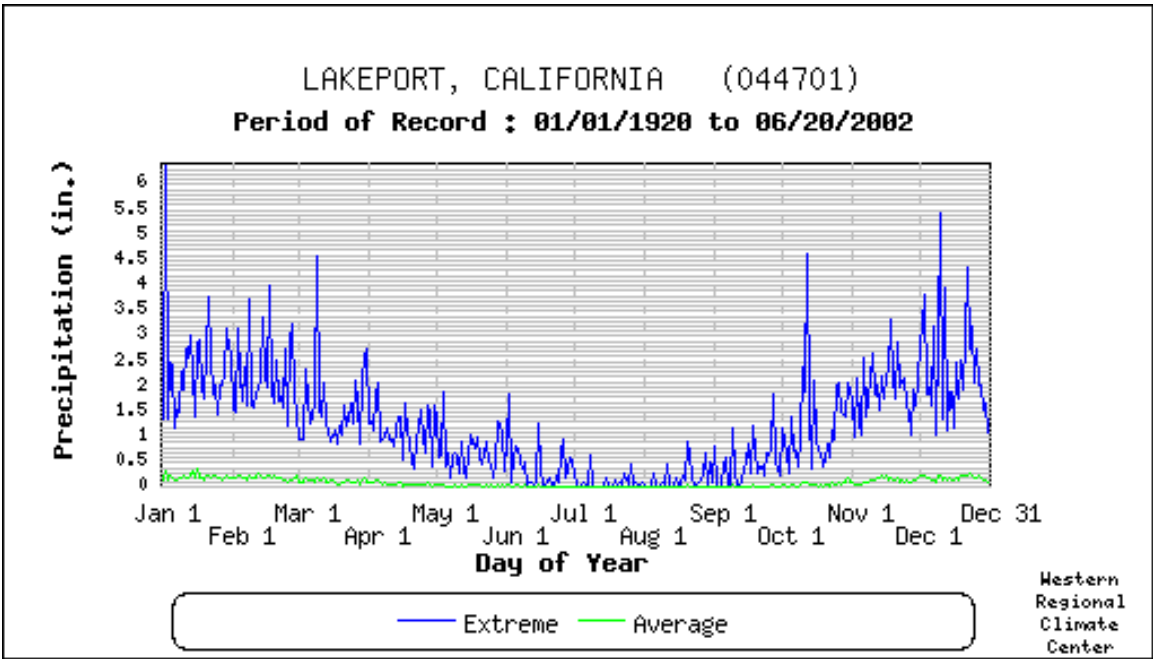
*Figure 4-9 City of Lakeport – Monthly Average Total Precipitation*



Source: Western Regional Climate Center, [www.wrcc.dri.edu/](http://www.wrcc.dri.edu/)



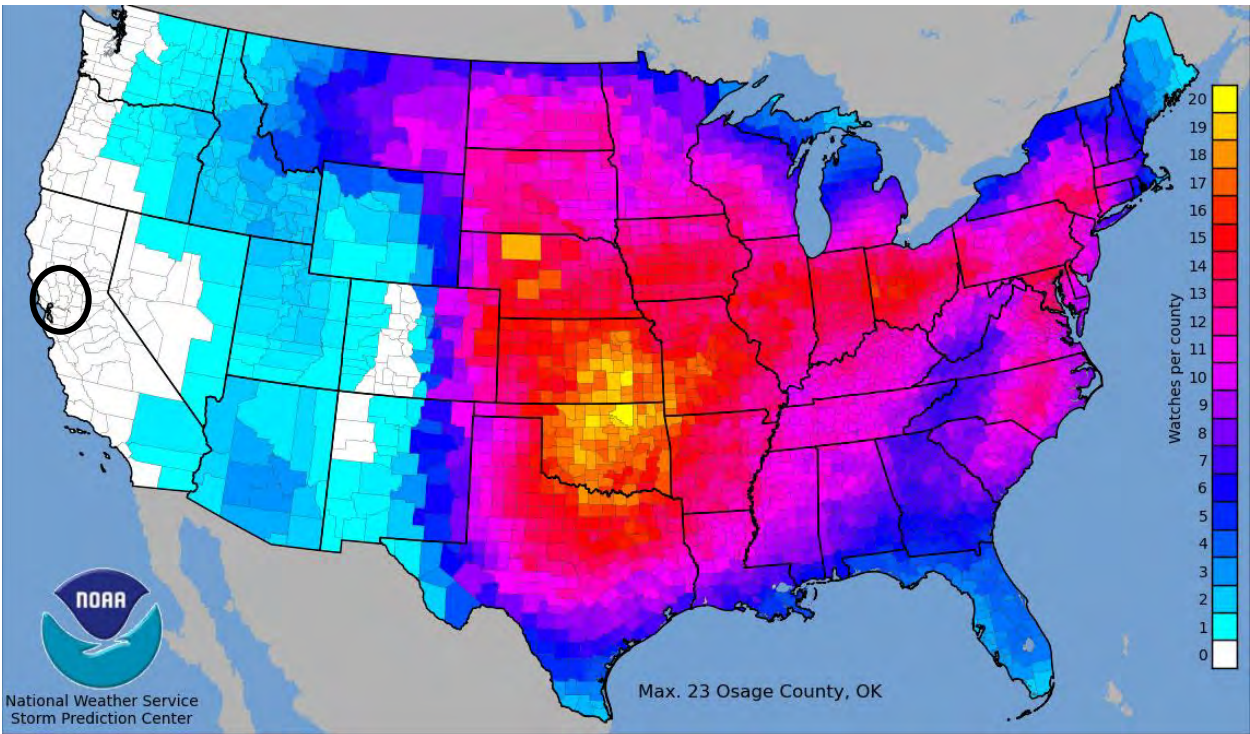
Figure 4-10 City of Lakeport – Daily Average and Extreme Precipitation



Source: Western Regional Climate Center, [www.wrcc.dri.edu/](http://www.wrcc.dri.edu/)

The NOAA Storm Prediction Center tracks US thunderstorm watches on a county basis. Figure 4-11 shows thunderstorm watches in the City and the United States for a 20-year period between 1993 and 2012.

Figure 4-11 City of Lakeport – Average Thunderstorm Watches per Year (1993 to 2012)



Source: NOAA Storm Prediction Center

## Snow

During the winter months, the higher elevations of the County to the west of the City of Lakeport can experience snowfall. The City experiences snow occasionally. According to the NWS and the WRCC, winter snowstorms can include heavy snow, ice, and blizzard conditions. In Lakeport, snow has occurred in the past, but it is more of a nuisance than a hazard. Snowfall in the City is rare, often falls in small amounts, and melts quickly.

## Location

Snow events occur on a regional basis. Snow can occur in any location of the City. All portions of the City are at risk to snow. Most snow in the City falls in negligible amounts that melt quickly. Snow occurs during the winter months, as discussed below.

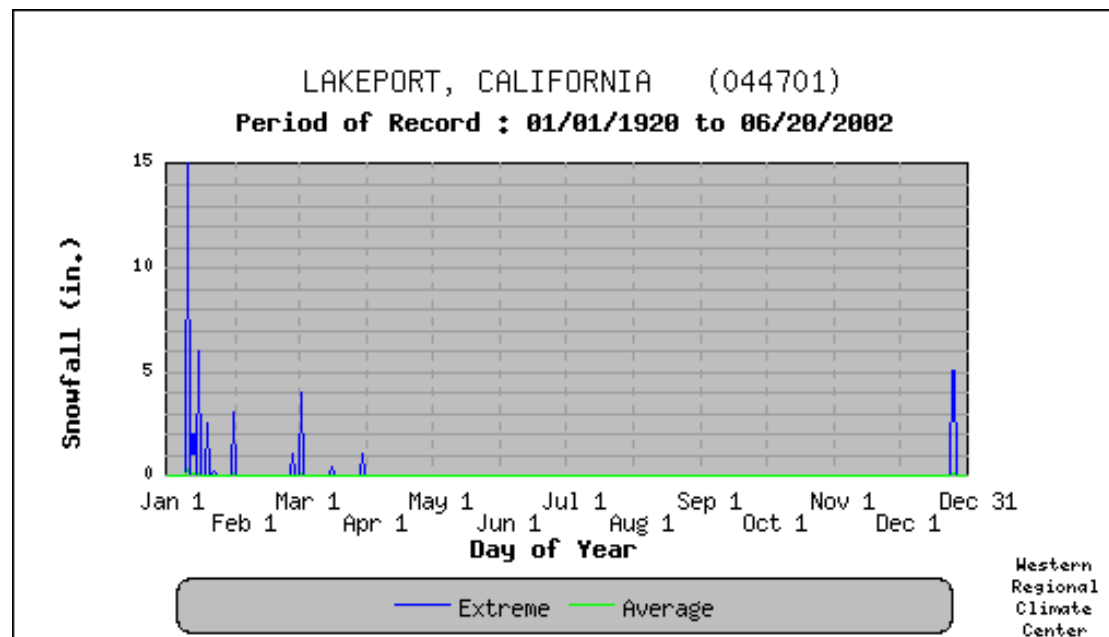
## Extent

Extent and records on snowfall from the Lakeport weather station is shown below.

### *Lakeport Weather Station, Period of Record 1920 to 2002*

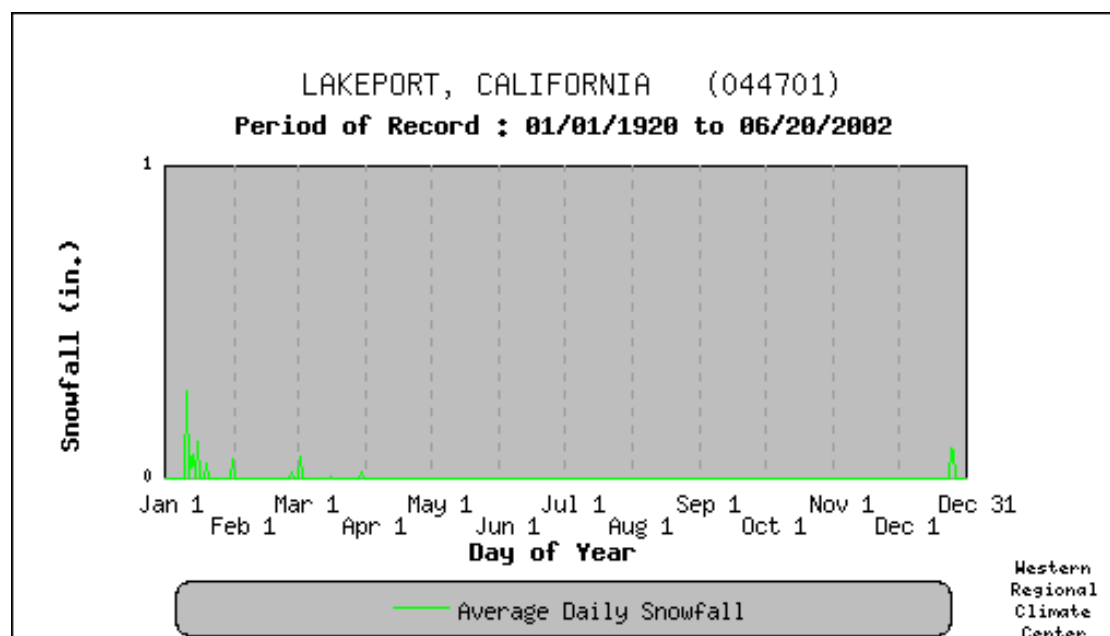
According to the WRCC, average snowfall is 1.0 inches, as shown in Figure 4-12. The highest annual snowfall fell in 1949, when 7.7 inches fell. Highest monthly snowfall accumulation came in January of 1937, when 15 inches fell. Average snowdepths in January through March fall at 0.1 inches. This can be seen in Figure 4-13.

*Figure 4-12 City of Lakeport – Snowfall Averages and Extremes*



Source: Western Regional Climate Center

*Figure 4-13 City of Lakeport – Snowdepth Averages and Extremes*



Source: Western Regional Climate Center

## Hail

Hail events in the City are rare; however, hail can occur throughout the Planning Area during storm events. Hail is formed when water droplets freeze and thaw as they are thrown high into the upper atmosphere by the violent internal forces of thunderstorms. Hail is sometimes associated with severe storms within the City of Lakeport. Hailstones are usually less than two inches in diameter and can fall at speeds of 120 miles per hour (mph). Severe hailstorms can be quite destructive, causing damage to roofs, buildings, automobiles, vegetation, and crops.

The National Weather Service classifies hail by diameter size, and corresponding everyday objects to help relay scope and severity to the population. Table 4-12 indicates the hailstone measurements utilized by the National Weather Service.

*Table 4-12 Hailstone Measurements*

Average Diameter	Corresponding Household Object
.25 inch	Pea
.5 inch	Marble/Mothball
.75 inch	Dime/Penny
.875 inch	Nickel
1.0 inch	Quarter
1.5 inch	Ping-pong ball
1.75 inch	Golf-Ball
2.0 inch	Hen Egg



Average Diameter	Corresponding Household Object
2.5 inch	Tennis Ball
2.75 inch	Baseball
3.00 inch	Teacup
4.00 inch	Grapefruit
4.5 inch	Softball

Source: National Weather Service

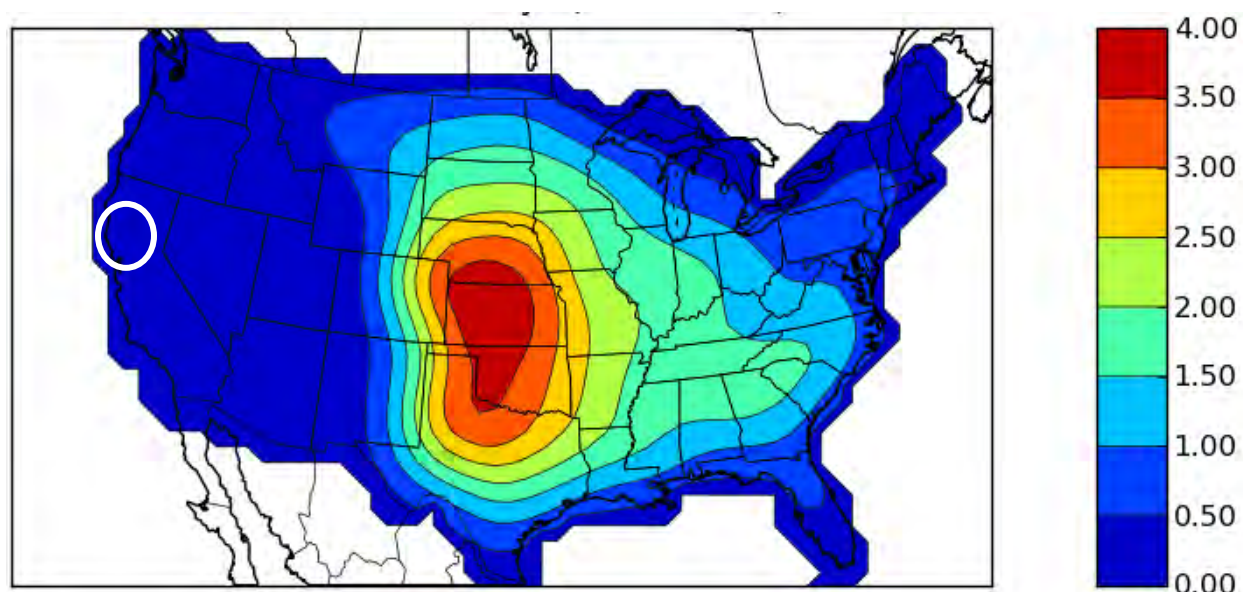
## Location

Hail events can occur in any location of the City. All portions of the City are at risk to hail. Hail tends to be rare in the City and in Lake County, as discussed in the extent section below.

## Extent

Hail tends to be rare in California and the City of Lakeport. There is no scale in which to measure hail, other than hail stone size. The speed of onset of hail can be short, but accurate weather prediction mechanisms often let the public know of upcoming events. Duration of thunderstorms that can cause hail in California is often short, ranging from minutes to hours. Hail events last shorter than the duration of the total thunderstorm. The National Weather Service tracks hail events. Figure 4-14 shows the average days each year where hail of greater than 1" in diameter occurred during a 20-year period from 1990 to 2009. As shown in the figure, hail is rare in the City.

*Figure 4-14 City of Lakeport – Average Hail Days per Year (1990 to 2009)*



Source: National Weather Service

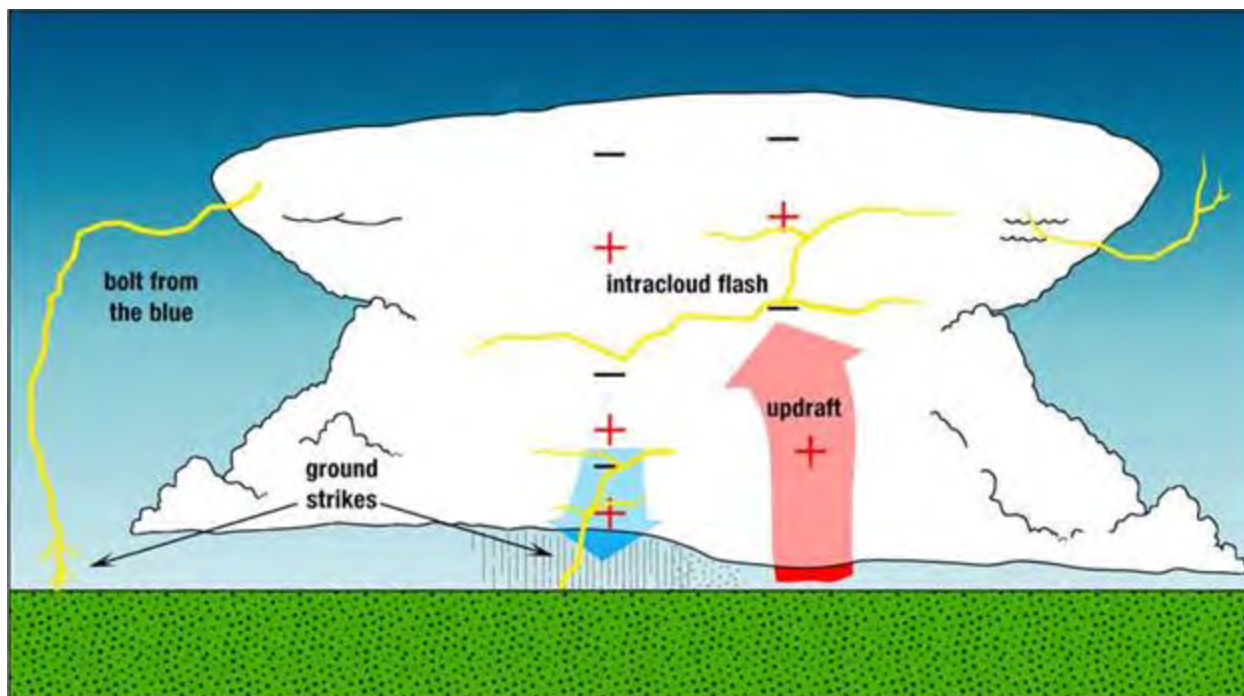
## Lightning

Lightning, while rare in Lakeport, can occur throughout the City during storm events. Lightning is defined by the NWS as any and all of the various forms of visible electrical discharge caused by thunderstorms. Thunderstorms and lightning are usually (but not always) accompanied by rain. Cloud-to-ground lightning can kill or injure people by direct or indirect means. Objects can be struck directly, which may result in an explosion, burn, or total destruction. Or, damage may be indirect, when the current passes through or near an object, which generally results in less damage.

Intra-cloud lightning is the most common type of discharge. This occurs between oppositely charged centers within the same cloud. Usually it takes place inside the cloud and looks from the outside of the cloud like a diffuse brightening that flickers. However, the flash may exit the boundary of the cloud, and a bright channel, similar to a cloud-to-ground flash, can be visible for many miles.

Cloud-to-ground lightning is the most damaging and dangerous type of lightning, though it is also less common. Most flashes originate near the lower-negative charge center and deliver negative charge to earth. However, a large minority of flashes carry positive charge to earth. These positive flashes often occur during the dissipating stage of a thunderstorm's life. Positive flashes are also more common as a percentage of total ground strikes during the winter months. This type of lightning is particularly dangerous for several reasons. It frequently strikes away from the rain core, either ahead or behind the thunderstorm. It can strike as far as 5 or 10 miles from the storm in areas that most people do not consider to be a threat (see Figure 4-15). Positive lightning also has a longer duration, so fires are more easily ignited. And, when positive lightning strikes, it usually carries a high peak electrical current, potentially resulting in greater damage.

*Figure 4-15 Cloud to Ground Lightning*



Source: National Weather Service

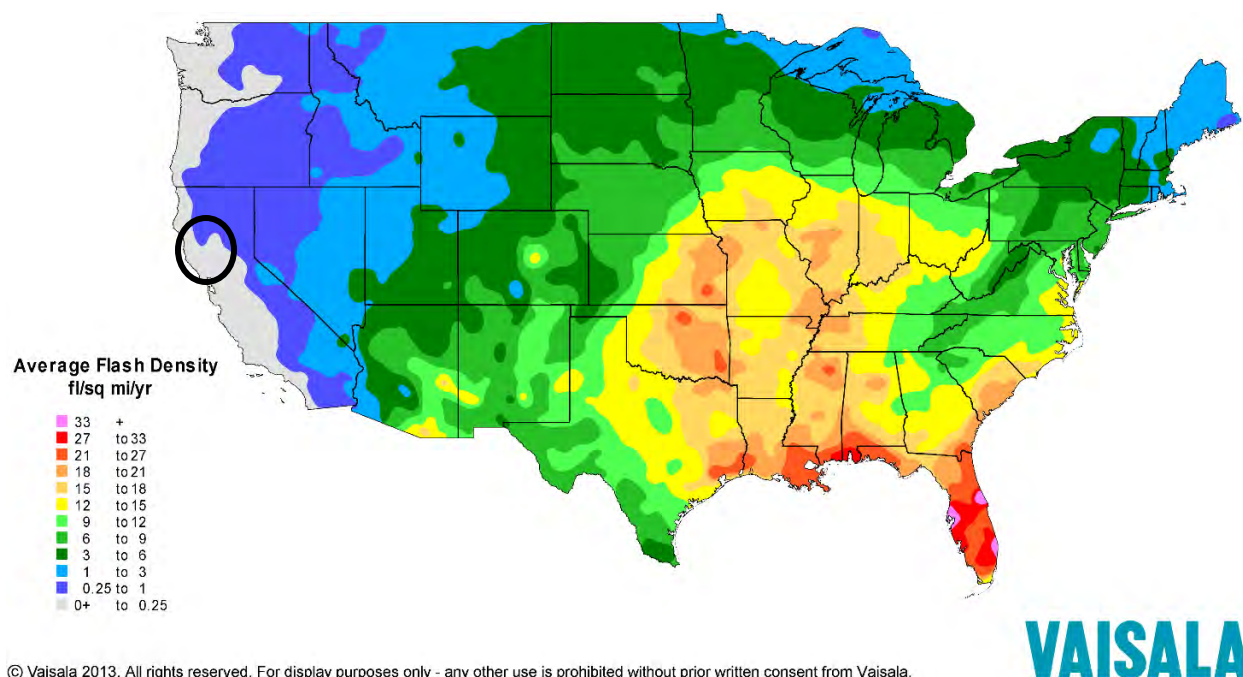
## Location

Lightning events can occur in any location of the City and are often associated with thunderstorm. All portions of the City are at risk to lightning. Lightning tends to be rare in the City, as discussed in the extent section below.

## Extent

Lightning in the City can occur during thunderstorms. The speed of onset of thunderstorms that can cause lightning can be short, but accurate weather prediction mechanisms often let the public know of upcoming events. Duration of thunderstorms in California is often short, ranging from minutes to hours. Thunderstorms and lightning are rare in the City. Vaisala maintains the National Lightning Detection Network. It tracks cloud to ground lightning incidences in the United States. Figure 4-16 shows lightning incidences in the City and the rest of the United States from 1997 to 2012.

*Figure 4-16 City of Lakeport – Lightning Incidence Map 1997 to 2012*



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Source: Vaisala National Lightning Detection Network

## Past Occurrences

### Disaster Declaration History

A search of FEMA and Cal OES disaster declarations turned up multiple events. Heavy rains and storms have caused flooding in the County. Events where flooding resulted in a state or federal disaster declaration are shown in Table 4-13.

*Table 4-13 Lake County – Disaster Declarations from Heavy Rain and Storms 1950-2019*

Disaster Type	Federal Declarations		State Declarations	
	Count	Years	Count	Years
Flood (including heavy rain and storms)	16	1955, 1958, 1963, 1964, 1970, 1983, 1986, 1995 (two times), 1997, 1998, 2005/2006, 2006, 2017 (two times), 2019	14	1950, 1955, 1958 (twice), 1963 (twice), 1970, 1980, 1983, 1986, 1995 (twice), 1997, 1998

Source: FEMA, Cal OES

## NCDC Events

The NCDC data recorded 78 blizzard, hail, heavy rain, heavy snow, winter storm, and winter weather incidents for Lake County since 1950. Many of these events also affected the City. A summary of these events is shown in Table 4-14

*Table 4-14 NCDC Severe Weather Events in Lake County 1955-6/30/2018\**

Event Type	Number of Events	Deaths	Deaths (indirect)	Injuries	Injuries (indirect)	Property Damage	Crop Damage
Blizzard	1	0	0	0	0	\$0	\$0
Hail	1	0	0	0	0	\$0	\$0
Heavy Rain	5	0	0	0	0	\$0	\$0
Heavy Snow	3	0	0	0	0	\$0	\$0
Winter Storm	62	0	0	0	0	\$0	\$0
Winter Weather	6	0	0	0	0	\$0	\$0
<b>Total</b>	<b>78</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>

Source: NCDC

\*Deaths, injuries, and damages are for the entire event, and may not be exclusive to the County.

## Hazard Mitigation Planning Team Events

The HMPC noted many instances of heavy rain, most of which are discussed in the Flood profile in Section 4.2.12. The HMPC could not recall instances of snow causing issues in the City.

## Likelihood of Future Occurrences

**Highly Likely** – Based on NCDC data and HMPC input, 78 heavy rain, hail, lightning, and thunderstorm wind incidents over a 64-year period (1955-2018) equates to a severe storm event every year. As noted, this database likely doesn't capture all heavy rain, hail, lightning, and winter weather events. Severe weather is a well-documented seasonal occurrence that will continue to occur often in the City of Lakeport Planning Area.

## Climate Change and Heavy Rains and Storms

According to the CAS, while average annual rainfall may increase or decrease slightly, the intensity of individual rainfall events is likely to increase during the 21<sup>st</sup> century. It is unlikely that hail will become more common in the City. The amount of lightning is not projected to change.

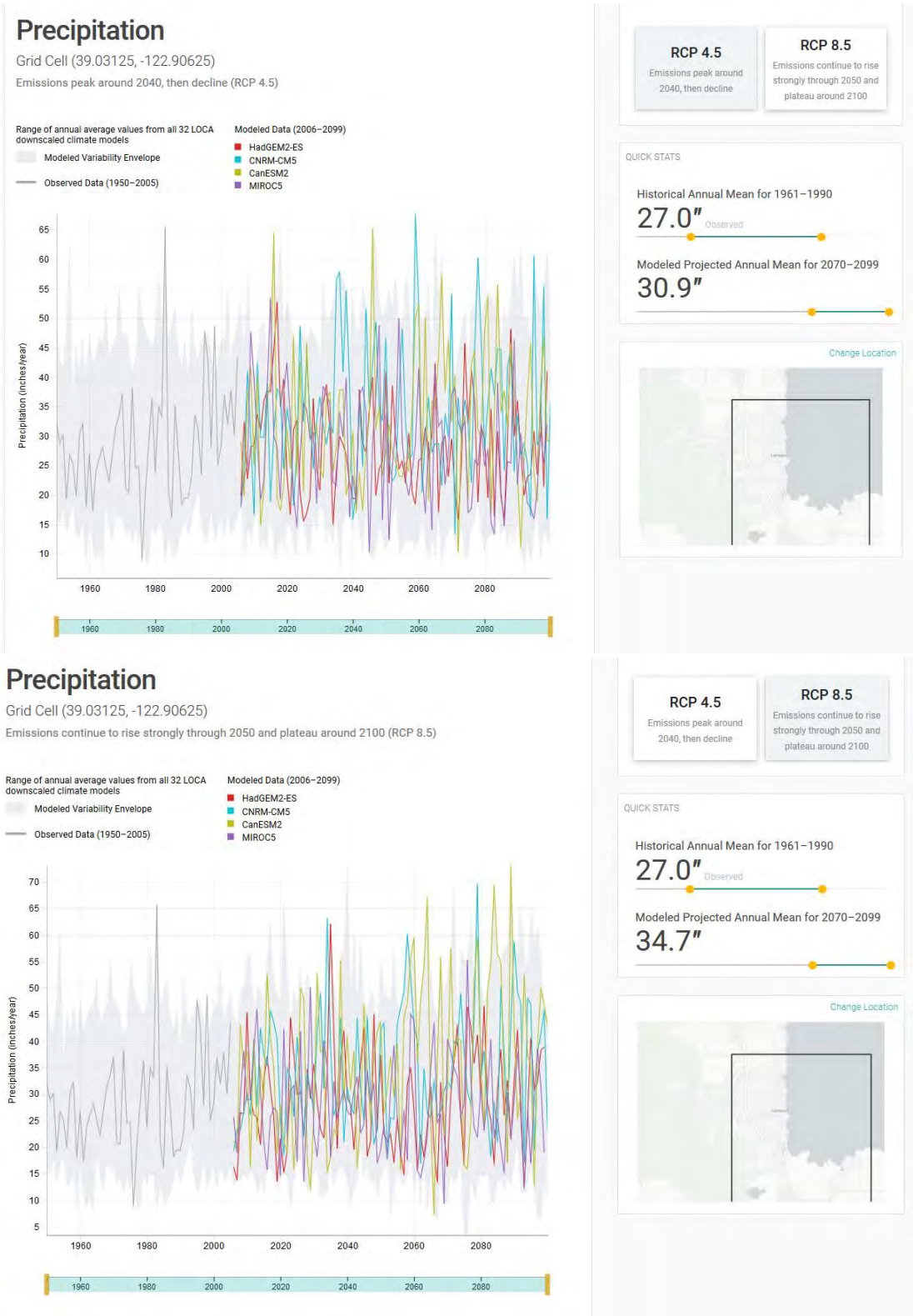
Cal-Adapt noted that, on average, the projections show little change in total annual precipitation in California. Furthermore, among several models, precipitation projections do not show a consistent trend during the next century. The Mediterranean seasonal precipitation pattern is expected to continue, with most precipitation falling during winter from North Pacific storms. One of the four climate models projects slightly wetter winters, and another projects slightly drier winters with a 10 to 20 percent decrease in total annual precipitation. However, even modest changes would have a significant impact because California ecosystems are conditioned to historical precipitation levels and water resources that are nearly fully utilized. Future precipitation estimates for the City are shown in Figure 4-17. Figure 4-17 consists of two charts:

- The upper chart shows annual averages of observed and projected precipitation values for the selected area on the map under the RCP 8.5 scenario. The gray line (1950 – 2005) is observed data. The colored lines (2006 – 2100) are projections from 10 LOCA downscaled climate models selected for California. The light gray band in the background shows the least and highest annual average values from all 32 LOCA downscaled climate models.
- The lower chart shows annual averages of observed and projected precipitation values for the selected area on map under the RCP 4.5 scenario. The gray line (1950 – 2005) is observed data. The colored lines (2006 – 2100) are projections from 10 LOCA downscaled climate models selected for California. The light gray band in the background shows the least and highest annual average values from all 32 LOCA downscaled climate models.

These models have been selected by California state agencies as priority models for research contributing to California's Fourth Climate Change Assessment.



*Figure 4-17 City of Lakeport – Future Precipitation Estimates in High and Low Emission Scenarios*



Source: Cal-Adapt

## 4.2.5. Severe Weather: High Winds

### *Hazard/Problem Description*

#### High Winds

High winds, often accompanying severe storms and thunderstorms, can cause significant property and crop damage, threaten public safety, and have adverse economic impacts from business closures and power loss. High winds, as defined by the NWS glossary, are sustained wind speeds of 40 mph or greater lasting for 1 hour or longer, or winds of 58 mph or greater for any duration. These winds may occur as part of a seasonal climate pattern or in relation to other severe weather events such as thunderstorms.

Straight-line winds may also exacerbate existing weather conditions by increasing the effect on temperature and decreasing visibility due to the movement of particulate matters through the air, as in dust and snowstorms. The winds may also exacerbate fire conditions by drying out the ground cover, propelling fuel around the region, and increasing the ferocity of exiting fires. These winds may push automobiles off roads, damage roofs and structures, cause utility outages, and cause secondary damage due to flying debris.

#### Location

The entire City is subject to significant, non-tornadic (straight-line) winds. Each area of the City is at risk to high winds.

#### Extent

Magnitude of winds is measured often in speed and damages. The speed of onset of both thunderstorm winds and high winds can be short, but accurate weather prediction mechanisms often let the public know of upcoming events. Duration of thunderstorm winds in California is often short, ranging from minutes to hours. The Beaufort scale is an empirical measure that relates wind speed to observed conditions at sea or on land. Its full name is the Beaufort wind force scale. Figure 4-18 shows the Beaufort wind scale.

*Figure 4-18 Beaufort Wind Scale*

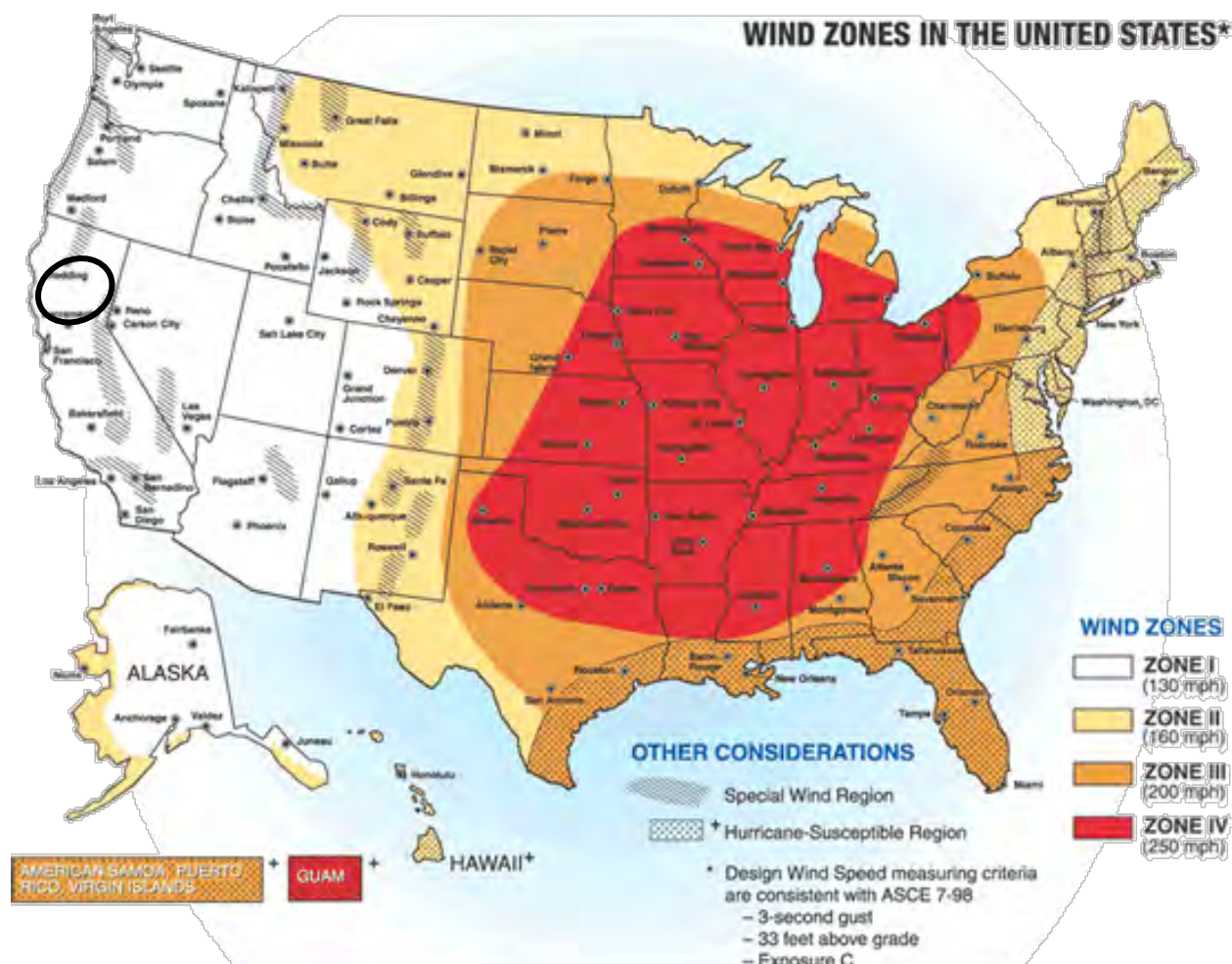
Beaufort Number	Wind Speed (miles/hour)	Wind Speed (km/hour)	Wind Speed (knots)	Description	Wind Effects on Land
0	<1	<1	<1	Calm	Calm. Smoke rises vertically.
1	1-3	1-5	1-3	Light Air	Wind motion visible in smoke.
2	4-7	6-11	4-6	Light Breeze	Wind felt on exposed skin. Leaves rustle.
3	8-12	12-19	7-12	Gentle Breeze	Leaves and smaller twigs in constant motion.
4	13-18	20-28	11-16	Moderate Breeze	Dust and loose paper are raised. Small branches begin to move.
5	19-24	29-38	17-21	Fresh Breeze	Small trees begin to sway.
6	25-31	39-49	22-27	Strong Breeze	Large branches are in motion. Whistling is heard in overhead wires. Umbrella use is difficult.
7	32-38	50-61	28-33	Near Gale	Whole trees in motion. Some difficulty experienced walking into the wind.
8	39-46	62-74	34-40	Gale	Twigs and small branches break from trees. Cars veer on road.
9	47-54	75-88	41-47	Strong Gale	Larger branches break from trees. Light structural damage.
10	55-63	89-102	48-55	Storm	Trees broken and uprooted. Considerable structural damage.
11	64-72	103-117	56-63	Violent Storm	Widespread damage to structures and vegetation.
12	> 73	> 117	> 64	Hurricane	Considerable and widespread damage to structures and vegetation. Violence.

Source: National Weather Service

Figure 4-19 depicts wind zones for the United States. The map denotes that Lakeport falls into Zone I, which is characterized by high winds of up to 130 mph (above Beaufort Number 12).



Figure 4-19 Wind Zones in the United States



Source: FEMA

## Past Occurrences

### Disaster Declaration History

There have been no past federal or state disaster declarations due to high winds, according to Table 4-3.

### NCDC Events

The NCDC data recorded 13 high wind incidents for Lake County since 1955. A summary of these events is shown in Table 4-15. None of these events have mapped coordinates.

Table 4-15 NCDC High Wind Events in Lake County 1955-6/30/2018\*

Event Type	Number of Events	Deaths	Deaths (indirect)	Injuries	Injuries (indirect)	Property Damage	Crop Damage
High Wind	12	0	0	0	0	\$168,000	\$0

Event Type	Number of Events	Deaths	Deaths (indirect)	Injuries	Injuries (indirect)	Property Damage	Crop Damage
Strong Wind	1	0	0	0	0	\$1,000	\$0
<b>Total</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$169,000</b>	<b>\$0</b>

Source: NCDC

\*Deaths, injuries, and damages are for the entire event, and may not be exclusive to the County.

## Hazard Mitigation Planning Team Events

The HMPC noted that high winds occur often in the City. No instances of significant damages or injuries from wind could be recalled. The HMPC noted it is often high winds, in conjunction with heat and drought, that cause wildfire risk in the City to increase. The HMPC did indicate that high winds and wave action contributed to the Clear Lake bank erosion in the Library Park area

### *Likelihood of Future Occurrences*

**Highly Likely** – Based on NCDC data and HMPC input, 13 wind incidents over a 64-year period (1955-2018) equates to a severe wind event every 4.9 years. However, as noted, this database likely doesn't capture all wind events. High winds are a well-documented seasonal occurrence that will continue to occur annually in the City.

### Climate Change and High Winds

According to the 2014 CAS, while average annual rainfall may increase or decrease slightly, the intensity of individual thunderstorm events is likely to increase during the 21<sup>st</sup> century. This may bring stronger thunderstorm winds. The CAS does not discuss non-thunderstorm winds.

## 4.2.6. Aquatic Biological Hazards: Cyanobacterial Bloom

### *Hazard/Problem Description*

Cyanobacteria is a photosynthetic bacteria that is single-celled but often form colonies in the form of filaments, sheets, or spheres and are found in diverse environments. Cyanobacteria is also called blue-green algae. Cyanobacteria are a normal part of most aquatic ecosystems, including lakes, rivers, and oceans. Usually, cyanotoxin concentrations are low, and not harmful to animals and humans. However, when toxic algae are present in an ecosystem, or when there are "algal blooms" (the rapid, uncontrolled growth of algae) they can be harmful. There are factors that contribute to algal blooms, including limiting nutrients, climate change, and pollution.

Cyanobacteria are very diverse. They can be found in both freshwater and saltwater environments. Although these organisms' impressive success across such varied conditions is remarkable, it can also be a cause for concern. Algae is a normal and healthy part of many aquatic ecosystems; however, in large numbers, cyanobacteria blooms can cause chaos in an aquatic ecosystem and may even threaten human health. In fact, these bloom events can be so large that in some cases the resulting cyanobacteria cover can be seen from space.

Cyanobacteria bloom is a term used to describe the rapid growth of cyanobacteria, also called blue-green algae. A bloom essentially takes over parts of a body of water, or a full body of water, and changes the way in which the ecosystem functions. Blooms have been problematic in Clear Lake.

Clear Lake is California's largest freshwater lake, covering 43,000 acres (68 square miles) of surface area with 110 miles of shoreline. The lake's vast size gives it the ability to support large populations of waterfowl such as ducks, pelicans, grebes, blue herons, egrets, and osprey year-round and winter populations of bald eagles and white pelicans.

The average depth of the lake is about 25 feet. Historically, the natural level of Clear Lake was maintained by the Grigsby Riffle, a rock sill located at the confluence of Cache and Siegler Canyon Creeks. The Cache Creek Dam, controlled by the Yolo County Flood Control District, is about three miles downstream of the Riffle. The dam is capable of releasing far more water than the upstream channel to the riffle is physically capable of accommodating. Because of the limited discharge capacity of the upstream channel, it is possible for the lake to flood in the near-shore areas during extended periods of heavy rainfall.

Prevailing winds and the lake's modest depth facilitate vertical mixing. Submerged thermal springs and gas vents in the floor of the lake further promote mixing. These geologic features are not considered to impact the Clear Lake water utilities negatively. The lake stratifies during warm summer days, but generally recirculates during the cooler nights unless surface conditions are unusually calm.

Clear Lake has three distinct arms with distinct drainage basins: Upper Arm, Oaks Arm, and Lower Arm. Westerly winds push surface water from the Upper Arm into the Oaks Arm and Lower Arm, setting up a return flow of bottom water. "The Narrows" limits those exchanges. It takes about 100 days for water in the Lower Arm and Oaks Arm to be completely exchanged with the Upper Arm due to wind driven currents.

The growth of blue-green algae can cause considerable degradation of the lake shore and surface environment during summer and fall. Algal problems are typically most serious at the eastern end of the lake where prevailing winds can push floating algae into huge rotting mats that produce strong odors. Areas around Lakeport can see these odorous mats as well. Erosion of sediments from the upper watershed carries nutrients that contribute to algal growth.

The major manifestation of water pollution is the algae in Clear Lake. Although the problem appears to be largely a result of natural conditions conducive to algae growth, man's activities including land disturbance and fertilizing the soil no doubt contribute to the problem. Other pollutants, organic pesticides and mercury, found in Clear Lake are hazardous to the fish and, in significant enough concentration, result in fish kills.

Cyanobacteria is becoming an increasingly significant hazard in Clear Lake. Cyanobacteria can produce toxins that can be harmful for animals and people when consumed at high levels. Currently research is not clear on what levels of toxins are harmful, however, the Environmental Protection Agency (EPA) recently published conservative guidelines to ensure that human safety is preserved. While current water treatment processes appear to filter out toxins to safe levels, there is the possibility of contamination in the future. There is also an increased cost associated with treatment of toxins.

*Figure 4-20 Cyanobacteria under Microscope and Example of Algal Bloom in Clear Lake*



Source: Baynature.org

Clear Lake is identified as an impaired water body for nutrients and mercury on the State Water Resources Control Board CWA 303d list, and on its southeastern shoreline is the Sulphur Bank Mercury Mine, Superfund Site EPA #: CAD980893275, established in 1990. The Clear Lake Nutrient total maximum daily load (TMDL) was adopted in 2006 and the Clear Lake Mercury TMDL was adopted in 2003. California Office of Environmental Health Hazard Assessment issued a fish consumption advisory, most recently updated in 2014, for Clear Lake due to mercury levels in fish tissues. Extensive cyanobacteria harmful algal blooms including the cyanobacteria *Microcystis* spp. occur in Clear Lake. These are promoted by anthropogenic nutrient loading from runoff of sediment, storm and agricultural waters containing nutrients such as phosphates. Sewage overflows and leaking septic systems also contribute to the nutrient problem in Clear Lake.

According to the Surface Water Ambient Monitoring Program (SWAMP) Harmful Algal Bloom (HAB) Field Guide, there is a cyanobacterial chart and it details cyanobacteria groups and the toxins that they potentially produce. This is shown in Figure 4-21. These connections to potential toxin production are based on published research of laboratory cultures and cyanobacteria collected from the field. Note that research is still finding new connections and this chart is not an exhaustive review of all published cyanobacteria research; use this informational chart with caution and do not solely rely on it to determine risks from cyanobacteria. It is recommended to confirm toxin presence using an analytical method (field toxin detection kits, laboratory-based analysis).

The groups of cyanobacteria are identified to the taxonomic level of genus, among this genus are numerous species - it is not necessary to identify cyanobacteria down to the species level to assess potential toxin production. Species level identification takes more time and resources. When toxins production has been measured for an individual species, the entire genus that they belong to is assumed to produce toxins - this is a precautionary approach. This chart also highlights that cyanobacteria are capable of producing more than one toxin; therefore, toxin analysis should be planned accordingly.



Figure 4-21 Cyanobacteria and Known Toxins Chart

Cyanobacteria Genus	Cyanotoxin Class										References
	CYL	MC	NOD	ATX	SAX	NEO	LYN	BMAA	DAT	APL	
<i>Anabaenopsis</i>		✓									Lanaras and Cook, 1994; Graham et al., 2010
<i>Aphanizomenon</i>	✓	✓	✓	✓	✓	✓		✓			Graham et al., 2010; Jacoby and Kann, 2007; Pilotto et al., 1997; Vezie et al., 1998; Graham et al., 2008
<i>Aphanocapsa</i>		✓									Graham et al., 2010
<i>Calothrix</i>		✓						✓			Mohamed et al., 2006; Paerl and Otten, 2013
<i>Coelomorion</i>		✓									Dos S Vieira et al., 2005
<i>Coelosphaerium</i>		✓									Graham et al., 2010; Jacoby and Kann, 2007
<i>Cylindrospermopsis</i>	✓	✓		✓	✓			✓			Graham et al., 2010; Griffiths and Saker, 2002; Woods and Sterling, 2003; Graham et al., 2008; Paerl and Otten, 2013
<i>Cylindrospermum</i>		✓		✓	✓						Borges et al., 2015; Pandey and Tiwari, 2010; Sivonen et al., 1989
<i>Dolichospermum (Anabaena)</i>	✓	✓		✓	✓	✓		✓			Bruno et al., 1994; Graham et al., 2010; Harada et al., 1991; Jacoby and Kann, 2007; Mohamed et al., 2006; Pilotto et al., 1997; Sivonen et al., 1989; Spoof et al., 2006; Vezie et al., 1998; Graham et al., 2008
<i>Fischerella</i>		✓									Otten and Paerl, 2015
<i>Gellettinema</i>		✓			✓						Aboal et al., 2005; Borges et al., 2015; Myers et al., 2007
<i>Gloeotrichia</i>		✓									Carey et al., 2007; Graham et al., 2010; Jacoby and Kann, 2007
<i>Hapalosiphon</i>		✓									Prinsep et al., 1992
<i>Limnithrix</i>		✓									Graham et al., 2010
<i>Lyngbya</i>	✓			✓	✓	✓	✓	✓	✓	✓	Berry et al., 2004; Dos S Vieira et al., 2005; Foss et al., 2012; Harr et al., 2008; Onodera et al., 1997; Stewart and Falconer, 2008; Paerl and Otten, 2013
<i>Microcystis</i>		✓						✓			Botes et al., 1982; Graham et al., 2010; Jacoby and Kann, 2007; Miller et al., 2010; Oberholster et al., 2006; Pilotto et al., 1997; Ueno et al., 1996; Vezie et al., 1998; Graham et al., 2008
<i>Nodularia</i>		✓	✓					✓			Carmichael et al., 1988; McGregor et al., 2012; Pilotto et al., 1997; Graham et al., 2008
<i>Nostoc</i>		✓						✓			Mohamed et al., 2006; Sivonen and Carmichael, 1990; Sivonen et al., 1992; Paerl and Otten, 2013
<i>Oscillatoria (Planktothrix)</i>	✓	✓		✓	✓		✓	✓		✓	Brittain et al., 2000; Carmichael and Li, 2006; Graham et al., 2010; Jacoby and Kann, 2007; Luukkainen et al., 1993; Mazmouz et al., 2010; Mez et al., 1997; Sivonen et al., 1989; Graham et al., 2008
<i>Phormidium</i>	✓	✓		✓	✓			✓			Borges et al., 2015; Guggler et al., 2005; Harland et al., 2013; Izaguirre et al., 2007; Mez et al., 1997; Mohamed et al., 2006; Skulberg et al., 1992; Smith, 2012
<i>Planktolyngbya</i>					✓		✓				Graham et al., 2010
<i>Prochlorococcus</i>								✓			Paerl and Otten, 2013
<i>Pseudanabaena</i>		✓		✓							Graham et al., 2010
<i>Raphidiopsis</i>	✓			✓	✓						Graham et al., 2008; Otten and Paerl, 2015
<i>Rivularia</i>		✓									Aboal et al., 2005
<i>Schizothrix</i>				✓						✓	Sivonen and Jones, 1999; Paerl and Otten, 2013
<i>Scytonema</i>					✓			✓			Smith et al., 2011; Otten and Paerl, 2013
<i>Synechococcus</i>		✓						✓			Carmichael and Li, 2006; Graham et al., 2008
<i>Synechocystis</i>		✓						✓			Graham et al., 2008
<i>Trichodesmium</i>								✓			Paerl and Otten, 2013
<i>Tychonema</i>				✓							Shams et al., 2015
<i>Umezakia</i>	✓										Paerl and Otten, 2013
<i>Woronichinia</i>		✓		✓							Oberholster et al., 2006; Paerl and Otten, 2013

CYL = cylindrospermopsin MC = microcystin NOD = nodularin ATX = anatoxin-a and homoanatoxin SAX = saxitoxin and decarbamoylsaxitoxin NEO = neosaxitoxins BMAA = β-N-methylamino-L-alanine LYN = lyngbyatoxin-a DAT = debromoaplysiatoxin APL = aplysiatoxin

Source: SWAMP HAB Field Guide

## Location

While it affects Clear Lake as a whole, cyanobacteria also affects the shoreline of Lakeport that abuts Clear Lake. No other locations of the City are physically affected. While only the shoreline of the Lake is physically affected, the economic extent of cyanobacterial blooms affect the whole of the City. Tourism from Clear Lake is a major driver of revenue for the City. Homes along the Lake also account for portions of the tax base for the City. Cyanobacterial blooms threaten both the tourism industry and the value of homes along the Lake. In addition, cyanobacterial blooms in the Lake affect the water intake systems where the water treatment plants draw from.

## Extent

There is not established scientific scale for cyanobacteria blooms, outside of the toxicity of the water in Clear Lake. Magnitude is measured in terms of the amount of cyanobacteria blooming in Clear Lake at any given time, and their associated toxin level. The speed on onset and duration are determined by atmospheric and Clear Lake conditions. Speed of onset can be short, and duration can be long.

## Past Occurrences

### Disaster Declaration History

There have been no federal or state disaster declarations from aquatic biological hazards.

### NCDC Events

The NCDC does not track aquatic biologic hazards.

### Hazard Mitigation Planning Committee Events

The HMCP has noted a study that showed that Clear Lake has been a shallow, productive system, essentially similar to the modern Lake since the end of the Pleistocene Period – about 10,000 years ago. University of California Davis researchers found records of algae blooms as far back as 1873, well before the surrounding watersheds were seriously altered.

In 2009, Clear Lake experienced a heavy bloom of cyanobacteria, primarily *Lyngbya*. Data suggest that these visible blooms were most concentrated at the southern end of the lake where prevailing winds and geographic conditions support the accumulation algae mats. A similar bloom again occurred in 2010. In 2010, researchers from the University of California, Santa Cruz performed a series of toxicity investigations regarding the cyanobacteria in Clear Lake. During their 2010 sampling events, researchers noted that algal blooms were dominated by *Nitzschia*, *Melosira*, *Phormidium cincinnatum*, *Oocystis*, *Anabaena spiroides* and *Microcystis aeruginosa*. Potentially harmful cyanobacteria that were found included: *Aphanizomenon*, *Microcystis aeruginosa*, *Anabaena spiroides*, and *Lyngbya cincinnati* (also known as *Phormidium cincinnatum*) during the summer. The two dominant “mat-forming” cyanobacteria found in their study were *Lyngbya cincinnati* and *Anabaena spiroides*. They concluded that the Lake does not appear to have significant recreational risks to toxin exposures, but that the levels of the microcystins (a toxin to humans) would require further investigation.

From June to October 2011, UC Santa Cruz provided research and prepared the *Harmful Cyanobacteria Blooms and Their Toxins in Clear Lake and The Sacramento-San Joaquin Delta* (California) report as part of the California State Water Resources Control Board (SWRCB) SWAMP. This state funded research had specific objectives to address including:

- Monitor monthly discrete and continuous sampling stations located in critical habitats of the Sacramento-San Joaquin Delta and in each arm of Clear Lake in order to:
  - ✓ Perform an assessment of the toxicity of the cyanobacteria growing in Clear Lake and the Sacramento-San Joaquin Delta.
  - ✓ Identify and enumerate harmful cyanobacteria in these two systems using traditional microscopy and molecular methods.
- Provide a better understanding of the mechanisms underlying the source, occurrence and toxicity levels of harmful cyanobacteria in these systems.
- Investigate possible algae-related symptoms by Lake County residents, domestic animals and wildlife (Lake County Department of Health).
- Serve as a source of information that will direct and promote actions to improve water quality and enhance other monitoring programs.

Some highlights provided in the conclusions of the *Harmful Cyanobacteria Blooms and Their Toxins in Clear Lake and The Sacramento-San Joaquin Delta* report recommend taking into account the biological influence of translocation of nutrients between sediment and the water column, preventing or reducing *G. echinulata* at the sediment level rather than the water column to help prevent blooms, examination of internal nutrient cycling of nitrogen and phosphorus. Because there are toxins associated with blue-green algae, utilities can be affected in the future with more taste and odor issues. A possible remedy to the severe water quality issues introduced by blue-green algae near intakes could be to install a dual intake system with a switch or automation that allows for one intake to shut off and the other to turn by a limiting detection limit (e.g. pH) or another treatment factor.

The Big Valley Band of Pomo Indians began a cyanobacteria and cyanotoxin monitoring program on Clear Lake in 2014 with another shoreline Tribe, Elem Indian Colony. Together the two Tribes' Environmental Departments have collaborated with equipment, resources and time to test the water for toxins produced by cyanobacteria. Data from these monitoring programs from 2014 to 2018 is shown on Figure 4-22.



**Figure 4-22 Clear Lake Cyanotoxin Monitoring Sites – Exceedance of Microcystin Threshold for Potential Health Risks 2014 to 2018**

SAMPLING SITE ID	ARM OF LAKE	PERCENTAGE OF TIMES SITE EXCEEDED 0.8 µg/L EACH YEAR (PUBLIC NOTIFICATION THRESHOLD FOR MICROCYSTIN)					HIGHEST MICROCYSTIN LEVEL RECORDED AT EACH SITE EACH YEAR *				
		2014	2015	2016	2017	2018	2014	2015	2016	2017	2018
BVCL6	U	17%, n=6	0%, n=20	0%, n=9	0%, n=8	0%, n=11	1.2	ND	0.14	0.21	ND
CLV7	U	86%, n=7	0%, n=13	0%, n=9	13%, n=8	9%, n=11	105	ND	0.34	3.5	13
M4	U	33%, n=6	0%, n=14	not sampled	not sampled	not sampled	8.3	ND	not sampled	not sampled	not sampled
LPTNT	U	83%, n=6	0%, n=12	0%, n=9	0%, n=8	0%, n=11	877.6	ND	0.17	0.14	ND
RODS	U	not sampled	0%, n=12	0%, n=9	0%, n=8	0%, n=9	not sampled	ND	0.15	0.11	ND
CP	U	not sampled	0%, n=11	0%, n=9	0%, n=9	11%, n=9	not sampled	ND	0.16	ND	2.9
LS	U	not sampled	0%, n=11	0%, n=9	not sampled	not sampled	not sampled	Trace	0.11	not sampled	not sampled
LS2	U	not sampled	not sampled	not sampled	0%, n=3	0%, n=10	not sampled	not sampled	not sampled	0.12	0.11
LUC01	U	67%, n=6	0%, n=13	0%, n=9	0%, n=8	0%, n=11	13	ND	0.14	ND	ND
HB	U	not sampled	0%, n=9	0%, n=8	0%, n=8	0%, n=10	not sampled	Trace	0.12	0.35	0.16
KP01	U	not sampled	0%, n=12	0%, n=9	0%, n=8	11%, n=9	not sampled	ND	0.15	0.34	4
ELEM01	O	50%, n=4	29%, n=14	not sampled	0%, n=7	27%, n=11	4.4	18.7	not sampled	0.38	4.9
SBMMELO1	O	100%, n=7	20%, n=10	0%, n=9	25%, n=8	10%, n=10	5,311.70	278	0.67	2.4	4,880
CLOAKS01	O	100%, n=7	31%, n=16	0%, n=9	13%, n=8	20%, n=10	16,920	21	0.16	46.00	480
GH	O	not sampled	not sampled	not sampled	0%, n=6	0%, n=10	not sampled	not sampled	not sampled	0.2	0.13
BP	L	not sampled	27%, n=11	0%, n=9	13%, n=8	0%, n=11	not sampled	9.4	0.16	1.3	0.36
RP	L	not sampled	33%, n=10	0%, n=9	13%, n=8	17%, n=6	not sampled	134	0.13	1.2	25
SHADY01	L	not sampled	40%, n=10	0%, n=9	0%, n=8	27%, n=11	not sampled	36.1	0.34	0.39	8.7
RED01	L	not sampled	33%, n=12	0%, n=9	0%, n=8	20%, n=10	not sampled	65.5	0.28	0.44	24
AP01	L	100%, n=9	41%, n=17	0%, n=9	0%, n=9	9%, n=11	769.2	10,162	0.21	0.52	230
JB	L	not sampled	not sampled	0%, n=9	0%, n=8	not sampled	not sampled	not sampled	0.19	0.34	not sampled

n = number of times sampled

\* = in µg/L

Big Valley Rancheria EPA and Elem Indian Colony EPA 2014 to 2018 Health Threshold Exceedances  
<https://www.bvrancheria.com/clearlakecyanotoxins>

Source: Big Valley Rancheria EPA and Elem Indian Colony EPA

## Likelihood of Future Occurrences

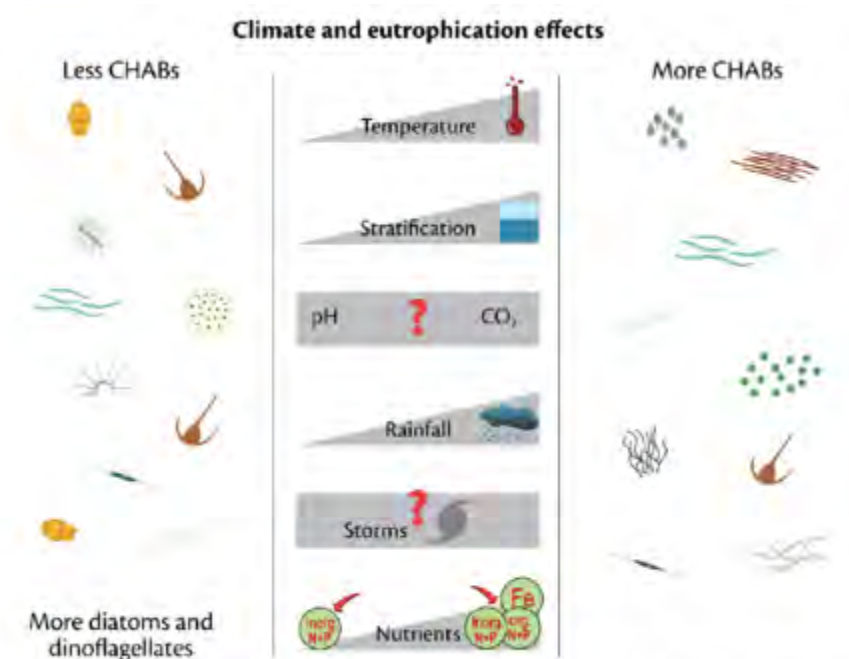
**Highly Likely** – Cyanobacterial bloom is an annual event in Clear Lake. The severity of it varies by year. Biologists predict that this phenomenon is likely to recur for an unknown period of time. Although a research project has demonstrated only low levels of cyanotoxins to date, the risk for toxin production in algal blooms is known to vary widely with time and location.

## Climate Change and Cyanobacterial Bloom

The Climate Institute notes that climate change affects cyanobacterial blooms. This can be seen in Figure 4-23. Climate change contributes to excess cyanobacteria blooms by creating ideal conditions for cyanobacteria to grow. Cyanobacteria thrive in warm waters: as global temperatures rise, so too does global water temperatures. Cyanobacteria not only grow more rapidly in warm water from increased temperatures, but warmer waters also make it more difficult for water to mix, meaning the surface of the water remains much warmer than the rest of the body of water—and cyanobacteria grow more successfully on the surface. This is also disadvantageous because growing a thick cover on the surface of the water means that this photosynthetic organism can absorb sunlight easily, and grow even more rapidly.



**Figure 4-23** *Climate Change and Cyanobacterial Bloom*



**Fig. 2.** Eutrophication and potential effects of climate change on Cyanobacterial Harmful Algal blooms (CHAB) abundance

Source: Climate Institute

Furthermore, increasing concentrations of atmospheric carbon dioxide are also favorable to the growth of cyanobacteria. The combination of warmer water temperatures and carbon dioxide absorption further creates perfect conditions for cyanobacteria growth and blooms.

A change in climate also affects precipitation rates and patterns. According to NASA, “Rising temperatures will intensify the Earth’s water cycle, increasing evaporation. Increased evaporation will result in more storms, but also contribute to drying over some land areas.” This poses a problem when increased rainfall and storms causes more frequent nutrient pollution. Thus, fertilization of arable land, sewage discharging, industrial effluents, use of detergents, extensive livestock farming are some of the activities that are responsible for the anthropogenic input of nutrients.

#### 4.2.7. Aquatic Biological Hazards: Quagga Mussels

##### *Hazard/Problem Description*

Clear Lake supports considerable growth of vascular aquatic plants. These include native species, and in the past, have included the exotic invasive Hydrilla, which formed mats so dense as to be unsuitable even for fish habitat. The lake is heavily used for recreational boating and supports sport fishing year around. Native fish have been largely replaced by introduced warm-water species, notably black bass, catfish, carp, and largemouth bass. Clear Lake is the source of drinking water for more than 45,000 community residents. The Lake is also home to many bass tournaments because of its prize fishing, and residents and tourists alike enjoy various forms of boating and recreation on the lake.

Quagga and zebra mussels are an invasive species of the same genus, *Dreissena*. The two species appear similar and can be mistaken for the other. These mussels are native to Eurasia and have spread across the United States. They have the ability to multiply rapidly and have no natural predator in the United States. When established in a waterbody the mussels become an ecological and economical threat. They can remove food and nutrients necessary for other species, clog pipes, damage boat motors. Quagga and zebra mussels are the size of a thumbnail (see Figure 4-24).

The introduction of quagga mussels (often referred to as Dreissenids) to the Pacific Southwest Region brings the potential to extend devastating impacts into a geographical area already challenged with water-related problems.

*Figure 4-24 Quagga and Zebra Mussels*



Source: US Fish and Wildlife Service

Zebra mussels are an invasive species first recognized in Lake St. Clair, near Detroit, Michigan, in 1988; shortly thereafter, the quagga mussel was identified. Since then, the Quagga mussel has rapidly spread across much of the western United States and in 2007 was detected at Lake Mead in Nevada. Later surveys found Quagga mussels in Lake Mohave in Nevada, Lake Havasu in Arizona, and the Colorado River Aqueduct System which serves Southern California. In California the first confirmed find of zebra mussels occurred at San Justo Lake in 2008. These mussels have the ability to survive for a number of days on land by their ability to retain moisture. As a result, there is concern these mussels can spread into Clear Lake by transportation on recreational boats. The mussels reproduce quickly, disrupting the ecosystem, and have the potential to clog drinking water intakes and motorboat engines, and litter beaches with jagged, foul smelling shells. Figure 4-25 is an example of mussels clogging a pipe.

*Figure 4-25 Mussels Clogging a Pipe*



Source: Don Schloesser, USGS, Biological Resources Division

### Location

It should be noted that there have been no quagga or zebra mussels found in Clear Lake. If they were to be found, quagga mussels would affect the whole of Clear Lake. In the City, quagga mussels would affect the shoreline of Lakeport that abuts Clear Lake, as well as the location of the intake pipes for the water treatment plant. No other locations of the City would physically be affected. While only the shoreline of the Lake is physically affected, the economic extent of quagga would affect the whole of the City. Tourism from Clear Lake is a major driver of revenue for the City. Homes along the Lake also account for portions of the tax base for the City. A quagga mussel infestation threatens both the tourism industry and the value of homes within the City.

### Extent

There is not established scientific scale for quagga mussels. Magnitude is measured by the presence and counts of mussels in the Lake. No quagga or zebra mussels have been found to date. Speed of onset can be short, as it takes only carelessness by a boater to introduce the mussel into Clear Lake. The duration of quagga mussel infestation is long. The whole of Clear Lake could be affected by these mussels.

### Past Occurrences

#### Disaster Declaration History

There have been no federal or state disaster declarations from aquatic biological hazards.

#### NCDC Events

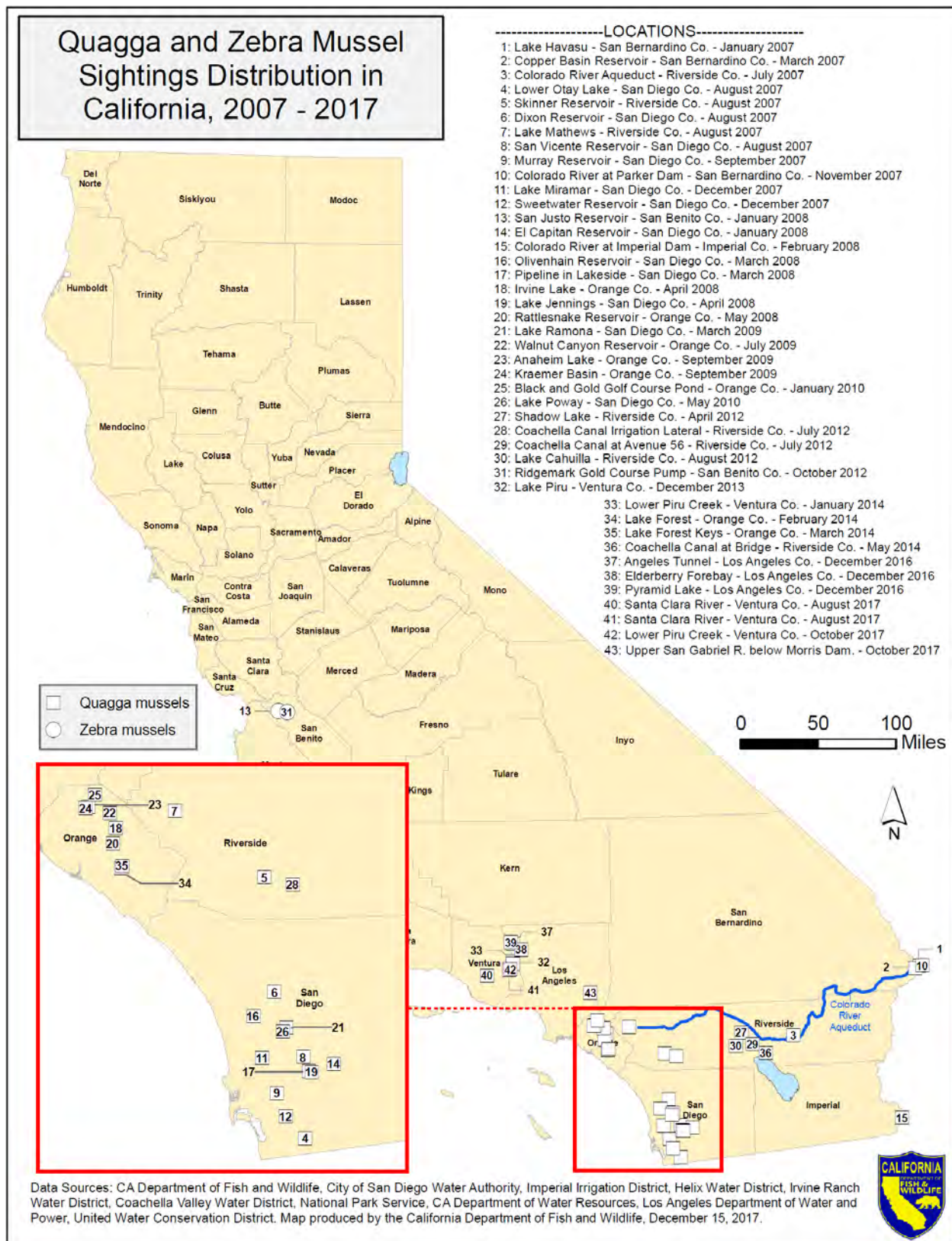
The NCDC does not track aquatic biologic hazards.

#### Hazard Mitigation Planning Committee Events

There have been no past occurrences of these mussels in the County, according to the HMPC. Figure 4-26 illustrates the quagga and zebra mussel sightings in California as of 2017. Most of the mussel sightings are

in Southern California. No mussel sightings have been officially detected in Clear Lake. The nearest known infected body of water to Clear Lake was reported in 2008 in the San Justo Lake located in San Benito County, about three miles southwest of Hollister. According to Lake County Water Resources Department and Lake County Special Districts, quagga and zebra mussels loom as potential problems in Clear Lake.

Figure 4-26 Quagga and Zebra Mussel Sightings in California 2007 to 2017



Source: California Department of Fish and Wildlife



### *Likelihood of Future Occurrences*

**Likely** – The use of motorboats and registered watercraft can inadvertently lead to the spread of invasive mussels. Quagga and/or zebra mussels can enter into Clear Lake through transport on visiting or local watercraft. Should these mussels become established in Clear Lake, they would represent a potentially significant cost to water utilities as they have to similar water districts across the nation. If these mussels infect Clear Lake, there will be an increased risk of contaminating waterbodies downstream similar to how the Colorado River served as a carrier to Southern California. According to the 100<sup>th</sup> Meridian Initiative no practical technologies or biocides are available to remove these mussels once entered into a water body. As a result, preventing infected boats from entering Clear Lake appears to be the only countermeasure. However, any proposed countermeasures to prevent contaminated boats or restricting boat use from entering Clear Lake could affect the local economy and as a result should be considered carefully.

### *Climate Change and Quagga Mussels*

A report by the USDA from Cornell University research note that quagga mussels are usually restricted to the bottom of the lake and therefore depend on sedimentation and water circulation to access food. Water circulation is in turn affected by the morphometry of lakes and by temperature increases associated with climate change. These two drivers of ecological change (invasive mussels and climate change) will interact, but the degree of interactions and the magnitude of ecological change to the lakes will depend on the morphometry of the lake. Therefore, ecological forecasting requires consideration of both lake physics and lake biology. Climate change will likely affect quagga mussel proliferation, if they ever enter Clear Lake.

#### **4.2.8. Climate Change**

##### *Hazard/Problem Description*

Climate change is the distinct change in measures of weather patterns over a long period of time, ranging from decades to millions of years. More specifically, it may be a change in average weather conditions such as temperature, rainfall, snow, ocean and atmospheric circulation, or in the distribution of weather around the average. While the Earth’s climate has cycled over its 4.5-billion-year age, these natural cycles have taken place gradually over millennia, and the Holocene, the most recent epoch in which human civilization developed, has been characterized by a highly stable climate – until recently.

This LHMP is concerned with human-induced climate change that has been rapidly warming the Earth at rates unprecedented in the last 1,000 years. Since industrialization began in the 19th century, the burning of fossil fuels (coal, oil, and natural gas) at escalating quantities has released vast amounts of carbon dioxide and other greenhouse gases responsible for trapping heat in the atmosphere, increasing the average temperature of the Earth. Secondary impacts include changes in precipitation patterns, the global water cycle, melting glaciers and ice caps, and rising sea levels. According to the Intergovernmental Panel on Climate Change (IPCC), climate change will “increase the likelihood of severe, pervasive and irreversible impacts for people and ecosystems” if unchecked.

Through changes to oceanic and atmospheric circulation cycles and increasing heat, climate change affects weather systems around the world. Climate change increases the likelihood and exacerbates the severity

of extreme weather – more frequent or intense storms, floods, droughts, and heat waves. Consequences for human society include loss of life and injury, damaged infrastructure, long-term health effects, loss of agricultural crops, disrupted transport and freight, and more. Climate change is not a discrete event but a long-term hazard, the effects of which communities are already experiencing.

Climate change adaptation is a key priority of the State of California. The 2018 State of California Multi-Hazard Mitigation Plan stated that climate change is already affecting California. Sea levels have risen by as much as seven inches along the California coast over the last century, increasing erosion and pressure on the state’s infrastructure, water supplies, and natural resources. The State has also seen increased average temperatures, more extreme hot days, fewer cold nights, a lengthening of the growing season, shifts in the water cycle with less winter precipitation falling as snow, and earlier runoff of both snowmelt and rainwater in the year. In addition to changes in average temperatures, sea level, and precipitation patterns, the intensity of extreme weather events is also changing.

In Lakeport, the HMPC noted that each year it seems to get a bit warmer and snow in the County seems to start at higher levels. It was also noted that 2017 was one of the wettest years ever. California’s Adaptation Planning Guide: Understanding Regional Characteristics has divided California into 11 different regions based on political boundaries, projected climate impacts, existing environmental setting, socioeconomic factors and regional designations. Lake County and the City of Lakeport falls within the North Coast Region characterized as a sparsely settled region where the region’s economy is primarily tourism and agriculturally based. In addition, the North Coast is home to sandy beaches and several estuaries that support rich biodiversity. Due to varied terrain, it is also home to several microclimates and distinct ecosystems. Table 4-16 provides a summary of Cal-Adapt Climate Projections for the North Coast Region.

*Table 4-16 Lake County – Cal Adapt Climate Projections*

Effect	Ranges
Temperature Change, 1990-2100	January increase in average temperatures: 2°F by 2050 and up to 5°F by 2100. July increase in average temperatures: 3°F by 2050 and up to 6°F by 2100 (Modeled average temperatures; high emissions scenario)
Precipitation	Annual precipitation varies by location with a subtle decrease throughout the century in most areas. Areas of heavy rainfall (80 inches or more) are projected to lose 5 to 7 inches by 2050 and 11 to 15 inches by the end of the century. Slightly drier places are projected to see a decrease of around 3 to 4 inches by 2050 and 6 inches of precipitation by 2100. (Community Climate System Model 3 (CCSM3) climate model; high carbon emissions scenario)
Heat wave	Heat wave is defined as five consecutive days over 68°F over most of the coastal areas and as high as 93°F in some inland areas to the south. Little change is expected by 2050 with possibly one to three more heat waves projected in region. By 2100, projected heat waves are more variable. Along much of the coast eight to 15 more heat waves than currently occur are projected. Inland it is variable, but generally lower, between two and eight more waves per year.
Snowpack	March snow levels in the eastern, higher-elevation portion of the region will drop to almost zero by the 2090s, a decrease of 2 to 10 inches from 2010 levels. In areas with more snow, 3 to 5 inches of reduction will occur by 2050. In areas with currently little snow (<3 inches), the snowpack is projected to be near zero by 2050. (CCSM3 climate model; high carbon emissions scenario)
Wildfire	Substantial increase in fire risk is expected throughout the region. Modest increases in area burned are projected for 2050. By 2100, the projected frequency increases dramatically. Lake County is projected to have up to 2.5 times greater wildfire frequency. (Geophysical Fluid Dynamics Laboratory (GFDL) climate model; high carbon emissions scenario)

Source: Cal-Adapt

## Location

Climate change is a global phenomenon. It is expected to affect the whole of the City, Lake County, and State of California.

## Extent

There is no scale to measure the extent of climate change. Climate change exacerbates other hazards, such as drought, extreme heat, flooding, wildfire, and others. The speed of onset of climate change is very slow. The duration of climate change is not yet known, but is feared to be tens to hundreds of years.

## *Past Occurrences*

### Disaster Declaration History

Climate change has never been directly linked to any declared disasters, as shown in Table 4-3.

### NCDC Events

The NCDC does not track climate change events.

### Hazard Mitigation Planning Committee Events

While the HMPC noted that climate change is of concern, no specific impacts of climate change could be recalled. HMPC members noted that the strength of storms does seem to be increasing and the temperatures seem to be getting hotter.

## *Likelihood of Future Occurrence*

**Likely** – Climate change is virtually certain to continue without immediate and effective global action. According to NASA, 2017 was on track to be one of the hottest years on record, and 15 of the 17 hottest years ever have occurred since 2000. Without significant global action to reduce greenhouse gas emissions, the IPCC concludes in its Fifth Assessment Synthesis Report (2014) that average global temperatures are likely to exceed 1.5 C by the end of the 21st century, with consequences for people, assets, economies and ecosystems, including risks from heat stress, storms and extreme precipitation, inland and coastal flooding, landslides, air pollution, drought, water scarcity, sea level rise and storm surges.

## Climate Scenarios

The United Nations IPCC developed several greenhouse gas (GHG) emissions scenarios based on differing sets of assumptions about future economic growth, population growth, fossil fuel use, and other factors. The emissions scenarios range from “business-as-usual” (i.e., minimal change in the current emissions trends) to more progressive (i.e., international leaders implement aggressive emissions reductions policies). Each of these scenarios leads to a corresponding GHG concentration, which is then used in climate models to examine how the climate may react to varying levels of GHGs. Climate researchers use many global climate models to assess the potential changes in climate due to increased GHGs.



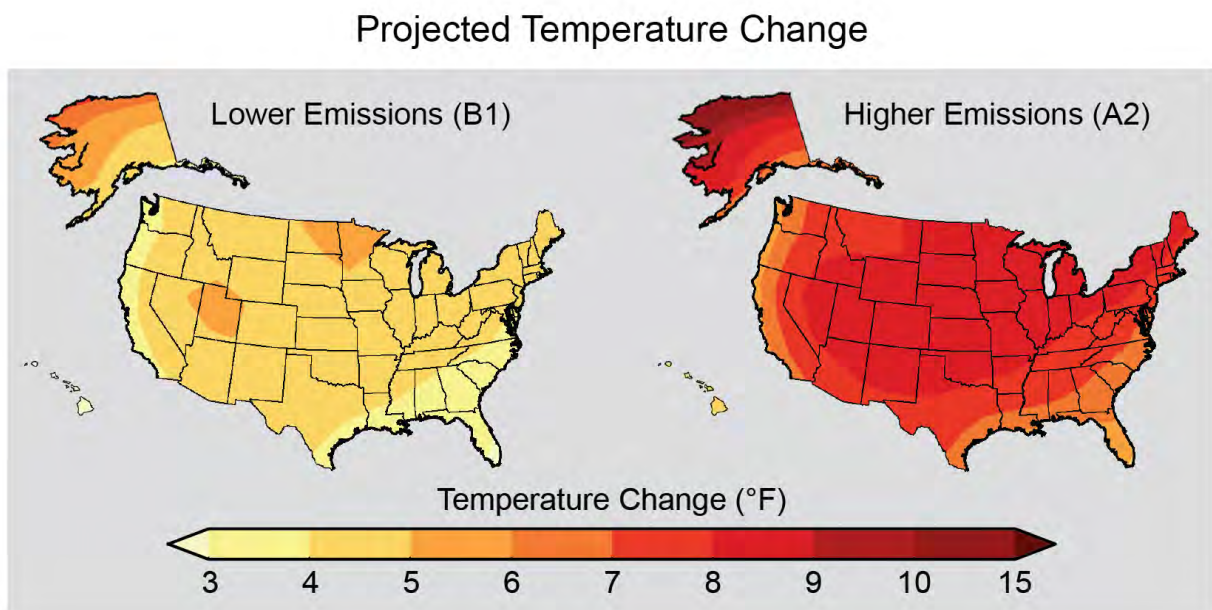
## Key Uncertainties Associated with Climate Projections

- Climate projections and impacts, like other types of research about future conditions, are characterized by uncertainty. Climate projection uncertainties include but are not limited to:
  - ✓ Levels of future greenhouse gas concentrations and other radiatively important gases and aerosols,
  - ✓ Sensitivity of the climate system to greenhouse gas concentrations and other radiatively important gases and aerosols,
  - ✓ Inherent climate variability, and
  - ✓ Changes in local physical processes (such as afternoon sea breezes) that are not captured by global climate models.

Even though precise quantitative climate projections at the local scale are characterized by uncertainties, the information provided can help identify the potential risks associated with climate variability/climate change and support long term mitigation and adaptation planning.

Maps show projected change in average surface air temperature in the later part of this century (2071-2099) relative to the later part of the last century (1970-1999) under a scenario that assumes substantial reductions in heat trapping gases and a higher emissions scenario that assumes continued increases in global emissions. These are shown in Figure 4-27.

*Figure 4-27 Projected Temperature Change – Lower and Higher Emissions Scenario*



Source: National Climate Assessment

According to the California Natural Resource Agency (CNRA), climate change is already affecting California and is projected to continue to do so well into the foreseeable future. Current and projected changes include increased temperatures, sea level rise, a reduced winter snowpack altered precipitation patterns, and more frequent storm events. Over the long term, reducing greenhouse gases can help make these changes less severe, but the changes cannot be avoided entirely. Unavoidable climate impacts can

result in a variety of secondary consequences including detrimental impacts on human health and safety, economic continuity, ecosystem integrity and provision of basic services.

The CNRA's 2014 CAS delineated how climate change may impact and exacerbate natural hazards in the future, including wildfires, extreme heat, floods, and drought.:

- Climate change is expected to lead to increases in the frequency, intensity, and duration of extreme heat events and heat waves in Lakeport and the rest of California, which are likely to increase the risk of mortality and morbidity due to heat-related illness and exacerbation of existing chronic health conditions. Those most at risk and vulnerable to climate-related illness are the elderly, individuals with chronic conditions such as heart and lung disease, diabetes, and mental illnesses, infants, the socially or economically disadvantaged, and those who work outdoors.
- Higher temperatures will melt the Sierra snowpack earlier and drive the snowline higher, resulting in less snowpack to supply water to California users.
- Droughts are likely to become more frequent and persistent in the 21st century.
- Intense rainfall events, periodically ones with larger than historical runoff, will continue to affect California with more frequent and/or more extensive flooding.
- Storms and snowmelt may coincide and produce higher winter runoff from the landward side, while accelerating sea-level rise will produce higher storm surges during coastal storms. Together, these changes may increase the probability of floods and levee and dam failures, along with creating issues related to saltwater intrusion.
- Warmer weather, reduced snowpack, and earlier snowmelt can be expected to increase wildfire through fuel hazards and ignition risks. These changes can also increase plant moisture stress and insect populations, both of which affect forest health and reduce forest resilience to wildfires. An increase in wildfire intensity and extent will increase public safety risks, property damage, fire suppression and emergency response costs to government, watershed and water quality impacts, vegetation conversions and habitat fragmentation.

#### 4.2.9. Dam Failure

##### *Hazard/Problem Description*

Dams are manmade structures built for a variety of uses including flood protection, power generation, agriculture, water supply, and recreation. When dams are constructed for flood protection, they are usually engineered to withstand a flood with a computed risk of occurrence. For example, a dam may be designed to contain a flood at a location on a stream that has a certain probability of occurring in any one year. If prolonged periods of rainfall and flooding occur that exceed the design requirements, that structure may be overtopped or fail. Overtopping is the primary cause of earthen dam failure in the United States.

Dam failures can also result from any one or a combination of the following causes:

- Earthquake;
- Inadequate spillway capacity resulting in excess overtopping flows;
- Internal erosion caused by embankment or foundation leakage, or piping or rodent activity;
- Improper design;
- Improper maintenance;

- Negligent operation; and/or
- Failure of upstream dams on the same waterway.

Water released by a failed dam generates tremendous energy and can cause a flood that is catastrophic to life and property. A catastrophic dam failure could challenge local response capabilities and require evacuations to save lives. Impacts to life safety will depend on the warning time and the resources available to notify and evacuate the public. Major loss of life could result as well as potentially catastrophic effects to roads, bridges, and homes. Electric generating facilities and transmission lines could also be damaged and affect life support systems in communities outside the immediate hazard area. Associated water supply, water quality and health concerns could also be an issue. Factors that influence the potential severity of a full or partial dam failure are the amount of water impounded; the density, type, and value of development and infrastructure located downstream; and the speed of failure.

In general, there are three types of dams: concrete arch or hydraulic fill, earth and rockfill, and concrete gravity. Each type of dam has different failure characteristics. A concrete arch or hydraulic fill dam can fail almost instantaneously; the flood wave builds up rapidly to a peak then gradually declines. An earth-rockfill dam fails gradually due to erosion of the breach; a flood wave will build gradually to a peak and then decline until the reservoir is empty. And, a concrete gravity dam can fail instantaneously or gradually with a corresponding buildup and decline of the flood wave.

The California Department of Water Resources (Cal DWR) Division of Safety of Dams has jurisdiction over impoundments that meet certain capacity and height criteria. These are known as jurisdictional dams. Embankments that are less than six feet high and impoundments that can store less than 15 acre-feet are non-jurisdictional. Additionally, dams that are less than 25 feet high can impound up to 50 acre-feet without being jurisdictional. Cal DWR, Division of Safety of Dams assigns hazard ratings to large dams within the State. The following two factors are considered when assigning hazard ratings: existing land use and land use controls (zoning) downstream of the dam. Dams are classified in three categories that identify the potential hazard to life and property:

- **High** hazard indicates that a failure would most probably result in the loss of life
- **Significant** hazard indicates that a failure could result in appreciable property damage
- **Low** hazard indicates that failure would result in only minimal property damage and loss of life is unlikely

## Location

According to data provided by Cal DWR and Cal OES, there are 21 dams in Lake County that were constructed for flood control, storage, treatment impoundments, electrical generation, and recreational purposes. Of the 21 dams, 11 are rated as High Hazard, 4 as Significant Hazard, 6 as Low Hazard. Figure 4-28 identifies the dams in Lake County, which are also shown on Table 4-17.





*Table 4-17 Lake County Dam Inventory*

Name	Owner	Hazard Classification	Dam Type	River/Stream	Structural Height (ft)	Maximum Storage (acre-ft)	EAP
Adobe Creek	Lake County Watershed Protection District	High	Rockfill	Adobe Creek	36	695	Not reported
Allen	Richard and Wendy Reynolds	Significant	Rockfill	Tr Kelsey Cr	33	85	Not reported
Bar X Ranch Reservoir # 2	Heart Consciousness Church	High	Rockfill	Crazy Creek	30	147	Not reported
Bordeaux, Lake	Langtry Farms, LLC	Low	Rockfill	Tr Bucksnot Creek	42	538	Not reported
Bottoms	Middletown Enterprises	High	Rockfill	Tr Helena Creek	47	315	Not reported
Burgundy, Lake	Langtry Farms, LLC	Low	Rockfill	Tr Bucksnot Creek	27	200	Not reported
Cache Creek	Yolo County Flood Control and Water Conservation District	High	Gravity	Cache Creek	35	320,000	Y
Coyote Creek	Hidden Valley Lake Association	High	Rockfill	Coyote Creek	92	3,375	Not reported
Graham	Sue Thomason	Low	Rockfill	Tr Highland Cr	39	62	Not reported
Guenoc Lake	Langtry Farms, LLC	Significant	Rockfill	Bucksnot Creek	50	3,237	Not reported
Highland Creek	Lake County Watershed Protection District	High	Rockfill	Highland Creek	76	3,500	Y
Homestake Tailings	Homestake Mining Company	High	Rockfill	Tr Hunting Cr	171	0.4	Y
Indian Valley	Yolo County Flood Control and Water Conservation District	High	Earth	North Fork Cache Creek	210	261,000	Y
Lake Co San Dist	Lake County Sanitation District	Significant	Rockfill	Tr Burns Val Creek	40	530	Not reported

Name	Owner	Hazard Classification	Dam Type	River/Stream	Structural Height (ft)	Maximum Storage (acre-ft)	EAP
Lake Co San Dist 2	Lake County Sanitation District	High	Rockfill	Tr Lyons Creek	78	870	Not reported
Lakeport	City of Lakeport Municipal Sewer District Number 1	High	Rockfill	Tr Manning Cr	51	650	Not reported
Langtry	Langtry Farms, LLC	Low	Rockfill	Tr Cassidy Creek	50	525	Not reported
Mccreary	Langtry Farms, LLC	Low	Rockfill	Bucksnot Creek	20	2,100	Not reported
Peters	Stephen Cowan	Low	Rockfill	Benmore Creek	33	112	Not reported
Scott	Pacific Gas and Electric Company	High	Gravity	Eel River	135	80,600	Y
Spring Valley	County of Lake	Significant	Rockfill	Wolf Creek	37	325	Not reported

Source: Cal OES, National Performance of Dams Program

\*One acre foot equals 325,000 gallons

## Dams of Concern

Of the 21 dams, only 1 has the possibility to impact the City of Lakeport – the Lakeport Wastewater Treatment Plant Dam.

The Lakeport Wastewater Treatment Plant is located approximately 1 mile southwest of the City of Lakeport. It can be reached from Highway 29/175 intersection. Lakeport Wastewater Treatment Plant Reservoir is an earthen structure. City of Lakeport is the Owner and Operator of the reservoir. Failure of the dam would result in extensive property damage to residential structures and agricultural properties along Linda Lane in Lakeport.

## Extent

Dam failure is a natural disaster from two perspectives. First, the inundation from released waters resulting from dam failure is related to naturally occurring floodwaters. Second, dam failure would most probably happen in consequence of the natural disaster triggering the event. There is no scale with which to measure dam failure, only a scale to measure dam hazards based on size of dam and proximity to development as previously noted – the High, Significant, and Low Hazard classifications. While a dam may fill slowly with runoff from winter storms, a dam break can have a very quick speed of onset. The duration of dam failure is not long – only as long as it takes to empty the reservoir of water the dam held back.

Dam inundation affects discrete areas of the City. As previously mentioned, only the Lakeport Wastewater Treatment Plan Dam would affect the City. The HMPC noted that dam failure is most likely not going to be a total dam failure but likely would be a failure of part of the dam. This extent discussion focuses on a total dam failure, which the HMPC does not think will likely happen. Methodologies for this analysis and maps showing extent can be found in Section 4.3.6. GIS analysis was performed to determine what percentages of the City would be inundated (using Cal OES dam inundation data). 3.4% and 1.9% of all acreage in the City of Lakeport falls in the east breach and north breach dam inundation zones, respectively. This can be seen in Table 4-18.

*Table 4-18 City of Lakeport – Dam Inundation Geographical Extents*

Dam Inundation Area	Total Acres	% of Total Acres
Lakeport Wastewater Treatment Plan Dam – East Breach Scenario	74	3.4%
Lakeport Wastewater Treatment Plan Dam – East Breach Scenario	40	1.9%

Source: Cal OES

## *Past Occurrences*

### Disaster Declaration History

There have been no disasters declarations related to dam failure in Lake County, as shown in Table 4-3.

### NCDC Events

There have been no NCDC dam failure events in Lake County.

### National Performance of Dams Program Events

The National Performance of Dams Program at Stanford University tracks dam failures. A search of the National Performance of Dams Program database showed no past dam failure events in or around Lakeport.

### Hazard Mitigation Planning Team Events

The HMPC that there have been two issues in the past 10 years. One was a near overtopping event, and one was a near miss. The dam did not fail in either event.

- **April 2006:** Severe winter storms and related Clear Lake flooding inundated the City’s sewage collection and storage systems (including the storage reservoir) resulting in an extended release of partially treated wastewater. Documentation of the related Cease and Desist Order from the State of California includes the following:

*The largest of these spills occurred over an 11-day period in April 2006, when an estimated 3.6 to 6.6 million gallons of partially treated wastewater entered Clear Lake. As a result of the spills, four Notices of Violations (NOVs) were issued. The Discharger asserts that the April 2006 spill was due to Clear Lake’s inundation of the Willow Point area, resulting in substantial inflow/infiltration into the collection system.*



*In 2007 the wastewater storage reservoir was expanded at the direction of the California Regional Water Quality Control Board to provide additional capacity. There were no known damages to the Lakeport Dam associated with this event.*

- **March/April 2017:** Seasonal rainfall in 2016/2017 totaled nearly 50 inches in the Lakeport area---much higher than the historical average of around 30 inches. Severe winter rains in early 2017 resulted in significant Clear Lake flooding which led to very high levels at the City's wastewater storage reservoir. Fortunately, there was no overtopping at the reservoir or any related unauthorized release of treated wastewater. The Lakeport Dam did not suffer any known damages during this event; neither did any areas downstream of the dam.

### *Likelihood of Future Occurrences*

**Unlikely** – There have been 2 recorded events of dam failure near miss events in or around Lakeport. Based on past occurrences, it is unlikely a dam failure will occur in the future that would impact the City of Lakeport.

### *Climate Change and Dam Failure*

Normally, increases in both precipitation and heat causing snow melt in areas upstream of dams could increase the potential for dam failure and uncontrolled releases on dams that could affect the City of Lakeport. However, since the dam that affects the City holds wastewater, it is unlikely that climate change will have an effect on the amount of water behind the dam.

## **4.2.10. Drought and Water Shortage**

### *Hazard/Problem Description*

#### *Drought*

Drought is a gradual phenomenon. Although droughts are sometimes characterized as emergencies, they differ from typical emergency events. Most natural disasters, such as floods or forest fires, occur relatively rapidly and afford little time for preparing for disaster response. Droughts occur slowly, over a multi-year period, and it is often not obvious or easy to quantify when a drought begins and ends. Water districts normally require at least a 10-year planning horizon to implement a multiagency improvement project to mitigate the effects of a drought and water supply shortage.

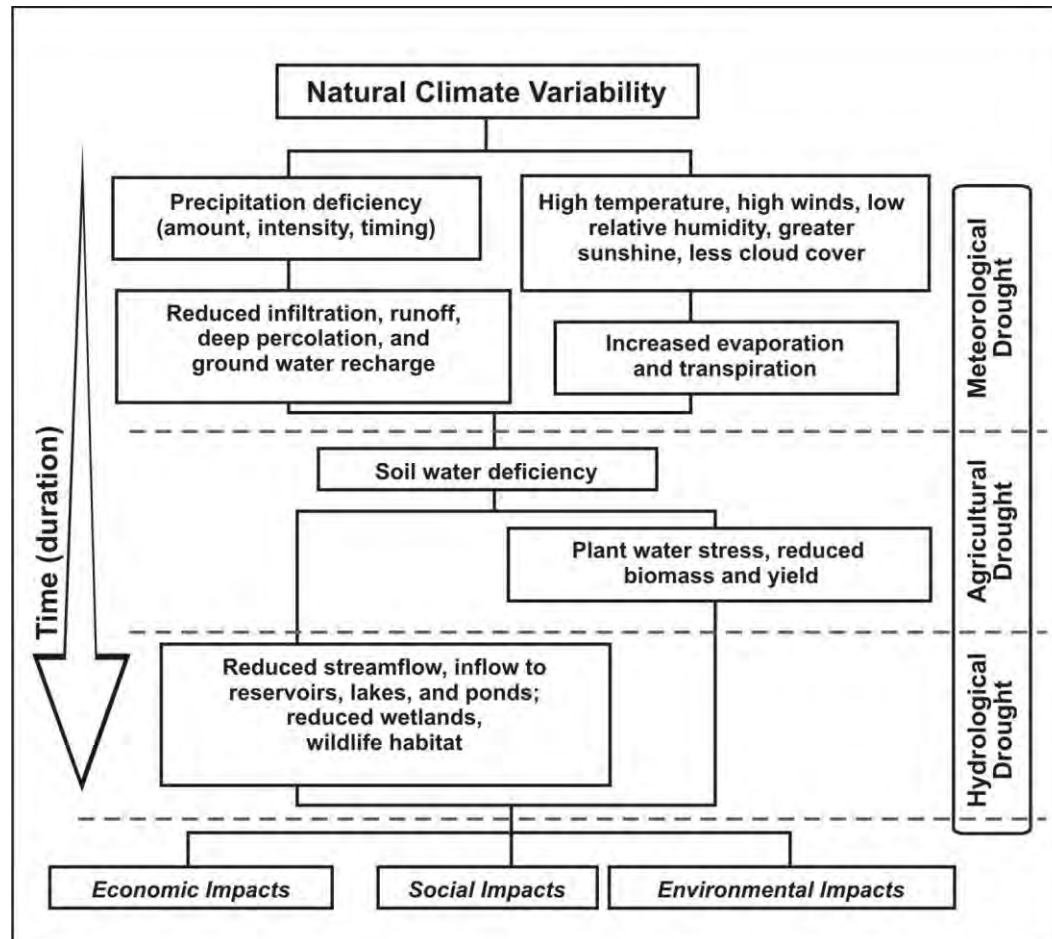
Drought is a complex issue involving (see Figure 4-29) many factors—it occurs when a normal amount of precipitation and snow is not available to satisfy an area's usual water-consuming activities. Drought can often be defined regionally based on its effects:

- **Meteorological drought** is usually defined by a period of below average water supply.
- **Agricultural drought** occurs when there is an inadequate water supply to meet the needs of the state's crops and other agricultural operations such as livestock.
- **Hydrological drought** is defined as deficiencies in surface and subsurface water supplies. It is generally measured as streamflow, snowpack, and as lake, reservoir, and groundwater levels.



- **Socioeconomic drought** occurs when a drought impacts health, well-being, and quality of life, or when a drought starts to have an adverse economic impact on a region.

*Figure 4-29 Causes and Impact of Drought*



Source: National Drought Mitigation Center (NDMC)

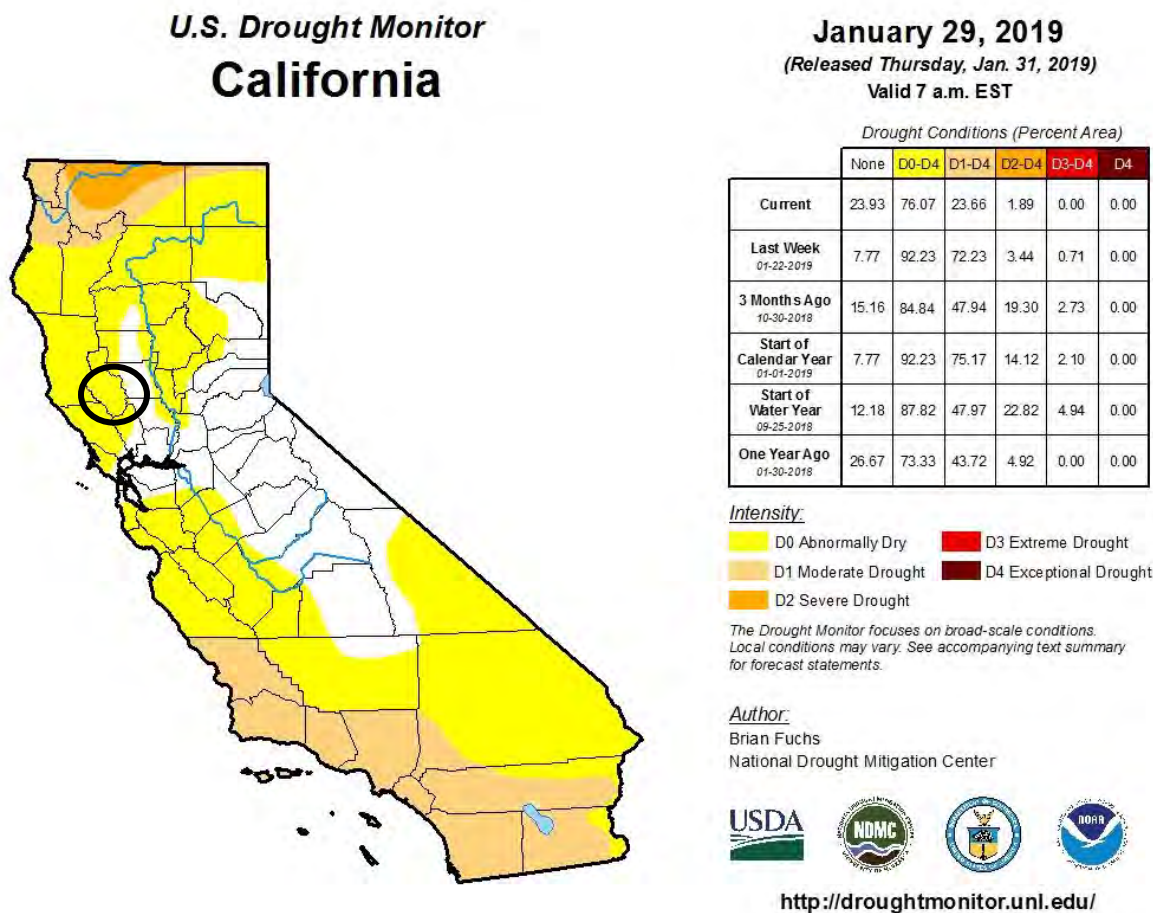
Drought can also cause increased wildfire risk. This is discussed in Section 4.2.15.

Drought impacts are wide-reaching and may be economic, environmental, and/or societal. The most significant impacts associated with drought in the City are those related to water intensive activities such as wildfire protection, municipal usage, commerce, tourism, recreation, and wildlife preservation. Also, during a drought, allocations go down and water costs increase, which results in reduced water availability. Voluntary conservation measures are a normal and ongoing part of system operations and actively implemented during extended droughts. A reduction of electric power generation and water quality deterioration are also potential problems. Drought conditions can also cause soil to compact and not absorb water well, potentially making an area more susceptible to flooding and erosion.

# Location

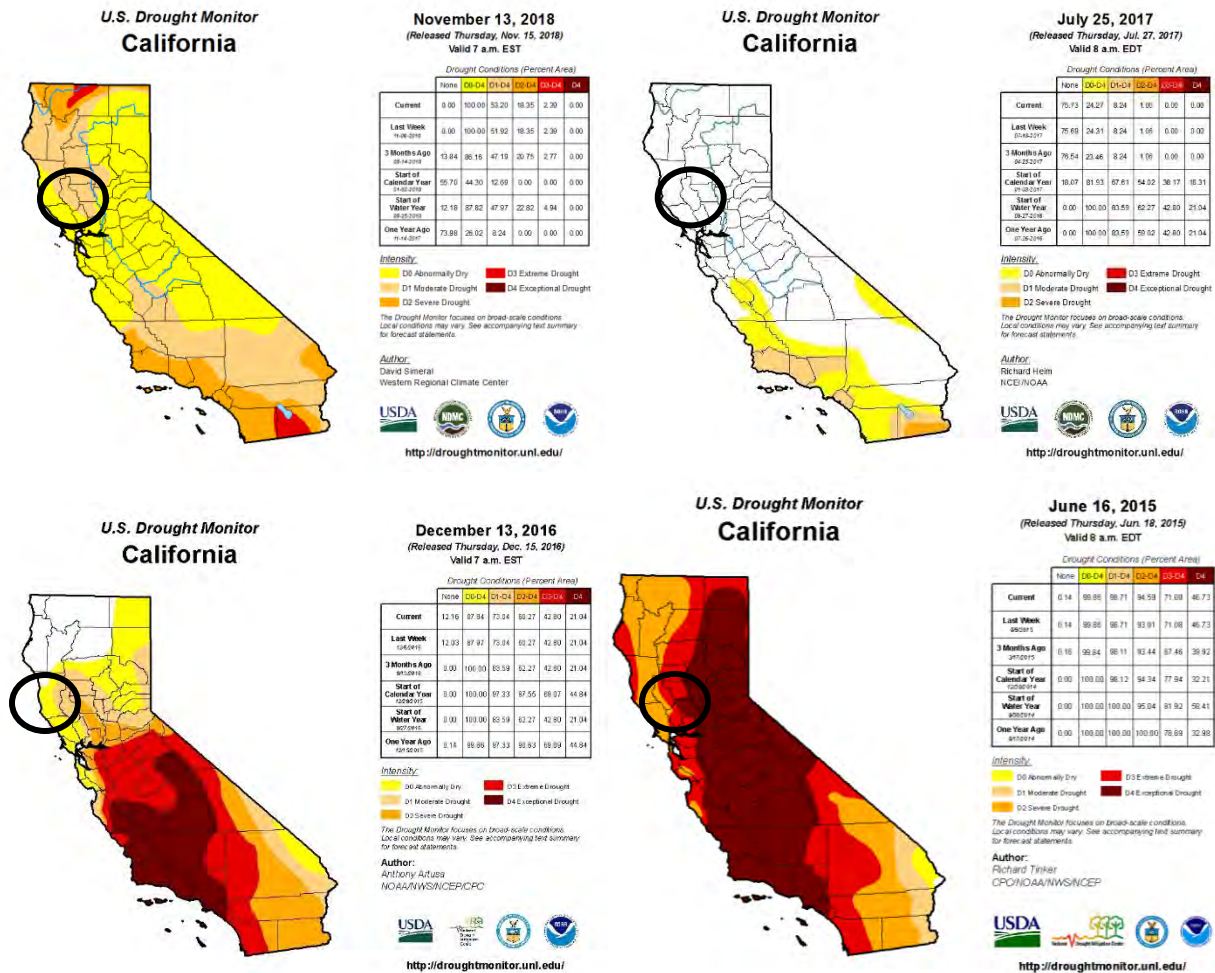
Drought is a regional phenomenon that affects the entire City. Drought in the United States is monitored by the National Integrated Drought Information System (NIDIS). A major component of this portal is the U.S. Drought Monitor. The Drought Monitor concept was developed jointly by the NOAA’s Climate Prediction Center, the NDMC, and the USDA’s Joint Agricultural Weather Facility in the late 1990s as a process that synthesizes multiple indices, outlooks and local impacts, into an assessment that best represents current drought conditions. The final outcome of each Drought Monitor is a consensus of federal, state, and academic scientists who are intimately familiar with the conditions in their respective regions. A snapshot of the drought conditions in California and the Planning Area can be found in Figure 4-30. Snapshots from 2015, 2016, 2017, and 2018 are shown in Figure 4-31.

Figure 4-30 Current Drought Status in the City of Lakeport



Source: US Drought Monitor

Figure 4-31 Previous Drought Status in the City of Lakeport



Source: US Drought Monitor

Cal DWR says the following about drought:

*One dry year does not normally constitute a drought in California. California's extensive system of water supply infrastructure—its reservoirs, groundwater basins, and inter-regional conveyance facilities—mitigates the effect of short-term dry periods for most water users. Defining when a drought begins is a function of drought impacts to water users. Hydrologic conditions constituting a drought for water users in one location may not constitute a drought for water users elsewhere, or for water users having a different water supply. Individual water suppliers may use criteria such as rainfall/runoff, amount of water in storage, or expected supply from a water wholesaler to define their water supply conditions.*

The drought issue in California is further compounded by water rights. Water is a commodity possessed under a variety of legal doctrines. The prioritization of water rights between farming and federally protected fish habitats in California contributes to this issue.

## Extent

As shown on the previous figures, drought is tracked by the US Drought Monitor. The Drought Monitor includes a scale to measure drought intensity:

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)

Drought has a slow onset and long duration. Drought is not initially recognized as a problem because it normally originates in what is considered good weather, which typically includes a dry late spring and summer in Mediterranean climates, such as in California. This is particularly true in Northern California where drought impacts are delayed for most of the population by the wealth of stored surface and ground water. The drought complications normally appear more than a year after a drought begins. The most direct and likely most difficult drought impact to quantify is to local economies, especially agricultural economies. The State has conducted some empirical studies on the economic effects of fallowed lands with regard to water purchased by the State's Water Bank; but these studies do not quantitatively address the situation in Lakeport. It can be assumed, however, that the loss of production in one sector of the economy would affect other sectors. Drought has the potential to affect the entire City.

## Water Shortage

Northern California communities, including Lakeport, generally have sufficient groundwater and surface water supplies to mitigate even the severest droughts of the past century. Many other areas of the State, however, also place demands on these water resources during severe drought. For example, Northern California agencies, including those from Lake County, were major participants in the Governor's Drought Water Bank of 1991, 1992, and 1994. The City of Lakeport 2025 General Plan noted that Lakeport obtains its potable water from Clear Lake and from four wells located in the Planning Area. The HMPC estimated that the wells provide 70% of the water, while surface water provides 30%. Groundwater in the City is easier to treat to potable water standards, which reduces costs both to the water companies and the end users.

Potential sources of contamination of the City's drinking water from agricultural runoff, chemical spills, and groundwater contamination must be prevented. Ongoing monitoring of the quality of potable water supplies for both coliform as well as trace quantities of chemical pollutants must be carried out on a regular basis.

## Location

Since water shortage happens on a regional scale, the entirety of the City is at risk.



## Extent

There is no established scientific scale to measure water shortage. The speed of onset of water shortage tends to be lengthy. The duration of water shortage can vary, depending on the severity of the drought that accompanies it. Factors for extent include the nature, source, and reliability of water. The City has sufficient water supply, which reduces the extent of drought impacts in the City.

## Past Occurrences

### Disaster Declaration History

There have been two state and no federal disaster declarations for Lake County. These are shown on Table 4-19.

*Table 4-19 Lake County – State and Federal Drought Disaster Declarations 1950-2019*

Disaster Type	State Declarations		Federal Declarations	
	Count	Years	Count	Years
Drought	0	–	2	1977, 2014

Source: Cal OES, FEMA

### NCDC Events

There have been 15 NCDC drought events in Lake County. All of these were for the 2014-2016 drought, but no damages, injuries, or losses were reported in the NCDC database. This can be seen in Table 4-20.

*Table 4-20 Lake County NCDC Storm Events 1/1/1996-6/31/2018\**

Event Type	Number of Events	Deaths	Deaths (indirect)	Injuries	Injuries (indirect)	Property Damage	Crop Damage
Drought	15	0	0	0	0	\$0	\$0

Source: NCDC

\*Deaths, injuries, and damages are for the entire event, and may not be exclusive to the County.

### Hazard Mitigation Planning Team Events

Historically, California has experienced multiple severe droughts. According to the DWR, droughts exceeding three years are relatively rare in Northern California, the source of much of the State's developed water supply. The 1929-34 drought established the criteria commonly used in designing storage capacity and yield of large northern California reservoirs. Table 4-21 compares the 1929-34 drought in the Sacramento and San Joaquin Valleys to the 1976-77, 1987-92, and 2007-09 droughts. Figure 4-32 depicts California's Multi-Year Historical Dry Periods, 1850-2000.

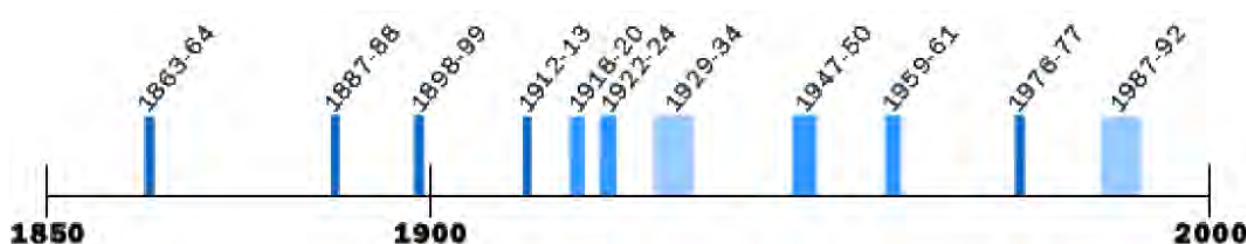
**Table 4-21 Severity of Extreme Droughts in the Sacramento and San Joaquin Valleys**

Drought Period	Sacramento Valley Runoff		San Joaquin Valley Runoff	
	(maf*/yr)	(percent Average 1901-96)	(maf*/yr)	(percent Average 1906-96)
1929-34	9.8	55	3.3	57
1976-77	6.6	37	1.5	26
1987-92	10.0	56	2.8	47
2007-09	11.2	64	3.7	61

Source: California's Drought of 2007-2009, An Overview. State of California Natural Resources Agency, California Department of Water Resources.

\*maf=million acre feet

**Figure 4-32 California's Multi-Year Historical Dry Periods, 1850-2000**

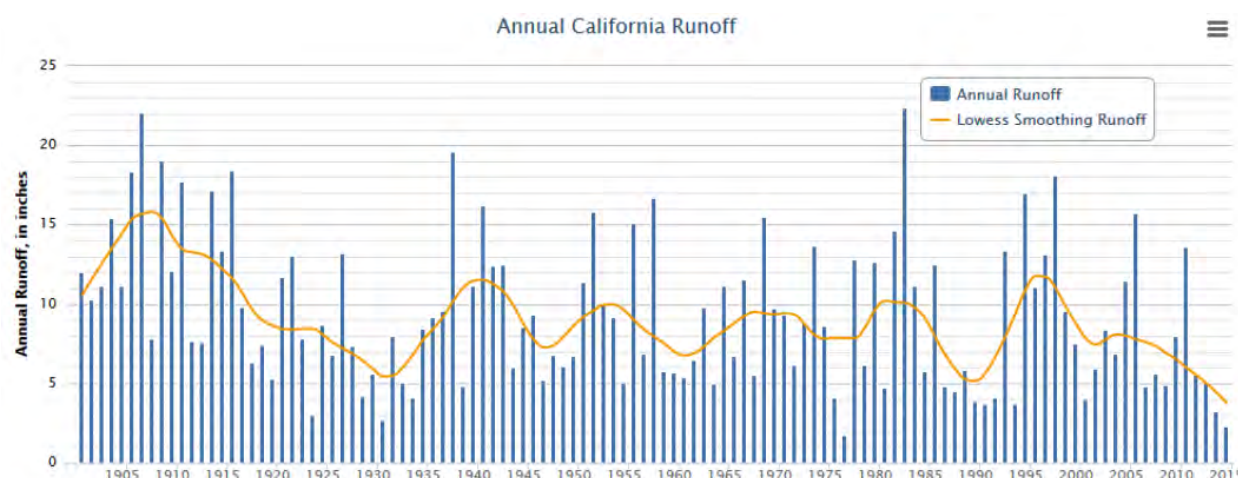


Source: Cal DWR

Notes: Dry periods prior to 1900 estimated from limited data; covers dry periods of statewide or major regional extent

Figure 4-33 depicts runoff for the State from 1900 to 2015. This gives a historical context for the 2014-2015 drought to compare against past droughts.

**Figure 4-33 Annual California Runoff—1900 to 2015**



Source: Cal DWR

The 2018 California State Hazard Mitigation Plan discussed the major droughts from 1900 to 2017. This discussion below appends to the tables and figures above.

### **The 1975-1977 Drought**

From November 1975 through November 1977, California experienced one of its most severe droughts. Although people in many areas of the state are accustomed to very little precipitation during the growing season (April to October), they expect it in the winter. In 1976 and 1977, the winters brought only one-half and one-third of normal precipitation, respectively. Most surface storage reservoirs were substantially drained in 1976, leading to widespread water shortages when 1977 turned out to be even drier. 31 counties were affected, resulting in \$2.67 billion in crop damage. The City noted that the Rumsey Gauge on Clear Lake was at -2. A lack of commercial activity resulted in declined tourism and lost revenue due to this drought.

### **The 1987-1992 Drought**

From 1987 to 1992, California again experienced a serious drought due to low precipitation and run-off levels. The hardest-hit region was the Central Coast, roughly from San Jose to Ventura. In 1988, 45 California counties experienced water shortages that adversely affected about 30 percent of the state's population, much of the dry-farmed agriculture, and over 40 percent of the irrigated agriculture. Fish and wildlife resources suffered, recreational use of lakes and rivers decreased, forestry losses and fires increased, and hydroelectric power production decreased. In February 1991, DWR and Cal OES surveyed drought conditions in all 58 California counties and found five main problems: extremely dry rangeland, irrigated agriculture with severe surface water shortages and falling groundwater levels, widespread rural areas where individual and community supplies were going dry, urban area water rationing at 25 to 50 percent of normal usage, and environmental impacts.

Storage in major reservoirs had dropped to 54 percent of average, the lowest since 1977. The shortages led to stringent water rationing and severe cutbacks in agricultural production, including threats to survival of permanent crops such as trees and vines. Fish and wildlife resources were in critical shape as well. Not since the 1928-1934 drought had there been such a prolonged dry period. In response to those conditions, the Governor established the Drought Action Team. This team almost immediately created an emergency drought water bank to develop a supply for four critical needs: municipal and industrial uses, agricultural uses, protection of fish and wildlife, and carryover storage for 1992. The large-scale transfer program, which involved over 800,000 acre-feet of water, was implemented in less than 100 days with the help and commitment of the entire water community and established important links between state agencies, local water interests, and local governments for future programs. The City could provide no specific damages, extra costs, injuries, or deaths due to this drought.

### **The 2007-2009 Drought**

Water years 2007-2009 were collectively the 15th driest three-year period for DWR's eight-station precipitation index, which is a rough indicator of potential water supply availability to the State Water Project (SWP) and Central Valley Project (CVP). Water year 2007 was the driest single year of that drought, and fell within the top 20 percent of dry years based on computed statewide runoff. In June 2008, a state emergency proclamation was issued due to water shortage in selected Central Valley counties. In February 2009, for the first time in its history, the State of California proclaimed a statewide drought. The

state placed unprecedented restrictions on CVP and SWP diversions from the Delta to protect listed fish species, a regulatory circumstance that exacerbated the impacts of the drought for water users.

The greatest impacts of the 2007–2009 drought were observed in the CVP service area on the west side of the San Joaquin Valley, where hydrologic conditions combined with reduced CVP exports resulted in substantially reduced water supplies (50 percent supplies in 2007, 40 percent in 2008, and 10 percent in 2009) for CVP south-of Delta agricultural contractors. Small communities on the west side highly dependent on agricultural employment were especially affected by land fallowing due to lack of irrigation supplies, as well as by factors associated with current economic recession. The coupling of the drought and economic recession necessitated emergency response actions related to social services, such as food banks and unemployment assistance. The City could provide no specific damages, extra costs, injuries, or deaths due to this drought.

### **The 2012-2017 Drought**

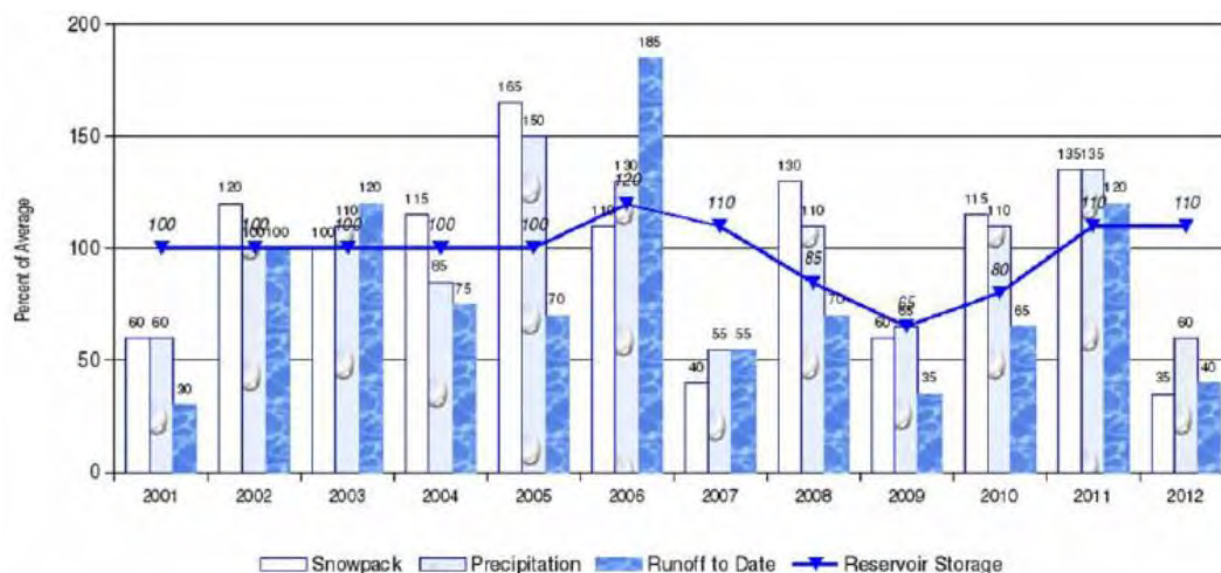
The statewide drought of 2012-2017 will be remembered as one of the most severe and costliest droughts of record in California. The drought that spanned water years 2012 through 2017 included the driest four-year statewide precipitation on record (2012-2015) and the smallest Sierra-Cascades snowpack on record (2015, with 5 percent of average). It was marked by extraordinary heat: 2014, 2015, and 2016 were California's first, second, and third warmest years in terms of statewide average temperatures. By the time the drought was declared officially over in April 2017, the state had expended \$6.6 billion in drought response and mitigation programs, and had been declared a federal disaster area. This drought led to the conditions in the wildfires that struck the County in 2015 and 2016, as well as in 2018. More information on these fires can be found in Section 4.2.15.

### **Water Shortage**

Figure 4-34 illustrates several indicators commonly used to evaluate water conditions in California. The percent of average values are determined by measurements made in each of the ten major hydrologic regions. The chart describes water conditions in California between 2007 and 2012. The chart illustrates the cyclical nature of weather patterns in California.



*Figure 4-34 Water Supply Conditions, 2007 to 2012*



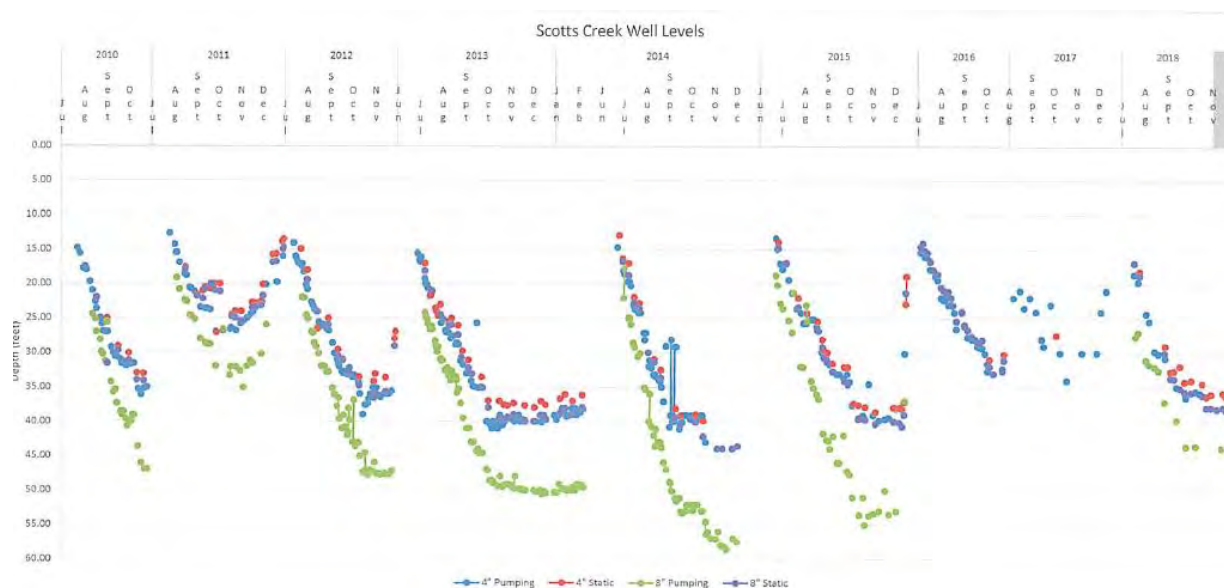
Source: 2018 State of California Hazard Mitigation Plan

Beginning in 2012, snowpack levels in California dropped dramatically. 2015 estimates place snowpack as 5 percent of normal levels. Snowpack measurements have been kept in California since 1950 and nothing in the historic record comes close to 2015's severely depleted level. The previous record for the lowest snowpack level in California, 25 percent of normal, was set both in 1976-77 and 2013-2014. In "normal" years, the snowpack supplies about 30 percent of California's water needs, according to the California Department of Water Resources. Snowpack levels began to increase in 2016, and in 2017 snowpack increased to the largest in 22 years, according to the State Department of Water Resources. In late 2017 and through 2018 drought conditions have begun to return to southern California.

With a reduction in water, water supply issues based on water rights becomes more evident. Some agricultural uses, such as fruit and nuts, are severely impacted through limited water supply. Drought and water supply issues will continue to be a concern to the Planning Area. Irrigation of agricultural lands also continues to be a concern in the Planning Area. During periods of drought, the City cuts back on irrigation. Library Park is always irrigated by Clear Lake water.

One indicator used by the City for drought is the well levels in Scotts Creek. These well levels indicate periods of water shortage. This can be seen back to 2010 in Figure 4-35. Wells running fully dry is not an issue with the existing population in the City, but the HMPC noted that there is the potential once future development and annexation are complete.

*Figure 4-35 City of Lakeport – Well Levels in Scotts Creek 2010 to 2018*



Source: City of Lakeport

## *Likelihood of Future Occurrence*

### **Drought**

**Likely**—Historical drought data for the Lakeport Planning Area and region indicate there have been 5 significant droughts in the last 85 years. This equates to a drought every 17 years on average or a 5.9 percent chance of a drought in any given year. However, based on this data and given the multi-year length of droughts, the HMPC determined that future drought occurrence in the City are likely.

### **Water Shortage**

**Occasional** — Recent historical data for water shortage indicates that the City may at some time be at risk to both short and prolonged periods of water shortage. Based on this it is possible that water shortages will affect the City in the future during extreme drought conditions. Landscaping, road paving, and new development put stress on water resources. The supply of water is sufficient, but as population grows and land use patterns shift, it will be necessary to consider the added stress that new development will put on water demand and quality. During periods of water shortage, more Lake water can be treated. However, treating Lake water is more expensive for water companies than treating groundwater.

### **Climate Change and Drought and Water Shortage**

Climate change and its effect on drought near the City has been discussed by three sources:

- CAS
- Climate Change and Health Profile Report – Lake County
- HMPC

## Climate Adaptation Strategy

Climate scientists studying California find that drought conditions are likely to become more frequent and persistent over the 21<sup>st</sup> century due to climate change. The experiences of California during recent years underscore the need to examine more closely the state's water storage, distribution, management, conservation, and use policies. The 2014 CAS stresses the need for public policy development addressing long term climate change impacts on water supplies. The CAS notes that climate change is likely to significantly diminish California's future water supply, stating that:

*California must change its water management and uses because climate change will likely create greater competition for limited water supplies needed by the environment, agriculture, and cities.*

The regional implications of declining water supplies as a long-term public policy issue are recognized in a Southern California Association of Governments July 2009 publication of essays examining climate change topics. In one essay, Dan Cayan observes:

*In one form or another, many of Southern California's climate concerns radiate from efforts to secure an adequate fresh water supply. Of all the areas of North America, Southern California's annual receipt of precipitation is the most volatile – we only occasionally see a “normal” year, and in the last few we have swung from very wet in 2005 to very dry in 2007 and 2008...Southern California has special challenges because it is the most urban of the California water user regions and, regionwide, we import more than two-thirds of the water that we consume.*

## Climate Change and Health Profile Report – Lake County

The CCHPR note that the lack of moisture, already at a severe level in California due to a current multi-year drought and decades of fuel accumulation from historical forestry and fire suppression practices, increases the risk of wildfires. Devastating wildfires like the Rim Fire of 2013 impact watersheds and increase the risk of landslides or mudslides, and sediment in run-off that reduce water quality. In addition to fire-related injuries, local and regional transport of smoke, ash, and fine particles increases respiratory and cardiovascular risks.

Increasing temperatures and changes in precipitation may lead to intensified drought conditions. Drought decreases the availability and quality of water for humans. This includes reduced water levels to fight wildfires. Drought may increase exposure to health hazards including wildfires, dust storms, extreme heat events, flash flooding, degraded water quality, and reduced water quantity. Dust storms associated with drought conditions have been associated with increased incidents of Valley fever, a fungal pathogen.

## HMPC

Members of the HMPC noted a report published in Science magazine in 2015 that stated:

*Given current greenhouse gas emissions, the chances of a 35+ year “megadrought” striking the Southwest by 2100 are above 80 percent.*

The HMPC also noted a report from the Public Policy Institute of California that thousands of Californians – mostly in rural, small, disadvantaged communities – already face acute water scarcity, contaminated groundwater, or complete water loss. Climate change would make these effects worse.

#### 4.2.11. Earthquake

##### *Hazard/Problem Description*

An earthquake is caused by a sudden slip on a fault. Stresses in the earth's outer layer push the sides of the fault together. Stress builds up, and the rocks slip suddenly, releasing energy in waves that travel through the earth's crust and cause the shaking that is felt during an earthquake. Earthquakes can cause structural damage, injury, and loss of life, as well as damage to infrastructure networks, such as water, power, gas, communication, and transportation. Earthquakes may also cause collateral emergencies including dam and levee failures, seiches, hazmat incidents, fires, avalanches, and landslides. The degree of damage depends on many interrelated factors. Among these are: the magnitude, focal depth, distance from the causative fault, source mechanism, duration of shaking, high rock accelerations, type of surface deposits or bedrock, degree of consolidation of surface deposits, presence of high groundwater, topography, and the design, type, and quality of building construction. This section briefly discusses issues related to types of seismic hazards.

##### **Ground Shaking**

Ground shaking is motion that occurs as a result of energy released during faulting. The damage or collapse of buildings and other structures caused by ground shaking is among the most serious seismic hazards. Damage to structures from this vibration, or ground shaking, is caused by the transmission of earthquake vibrations from the ground to the structure. The intensity of shaking and its potential impact on buildings is determined by the physical characteristics of the underlying soil and rock, building materials and workmanship, earthquake magnitude and location of epicenter, and the character and duration of ground motion.

Actual ground breakage generally affects only those buildings directly over or nearby the fault. Ground shaking generally has a much greater impact over a greater geographical area than ground breakage. The amount of breakage and shaking is a function of earthquake magnitude, type of bedrock, depth and type of soil, general topography, and groundwater. As with most communities in Northern California near active faults, Lakeport could be susceptible to violent ground shaking, depending on the location of the event. The HMPC did note that the soft terrain in and around the City does cushion and reduce shaking.

##### *Seismic Structural Safety*

Older buildings constructed before building codes were established, and even newer buildings constructed before earthquake-resistance provisions were included in the codes, are the most likely to be damaged during an earthquake. Buildings one or two stories high of wood-frame construction are considered to be the most structurally resistant to earthquake damage. Older masonry buildings without seismic reinforcement (unreinforced masonry) and soft story buildings are the most susceptible to the type of structural failure that causes injury or death.

The susceptibility of a structure to damage from ground shaking is also related to the underlying foundation material. A foundation of rock or very firm material can intensify short-period motions which affect low-rise buildings more than tall, flexible ones. A deep layer of water-logged soft alluvium can cushion low-rise buildings, but it can also accentuate the motion in tall buildings. The amplified motion resulting from softer alluvial soils can also severely damage older masonry buildings.

Other potentially dangerous conditions include, but are not limited to: building architectural features that are not firmly anchored, such as parapets and cornices; roadways, including column and pile bents and abutments for bridges and overcrossings; and above-ground storage tanks and their mounting devices. Such features could be damaged or destroyed during strong or sustained ground shaking.

### **Liquefaction Potential**

Liquefaction occurs in saturated soils, that is, soils in which the space between individual particles is completely filled with water. This water exerts a pressure on the soil particles that influences how tightly the particles themselves are pressed together. Prior to an earthquake, the water pressure is relatively low. However, earthquake shaking can cause the water pressure to increase to the point where the soil particles can readily move with respect to each other. When liquefaction occurs, the strength of the soil decreases and, the ability of a soil deposit to support foundations for buildings and bridges is reduced. Liquefied soil also exerts higher pressure on retaining walls, which can cause them to tilt or slide. This movement can cause settlement of the retained soil and destruction of structures on the ground surface. Increased water pressure can also trigger landslides and cause the collapse of dams. Because liquefaction only occurs in saturated soil, its effects are most commonly observed in low-lying areas near bodies of water such as rivers, lakes, bays, and oceans. The City of Lakeport General Plan Safety Element noted that soils in and around Lakeport, especially near the lake shore, are susceptible to liquefaction during a seismic event.

Liquefaction during major earthquakes has caused severe damage to structures on level ground as a result of settling, tilting, or floating. Such damage occurred in San Francisco on bay-filled areas during the 1989 Loma Prieta earthquake, even though the epicenter was several miles away. If liquefaction occurs in or under a sloping soil mass, the entire mass may flow toward a lower elevation. Also of particular concern in terms of developed and newly developing areas are fill areas that have been poorly compacted.

### **Landslide/Debris Flows**

Landslides can occur as a result of horizontal seismic inertia induced in the slopes by the ground shaking. The most common earthquake-induced landslides include shallow, disrupted landslides such as rock falls, rockslides, and soil slides. Debris flows are created when surface soil on steep slopes becomes totally saturated with water. Once the soil liquefies, it loses the ability to hold together and can flow downhill at very high speeds, taking vegetation and/or structures with it. Slide risks increase after an earthquake during a wet winter. This is discussed in greater extent in Section 4.2.13.

### **Seiche**

A seiche is the equivalent of a tsunami on a lake, which could occur in Lakeport following an earthquake either near or far from the City. Seiche is discussed in greater detail in Section 4.2.17.

## Settlement

Settlement can occur in poorly consolidated soils during ground shaking. During settlement, the soil materials are physically rearranged by the shaking to result in a less stable alignment of the individual minerals. Settlement of sufficient magnitude to cause significant structural damage is normally associated with rapidly deposited alluvial soils or improperly founded or poorly compacted fill. These areas are known to undergo extensive settling with the addition of irrigation water, but evidence due to ground shaking is not available.

## Location

According to the California Geological Survey (CGS) and US Geological Survey (USGS), no faults underlie the City of Lakeport. The City of Lakeport General Plan noted that the severity of damage to buildings from earthquakes is related to the intensity of groundshaking, soils and geologic characteristics, and the type of building construction used. The General Plan noted that high risk areas in Lakeport do not have any critical facilities such as high-occupancy buildings, hospitals, or schools. The land use pattern that has evolved in Lakeport has, in general, avoided high-risk areas.

## Faults

A fault is defined as “a fracture or fracture zone in the earth’s crust along which there has been displacement of the sides relative to one another.” For the purpose of planning there are two types of faults, active and inactive. Active faults have experienced displacement in historic time, suggesting that future displacement may be expected. Inactive faults show no evidence of movement in recent geologic time, suggesting that these faults are dormant. This does not mean, however, that faults having no evidence of surface displacement within the last 11,000 years are necessarily inactive. For example, the 1975 Oroville earthquake, the 1983 Coalinga earthquake, and the 1987 Whittier Narrows earthquake occurred on faults not previously recognized as active. Potentially active faults are those that have shown displacement within the last 1.6 million years (Quaternary). An inactive fault shows no evidence of movement in historic (last 200 years) or geologic time, suggesting that these faults are dormant.

Two types of fault movement represent possible hazards to structures in the immediate vicinity of the fault: fault creep and sudden fault displacement. Fault creep, a slow movement of one side of a fault relative to the other, can cause cracking and buckling of sidewalks and foundations even without perceptible ground shaking. Sudden fault displacement occurs during an earthquake event and may result in the collapse of buildings or other structures that are found along the fault zone when fault displacement exceeds an inch or two. The only protection against damage caused directly by fault displacement is to prohibit construction in the fault zone.

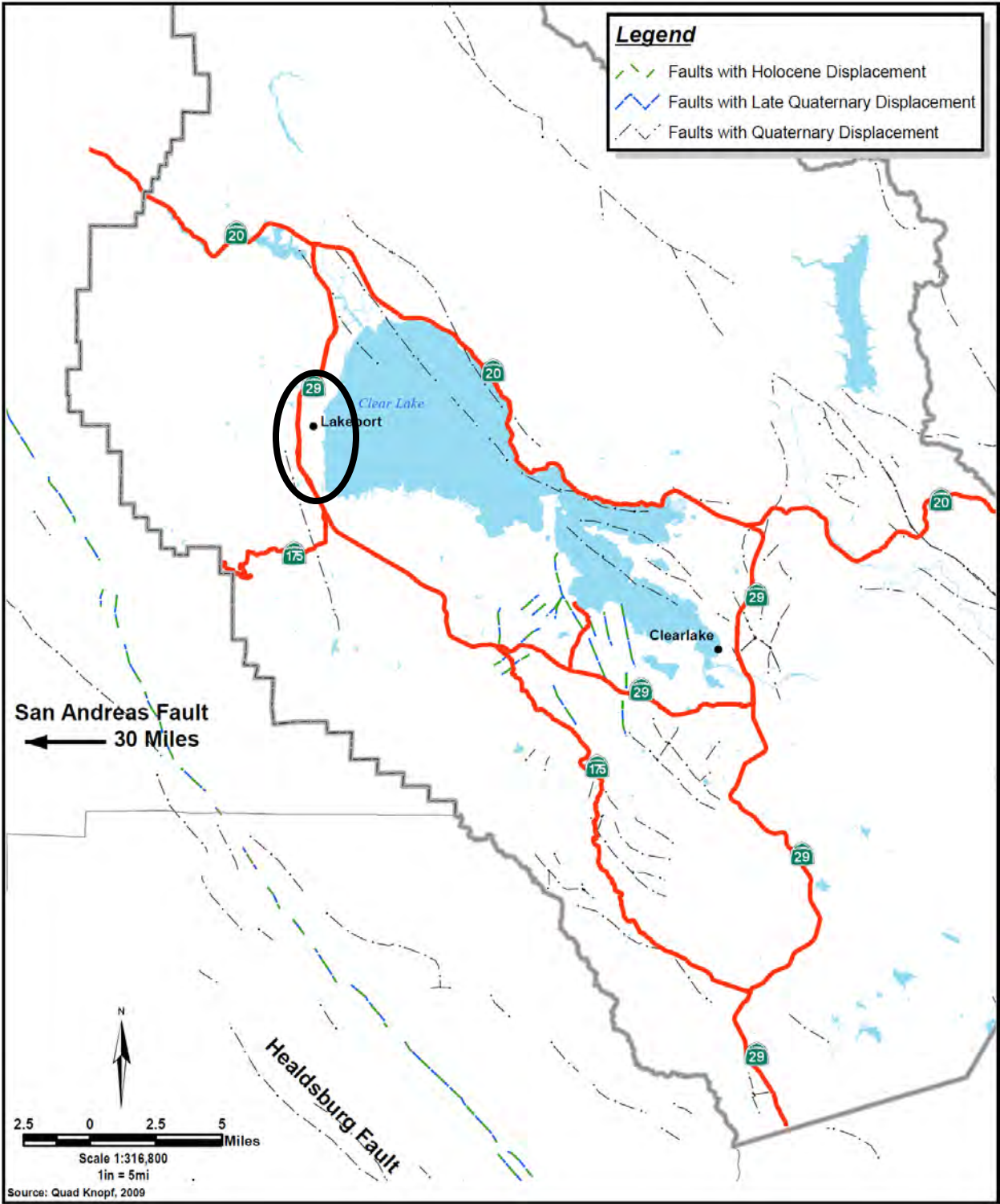
The City of Lakeport General Plan Safety Element noted that Lakeport is located in a highly active earthquake area and the potential exists for a significant seismic event in the future. Immediately east of the City, between the City limits and Clear Lake, there is a potentially active rupture zone. Potentially active rupture zones are faults which have been active in the past 2,000 years. Little is known about this shoreline fault rupture zone, however, it represents a potentially significant hazard and must be taken into consideration when development occurs in the vicinity. Within the past 200 years, no major earthquakes

have occurred along faults in Lake County. To the west of the City lie the San Andreas fault and the Healdsburg fault, 30 and 15 miles away, respectively. Both of these faults have been responsible for moderate to major seismic events in the past. The maximum earthquake magnitudes observed to date are 8.5 for the San Andreas fault and 6.75 (Richter Scale) for the Healdsburg fault.

Faults in and near the City can be seen on Figure 4-36. This figure shows the 2001 Fault-Rupture Hazard Zones maps prepared by the California Geological Survey. Most of the ground shaking which has occurred in past years in the Lakeport area has come from faults in the Mayacamas and Mt. Konocti area. Additionally, fault zones run diagonally in a southeast to northwest direction through the Potato Hill, Lake Pillsbury and Sanhedrin areas. In the far southeastern corner of the County there is a fault zone in the Jericho Valley, an area that runs along the Lake/Napa County line.



Figure 4-36 City of Lakeport – Active Faults in or near the City



Source: City of Lakeport General Plan Safety Element



## Extent

The amount of energy released during an earthquake is usually expressed as a magnitude and is measured directly from the earthquake as recorded on seismographs. An earthquake's magnitude is expressed in whole numbers and decimals (e.g., 6.8). Seismologists have developed several magnitude scales. One of the first was the Richter Scale, developed in 1932 by the late Dr. Charles F. Richter of the California Institute of Technology. The Richter Magnitude Scale is used to quantify the magnitude or strength of the seismic energy released by an earthquake. Another measure of earthquake severity is intensity. Intensity is an expression of the amount of shaking at any given location on the ground surface (see Table 4-22). Seismic shaking is typically the greatest cause of losses to structures during earthquakes.

**Table 4-22 Modified Mercalli Intensity (MMI) Scale**

MMI	Felt Intensity
I	Not felt except by a very few people under special conditions. Detected mostly by instruments.
II	Felt by a few people, especially those on upper floors of buildings. Suspended objects may swing.
III	Felt noticeably indoors. Standing automobiles may rock slightly.
IV	Felt by many people indoors; by a few outdoors. At night, some people are awakened. Dishes, windows, and doors rattle.
V	Felt by nearly everyone. Many people are awakened. Some dishes and windows are broken. Unstable objects are overturned.
VI	Felt by everyone. Many people become frightened and run outdoors. Some heavy furniture is moved. Some plaster falls.
VII	Most people are alarmed and run outside. Damage is negligible in buildings of good construction, considerable in buildings of poor construction.
VIII	Damage is slight in specially designed structures, considerable in ordinary buildings, and great in poorly built structures. Heavy furniture is overturned.
IX	Damage is considerable in specially designed buildings. Buildings shift from their foundations and partly collapse. Underground pipes are broken.
X	Some well-built wooden structures are destroyed. Most masonry structures are destroyed. The ground is badly cracked. Considerable landslides occur on steep slopes.
XI	Few, if any, masonry structures remain standing. Rails are bent. Broad fissures appear in the ground.
XII	Virtually total destruction. Waves are seen on the ground surface. Objects are thrown in the air.

Source: Multi-Hazard Identification and Risk Assessment, FEMA 1997

## Past Occurrences

### Disaster Declaration History

There has been no state or federal disaster declaration from earthquake, as shown in Table 4-3.

### NCDC Events

The NCDC does not track earthquakes.

## USGS Events

The USGS National Earthquake Information Center database contains data on earthquakes in the Lakeport area. Table 4-23 shows the approximate distances earthquakes can be felt away from the epicenter. According to the table, a magnitude 5.0 earthquake could be felt up to 90 miles away. The USGS database was searched for magnitude 5.0 or greater on the Richter Scale within 90 miles of the City of Lakeport. These results are detailed in Table 4-24.

*Table 4-23 Approximate Relationships between Earthquake Magnitude and Intensity*

Richter Scale Magnitude	Maximum Expected Intensity (MM)*	Distance Felt (miles)
2.0 - 2.9	I – II	0
3.0 - 3.9	II – III	10
4.0 - 4.9	IV – V	50
5.0 - 5.9	VI – VII	90
6.0 - 6.9	VII – VIII	135
7.0 - 7.9	IX – X	240
8.0 - 8.9	XI – XII	365

\*Modified Mercalli Intensity Scale.

Source: United State Geologic Survey, Earthquake Intensity Zonation and Quaternary Deposits, Miscellaneous Field Studies Map 9093, 1977.

*Table 4-24 Magnitude 5.0 Earthquakes or greater within 90 Miles of Lakeport\**

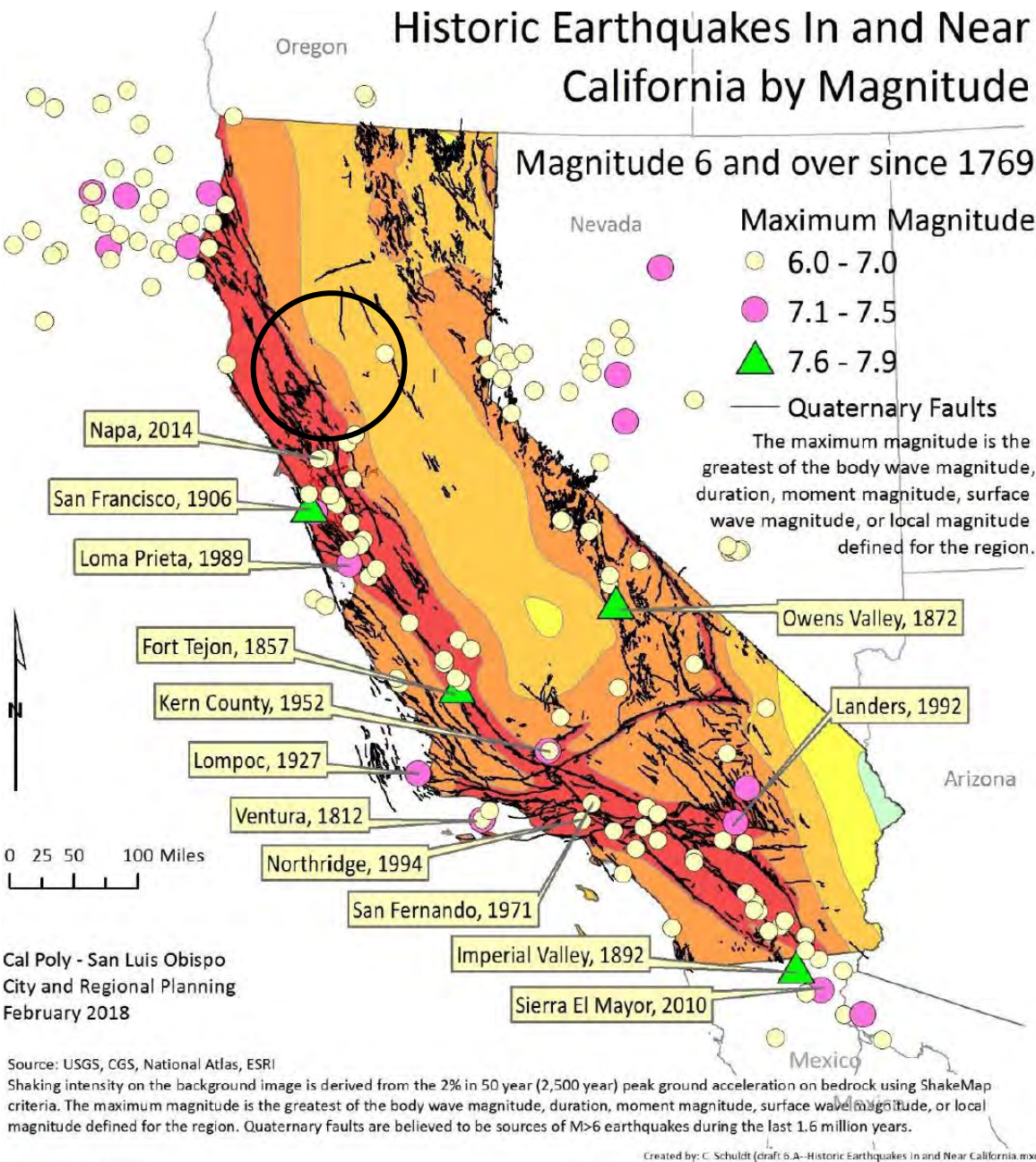
Date	Richter Magnitude	Location
12/14/2016	5.01	8km NW of The Geysers, California
8/10/2016	5.09	20km NNE of Upper Lake, California
8/24/2014	6.02	South Napa
8/2/1975	5.2	Northern California
8/2/1975	5.1	Northern California
8/1/1975	5.7	0km WSW of Palermo, California
4/18/1906	7.9	The 1906 San Francisco Earthquake

Source: USGS

\*Search dates 1900 – January 1, 2019

Figure 4-37 shows major historical earthquakes in California from 1769 to 2017.

Figure 4-37 Historic Earthquakes in California 1769 to 2017



MMI	Damage	Effects
X	Very Heavy	Some well-built, wooden structures destroyed; most masonry and frame structures destroyed with foundations. Rails bent.
IX	Heavy	Damage considerable in specially designed structures; well-designed frame structures thrown out of plumb. Damage great in substantial buildings, with partial collapse. Buildings shifted off foundations.
VIII	Moderate to Heavy	Damage slight in specially designed structures; considerable damage in ordinary substantial buildings with partial collapse. Damage great in poorly built structures. Fall of chimneys, factory stacks, columns, monuments, walls. Heavy furniture overturned.
VII	Moderate	Damage negligible in buildings of good design and construction; slight to moderate in well-built ordinary structures; considerable damage in poorly-built or badly designed structures; some chimneys broken.
VI	Light	Felt by all, many frightened. Some heavy furniture moved; a few instance of fallen plaster. Damage slight.
V	Very Light	Felt by nearly everyone; many awakened. Some dishes, windows broken. Unstable objects overturned. Pendulum clocks may stop.

Source: 2018 State of California Multi-Hazard Mitigation Plan

## Hazard Mitigation Planning Team Events

Seismic activity within the past 200 years has shown absence of any major damaging earthquake occurring along the identified fault lines within Lake County. The HMPC has identified several earthquakes that were felt by area residents and/or caused damaging shaking in Lakeport and Lake County by faults outside the County. Details on some of these events follow.

- There was an earthquake in 1808 along the Healdsburg/Rogers fault. There is little known about the damages in the Lake County or Lakeport area from this event.
- On April 18, 1906 following the San Francisco 8.0 + earthquake on the San Andreas, widespread damage and loss of life affected several Northern California counties including Lakeport and Lake County. This earthquake had the largest damage of all earthquakes experienced in Lakeport. The 1906 San Francisco earthquake damaged buildings in Lakeport including the Giselman and Lakeview hotels. At the Giselman, the quake threw 11-year-old Inez Green out of bed, and in later years she remembered the bricks falling past her bedroom window. Old photos show men cleaning up the bricks that fell from the Lakeview.
- The 1989 Loma Prieta earthquake had minor impacts in Lake County. The HMPC noted no damages in the City.
- As previously mentioned, there are daily small earthquakes in the Geysers geothermal field west of Middletown. Residents can feel these when the magnitude reaches 3.0 to 3.5, but no damages are associated with these quakes.
- There were events in 2014 and 2016, but the HMPC noted no structural damages in the City.

## *Likelihood of Future Occurrences*

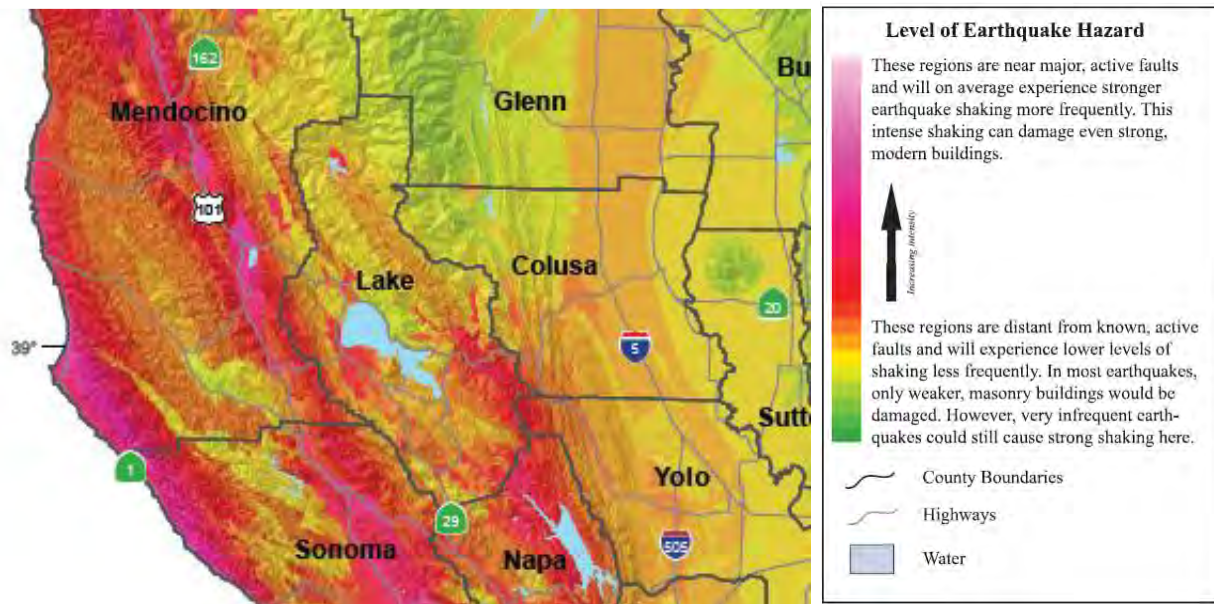
**Occasional (major earthquake); Likely (minor earthquake)**—Lakeport seismic activity within the past two hundred years has shown absence of any major or damaging earthquake occurring on identified fault lines within Lake County and Lakeport. However, the possibility of an earthquake is an ever-present phenomenon in Lake County. The combination of plate tectonics and associated California coastal mountain range geology essentially guarantees earthquake as a result of the periodic release of tectonic stresses. Lake County's mountainous terrain lies in the center of the North American and Pacific tectonic plate activity. There have been earthquakes as a result of this activity in the historic past, and there will continue to be earthquakes in the future of the California north coastal mountain region. It is likely that Lakeport will be subject to minor earthquakes in the future. Major earthquakes are considered to be less likely in the City.

## Mapping of Future Occurrences

Maps indicating the maximum expectable intensity of ground shaking for the County are available through several sources. Figure 4-38, prepared by the California Division of Mines and Geology, shows the expected relative intensity of ground shaking and damage in California from anticipated future earthquakes. The shaking potential is calculated as the level of ground motion that has a 2% chance of being exceeded in 50 years, which is the same as the level of ground-shaking with about a 2,500-year average repeat time. Although the greatest hazard is in areas of highest intensity as shown on the map, no region is immune from potential earthquake damage.



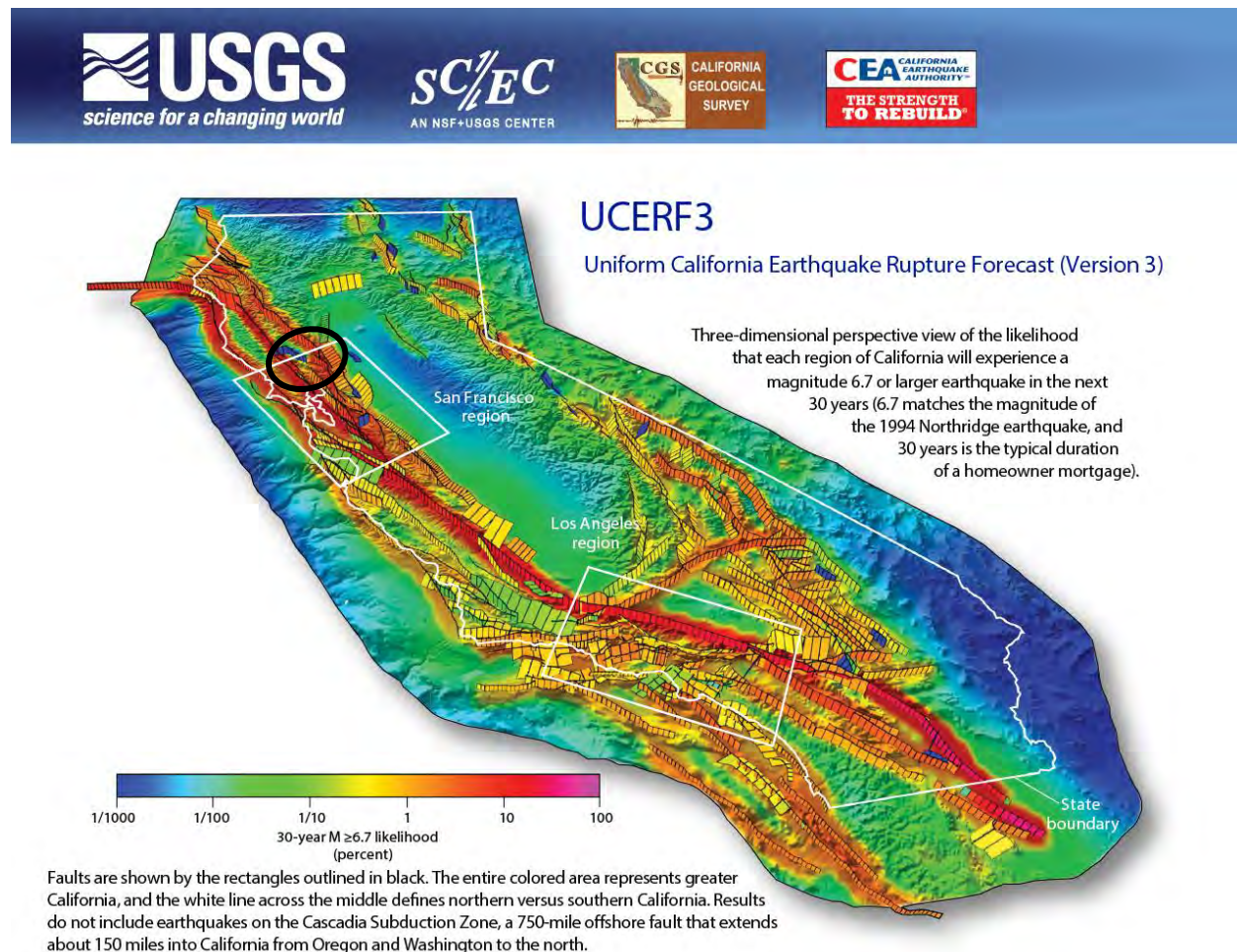
*Figure 4-38 Maximum Expectable Earthquake Intensity – 2% Chance in 50 Years*



Source: California Division of Mines and Geology

In 2014, the USGS and CGS released the time-dependent version of the Uniform California Earthquake Rupture Forecast (UCERF III) model. The UCERF III results have helped to reduce the uncertainty in estimated 30-year probabilities of strong ground motions in California. The UCERF map is shown in Figure 4-39 and indicates that Lakeport has a moderate to high risk of earthquake occurrence, which coincides with the likelihood of future occurrence rating of occasional.

*Figure 4-39 Probability of Earthquake Magnitudes Occurring in 30 Year Time Frame*



Source: United States Geological Survey Open File Report 2015-3009

## Climate Change and Earthquake

Climate changes is unlikely to increase earthquake frequency or strength.

### 4.2.12. Flood: (1% and 0.2% Annual Chance)

#### *Hazard/Problem Description*

Flooding is the rising and overflowing of a body of water onto normally dry land. Due to its proximity to Clear Lake, history clearly highlights floods as one of the natural hazards impacting Lakeport. Floods are among the costliest natural disasters in terms of human hardship and economic loss nationwide. Floods can cause substantial damage to structures, landscapes, and utilities and can cause life safety issues. Floods can be extremely dangerous. Six inches of moving water can knock over a person given a strong current. A car will float in less than two feet of moving water and can be swept downstream into deeper waters. This is one reason floods kill more people trapped in vehicles than anywhere else.

During a flood, people can also suffer heart attacks or electrocution due to electrical equipment short outs. Floodwaters can transport large objects downstream which can damage or remove stationary structures, such as dam spillways. Ground saturation can result in instability, collapse, or other damage. Objects can also be buried or destroyed through sediment deposition. Floodwaters can also break utility lines and interrupt services. Standing water can cause damage to crops, roads, foundations, and electrical circuits. Direct impacts, such as drowning, can be limited with adequate warning and public education about what to do during floods. Where flooding occurs in populated areas, warning and evacuation will be of critical importance to reduce life and safety impacts from any type of flooding.

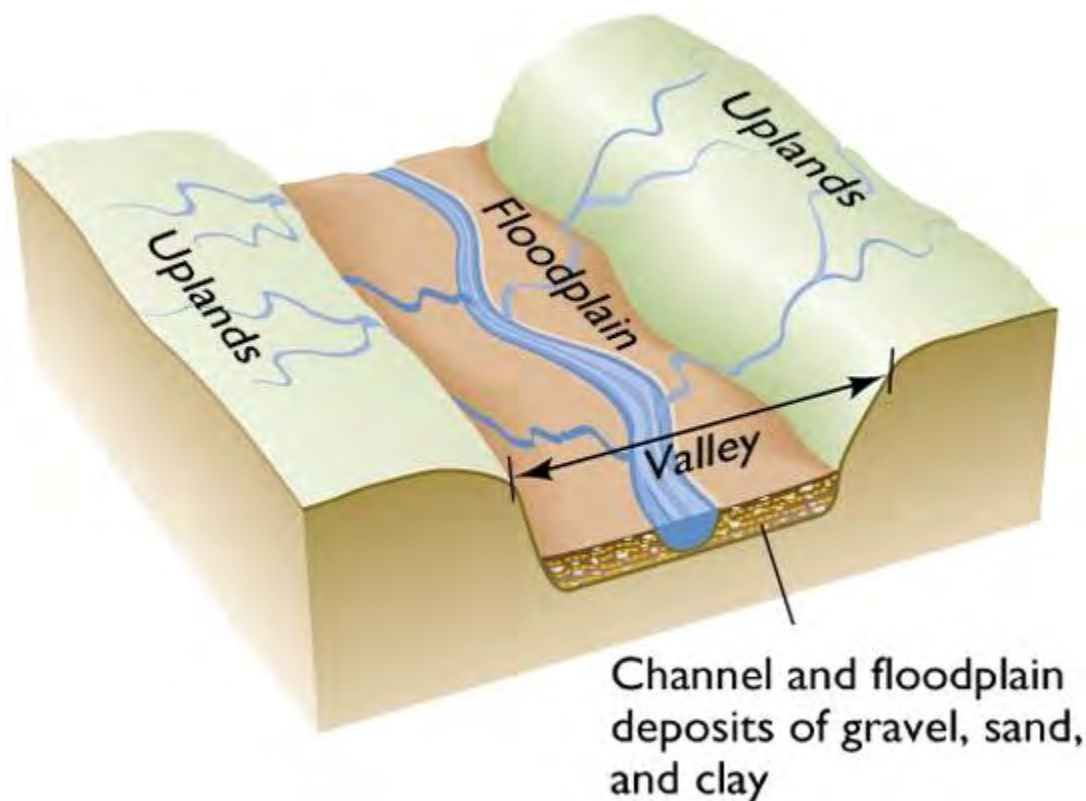
Major floods in Lakeport, caused by cloudbursts and high lake stages, generally inundate residential and commercial properties and recreation/vacation facilities. Agricultural land is inundated causing erosion, damaged or destroyed crops, and loss of production. Streets, roads, and highways are either overtopped, washed out, or covered with debris causing the temporary cessation of traffic flow. Flood-fighting activities (such as sandbagging) are necessary, and the evacuation of flooded areas is sometimes required.

## Location

The area adjacent to a channel is the floodplain (see Figure 4-40). Floodplains are illustrated on inundation maps, which show areas of potential flooding and water depths. In its common usage, the floodplain most often refers to that area that is inundated by the 100-year flood, the flood that has a one percent chance in any given year of being equaled or exceeded (1% annual chance flood). The 1% annual chance flood is the national minimum standard to which communities regulate their floodplains through the National Flood Insurance Program. The 500-year flood is the flood that has a 0.2 percent chance of being equaled or exceeded in any given year (0.2% annual chance flood). The potential for flooding can change and increase through various land use changes and changes to land surface, which result in a change to the floodplain. A change in environment can create localized flooding problems inside and outside of natural floodplains by altering or confining natural drainage channels. These changes are most often created by human activity.



*Figure 4-40 Floodplain Schematic*



Source: FEMA

There are three primary types of freshwater flood events in the Lakeport area: riverine and lake, flash, and urban stormwater. Regardless of the type of flood, the cause is often the result of severe weather and excessive rainfall, either in the flood area or upstream reaches.

- **Riverine and lake flooding** is the most common type of flood event and occurs when a watercourse exceeds its “bank-full” capacity. Riverine flooding generally occurs as a result of prolonged rainfall, or rainfall that is combined with already saturated soils from previous rain events. The duration of riverine floods may vary from a few hours to many days. Clear Lake flooding occurs when there are large rains in the Clear Lake watershed basin. Lake flooding generally tends to last longer than riverine flooding due to the volume of water; however, since Clear Lake is so large flooding tends to be less intense, as it takes very large volumes of water to raise the level of Clear Lake. Factors that directly affect the amount of flood runoff include precipitation amount, intensity and distribution, the amount of soil moisture, seasonal variation in vegetation, snow depth, and water-resistance of the surface due to urbanization. The warning time associated with slow rise floods assists in life and property protection.
- The term “**flash flood**” describes localized floods of great volume and short duration. In contrast to riverine flooding, this type of flood usually results from a heavy rainfall on a relatively small drainage area. Precipitation of this sort usually occurs in the winter and spring. Flash floods often require immediate evacuation within the hour.
- **Stormwater/Urban** flood events have increased as land has been converted from fields or woodlands to roads and parking lots and lost its ability to absorb rainfall. Urbanization increases runoff by two to six times that of natural terrain. This is discussed in the Section 4.2.12 below.

The City is also at risk to flooding resulting from dam failures. Dam failure flooding is discussed separately in Section 4.2.9 of this document. Regardless of the type of flood, the cause is often the result of severe weather and excessive rainfall, either in the flood area or upstream reach.

The potential for flooding can change and increase through various land use changes and changes to land surface, resulting in a change to the floodplain. Environmental changes can create localized flooding problems in and outside of natural floodplains by altering or confining natural drainage channels. These changes are most often created by human activity.

The HMPC noted specific areas of flood risk in the City include the Esplanade area, the end of North Main/Clearlake Avenue north, and the 16<sup>th</sup> St area.

### Hydrologic Regions

According to Cal DWR, California is divided into 10 hydrologic regions. The City of Lakeport is traversed by one hydrologic region:

- The Sacramento River hydrologic region covers approximately 17.4 million acres (27,200 square miles). The region includes all or large portions of Modoc, Siskiyou, Lassen, Shasta, Tehama, Glenn, Plumas, Butte, Colusa, Sutter, Yuba, Sierra, Nevada, Placer, Sacramento, El Dorado, Yolo, Solano, Lake, and Napa counties. Small areas of Alpine and Amador counties are also within the region. Geographically, the region extends south from the Modoc Plateau and Cascade Range at the Oregon border, to the Sacramento-San Joaquin Delta. The Sacramento Valley, which forms the core of the region, is bounded to the east by the crest of the Sierra Nevada and southern Cascades and to the west by the crest of the Coast Range and Klamath Mountains. The Sacramento metropolitan area and surrounding communities form the major population center of the region. With the exception of Redding, cities and towns to the north, while steadily increasing in size, are more rural than urban in nature, being based in major agricultural areas.

A map of the California's hydrological regions is provided in Figure 4-41.

*Figure 4-41 California Hydrologic Regions*



Source: California Department of Water Resources

### Lakeport Watersheds and Streams

The City of Lakeport lies in the Cache Creek watershed. Cache Creek originates from and is the sole outlet of Clear Lake, the largest natural freshwater lake located entirely in California and among the world's oldest lakes. The Cache Creek Dam on the main fork, located 5 miles downstream from Clear Lake, was built to increase Clear Lake's capacity and to regulate outflow for downstream users of Cache Creek water. The dam later was modified to include a hydroelectric plant. The stream has a relatively small capacity—less than a quarter of the amount the dam is able to release. Additionally, a rock ledge 1.5 miles downstream of Clear Lake called the Grigsby Riffle restricts the flow at that point, making it difficult for excess flows

to drain from Clear Lake and increasing the chance of flooding for lakeside communities. The Cache Creek Watershed is shown in Figure 4-42.

*Figure 4-42 Cache Creek Watershed Basin*



Source: Sacramento River Watershed Program

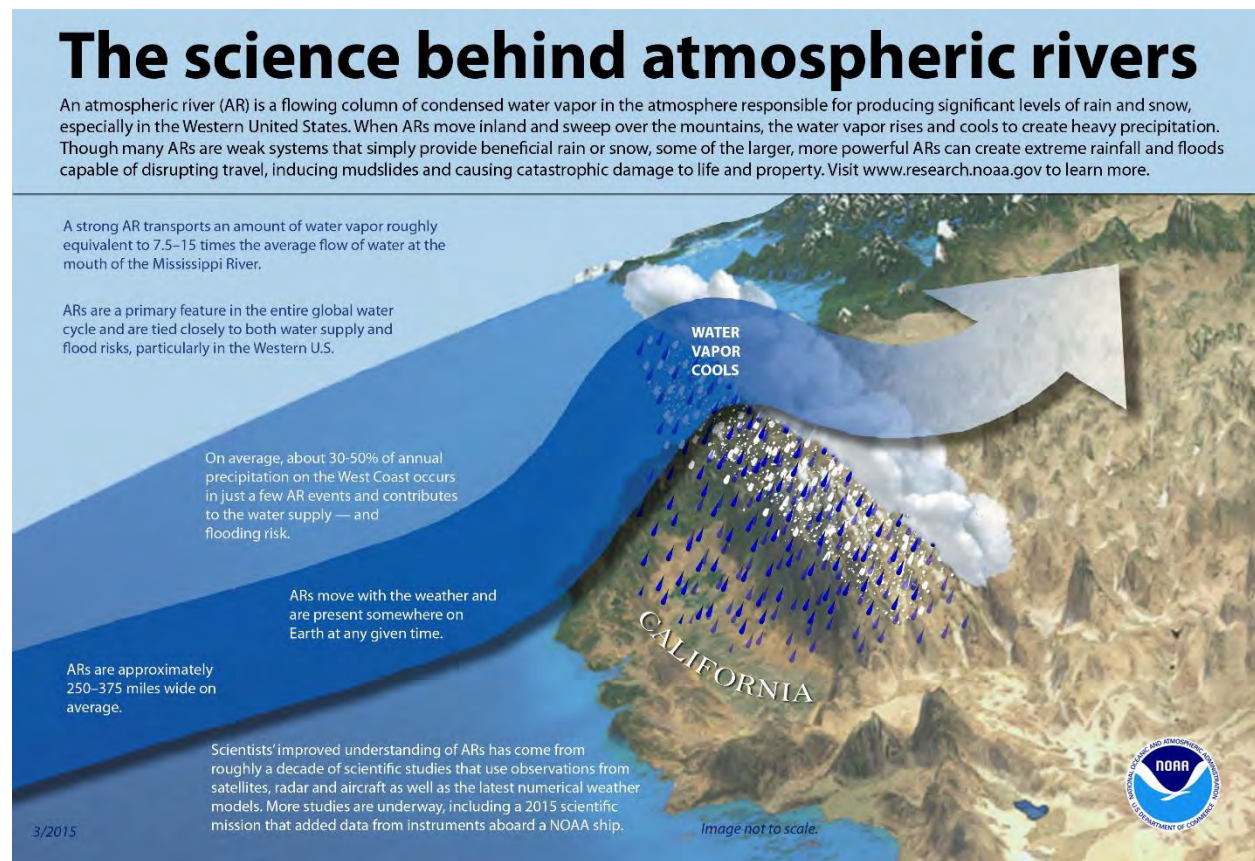
The General Plan Background Report noted that the largest body of water in Lake County is Clear Lake. Clear Lake is also the largest natural freshwater lake in California, with 110 miles of shoreline, 68 square miles of surface area and an average depth of 26 feet. Wind blows across Clear Lake from the west and northwest, bringing Pacific storms during the rainy season. The active storage capacity of Clear Lake is 314,000 acre feet with 150,000 acre-feet used for irrigation and other uses, and the remaining 164,000 acre feet lost to evaporation. Clear Lake drains southeast to the Sacramento River via Cache Creek. Although the Clear Lake Dam, located at southern edge of Cache Creek, has a high capacity to release lake overflow, the upper arms of Clear Lake are incapable of accommodating high volumes of water, and the lake frequently floods during periods of heavy rainfall.



## Special Types of Flooding

Lakeport and much of Northern California can be affected by a phenomenon known as an atmospheric river. According to the NOAA, atmospheric rivers are relatively long, narrow regions in the atmosphere – like rivers in the sky – that transport most of the water vapor outside of the tropics. These columns of vapor move with the weather, carrying an amount of water vapor roughly equivalent to the average flow of water at the mouth of the Mississippi River. When the atmospheric rivers make landfall, they often release this water vapor in the form of rain or snow. This can be seen in Figure 4-43.

*Figure 4-43 Atmospheric Rivers*



Source: NOAA

Although atmospheric rivers come in many shapes and sizes, those that contain the largest amounts of water vapor and the strongest winds can create extreme rainfall and floods, often by stalling over watersheds vulnerable to flooding. These events can disrupt travel, induce mudslides and cause catastrophic damage to life and property. A well-known example is the "Pineapple Express," a strong atmospheric river that is capable of bringing moisture from the tropics near Hawaii over to the U.S. West Coast.

Not all atmospheric rivers cause damage; most are weak systems that often provide beneficial rain or snow that is crucial to the water supply. Atmospheric rivers are a key feature in the global water cycle and are closely tied to both water supply and flood risks — particularly in the western United States.

While atmospheric rivers are responsible for great quantities of rain that can produce flooding, they also contribute to beneficial increases in snowpack. A series of atmospheric rivers fueled the strong winter storms that battered the U.S. West Coast from western Washington to southern California from Dec. 10–22, 2010, producing 11 to 25 inches of rain in certain areas. These rivers also contributed to the snowpack in the Sierras, which received 75 percent of its annual snow by Dec. 22, the first full day of winter.

### **Floodplain Mapping**

FEMA established standards for floodplain mapping studies as part of the National Flood Insurance Program (NFIP). The NFIP makes flood insurance available to property owners in participating communities adopting FEMA-approved local floodplain studies, maps, and regulations. Floodplain studies that may be approved by FEMA include federally funded studies; studies developed by state, city, and regional public agencies; and technical studies generated by private interests as part of property annexation and land development efforts. Such studies may include entire stream reaches or limited stream sections depending on the nature and scope of a study. A general overview of floodplain mapping and associated products is provided in the following paragraphs.

#### ***Flood Insurance Study (FIS)***

The FIS develops flood-risk data for various areas of the community that will be used to establish flood insurance rates and to assist the community in its efforts to promote sound floodplain management. The City of Lakeport is covered by the Lake County FIS. The current Lake County FIS is dated September 30, 2005. A preliminary FIS update for the County, dated June 18, 2014 has been released for the County, but not yet adopted.

#### ***Digital Flood Insurance Rate Maps (DFIRM)***

As part of its Map Modernization program, FEMA has been converting paper FIRMS to digital FIRMs (DFIRMs). These digital maps:

- Incorporate the latest updates (Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs));
- Utilize community supplied data;
- Verify the currency of the floodplains and refit them to community supplied basemaps;
- Upgrade the FIRMs to a GIS database format to set the stage for future updates and to enable support for GIS analyses and other digital applications; and
- Solicit community participation.

DFIRMs for Lake County have been developed, are dated September 30, 2005, and are being used for the flood analysis for this LHMP. This is shown in Section 4.3.9. A new DFIRM update is in process. A preliminary FIS and DFIRM, dated June 18, 2014 were released. This DFIRM data has not been finalized and was not used for analysis in this Plan. Information from the preliminary 2014 FIS was used.

## Department of Water Resource (DWR) Floodplain Mapping

Also to be considered when evaluating the flood risks in Lakeport are various floodplain maps developed by Cal DWR for various areas throughout California, including Lake County and Lakeport.

### *DWR Best Available Maps*

The FEMA regulatory maps provide just one perspective on flood risks in Lake County and Lakeport. Senate Bill 5 (SB 5), enacted in 2007, authorized the California DWR to develop the Best Available Maps (BAM) displaying 100- and 200-year floodplains for areas located within the Sacramento-San Joaquin (SAC-SJ) Valley watershed. SB 5 requires that these maps contain the best available information on flood hazards and be provided to cities and counties in the SAC-SJ Valley watershed. This effort was completed by DWR in 2008. DWR has expanded the BAM to cover all counties in the State and to include 500-year floodplains.

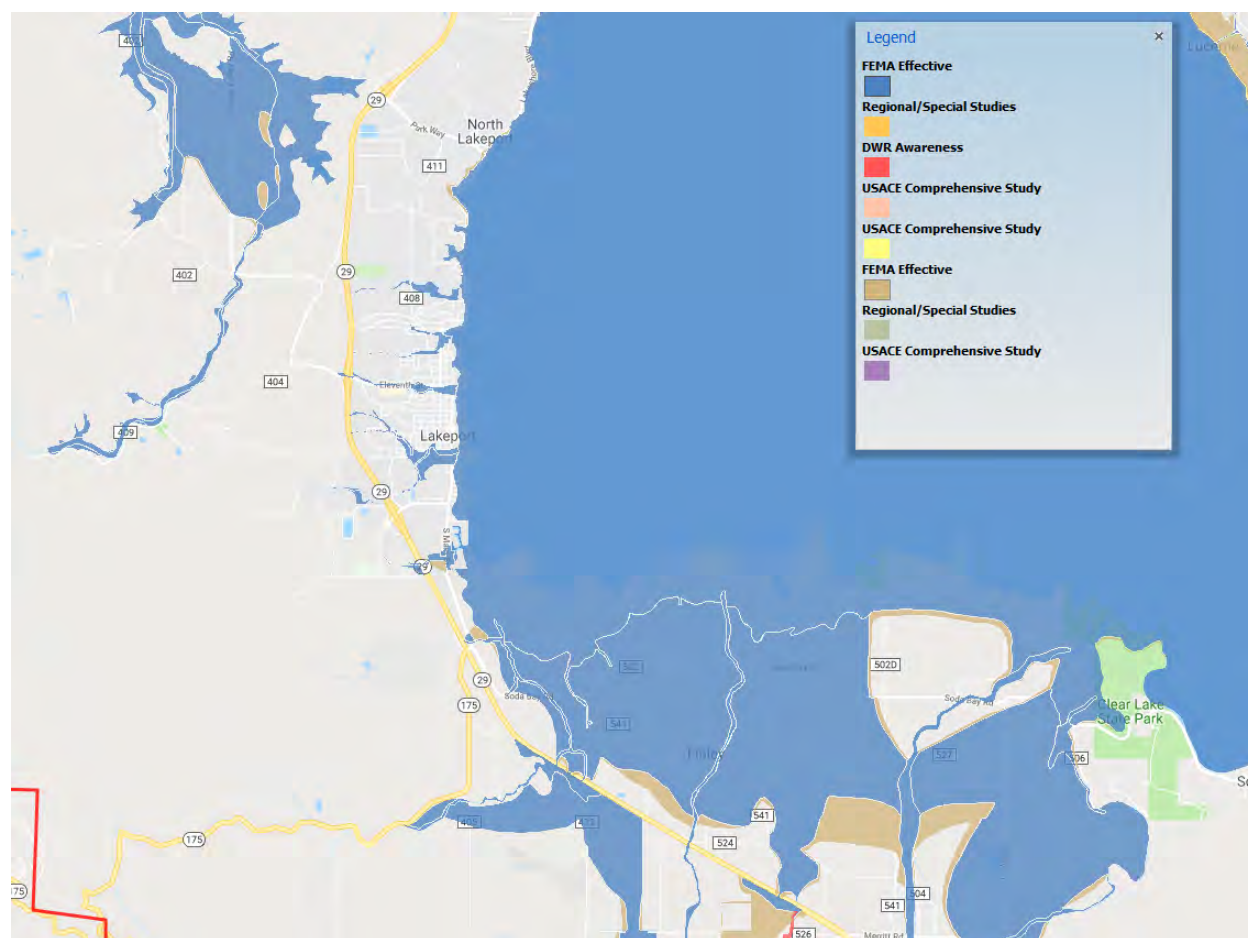
Different than the FEMA DFIRMs which have been prepared to support the NFIP and reflect only the 100-year event risk, the BAMs are provided for informational purposes and are intended to reflect current 100- and 500-year event risks using the best available data. The 100-year floodplain limits on the BAM are a composite of multiple 100-year floodplain mapping sources. It is intended to show all currently identified areas at risk for a 100-year flood event, including FEMA's 100-year floodplains. The BAM maps are comprised of different engineering studies performed by FEMA, Corps, and DWR for assessment of potential 100- and 500-year floodplain areas. These studies are used for different planning and/or regulatory applications. They are for the same flood frequency; however, they may use varied analytical and quality control criteria depending on the study type requirements.

The value in the BAMs is that they provide a bigger picture view of potential flood risk to the City of Lakeport than that provided in the FEMA DFIRMs. This provides the community and residents with an additional tool for understanding potential flood hazards not currently mapped as a regulated floodplain. Improved awareness of flood risk can reduce exposure to flooding for new structures and promote increased protection for existing development. Informed land use planning will also assist in identifying levee maintenance needs and levels of protection. By including the FEMA 100-year floodplain, it also supports identification of the need and requirement for flood insurance.

These floodplain maps for Lakeport can be seen in Figure 4-44.



*Figure 4-44 City of Lakeport – Best Available Map*



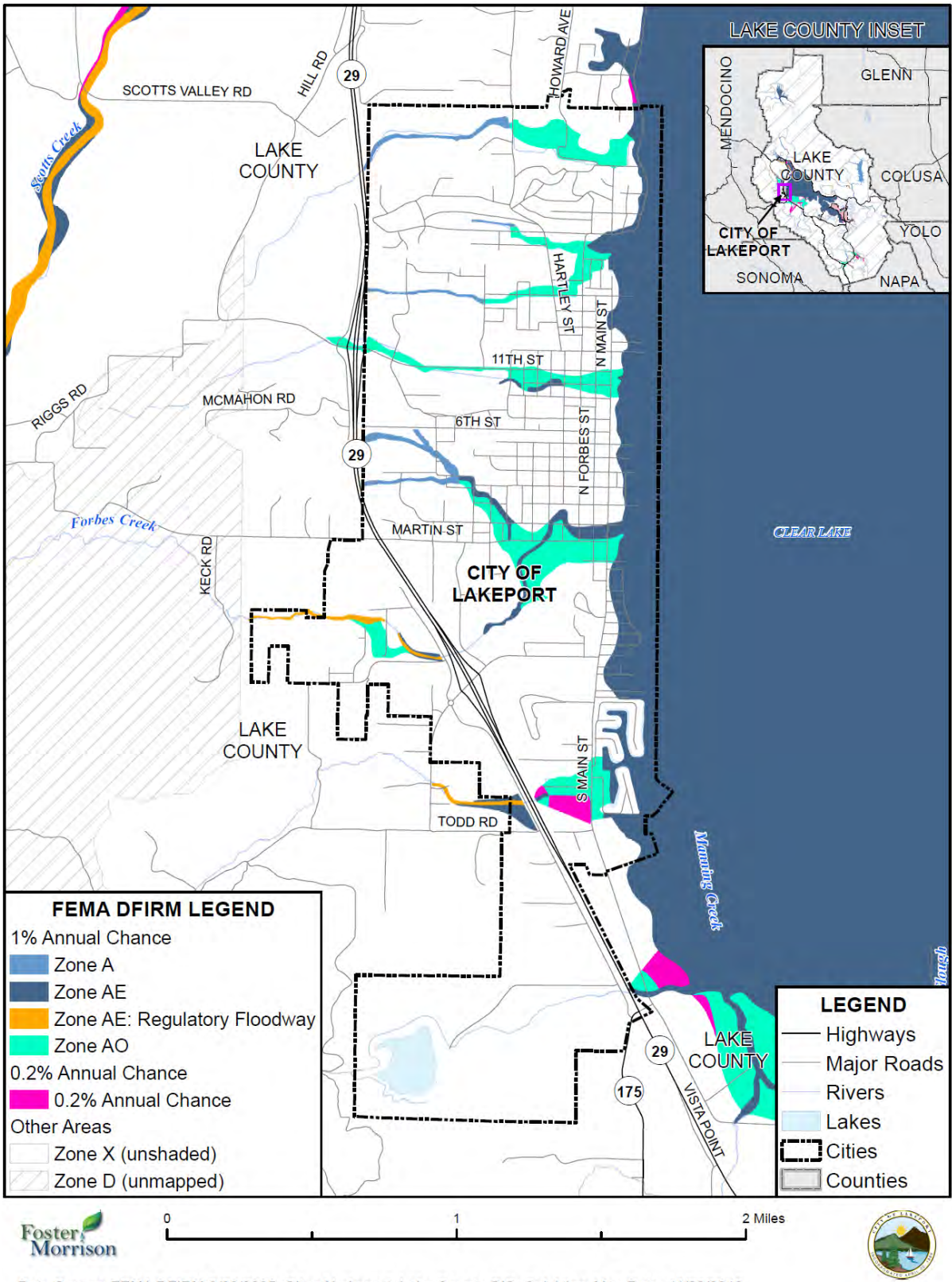
Source: California DWR, map created 1/21/2019

Legend explanation: Blue - FEMA 100-Year, Orange – Local 100-Year (developed from local agencies), Red – DWR 100-year (Awareness floodplains identify the 100-year flood hazard areas using approximate assessment procedures.), Pink – USACE 100-Year (2002 Sac and San Joaquin River Basins Comp Study), Yellow – USACE 200-Year (2002 Sac and San Joaquin River Basins Comp Study), Tan – FEMA 500-Year, Grey – Local 500-Year (developed from local agencies), Purple – USACE 500-Year (2002 Sac and San Joaquin River Basins Comp Study).

## Extent

Flood extents are usually measured in depths of flooding, aerial extent of the floodplain, as well as flood zones that a location falls in (i.e. 1% or 0.2% annual chance flood). Expected flood depths in the City vary and are not well defined. Flood durations in the City tend to be short to medium term, or until either the storm drainage system can catch up or flood waters move downstream. Aerial flood extent from the FEMA DFIRMs is shown on Figure 4-45 and in Table 4-25. As shown in the table, 17.1% of the City lies in the 1% annual chance floodplain, while another 0.6% lies in the 0.2% annual chance floodplain.

Figure 4-45 City of Lakeport - FEMA DFIRM Flood Zones



**Table 4-25 City of Lakeport –Flood Hazard Geographical Extents in FEMA DFIRM Flood Zones**

Flood Zone	Total Flooded Acres	% of Total Area
1% Annual Chance Flood Hazard	289	17.1%
0.2% Annual Chance Flood Hazard	10	0.6%
Other Areas	1,390	82.3%
<b>Grand Total</b>	<b>1,689</b>	<b>100.0%</b>

Source: FEMA September 30, 2005 DFIRM

## Past Occurrences

### Disaster Declaration History

There have been 16 state and 14 federal disaster declarations due to flooding, as shown in Table 4-26.

**Table 4-26 Lake County Disaster Declarations 1950-2019 from Flood**

Disaster Type	State Declarations		Federal Declarations	
	Count	Years	Count	Years
Flood (including heavy rains and storms)	16	1955, 1958, 1963, 1964, 1970, 1983, 1986, 1995 (two times), 1997, 1998, 2005/2006, 2006, 2017 (two times), 2019	14	1950, 1955, 1958 (twice), 1963 (twice), 1970, 1980, 1983, 1986, 1995 (twice), 1997, 1998

Source: Cal OES, FEMA

### NCDC Events

The NCDC tracks flood events for the County since 1996. These are shown on Table 4-36. Events that damaged the City are discussed below the table.

**Table 4-27 Lake County NCDC Storm Events 1/1/1996-6/31/2018\***

Event Type	Number of Events	Deaths	Deaths (indirect)	Injuries	Injuries (indirect)	Property Damage	Crop Damage
Flash Flood	1	0	0	0	0	\$0	\$0
Flood	10	1	0	1	0	\$23,410,000	\$0
<b>Total</b>	<b>11</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>\$23,410,000</b>	<b>\$0</b>

Source: NCDC

\*Note: Losses reflect totals for all impacted areas, some of which fell outside of the City of Lakeport and outside of Lake County.

- **December 11, 2014** – Flooding was reported in Lakeport, bringing significant and widespread damage. Neighborhoods were evacuated. Roads were damaged. Extensive road repair and debris removal was required.

## FIS Events

Clear Lake, its tributaries, and other streams in Lake County have a long history of flooding. Several flood periods are documented during the last half of the 20<sup>th</sup> century, and many severe floods have occurred since 1900. Stage recordings for Clear Lake have been maintained since 1874 on a Rumsey Gage, which is located on a wharf in Lakeport. Zero Rumsey is equal to 1318.257 feet above mean sea level. A full lake, by definition, is reached when the lake measures 7.56 feet on the Rumsey Gage. The level of Clear Lake is controlled by Cache Creek Dam which was constructed on Cache Creek in 1914. This dam is owned and operated by Yolo County Flood Control and Water Conservation District and is operated in conformance with two court decrees. The Gopcevic Decree of 1920 stipulated that the lake shall be operated between Zero and 7.56 feet, except for unforeseen storms that raise the level faster than the Cache Creek channel capacity can draw down. In that event the level may go up to 9.0 feet, but not for a period of more than 10 consecutive days. It must be noted that with a full lake, the outlet capacity of Cache Creek is limited to 2,540 cubic feet per second. During the January 1995 storm, peak inflows of 37,400 cfs occurred. Due to the limited outlet capacity of Cache Creek, it is virtually impossible with this latter requirement.

These records show that a 7.56-foot stage on the Rumsey Gage has been exceeded 54 times and a 9-foot stage on the Rumsey Gage has been exceeded 27 times. Some of the most damaging floods of recent times have occurred in 1937-38, 1940, 1956, 1958, 1964-65, 1970, 1974, 1983, and 1986. The maximum known stage on Clear Lake, 13.66 feet, occurred in January 1890. The next highest stage, 13.38 feet, occurred in February 1909. Some of the higher lake stages that have occurred since construction of Clear Lake Dam in 1915 are shown in Table 4-28.

*Table 4-28 Flood Stages for Clear Lake since 1915*

Date	Stage (feet)	Elevation (feet NGVD)*
February 1938	10.25	1,328.84
February 1942	9.60	1,328.19
February 1956	9.53	1,328.18
February 1958	10.86	1,329.51
January 1965	9.03	1,327.68
January 1970	10.37	1,329.02
April 1974	9.10	1,327.75
February 1980	9.61	1,328.26
April 1982	9.17	1,327.82
March 1983	11.32	1,329.58
February 1986	11.34	1,329.60
March 1995	10.73	1,328.99
February 1998	11.44	1,329.70

Source: 2014 Preliminary FIS

\*The elevation figure represents a combination of lake stage and appropriate gage elevation datum; gage datum (feet NGVD): 1,318.59 feet through 1947; 1,318.65 feet 1947 through 1982; 1,318.26 feet to present (U.S. Department of the Interior, Water Resources Data, Gage No. 11450000).



When Clear Lake is full it has a surface area of 43,790 acres and contains 1,155,000 acre-feet of water. At Zero on the Rumsey gage, the surface area is 39,170 acres with a capacity of 842,000 acre-feet. Statistically the following peak flood levels can be expected on Clear Lake, as noted by the Lake County Department of Water Resources:

- 10% chance each year      10.04 feet
- 2% chance each year      11.74 feet
- 1% chance each year      12.34 feet
- 0.2% chance each year    13.84 feet

The FIS noted some events that specifically affected the City of Lakeport. Between 1937 and 1986, Lakeport experienced six stream bank overflow flood events. The flooding occurred in December 1937, February 1940, December 1964, January 1970, January 1983, and February 1986.

- **1937** – A downpour in mid-December 1937 caused Forbes Creek to overflow its banks and flood easterly along Martin Street for several blocks and then northerly along Main Street. Flooding also occurred along Tenth Street from Tenth Street Drain overflow. Residential, commercial, and agricultural properties were flooded and damaged. Substantial streambank erosion was caused and roads throughout the area were closed due to inundation by floodwaters and the deposition of debris.
- **1940** – The February 1940 floodwaters inundated property at several locations in Lakeport, especially along Martin Street from Forbes Creek to Main Street and along Tenth Street. The floodwaters inundated agricultural, residential, and commercial properties, and overflowed roads causing short-term closures.
- **1964** – During the December 1964 cloudburst, flooding on Martin Street looked like a full-fledged river. Main Street was flooded and some businesses were inundated. Others were sandbagged to prevent flooding. City crews worked many hours pumping water and sandbagging. Numerous streets were closed by floodwaters, and south of the city, much of State Highway 29 was covered by floodwaters and debris.
- **1970** – In January 1970, extensive rainfall caused flooding of 1- to 2-foot depths in lower, eastern parts of the city. Resort areas, trailer parks, and campgrounds were inundated, and traffic on some roads was diverted. Residential and commercial areas and public facilities suffered damages.
- **1983** – In January 1983, floodwaters forced the closure of streets and roads in various locations around town for indefinite periods of time. Several blocks of Martin and Armstrong Streets were closed as were Main Street at Tenth and Eleventh Streets and portions of major county and state highways northwest and south of the city. Flood fighting and sandbagging efforts took place on Martin and South Main Streets.
- **1986** – In February 1986, flooding affected practically all sections of Lakeport. In the northeastern section, city firefighters sandbagged in the Lakeshore Boulevard area and helped in evacuation work there. In the east-central section, floodwaters covered much of Tenth Street. In the west-central section, Compton and Spun Streets were flooded. In the southeastern section, portions of Martin and South Main Streets were impassable and along Esplanade, city firemen evacuated some residents. In the eastern section (the lakefront), water was in the front yards of lakeside homes and much sandbagging was done to prevent further damage. Sandbagging activities were accomplished throughout the city to protect residences and businesses. Sewer pumps in many areas were working 24 hours a day for an extended period to alleviate further problems.

## Hazard Mitigation Planning Team Events

The HMPC provided an article from 2017 that tracked Clear Lake levels from 1874 to 2017. This was tracked by Lake level on the Rumsey Gage. Levels above 7.56 are considered to be flood levels. Peak Lake levels by year are shown on Figure 4-46. Information on specific flooding by date follows the table.

*Figure 4-46 City of Lakeport – Lake Levels 1874 to 2017*



Source: City of Lakeport

**February 1998** – Heavy rains caused Clear Lake to rise to more than a foot above flood stage. Runoff from tributary creeks was flowing in faster than it could drain. More than 500 homeowners and renters around the Lake were warned to clear out. With water lapping at the foundations of treatment plants north and

south of the county seat of Lakeport, plant operators released once-treated sewage into the Lake in order to recycle it. The storms also created the threat of landslides, prompting county officials to raze one abandoned hillside home during the February rain storms, fearing it would slide down the hillside onto a highway below. An estimated \$12 million in damage was done to public and private property. Some 1,200 homes were affected, according to officials.

**January and February 2017** - The HMPC noted a series of heavy rains in early February caused problems on Clear Lake. Rains fell in the first week of February, bringing the level of Clear Lake up. Heavier rains began falling on the 8<sup>th</sup> pushing the Lake to flood stages. The flood eventually brought the Lake level up to 10.58' on the Rumsey Gage. 2 separate disaster declarations (DR-4301 and DR-4308) were declared for these events. A timeline of these events is shown below.

- **1-6-17** - Lake level is 3.97 – Wave action due to easterly wind is beginning to undermine the 1st Street boat ramp area. Sandbags were placed to help stop erosion. Heavy rain and driving winds predicted for the weekend
- **1-9-17** - Lake level is 5.23 – Heavy rain and wind over the weekend caused the lake level to raise rapidly. Erosion between the 3rd Street boat ramp and the Yacht Club was noted.
- **1-10-17** - Lake level is 5.81 – Rain and wind continues to drive wave action. Damage to the floating dock system at the 5th Street Boat Ramp was noted.
- **1-23-17** - Lake level is 8.46- Water is beginning to crest over the seawall. Parks staff along with Public works staff installed a 600-foot Aqua Dam system to help protect Park Infrastructure from rising flood waters and intense wave action. Noted water coming up through the expansion joints of sidewalk that is connected to the seawall.
- **1-24-17** - Lake level is 8.58 - Parks and Public Works Staff Installed a temporary fencing system around the Aqua Dam. It was noted that undermining of the sea wall was occurring. Water continues to seep up through the expansion joints in the sidewalk. Standing water is accumulating in both Playground areas.
- **2-2-17** - Lake level is 7.98 – Strong winds out of the East were driving wave action into the seawall further undermining the sidewalks. Observed some separation in the expansion joints and more water shooting up through sidewalk several feet in from the sea wall.
- **2-9-17** - Lake level is 9.11 – Heavy rain and strong winds continue to add to the damage that is occurring at the sidewalk and seawall. Library Park is now closed to the public. The parking lots are beginning to flood. It was confirmed that there is some damage to the dock system at the 5th St.
- **2-10-17** - Lake level is 9.57 - The Playgrounds are completely flooded and the engineered wood fibers that are used for protective surfacing are being washed away. Parking lots are all underwater. The gazebo and all the park lights are in standing water. Decomposed granite from around all the picnic table areas is being washed away. The sidewalk and seawall are too deep underwater to inspect for further damage.
- **2-11-17** - Lake level is 9.77 – High winds and rising lake levels continue to compound all the issues at Library Park. All electricity was shut off to the lights, Gazebo and irrigation pump.
- **2-15-17** - Lake level is 9.57 – Gale force wind out of the east is driving waves over 4 feet high into the seawall and Aqua Dam. This intense wave action has destroyed the entire Aqua Dam system. 100 feet of a water wall system was borrowed from Lake County Public Works and we ordered 600 feet of our own.
- **2-16-17** - Lake level is 9.52 – Parks Staff along with Public Works installed the new Water Wall that was ordered yesterday.



- **2-17-17** - Lake level is 9.54 – Another round of extreme easterly winds has knocked over our new water wall and temporary fencing system. We have noted damage to most of the picnic tables. The concrete benches along the waterfront have been tossed around. Several of the globes that cover the park lights are missing. 3rd St. dock system is being severely damaged. There are concerns that the sidewalk and seawalls near the yacht club are sustaining damage.
- **2-18-17** - Lake level is 9.80 – Parks and Public works came in to replace and reinforce the new wave barrier and temporary fencing system.
- **2-23-17** - Lake level is 10.58 – This is the peak of the flood. Portions of the Park have now been submerged for almost a month.
- **3-1-17** - Lake level is 9.89 – The lake is receding, and some damage is now being confirmed.
- **3-6-17** - Lake level is 9.31 – Damage assessment continues. Begin debris removal in areas as the lake recedes.
- **3-15-17** - Lake level is 8.33 – Damage to Sidewalk and Seawall is visible. Severe undermining of the seawall and sidewalks.

It caused flooding in the low-lying areas of the City (see Figure 4-47). In addition, 550 feet of seawall were damaged and began separating from the sidewalk. 565' of sidewalk along the waterfront were undermined and failed. 125' of sidewalk along the center promenade were damaged from being submerged. 13,385 sq. ft. of decomposed granite were washed away. 2 playgrounds lost most of the wood mulch surrounding them (approximately 5,000 sq. ft.). The area between the 3<sup>rd</sup> St. boat ramp and Yacht Club had severe erosion. 400' of shoreline was eroded. Sod, boat docks, and boat ramps were also damage.

*Figure 4-47 City of Lakeport - 2017 Flooding*



Source: City of Lakeport

**February and March 2019** – An atmospheric river brought heavy rains to the Lakeport Area. The Lake levels rose quickly, causing flooding in the City (see Figure 4-48). Clear Lake Rumsey gage levels are shown below by date.

- Monday Feb 25— 7.61
- Tuesday Feb 26 – 8.05
- Wednesday Feb 27 – 9.13
- Thursday Feb 28 – 9.66

The following roads were closed due to flooding:

- Hill Road: Currently single lane traffic from Lakeshore to Sutter Hospital. Traffic will not be able to drive from Sutter Hospital to Lakeshore Blvd – due to land slide movement.
- Lakeshore Blvd: Closed due to flooding from Altera to Park Way.
- Lakeshore Blvd is Open from Park Way to ½ Mile North of Park Way (Rainbow Mobile Home Park)
- Scotts Creek Road: single lane closure at MPM 1.35 due to slipout.
- Library Park: closed until further notice by the City of Lakeport due to flooding.
- The parking lots across from Library Park at Third, Fourth and Fifth streets: closed due to flooding.
- Esplanade Street in its entirety: closed to all traffic except residents due to flooding. Motorists in the area were advised to drive slowly so as to prevent “wave action” against homes, reported Lakeport Public Works.

*Figure 4-48 City of Lakeport – 2019 Spring Flooding*



Source: City of Lakeport



## *Likelihood of Future Occurrences*

### **1% Annual Chance Flood**

**Occasional**—This is the flood that has a 1- percent chance of being equaled or exceeded in any given year. Thus, the 1% annual chance flood could occur more than once in a relatively short period of time.

### **0.2% Annual Chance Flood**

**Unlikely**—The flood has a 0.2 percent chance of being equaled or exceeded in any given year.

## **Climate Change and Flood**

Climate change and its effect on flood near the City has been discussed by three sources:

- 2014 CAS
- Cal-Adapt
- National Center for Atmospheric Research

### **CAS**

According to the CAS, climate change may affect flooding in the City. While average annual rainfall may increase or decrease slightly, the intensity of individual rainfall events is likely to increase during the 21st century. It is possible that average soil moisture and runoff could decline, however, due to increasing temperature, evapotranspiration rates, and spacing between rainfall events. Reduced snowpack and increased number of intense rainfall events are likely to put additional pressure on water infrastructure which could increase the chance of flooding associated with breaches or failures of flood control structures such as levees and dams.

### **Cal Adapt**

Cal Adapt future precipitation projections were shown in Figure 4-17 in Section 4.2.4. These could affect flooding in the City.

### **National Center for Atmospheric Research**

Also according to the National Center for Atmospheric Research in Boulder, Colorado, atmospheric rivers are likely to grow more intense in coming decades, as climate changes warms the atmosphere enabling it to hold more water.

## **4.2.13. Flood: Localized/Stormwater**

### *Hazard/Problem Description*

According to the HMPC, localized, stormwater flooding also occurs throughout the City. Localized, stormwater flooding occurs throughout the City during the rainy season from November through April. Prolonged heavy rainfall contributes to a large volume of runoff resulting in high peak flows of moderate

duration. Flooding is more severe when previous rainfall has created saturated ground conditions. Urban storm drainpipes and pump stations have a finite capacity. When rainfall exceeds this capacity, or the system is clogged, water accumulates in the street until it reaches a level of overland release. This type of flooding may occur when intense storms occur over areas of development.

The City of Lakeport General Plan Safety Element discusses localized flooding in the City. Stream bank flooding affects most drainage within the City. Cloudburst storms lasting as long as three hours can occur in the watersheds of Lakeport practically anytime during the fall, winter, and spring and may occur as an extremely severe sequence in a general rainstorm. Cloudbursts are high-intensity storms that can produce floods characterized by high peak flows, short duration, and relatively small volume of runoff. In small drainage basins, such as those existing in the Planning Area, cloudbursts can produce peak flows substantially larger than those of general rainstorm runoff.

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

## Location

According to the City, numerous parcels and roads throughout Lakeport not included in the FEMA 1% and 0.2% annual chance floodplains are subject to flooding in heavy rains. These are delineated in Table 4-30. In addition to flooding, damage to these areas during heavy storms includes pavement deterioration, washouts, mudslides, debris areas, and downed trees. The frequency and type of damage or flooding that occurs varies from year to year, depending on the quantity of runoff.

*Table 4-29 City of Lakeport – Localized Flooding Areas*

Road/Area Name	Rumsey Elevation Level	Flooding	Pavement Deterioration	Washouts	High Water/ Creek Crossing	Landslides/ Mudslides	Debris	Downed Trees
Esplanade and Konocti	7.10	X						
Esplanade and Lupoyoma	7.16	X						
Esplanade and Helena	8.10	X						
Esplanade and Lily Cove	7.96	X						
Esplanade and E St	7.65	X						
Library Park Pier at Promenade	8.61	X						

Road/Area Name	Rumsey Elevation Level	Flooding	Pavement Deterioration	Washouts	High Water/ Creek Crossing	Landslides/ Mudslides	Debris	Downed Trees
Third St Parking Drain	9.3	X						
2155 Lakeshore	8.91	X						
Lakeshore and Jones	8.71	X						
Lakeshore and Sayre	9.16	X						
Lakeshore and Ashe	8.93	X						
Scotts Valley*	–	X	X	X	X		X	
Eickoff Road*	–	X			X			
Lakeshore Blvd.*	–	X	X		X		X	X

Source: City of Lakeport

\*Not located in the City, but located in the LCFPD area.

## Extent

There is no established scientific scale or measurement system for localized flooding. Localized flooding is generally measured by depth of flooding, volume of water, runoff velocity, and the area affected. Localized flooding often happens quickly and has a short speed of onset and short duration, with flood waters receding when the storm drainage system can catch up.

## Past Occurrences

### Disaster Declaration History

There have been no state or federal disaster declarations related to localized flooding in Lake County and the City of Lakeport, according to Table 4-3.

### NCDC Events

The past occurrences of localized flooding are included in the 1%/0.2% annual chance flood hazard profile in Section 4.2.12.

### Hazard Mitigation Planning Team Events

The HMPC noted that localized flooding in the City occurs often. These floods rarely cause sizable damages or injuries, and are more of a nuisance to the City and its residents. During the floods of 2017 – a large vulnerable population affected. For example, the Will-O-Point area is low income, Spanish speaking. During the floods, took multiple boat trips to evacuate community. The City found housing for

them. Once relocated, the City provided busing to get them to their schools. The Forbes Creek area is also extremely disadvantaged. Both Forbes Creek Area and Will-O-Point area to be flagged in low lying flood areas of concern

### *Likelihood of Future Occurrences*

**Highly Likely**— Urban storm drainage systems have a finite capacity. When rainfall exceeds this capacity or systems clog, water accumulates in the street until it reaches a level of overland release. Due to aging and often undersized infrastructure, this type of flooding will continue to occur during heavy rains.

### *Climate Change and Localized Flood*

Cal Adapt future precipitation projections were shown in Figure 4-17 in Section 4.2.4. While average annual rainfall may decrease slightly, the intensity of individual rainfall events is likely to increase during the 21st century, increasing the likelihood of overwhelming stormwater systems built to historical rainfall averages. This makes localized flooding more likely.

## **4.2.14. Hazardous Materials Transport**

### *Hazard/Problem Description*

According to the EPA, a hazardous material is any item or agent (biological, chemical, physical) which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors. Hazardous materials can be present in any form; gas, solid, or liquid. Environmental or atmospheric conditions can influence hazardous materials if they are uncontained.

The U.S. Occupational Safety and Health Administration's (OSHA) definition of hazardous material includes any substance or chemical which is a "health hazard" or "physical hazard," including: chemicals which are carcinogens, toxic agents, irritants, corrosives, sensitizers; agents which act on the hematopoietic system; agents which damage the lungs, skin, eyes, or mucous membranes; chemicals which are combustible, explosive, flammable, oxidizers, pyrophorics, unstable-reactive or water-reactive; and chemicals which in the course of normal handling, use, or storage may produce or release dusts, gases, fumes, vapors, mists or smoke which may have any of the previously mentioned characteristics.

The Environmental Protection Agency (EPA) incorporates the OSHA definition, and adds any item or chemical which can cause harm to people, plants, or animals when released by spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping or disposing into the environment. The EPA maintains a list of 366 chemicals that are considered extremely hazardous substances (EHS). This list was developed under the Superfund Amendments and Reauthorization Act. The presence of EHSs in amounts in excess of a threshold planning quantity requires that certain emergency planning activities be conducted.

A release or spill of bulk hazardous materials could result in fire, explosion, toxic cloud or direct contamination of water, people, and property. The effects may involve a local site or many square miles. Health problems may be immediate, such as corrosive effects on skin and lungs, or be gradual, such as the

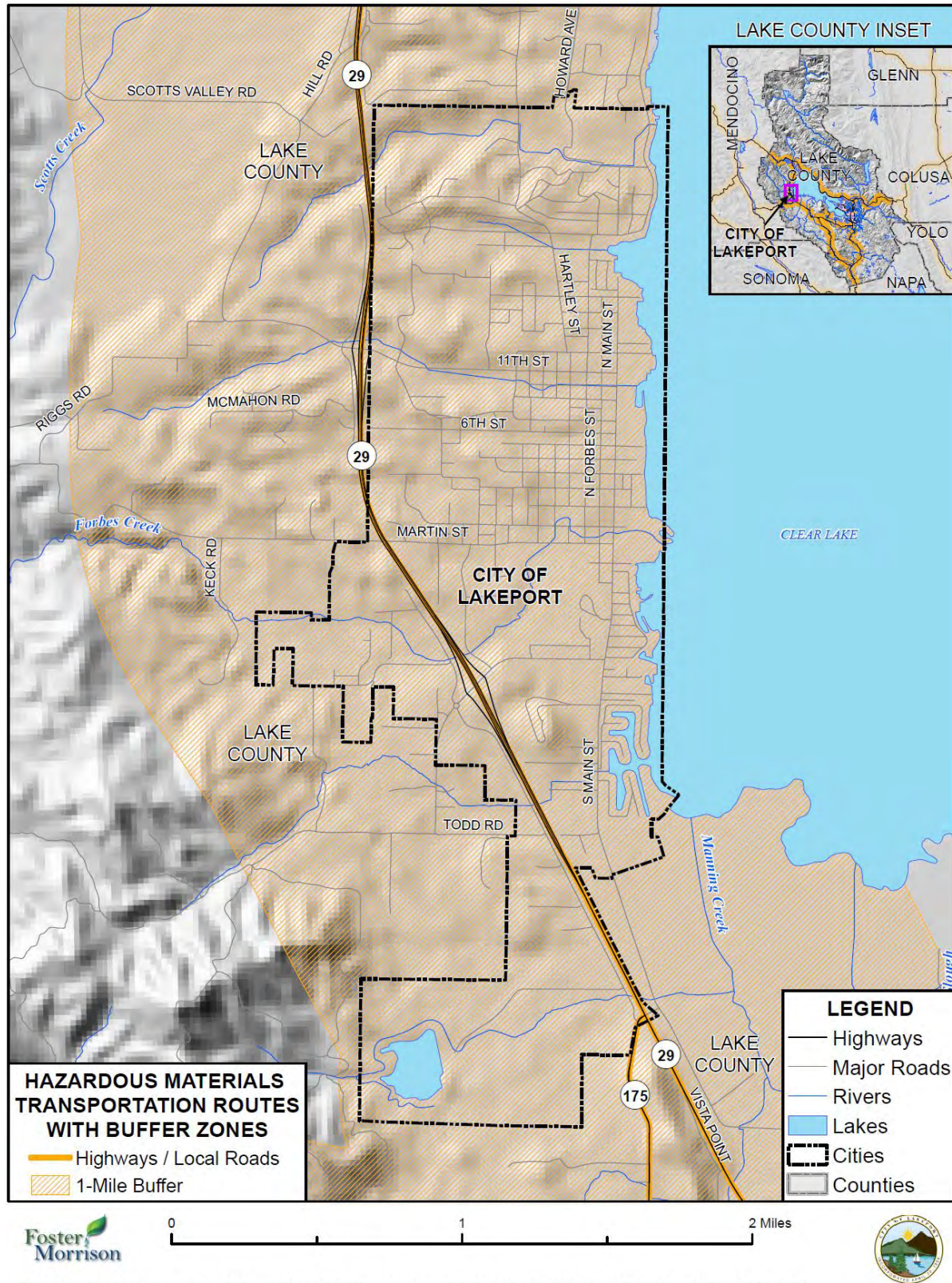


development of cancer from a carcinogen. Damage to property could range from immediate destruction by explosion to permanent contamination by a persistent hazardous material.

## Location

Highways and railways constitute a major threat due to the myriad chemicals and hazardous substances, including radioactive materials, transported in vehicles, trucks, and rail cars. In Lakeport, hazardous materials routes include Highways 29 and 175. These are shown in Figure 4-49 (with a one mile buffer zone, as discussed in greater detail in Section 4.3.11 below). In addition, while most routes are known, the City does not have a quantified amount of hazardous materials that are transported through it en route to local deliveries or to adjoining counties.

Figure 4-49 City of Lakeport – Hazardous Materials Transportation Routes and Buffer Zones



## Extent

Accidents involving the transportation of hazardous materials could be just as catastrophic as accidents involving stored chemicals, possibly more so, since the location of a transportation accident is not predictable. The U.S. Department of Transportation divides hazardous materials into nine major hazard classes. A hazard class is a group of materials that share a common major hazardous property, i.e., radioactivity, flammability, etc. These hazard classes include:

- Class 1—Explosives
- Class 2—Compressed Gases
- Class 3—Flammable Liquids
- Class 4—Flammable Solids; Spontaneously Combustible Materials; Dangers When Wet Materials/Water-Reactive Substances
- Class 5—Oxidizing Substances and Organic Peroxides
- Class 6—Toxic Substances and Infectious Substances
- Class 7—Radioactive Materials
- Class 8—Corrosives
- Class 9—Miscellaneous Hazardous Materials/Products, Substances, or Organisms

Highways and railways constitute a major threat due to the myriad chemicals and hazardous substances, including radioactive materials, transported in vehicles, trucks, and rail cars. Specifically, the Lake County Emergency Operations Plan addresses the transportation of hazardous materials, which applies to the City, as follows:

*Due to extensive agricultural operating, the increasing development of geothermal power plants, gold mining operations and the fact that Highway 20 (the state-designated transportation route between Interstate 5 and Highway 101 for northern California) traverses the County, hazardous materials like to be encountered in Lake County are: pesticides, herbicides, and sundry toxins in solid, liquid, and gaseous form; explosives; petroleum products; flammables; geothermal wastes to include liquid form from drilling sumps and hydrogen sulfide from power plants; chemicals, cyanide and lime from gold mining operations; and low level radioactive wastes. Because of the state-designated route through Lake County, the majority of toxics and radioactive materials that travel from the coast to the central valley traverse Lake County and at several points actually border either Clear Lake or Blue Lakes, producing an extreme vulnerability to water quality.*

In addition, while most routes are known, the City has not quantified the amount of hazardous materials that are transported through it en route to adjoining counties. However, with the recent fires in Lake and surrounding counties in the fall of 2017 and summer of 2018, the Lake County Landfill is receiving fire debris from inside and outside of the County. This fire debris which includes hazardous materials has recently increased the frequency and volume of hazardous materials being transported into the City or Clear Lake. Although it is important to keep in mind that the most dangerous materials during a hazardous materials transportation incident are not generally the solid waste, but instead, the high volumes of liquid waste.



## Past Occurrences

### Disaster Declaration History

There have been no federal or state disaster declarations for hazardous materials in Lake County.

### NCDC Events

The NCDC does not track hazardous materials events.

### PHMSA Events

The United States Department of Transportation Pipeline and Hazardous Materials Safety Administration's (PHMSA) Office of Hazardous Materials Safety performs a range of functions to support the safe transport of hazardous material. One of these functions is the tracking of hazardous materials incidents in the United States. The database was searched for hazardous materials incidents in Lake County. A summary of rail and highway incidents since 1970 in the Lakeport Planning Area are shown in Table 4-30. 19 separate events were contained in the database, 8 of which affected the City of Lakeport. Many of these events occurred at 1275 Craig Ave, which is the location of a UPS shipping center.

*Table 4-30 Hazardous Materials Incidents in or near Lakeport – 1970 to 2018*

Date of Incident	Incident City	Incident Route	Mode of Transportation	Transportation Phase	Commodity Short Name	Quantity Released	Amount of Damages
7/2/1987	Lakeport	–	Highway	N/A	Hydrochloric Acid	15 gallons	\$0
12/5/1991	Lakeport	1275 Craig Ave	Highway	Unloading	Sulfuric Acid	3 gallons	\$205
1/23/2001	Lakeport	5050 Brush Street	Highway	Unloading	Petroleum Gases Liquefied	15 gallons	\$17
10/9/2001	Lakeport	Hwy 29	Highway	In Transit	Gasoline	3,700 gallons	\$164,070
2/27/2002	Lakeport	1275 Craig Ave	Highway	Unloading	Corrosive Liquids N.O.S.	1 gallon	\$201
9/16/2004	Lakeport	Craig Avenue	Highway	In Transit	Alcohols N.O.S.	0.03125 gallons	\$0
9/29/2006	Lakeport	1275 Craig Ave.	Highway	Unloading	Caustic Alkali Liquids	1 gallon	\$0
1/17/2013	Lakeport	1275 Craig Ave.	Highway	Unloading	Hydrogen Peroxide	1.98135 gallons	\$0
<b>Totals</b>							<b>\$164,493</b>

Source: PHMSA Database – Search dates 01/01/1970 – 11/01/2018

## Hazard Mitigation Planning Committee Events

The HMPC noted the following events:

**January 2016** – While being hauled, some electric transformers tipped off the bed of a truck, causing a small oil spill in Lakeport. Five transformers tipped, containing 23 gallons of oil that may have carried PCBs. Aided by constant rain, it spread into a drainage ditch adjacent to Industrial Avenue that flows into Clear Lake through the lagoon housing complex at 1800 South Main St. Clean up included removing dirt that was contaminated and performing soil test to ensure that there was no remaining risk to Clear Lake or Lakeport citizens.

**November 27, 2018** – A spill created an illicit discharge into the City’s storm drain system. A small amount of an unknown petroleum-based product combined with storm water was observed draining from the outfall of a 36” storm drain culvert directly into Clear Lake. It created a thin sheen on the surface of the water in the vicinity of the outfall. Reporting party noted sheen and petroleum odor. Upstream locations were investigated but no cause of the spill was determined. City of Lakeport Public Works staff launched their barge and deployed oil absorbent booms and mats in and around the affected area. Absorbent booms were deployed near the culvert outfall downstream of the suspected illicit discharge and were left in place to overnight to capture any additional contaminates resulting from discharge.

**January 9, 2019** – a mechanical failure on a garbage truck resulted in a spill of 35 gallons hydraulic fluid onto a paved roadway on Giselman St near Sayre St. Steady rain at the time created and oil slick which migrated on the roadway and to the storm drainage system. The storm drain had nearby outfalls into Clear Lake. Absorbent booms and pads were deployed at the site and at all storm drain inlets.

The HMPC also noted that many local routes are used to deliver hazardous materials. Many of these roads come near Clear Lake, or through residential neighborhoods within the City.

### *Likelihood of Future Occurrence*

**Likely** – Given that 11 reported hazardous materials incidents have happened in transport through the City in the past 47 years, future events are considered likely. It was noted by the HMPC that many releases go unreported to national databases. However, according to Caltrans, most incidences are related to releases during loading and unloading of cargo, and during transport of fluids from the transporting vehicles themselves and not the cargo. Thus, the likelihood of a significant hazardous materials release within the City is more limited and difficult to predict.

## Climate Change and Hazardous Materials

Climate change is unlikely to affect hazardous materials transportation incidents.

## 4.2.15. Landslide and Debris Flows

### *Hazard/Problem Description*

Like its earthquake-generating faults, California's mountainous terrain is also a consequence of dynamic geologic processes in operation as the North American Plate grinds past the Pacific Plate.

According to the CGS, a landslide is a general term for a variety of mass-movement processes that generate a down-slope movement of mud, soil, rock, and/or vegetation. Landslides are classified into many different types based on form and type of movement. They range from slow-moving rotational slumps and earth flows, which can slowly distress structures but are less threatening to personal safety, to fast-moving rock avalanches and debris flows that are a serious threat to structures and have been responsible for most fatalities during landslide events. For the purposes of this plan, the term landslide includes mudslides, debris flows, and rockfalls that tend to occur suddenly; as well as hillside erosion, which is a similar process that tends to occur on smaller scales and more gradually, but can exacerbate landslide events.

Natural conditions that contribute to landslide, mudslides, hillside erosion, and debris flows include the following:

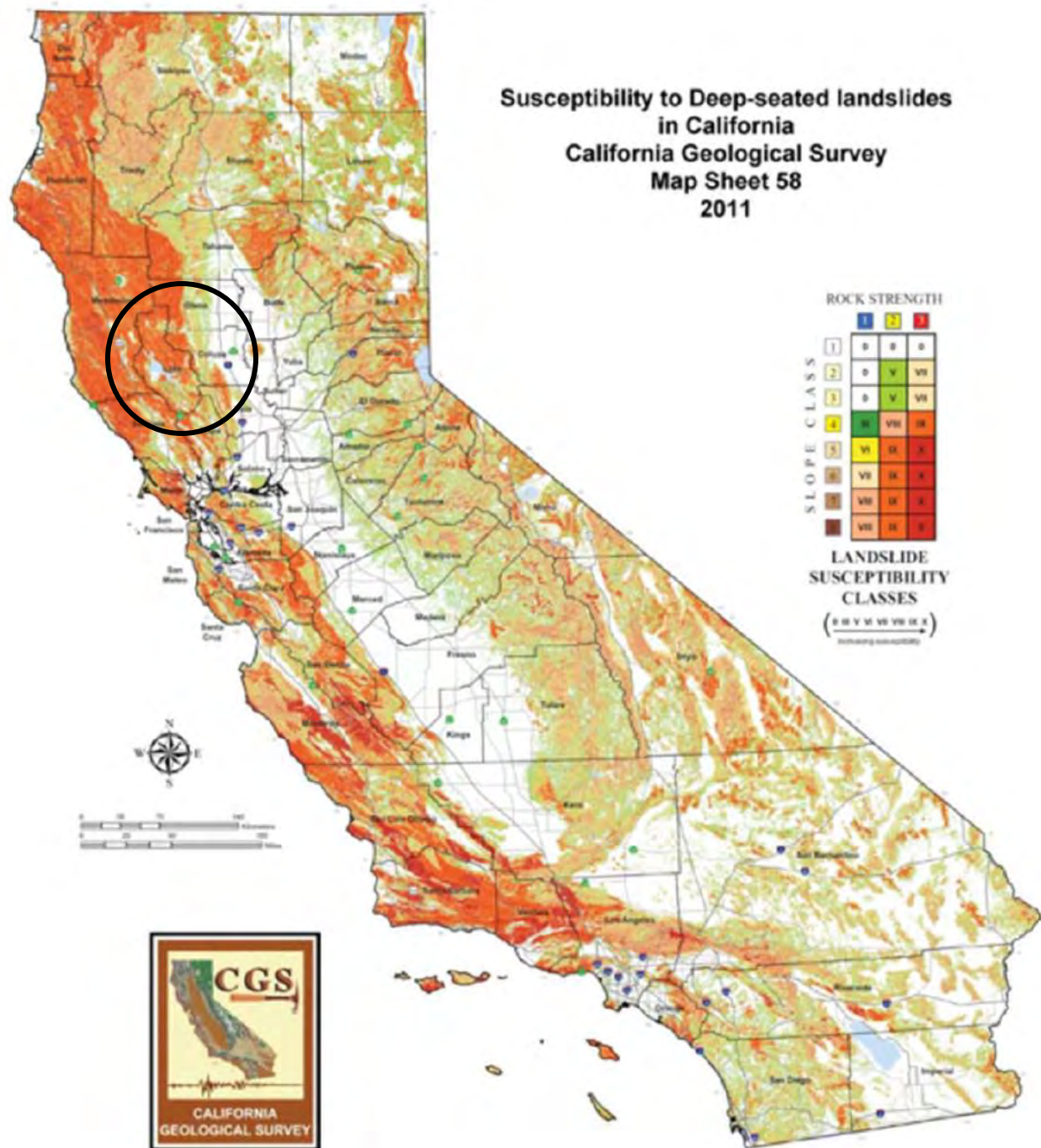
- Degree of slope
- Water (heavy rain, river flows, or wave action)
- Unconsolidated soil or soft rock and sediments
- Lack of vegetation (no stabilizing root structure)
- Previous wildfires and other forest disturbances (discussed in Section 4.2.15)
- Road building, excavation and grading
- Earthquake

The 2018 State Plan noted that more than one third of California is mountainous terrain that generally trends parallel to the coast, forming a barrier that captures moisture from offshore storms originating in the Gulf of Alaska and Mexico. Steep topography, weak rocks, heavy winter rains, and occasional earthquakes all lead to slope failures more frequently than would otherwise occur under gravity alone. This is true in the sloped areas bordering Lakeport to the west where the HMPC noted the topography is characterized by rolling hills and ridges.

### **Location**

Destructive landslides, mudslides, and debris flows usually occur very suddenly with little or no warning time and are short in duration. The 2018 State Plan noted that although the area affected by a single landslide is less than that of earthquakes, landslides are pervasive in California's mountainous terrain and occur far more often. Figure 4-50 was included in the 2018 State Plan. It indicates that a majority of the City are at moderate to high susceptibility areas for landslides.

Figure 4-50 Landslide Susceptibility Areas



Source: 2018 State Plan

Landslides can be expected in areas with steep slopes and weak soils. Landslides are a geologic constraint to development in the Lakeport Planning Area. The City of Lakeport General Plan Safety Element noted that clay soils, which underlie many hillsides in Lakeport are particularly susceptible to sliding. Although landslides generally occur in areas with steep slopes, they may occur on slopes with a grade of 20% or less in geologically unstable areas. Since zones of high landslide potential exist in Lakeport, soils tests carried



out by a registered soils engineer or geologist are essential wherever landslide potential is indicated or suspected. Foundations for structures built in areas with steep slopes in excess of 20% must be carefully engineered to avoid increasing landslide risk

In addition to topography, post-wildfire burn areas are locations where heavy rains can cause erosion, landslides, and debris flows. The HMPC and LCFPD noted that this is true in the Highway 175 area going over to Hopland. The road is very steep and narrow, and particularly vulnerable to landslides, especially post River Fire (2018). This a heavily used corridor for commuters from Lakeport going to the Santa Rosa area. More information on post-fire landslides can be found in Section 4.2.15.

## Extent

The legend on Figure 4-50 shows the measurement system that the California Geological Survey uses to show the possible magnitude of landslides. It is a combination of slope class and rock strength. The speed of onset of landslide is often short, especially in post-wildfire burn scar areas, but it can also take years for a slope to fail. Landslide duration is usually short, though digging out and repairing landslide areas can take some time.

Landslide affects discrete areas of the City. GIS analysis was performed to determine what percentages of the City would be at risk from landslide using USGS data, which includes a scale of low, moderate, and high Landslide Incidence and Susceptibility areas. Methodologies for this analysis and maps showing extent can be found in Section 4.3.12. All of Lakeport falls in the high landslide incidence and susceptibility area. This can be seen in Table 4-31.

*Table 4-31 City of Lakeport – Geographical Extents in Landslide Incidence and Susceptibility Areas*

Landslide Incidence and Susceptibility	Total Acres	% of Total Area
High	1,689	100.0%
Moderate	0	0.0%
Low	0	0.0%
<b>Grand Total</b>	<b>1,689</b>	<b>100.0%</b>

Source: USGS

## Past Occurrences

### Disaster Declaration History

There have been no disaster declarations associated with landslides in Lake County, as shown in Table 4-3.

### NCDC Events

The NCDC contains no records for landslides in Lake County.

## Hazard Mitigation Planning Team Events

The HMPC noted the following regarding landslides of concern to the City:

- At Central Park and 11<sup>th</sup> street there have been past landslides. Mitigation of these events was put in place. A gabion wall was placed in this location to keep the dirt embankment in place. Since this mitigation, no landslides have occurred here.
- At Hartley St. between 20<sup>th</sup> and Hillcrest, there had been past risk of landslide, though no landslide was known to have occurred. The City placed a soldier pile wall (vertical wall) to pre-emptively mitigate possible landslide. Since this mitigation, no landslides have occurred in this area.

### *Likelihood of Future Occurrences*

**Highly Likely**—Landslides in the form of debris flow, or mudslides, have occurred in the past in and near Lakeport. Landslides occur more frequently in the winter and spring months, when high levels of precipitation and runoff combine with saturated soils, which leads to general slope instability. Landslides often can occur as a result of other hazard events, such as severe storms, floods, wildfires, or earthquakes. Due to the topography in and around Lakeport and the rainfall the City receives during the winter, it is highly likely future occurrences of landslide, mudslide, and debris flow will occur.

### Climate Change and Landslides

According to the CAS and Cal-Adapt, increased precipitation may result from climate change. Increased precipitation makes areas more vulnerable to landslide potential. More information on precipitation increases can be found in Section 4.2.4.

#### 4.2.16. Levee Failure

##### *Hazard/Problem Description*

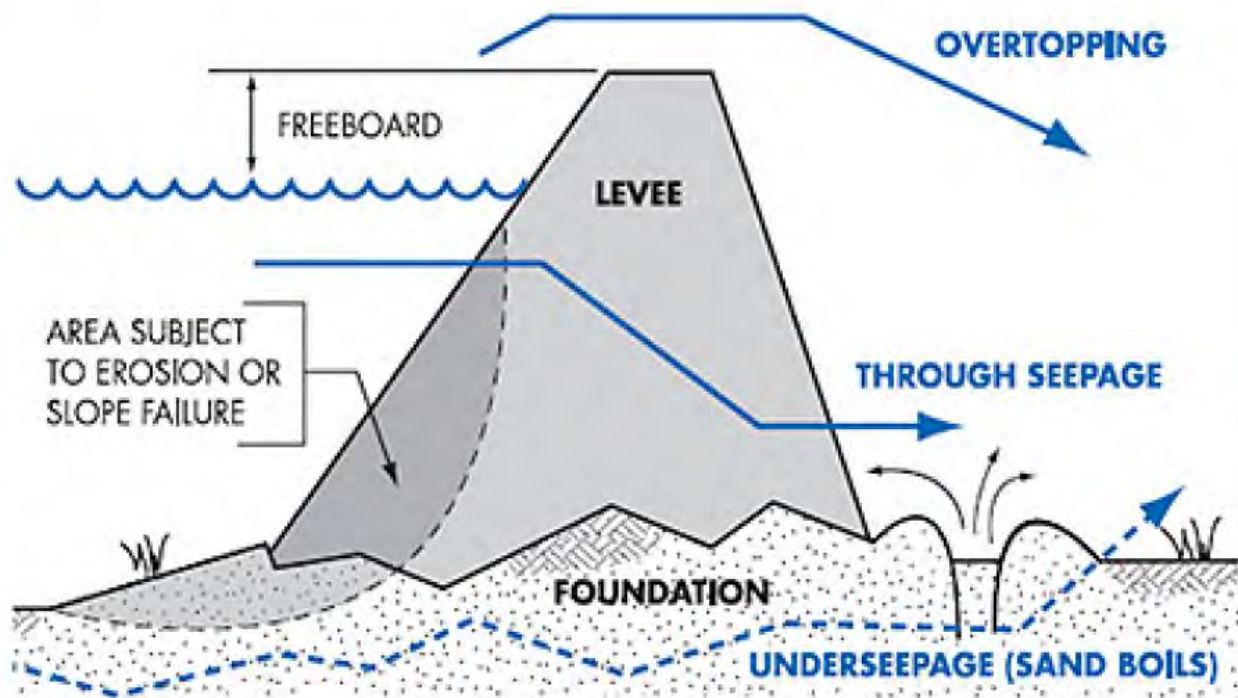
A levee is a raised area that runs along the banks of a stream or canal. Levees reinforce the banks and help prevent flooding by containing higher flow events to the main stream channel. By confining the flow to a narrower stream channel, levees can also increase the speed of the water. Levees can be natural or man-made. A natural levee is formed when sediment settles on the stream bank, raising the level of the land around the stream. To construct a man-made levee, workers place dirt or concrete along the stream banks, creating an embankment. This embankment is flat at the top, and slopes at an angle down to the water. For added strength, sandbags are sometimes placed over dirt embankments.

Levees provide strong flood protection, but they are not failsafe. Levees are designed to protect against a specific flood level and could be overtopped during severe weather events or dam failure. Levees reduce, not eliminate, the risk to individuals and structures located behind them. A levee system failure or overtopping can create severe flooding and high-water velocities. It's important to remember that no levee provides protection from events for which it was not designed, and proper operation and maintenance are necessary to reduce the probability of failure.

Under-seepage refers to water flowing under the levee through the levee foundation materials, often emanating from the bottom of the landside slope and ground surface and extending landward from the landside toe of the levee. Through-seepage refers to water flowing through the levee prism directly, often emanating from the landside slope of the levee. Both conditions can lead to failure by several mechanisms, including excessive water pressures causing foundation heave and slope instabilities, slow progressing internal erosion, and piping leading to levee slumping.

Rodents burrowing into and compromising the levee system is a significant issue in the Planning Area. Erosion can also lead to levee failure. Figure 4-51 depicts the causes of levee failure.

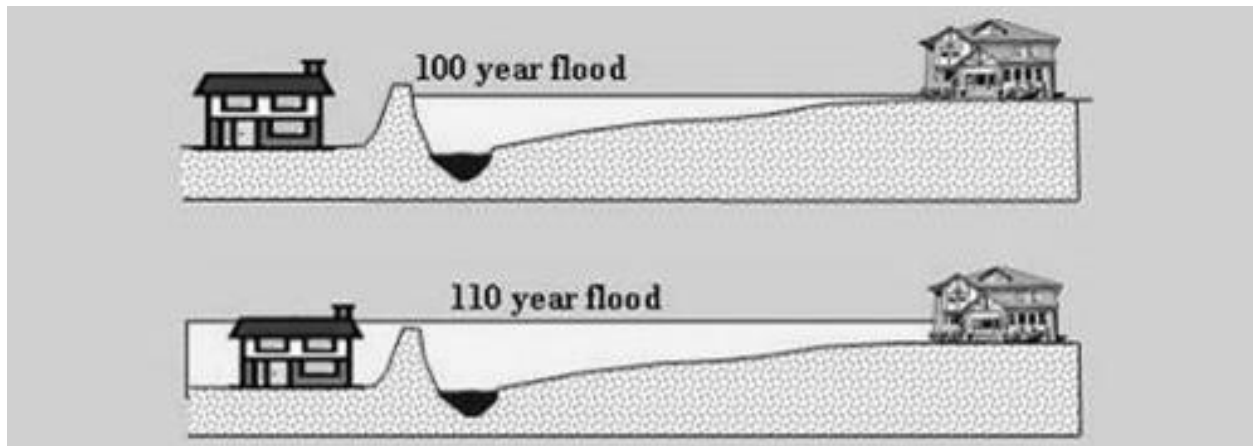
*Figure 4-51 Potential Causes of Levee Failure*



Source: USACE

Overtopping failure occurs when the flood water level rises above the crest of a levee. As shown in Figure 4-52, overtopping of levees can cause greater damage than a traditional flood due to the often lower topography behind the levee.

*Figure 4-52 Flooding from Levee Overtopping*



Source: *Levees in History: The Levee Challenge*. Dr. Gerald E. Galloway, Jr., P.E., Ph.D., Water Policy Collaborative, University of Maryland, Visiting Scholar, USACE, IWR.

## Location

The National Levee Database and the Lake County Flood Insurance Study (FIS) were searched for levee locations in the City. According to both sources, no levees exist that affect the City of Lakeport. Levees exist to the west of the City (shown in red), but not in the City limits. These red areas are referred to in the National Levee Database as Lake County Levee 9, 14, and 15. No assumed protection areas (shown in pink/purple) from the levees enter the City limits. This can be seen in Figure 4-53. These levees would not affect the City of Lakeport.

*Figure 4-53 City of Lakeport– Levees in the Planning Area*



Source: National Levee Database. Map created 2/19/2018

### Extent

Since no levees protect the City, extent of levee failure in the City would be negligible.

### Past Occurrences

Given that there are no levees, the HMPC noted that there have been no levee failures in the City.



### *Likelihood of Future Occurrences*

**Unlikely** – Due to the lack of levees in or near the City, the likelihood of levee failure is unlikely.

### *Climate Change and Levee Failure*

In general, increased flood frequency in California is a predicted consequence of climate change. Mechanisms whereby climate change leads to an elevated flood risk include more extreme precipitation events and shifts in the seasonal timing of river flows. This threat may be particularly significant because recent estimates indicate the additional force exerted upon the levees is equivalent to the square of the water level rise. These extremes are most likely to occur during storm events, leading to more severe damage from waves and floods. Given the lack of levees in the City, climate change is unlikely to affect the future occurrences of levee failure.

#### **4.2.17. Seiche**

### *Hazard/Problem Description*

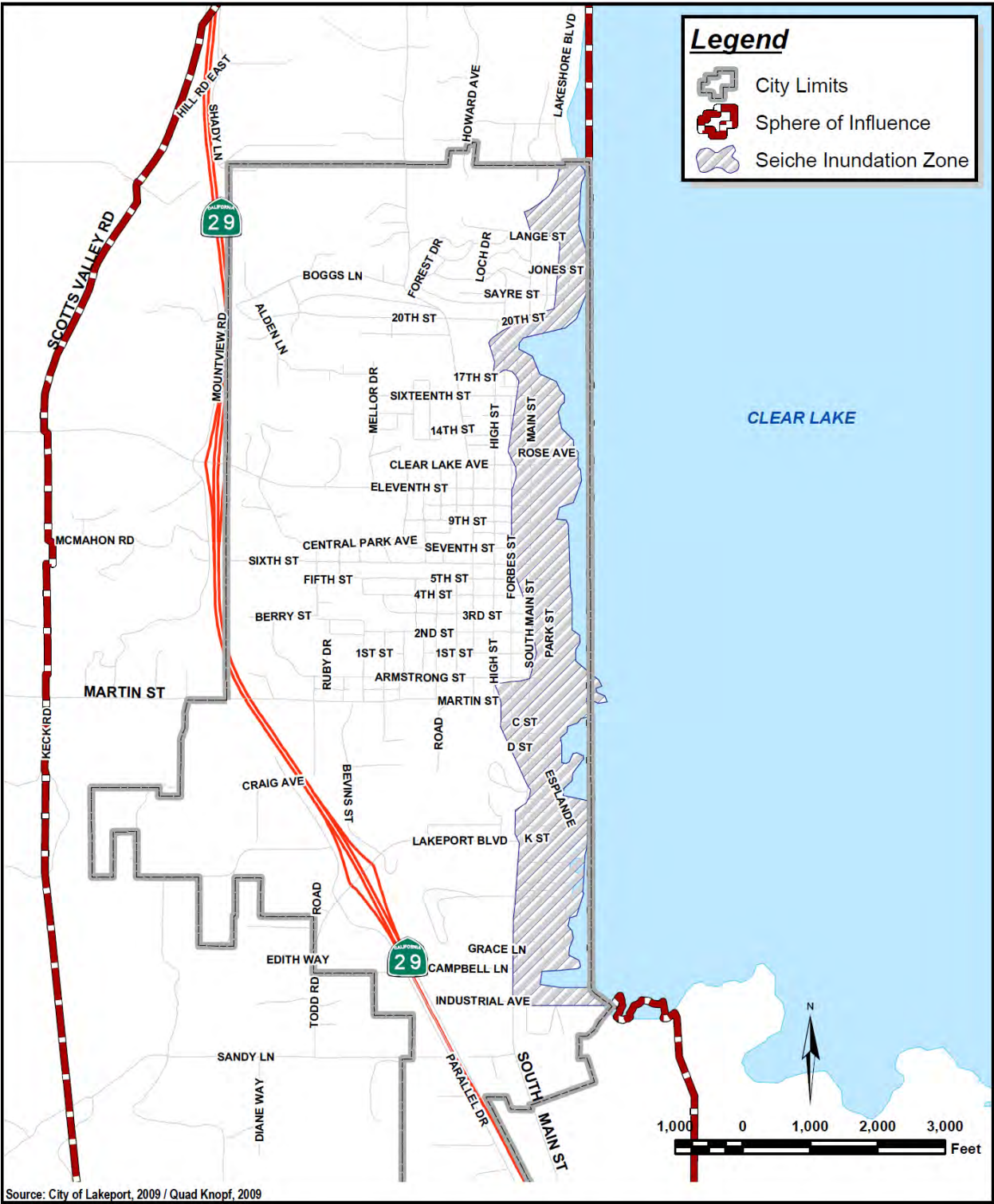
The 2018 California State Mitigation Plan notes that seiche is caused by resonances in a body of water that has been disturbed by wind, atmospheric pressure variations, landslide, or seismic activity. The most likely cause on Clear Lake would be from landslide or earthquake. The vertical harmonic motion caused by landslide or earthquake could produce an impulse that travels the length of the water basin, reflecting off the other end or sides, and then these reflected waves can interfere with each other and create amplified standing waves. Seiches can also be generated when the water is subject to changes in wind or atmospheric pressure gradients or, in the case of semi-enclosed basins, by the oscillation of adjacent connected water bodies having a periodicity close to that of the seiche or of one of its harmonics. Other, less frequent causes of seiches include heavy precipitation over a portion of the lake, flood discharge from rivers, seismic disturbances, submarine mudslides or slumps, and tides.

Seiches can occur in large bays or lakes as well as large, odd-shaped harbors. Natural basins like Clear Lake can be a location where seiches occur. Although seiche activity can be captured by numerical tsunami models, little work has been performed exclusively on seiches in the state. The most dramatic seiches have been observed after earthquakes (caused by fault rupture or volcanic activity). Another way a seiche can occur is a sudden land tilt or drop as a result of fault rupture or other seismic activity.

### *Location*

Should a seiche occur on Clear Lake, inundation in low lying areas in the City of Lakeport that border Clear Lake may occur. Expected affected areas are shown on Figure 4-54.

Figure 4-54 City of Lakeport – Seiche Inundation Zone



Source: City of Lakeport General Plan Safety Element



## Extent

There is no scientific scale to measure seiche. In Lakeport, it can be measured by aerial extent and depth of flooding from seiche. Low lying areas all around the lake, including areas in Lakeport, could potentially be inundated. Depths of inundation are not currently known. Aerial extent of expected flooding is shown on Figure 4-54. The speed of onset is fast, and the duration is usually short. Floodwaters persist only as long as the seiche continues, and then drain back towards Clear Lake.

## *Past Occurrences*

### Disaster Declaration History

There have been no disaster declarations due to seiche, as shown in Table 4-3.

### NCDC Events

The NCDC does not track seiche events.

### HMPC Events

The HMPC noted no past occurrences of seiche on Clear Lake.

## *Likelihood of Future Occurrence*

**Unlikely** – The major threat to seiche in Clear Lake is from earthquake. Lakeport seismic activity within the past two hundred years has shown absence of any major or damaging earthquake occurring on identified fault lines within Lake County. However, the possibility of an earthquake is an ever-present phenomenon in Lake County. The combination of plate tectonics and associated California coastal mountain range geology essentially guarantees earthquake as a result of the periodic release of tectonic stresses. Lake County's mountainous terrain lies in the center of the North American and Pacific tectonic plate activity. A very large earthquake would be necessary for a seiche to occur on Clear Lake. However, Lake County and the City of Lakeport are located moderate distances from faults that could cause great shaking. Rarely are winds or landslides severe enough to cause seiche.

## Climate Change and Seiche

Seiche on Clear Lake would be most likely caused by a large earthquake. As noted in Section 4.2.10 above, climate change is unlikely to increase earthquake frequency or strength.

## 4.2.18. Volcano and Geothermal Gas Release

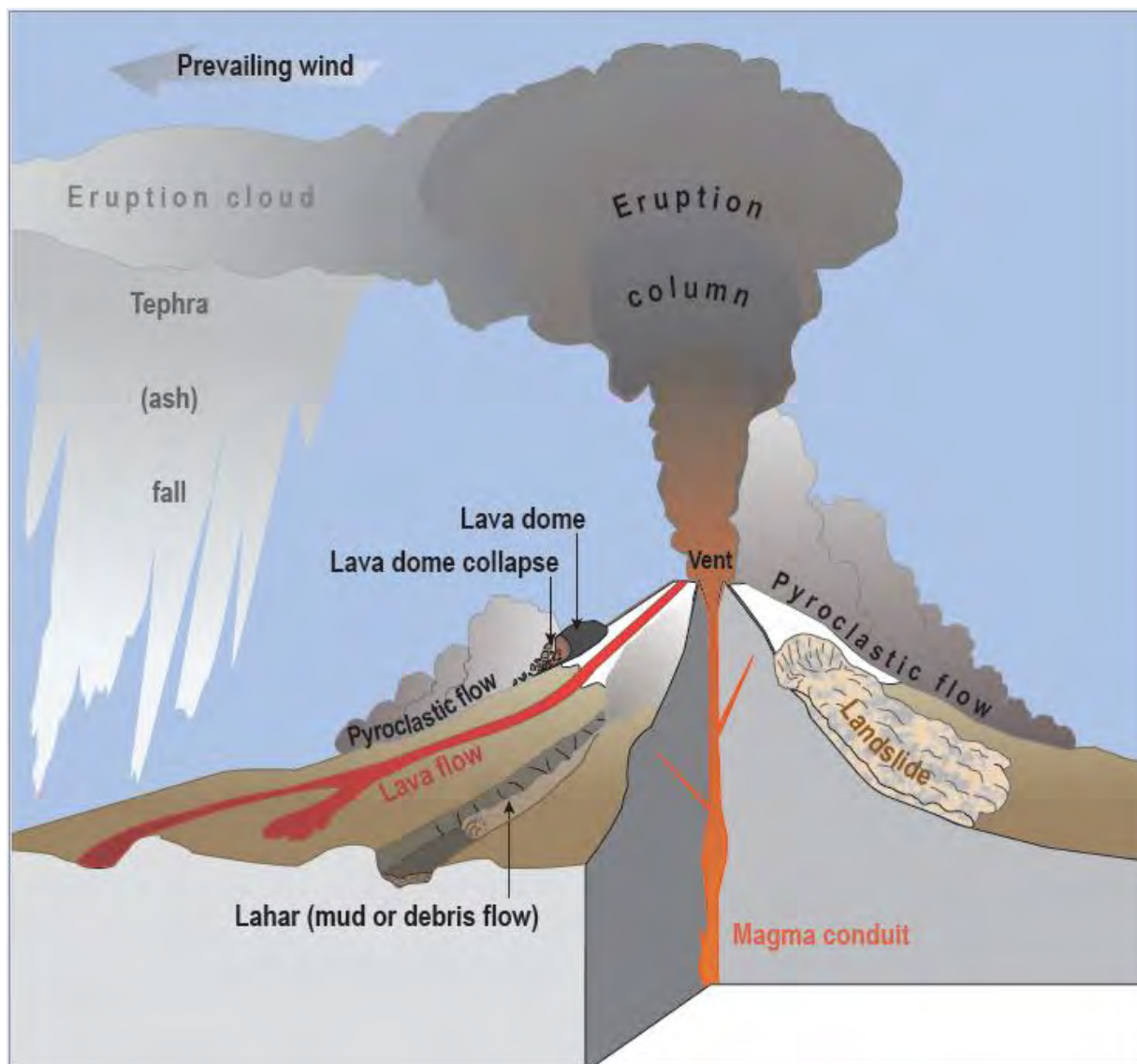
### *Hazard/Problem Description*

The California State Hazard Mitigation Plan identifies volcanoes as one of the hazards that can adversely impact the State. However, there have been few losses in California from volcanic eruptions.

## Volcano

As shown in Figure 4-55, active volcanoes pose a variety of natural hazards. Explosive eruptions blast lava fragments and gas into the air with tremendous force. The finest particles (ash) billow upward, forming an eruption column that can attain stratospheric heights in minutes. Simultaneously, searing volcanic gas laden with ash and coarse chunks of lava may sweep down the flanks of the volcano as a pyroclastic flow. Ash in the eruption cloud, carried by the prevailing winds, is an aviation hazard and may remain suspended for hundreds of miles before settling to the ground as ash fall. During less energetic effusive eruptions, hot, fluid lava may issue from the volcano as lava flows that can cover many miles in a single day. Alternatively, a sluggish plug of cooler, partially solidified lava may push up at the vent during an effusive eruption, creating a lava dome. A growing lava dome may become so steep that it collapses, violently releasing pyroclastic flows potentially as hazardous as those produced during explosive eruptions. A growing lava dome may become so steep that it collapses, violently releasing pyroclastic flows potentially as hazardous as those produced during explosive eruptions.

*Figure 4-55 Volcanoes and Associated Hazards*

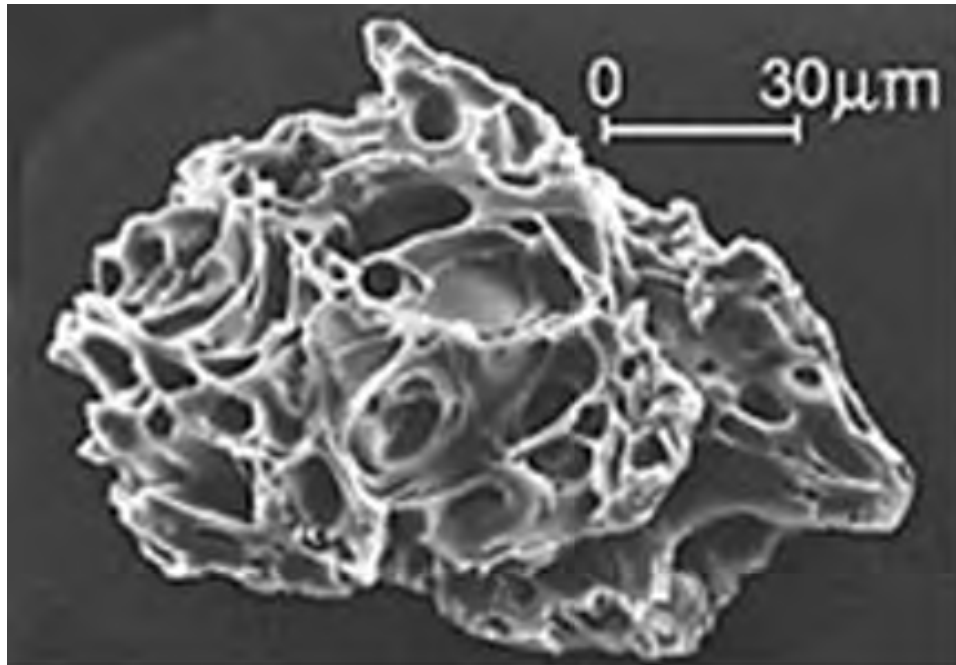


Source: USGS Publication 2014-3120

During and after an explosive or effusive eruption, loose volcanic debris on the flanks of the volcano can be mobilized by heavy rainfall or melting snow and ice, forming powerful floods of mud and rock (lahars) resembling rivers of wet concrete. These can rush down valleys and stream channels as one of the most destructive types of volcano hazards.

Populations living near volcanoes are most vulnerable to volcanic eruptions and lava flows, although volcanic ash can travel and affect populations many miles away and cause problems for aviation. The USGS notes specific characteristics of volcanic ash. Volcanic ash is composed of small jagged pieces of rocks, minerals, and volcanic glass the size of sand and silt, as shown in Figure 4-56. Very small ash particles can be less than 0.001 millimeters across. Volcanic ash is not the product of combustion, like the soft fluffy material created by burning wood, leaves, or paper. Volcanic ash is hard, does not dissolve in water, is extremely abrasive and mildly corrosive, and conducts electricity when wet.

*Figure 4-56 Ash Particle from 1980 Mt. St Helens Eruption Magnified 200 Times*



Source: US Geological Survey: Volcanic Ash: Effect & Mitigation Strategies. <http://volcanoes.usgs.gov/ash/properties.html>.

Volcanic ash is formed during explosive volcanic eruptions. Explosive eruptions occur when gases dissolved in molten rock (magma) expand and escape violently into the air, and also when water is heated by magma and abruptly flashes into steam. The force of the escaping gas violently shatters solid rocks. Expanding gas also shreds magma and blasts it into the air, where it solidifies into fragments of volcanic rock and glass. Once in the air, wind can blow the tiny ash particles tens to thousands of miles away from the volcano.

The average grain-size of rock fragments and volcanic ash erupted from an exploding volcanic vent varies greatly among different eruptions and during a single explosive eruption that lasts hours to days. Heavier, large-sized rock fragments typically fall back to the ground on or close to the volcano and progressively smaller and lighter fragments are blown farther from the volcano by wind. Volcanic ash, the smallest

particles (2 mm in diameter or smaller), can travel hundreds to thousands of kilometers downwind from a volcano depending on wind speed, volume of ash erupted, and height of the eruption column.

The size of ash particles that fall to the ground generally decreases exponentially with increasing distance from a volcano. Also, the range in grain size of volcanic ash typically diminishes downwind from a volcano (becoming progressively smaller). At specific locations, however, the distribution of ash particle sizes can vary widely.

The impact of coarse ash fall is limited to the immediate area of the volcanic vent. Structures may be damaged by accumulation of falling lava fragments or burnt by their high heat. Wildfires may be ignited by coarse ash. Although generally non-lethal, fine ash fall is the most widespread and disruptive volcanic hazard. People exposed to fine ash commonly experience various eye, nose, and throat symptoms. Short-term exposures are not known to pose a significant health hazard. Long-term health effects have not been demonstrated conclusively. Ash deposited downwind of the volcano covers everything like a snowfall, but also infiltrates cracks and openings in machinery, buildings, and electronics. Falling ash can obscure sunlight, reducing visibility to zero. When wet, it can make paved surfaces slippery and impassable. Fine ash is abrasive, damaging surfaces and moving parts of machinery, vehicles, and aircraft. Life-threatening and costly damage can occur to aircraft that fly through fine ash clouds. Newly fallen volcanic ash may result in short-term physical and chemical changes in water quality. Close to the volcano, heavy ash fall may cause roofs to collapse, wastewater systems to clog, and power systems to shut down. In agricultural areas, fine ash can damage crops, and sicken livestock. Resuspension of ash by human activity and wind cause continuing disruption to daily life.

## Geothermal Gases

Volcanic gases produce the driving force that causes most volcanic eruptions. Deep in the earth, they are dissolved in magma, but as pressure decreases when magma rises to the surface, gases separate from the liquid. Because gas is less dense than magma, it may rise more quickly and be detected at the surface of the earth. Increased gas output or appearance of new gas vents at a volcano can be some of the first signs that magma is moving nearer to the surface.

The most commonly analyzed volcanic gases in the plume of a volcano are carbon dioxide (CO<sub>2</sub>) and sulfur dioxide (SO<sub>2</sub>). By monitoring the relative abundances of these gas types, scientists may be able to infer magma movement through the volcanic system. Gas monitoring can either be conducted close to the source in ground-based campaigns or from a distance using remote sensing.

Hydrogen sulfide may also occur. Hydrogen sulfide is a flammable, colorless gas that has a characteristic smell of rotten eggs at low concentrations. Once released, H<sub>2</sub>S can remain in the atmosphere for an estimated 18 hours. The World Health Organization recommends that exposure to H<sub>2</sub>S be avoided. Children are readily affected by H<sub>2</sub>S because it is heavier than air; the gas accumulates in poorly ventilated, low-lying areas and travels along the ground. At concentration between 0.00011–0.00033 ppm no health effects have been found in humans. Exposure to higher concentrations may trigger eye and nose irritation as well as breathing difficulties in asthmatics. Most people can tolerate exposure levels up to 20 ppm for some hours without any harm. At 500 ppm victims will look intoxicated and at 700 ppm, H<sub>2</sub>S will cause loss of consciousness and death if the victim is not resuscitated within three minutes. Survivors suffer from

long term, or permanent health effects, such as headaches, poor motor function, poor memory and poor attention span. The scope and magnitude of the problem are not well understood, nor are the health risks to residents who may experience low level and/or intermittent exposures. Engineering efforts to mitigate the worst areas of gas release through filtration and venting have been only partially successful. A thorough geologic study of the area is needed in order to better understand the nature and scope of the risk and the mitigation measures that could be appropriately applied.

The USGS periodically analyzes volcanic gases and hot springs at Clear Lake volcanic field during ground-based campaigns.

## Location

### Volcano

Of the approximately 20 volcanoes in the State, only a few are active and pose a threat. Of these, the Clear Lake Volcano poses a threat to Lakeport. According to the USGS, the Clear Lake volcanic field lies in the northern Coast Ranges, California. The volcanic field consists of lava dome complexes, cinder cones, and maars of basaltic-to-rhyolitic composition. Mount Konocti, a dacitic lava dome on the south shore of Clear Lake, is the largest volcanic feature. The area has intense geothermal activity, caused by a large, still hot silicic magma chamber about 14 km wide and 7 km beneath the surface. It provides the heat source for the Geysers, the world's largest producing geothermal field on the SW side of the volcanic field. Its geothermal power plants can generate approximately 2,000 megawatts, enough to power two cities the size of San Francisco. The latest volcanic activity happened about 10,000 years ago and formed maars and cinder cones along the shores of Clear Lake, the largest natural freshwater lake in California. Volcanism around Clear Lake is related to the complex San Andreas transform fault system. Figure 4-57 shows volcanoes in or near California and the location of the Lakeport area relative to the City.



Figure 4-57 Active Volcanoes in California and in the Clear Lake Area



Source: 2018 State Plan

The HMPC noted an article in the Lake County News from October 28, 2018.

*An update to the U.S. Volcanic Threat Assessment puts the Clear Lake Volcanic Field among a group of volcanoes in the “high” risk category, with other volcanoes around California and the Pacific Rim rating even higher for danger. The new U.S. Geological Survey report, which updates the first assessment released in 2005, ranks the 161 young, active volcanoes within the United States’ borders.*

*Sitting on the western shore of Clear Lake, the Clear Lake Volcanic Field's most notable feature is Mount Konocti. It was ranked at No. 33, in the "high" threat category. Elsewhere in California, the assessment lists Mt. Shasta and Lassen Volcanic Center in the "very high" ranking, placing them No. 5 and No. 11, respectively. The Long Valley Caldera in the Inyo National Forest near Yosemite National Park is in the very high threat category, at No. 18. The Mono-Inyo Craters, also near Yosemite, was listed in the "high" category at No. 24.*

*This 2018 update considers field and laboratory research that adds or removes volcanoes from the list of potentially active volcanoes, and updates the hazard and exposure factors used to produce a relative threat ranking of volcanoes. Officials said the new document also adds or raises the threat level for 12 volcanoes and reduces or removes threat level status from 20 volcanoes. The USGS said that, since 1980, there have been 120 eruptions and 52 episodes of notable volcanic unrest at 44 U.S. volcanoes.*

## Geothermal Gases

In addition, the area of Lake County where Lakeport is located has geothermal sources and mineral springs that release gases through surface vents. Hydrogen sulfide, carbon dioxide and methane gases leach out from underground magma through hot springs and during volcanic activity. The HMPC noted that none of these surface vents affect the City directly.

## Extent

### Volcano

Volcano extent is traditionally measured in magma production and ashfall. Maps showing ashfall or magma affected areas have not been created for the Clear Lake Volcanics Area. However, the USGS noted that if the magma chamber beneath the Clear Lake field were tapped again, eruptions might occur in the lake. These eruptions would be phreatomagmatic and would pose ash-fall and wave hazards to the lakeshore and ash-fall hazards to areas within a few kilometers of the vent. Eruptions away from the lake would produce silicic domes, cinder cones and flows and would be hazardous within a few kilometers of the vents. Speed of onset is generally short; however, future eruptions would be signaled by heightened earthquake activity.

## Geothermal Gases

Geothermal gases can occur during eruptions, or during releases from geothermal fields. When they are released, they have varying degrees of extent. This is shown below.

- Carbon dioxide constitutes approximately 0.04% of the air in the Earth's atmosphere. In an average year, volcanoes release between about 180 and 440 million tons of carbon dioxide. When this colorless, odorless gas is emitted from volcanoes, it typically becomes diluted to low concentrations very quickly and is not life threatening. However, because cold carbon dioxide gas is heavier than air it can flow into in low-lying areas where it can reach much higher concentrations in certain, very stable atmospheric conditions. This can pose serious risks to people and animals. Breathing air with more than 3% CO<sub>2</sub> can quickly lead to headaches, dizziness, increased heart rate and difficulty breathing. At mixing ratios exceeding about 15%, carbon dioxide quickly causes unconsciousness and death.



- Sulfur dioxide is a colorless gas with a pungent odor that irritates skin and the tissues and mucous membranes of the eyes, nose, and throat. SO<sub>2</sub> emissions can cause acid rain and air pollution downwind of a volcano—at Kilauea volcano in Hawaii, high concentrations of sulfur dioxide produce volcanic smog (VOG) causing persistent health problems for downwind populations. During very large eruptions, SO<sub>2</sub> can be injected to altitudes of greater than 10km into the stratosphere. Here, SO<sub>2</sub> is converted to sulfate aerosols which reflect sunlight and therefore have a cooling effect on the Earth's climate.
- Geothermal gas extent is limited to the areas where the releases occur. Hydrogen sulfide is a colorless, flammable gas with a strong, offensive odor. It is sometimes referred to as sewer gas. Interestingly, the human nose is more sensitive to H<sub>2</sub>S than any gas monitoring instrument we have today: air mixtures with as little as 0.000001% H<sub>2</sub>S are associated with a rotten egg smell. Unfortunately, however, our sense of smell is not a reliable alarm - at mixing ratios above about 0.01%, H<sub>2</sub>S becomes odorless and very toxic, causing irritation of the upper respiratory tract and, during long exposure, pulmonary edema. Exposure to 500 ppm can cause a human to fall unconscious in 5 minutes and die in an hour or less.

## *Past Occurrences*

### Disaster Declarations

There have been no federal or state disaster declarations related to volcano or geothermal gases, as shown on Table 4-3.

### NCDC Events

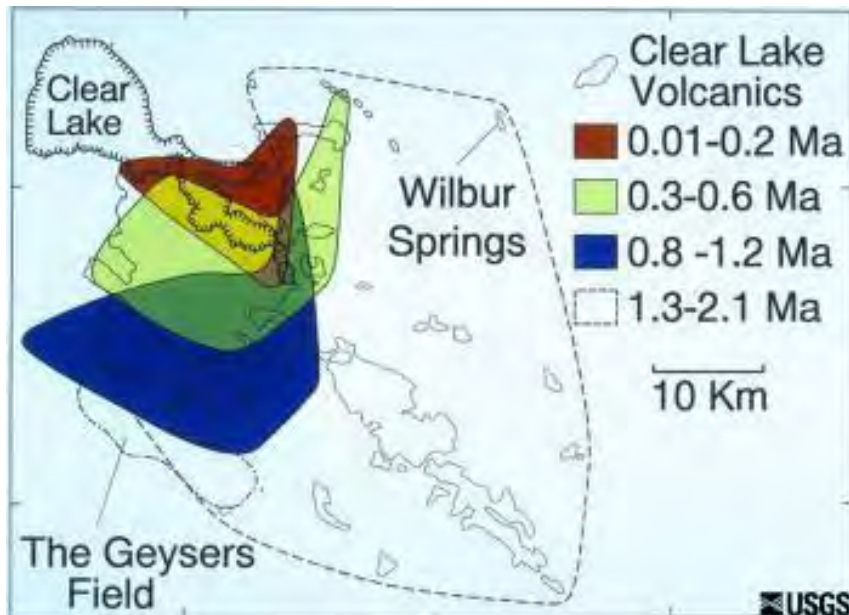
The NCDC does not track volcanic or geothermal gas activity.

### USGS Events

The Clear Lake volcanics erupted during four periods of time beginning at about 2 million years ago. There is a general decrease in age northward from 2 million years ago in the south to about 10,000 years in the north. Geophysical data suggests there is currently a spherical to cylindrical magma chamber about 8.7 miles in diameter and about 4.3 mi from the surface. Seismic studies indicate that the vertical extent is approximately 18.6 miles deep.

Four eruptive episodes have been recognized: 2.1-1.3 million years ago, 1.1-0.8 million years ago, 0.65-0.30 million years ago., and 100,000-10,000 years ago. These can be seen on Figure 4-58. The total volume of about 100 individual eruptions exceeds 70 cubic kilometers. Eruptive products from the first activity episode are found in the east of the field. The second activity episode constructed Cobb Mountain (1 million years ago) and Mount Hannah (0.9 million years ago). The third episode of activity was at the Mount Konocti–Thurston Lake area, the most voluminous dacite and rhyolite feature of the Clear Lake volcanics. The most recent activity, up to about 10,000 years ago were small mostly basaltic and andesitic eruptions in the north of the field.

*Figure 4-58 Clear Lake – Past Eruptions*



Source: USGS

\*Ma = million years ago

The USGS does not track geothermal gas activity.

### Hazard Mitigation Planning Committee Events

There have been no volcanic eruptions of the Clear Lake Volcanic Field for thousands of years. No recorded incidents of geothermal gasses affecting Lakeport could be recalled by the HMPC.

### *Likelihood of Future Occurrences*

#### Volcano

**Unlikely**—According to the USGS, the complex eruptive history over the past 2 million years and the 10,000-year age of the youngest eruption indicate that the Clear Lake magmatic system is not extinct and that future eruptions are likely. Such a long period of multiple volcanic events and the large volume magma chamber suggest that the Clear Lake system could be in pre-caldera early evolutionary stage. Although future eruptions are likely in the Clear Lake field, prediction of the timing is difficult because activity has been episodic in the past. From dates and numbers of ash beds beneath Clear Lake, and the apparent lack of eruptions in the past 10,000 years is a geologically brief lull in activity after frequent eruptions (about 34, or averaging one every 1,800 years) in the previous 60,000 years. Episodes of volcanic activity have typically continued for at least 300,000 years, so that the youngest episode, which began about 100,000 years ago could be in an early stage and may continue for another 200,000 years. Eruptions are likely to be located close to, beneath, or northeast of Clear Lake, especially around the east arm of the lake.

## Geothermal Gas Release

**Highly Likely** – The gas issue continues to be an ongoing natural emission and is likely to occur. The most severe conditions seem to occur when the lake level is high and there is a low-pressure system over the area, this creates saturated soils preventing widespread seepage of gases resulting in fewer point source vents of higher flow.

## Climate Change and Volcano

Climate change is unlikely to have an effect on volcano eruptions or geothermal gas releases.

### 4.2.19. Wildfire

#### *Hazard/Problem Description*

California is recognized as one of the most fire-prone and consequently fire-adapted landscapes in the world. The combination of complex terrain, Mediterranean climate, and productive natural plant communities, along with ample natural and aboriginal ignition sources, has created conditions for extensive wildfires. Wildland fire is an ongoing concern for Lake County and the City of Lakeport. Generally, the fire season extends from early spring through late fall of each year during the hotter, dryer months. However, in recent years, wildfire season is more of a year around event. Fire conditions arise from a combination of high temperatures, low moisture content in the air and fuel, an accumulation of vegetation, and high winds.

Potential losses from wildfire include human life, structures and other improvements, natural and cultural resources, quality and quantity of water supplies, cropland, timber, and recreational opportunities. Economic losses could also result. Smoke and air pollution from wildfires can be a severe health hazard. In addition, catastrophic wildfire can create favorable conditions for other hazards such as flooding, landslides and mudflows, and erosion during the rainy season. The City noted that additional losses could occur if PG&E initiates a power shutdown. This is discussed in greater detail in Section 4.3.17.

#### Location

Wildfire is part of California's natural ecology. However, its danger and cost have increased as fire-prone areas across the state have been developed. Over the years, fire suppression and invasive plants have contributed to fuel build-up and increased the risk of more catastrophic fire events.

Wildland fires affect grass, forest, and brushlands, as well as any structures located within them. Where there is human access to wildland areas the risk of fire increases due to a greater chance for human carelessness and historical fire management practices. Generally, there are four major factors that sustain wildfires and allow for predictions of a given area's potential to burn. These factors include fuel, topography, weather, and human actions.

- **Fuel** – Fuel is the material that feeds a fire and is a key factor in wildfire behavior. Fuel is generally classified by type and by volume. Fuel sources are diverse and include everything from dead tree leaves, twigs, and branches to dead standing trees, live trees, brush, and cured grasses. Also to be

considered as a fuel source are manmade structures, such as homes and other associated combustibles. The type of prevalent fuel directly influences the behavior of wildfire. Fuel is the only factor that is under human control. In and near the City, an abundance of dead vegetation on properties paired with construction using non-fire-resistant building materials can also increase the potential for structural losses in fires.

- **Topography** – An area’s terrain and land slopes affect its susceptibility to wildfire spread. Both fire intensity and rate of spread increase as slope increases due to the tendency of heat from a fire to rise via convection. The arrangement of vegetation throughout a hillside can also contribute to increased fire activity on slopes. The periphery of Lakeport is a wildland urban interface (WUI) area where structures are at significant risk of fire exposure. Poor road conditions and inadequate water suppression infrastructure can limit the ability of fire crews from successfully fighting fires. These areas are also in steeper topography. Steep slopes, drainages and timber fuels can significantly hinder firefighting efforts in and around Lakeport.
- **Weather** – Weather components such as temperature, relative humidity, wind, and lightning also affect the potential for wildfire. High temperatures and low relative humidity dry out fuels that feed wildfires, creating a situation where fuel will ignite more readily and burn more intensely. Thus, during periods of drought, the threat of wildfire increases. Wind is the most treacherous weather factor. The greater a wind, the faster a fire will spread and the more intense it will be. In addition to wind speed, wind shifts can occur suddenly due to temperature changes or the interaction of wind with topographical features such as slopes or steep hillsides. Lightning also ignites wildfires, often in difficult to reach terrain for firefighters. The 2016 Strategic Fire Plan noted that in Lake County and Lakeport, the weather is generally warm and dry during the day with good relative humidity recovery at night. Mid slope elevations may see poor humidity recovery due to inversions. Critical weather patterns are generally those that have higher temperatures and dryer conditions with poor nighttime humidity recovery such as north and east winds. When these conditions combine with the topography, expect extreme rates of spread, especially along exposed ridges and through constricted areas. Peak summer day temperatures generally range from 90-110°F, with relative humidity ranging between 10 – 25%. Temperatures and humidity moderate and winds tend to increase immediately adjacent to Lakeport. Gradient winds are generally out of the west or northwest at 5-10 mph,
- **Human Actions** – Most wildfires are ignited by human action, the result of direct acts of arson, carelessness, or accidents. Many fires originate in populated areas along roads and around homes, and are often the result of arson or careless acts such as the disposal of cigarettes, use of equipment or debris burning. Recreation areas that are located in high fire hazard areas also result in increased human activity that can increase the potential for wildfires to occur.

### Wildfire Environment of Lake County, California

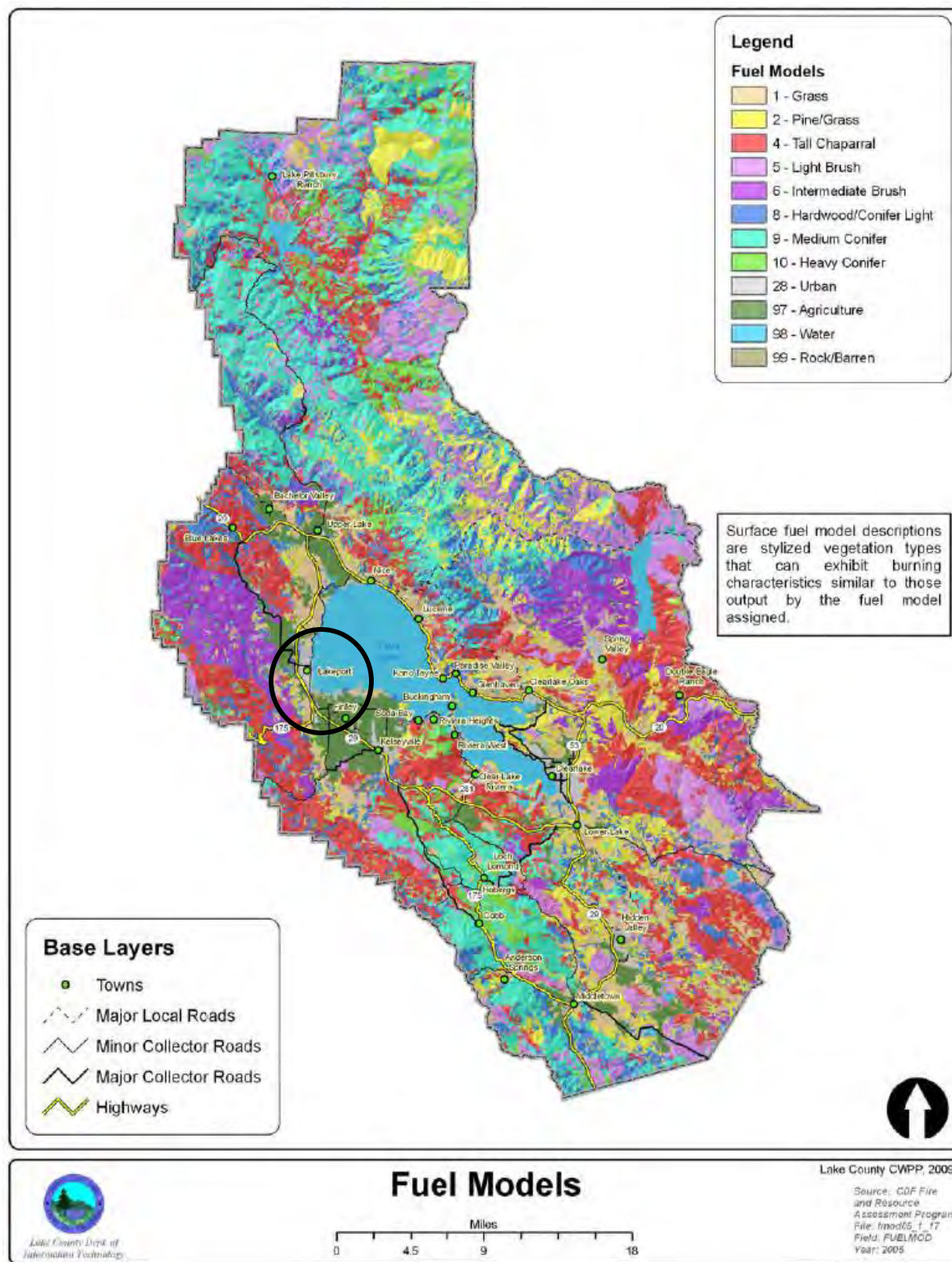
The 2008 Lake County Community Wildfire Protection Plan (CWPP) noted much about the wildfire environment in the County. From the grasslands and chaparral to the pine/oak woodlands and conifer forests, it is generally believed today that fires in the rural landscape of Lake County are less frequent and more severe compared to the patterns present before Europeans settled the area. This region evolved with fire, and fire will continue to shape it. Much of the vegetation in the county is adapted to, meaning it has evolved with, fire. For example, ponderosa pine (*Pinus ponderosa*) and incense cedar (*Calocedrus decurrens*) both produce very thick bark with age, helping them to withstand the heat of low and moderate intensity fire.

Lake County is no exception to the increasingly common problem of property loss and habitat destruction from wildfire. Fuel loads have been accumulating to unnaturally high levels throughout the region due to decades of fire suppression and prevalent land-management practices. This has led to an increase in large, catastrophic wildfires. In 2008, fire protection agencies responded to 687 fires in Lake County. One of the largest fires that year was the Walker Fire, burning a total of 14,500 acres in the Walker Ridge area near Colusa County. It started at the same time as the extensive lightning strike fires burned throughout northern California, stressing local fire protection resources. Further, in 2012 the Wye Fire burned in Lake and Colusa County, consuming 7,394 acres. In 2015, due to drought conditions that occurred throughout California, other major fires occurred: the Valley Fire and Rocky Fire. These fires caused major damage. In 2016, the Clayton Fire caused large damages in the County as well (more information on these can be found in the past occurrences section of this hazard profile)

One of the tools used to predict fire behavior based on vegetation type is called “fuel models.” Fuel models give fire managers a general idea of the type of vegetation that can be found in a given area, and how it is expected to burn. Of the standard 13 fuel models identified in California by CAL FIRE, eight can be found in Lake County. They are: Grass, Pine/Grass, Tall Chaparral, Light Brush, Intermediate Brush, Hardwood/Conifer Light, Medium Conifer, and Heavy Conifer. This is shown on Figure 4-59 for the County, with the Lakeport area circled in black.



Figure 4-59 Lake County – Fuel Models



Source: 2008 Lake County CWPP

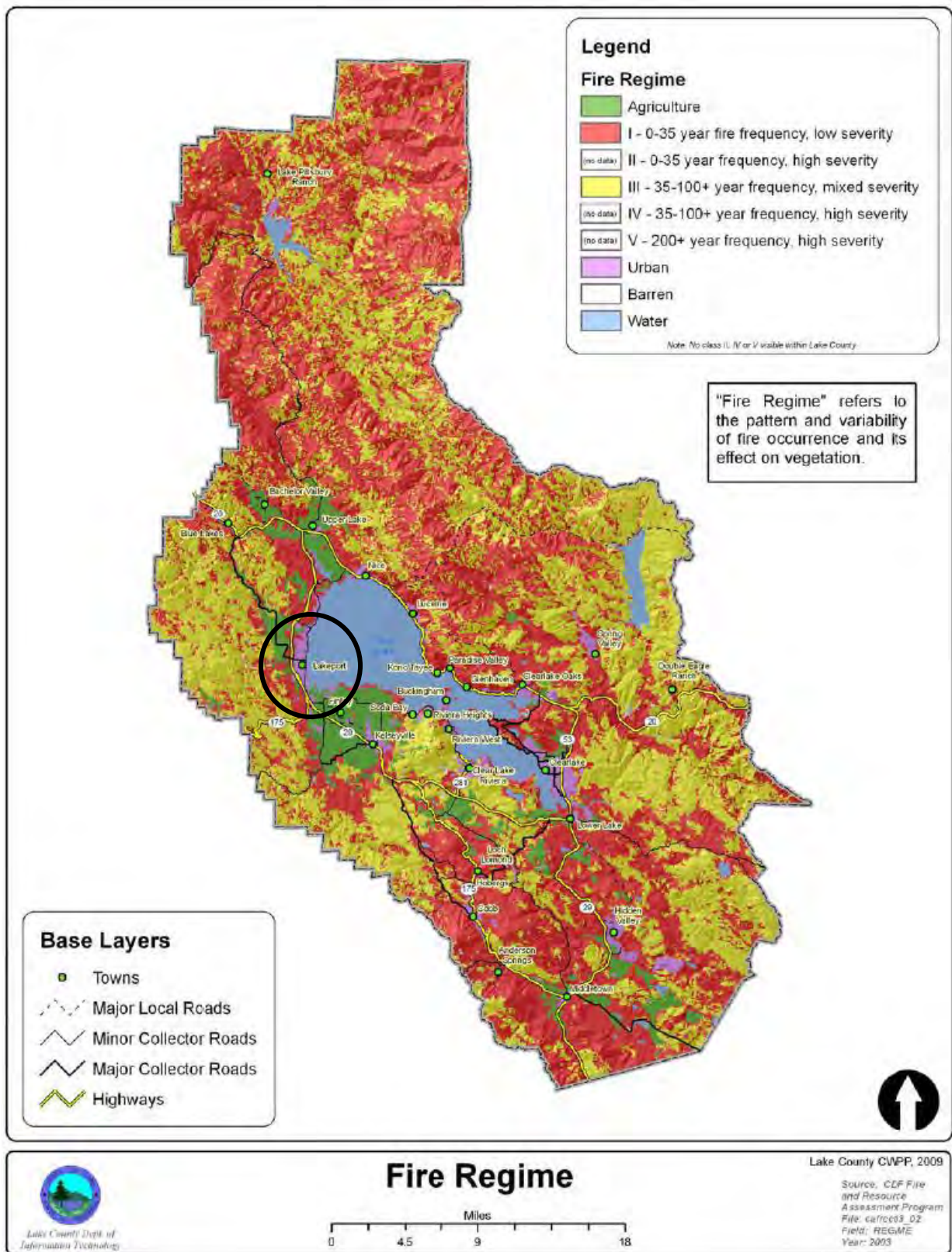
Fuel models are combined with topographic slope and fuel density information to provide a fuel hazard assessment of fire behavior under extreme conditions. CAL FIRE's recent Fire Hazard Severity Zones (FHSZ) analysis is based on fuels, terrain, and weather. Most of Lake County's wildland areas are mapped within Very High Fire Hazard Severity Zones, as are the communities of Nice, Lucerne, the Rivas, Cobb, Lake Pillsbury, and a few others. However, most of the County's residents live in High or Moderate FHSZs around Clear Lake and the valleys. Parts of Lakeport fall into the Moderate and High FHSZs.

Another tool used to understand fire is "fire regime." Fire regime is a measurement of fire's historic natural occurrence in the landscape. It includes the season, frequency, intensity, and spatial distribution of fire. In other words, it models how often fire historically would burn through a certain place and at what intensity. A standardized set of five fire regimes is used nationwide. There are two pre-settlement fire regimes found in Lake County: Fire Regime I—a natural fire-return interval between 0–35 years of low-severity fire, and Fire Regime III—a frequency of between 35–100 years of mixed-severity fire.

The difference in fire regime between pre- and post-European settlement is described by the "condition class," or degree of departure from the historical natural fire regime. The greater the departure from the natural fire regime, the greater the variations to ecological components and the higher the risk of losing key ecosystem components. All three condition class levels (of low, moderate, and high departure from historical conditions) are present in Lake County. The largest area in Lake County (at 45%) contains those ecosystems with a low departure from their natural fire regime, and hence low risk of key ecosystem loss. Another 22% are at a moderate departure. Those areas with a significant departure and high risk of ecosystem loss, are 20% of the county lands, and located primarily in the mountainous regions of the north and south. Finally, 13% are not classified because they are not wildlands. For more information on fire regime and condition class, see Figure 4-60 and Figure 4-61. These both show the County, with the City of Lakeport area circled in black.

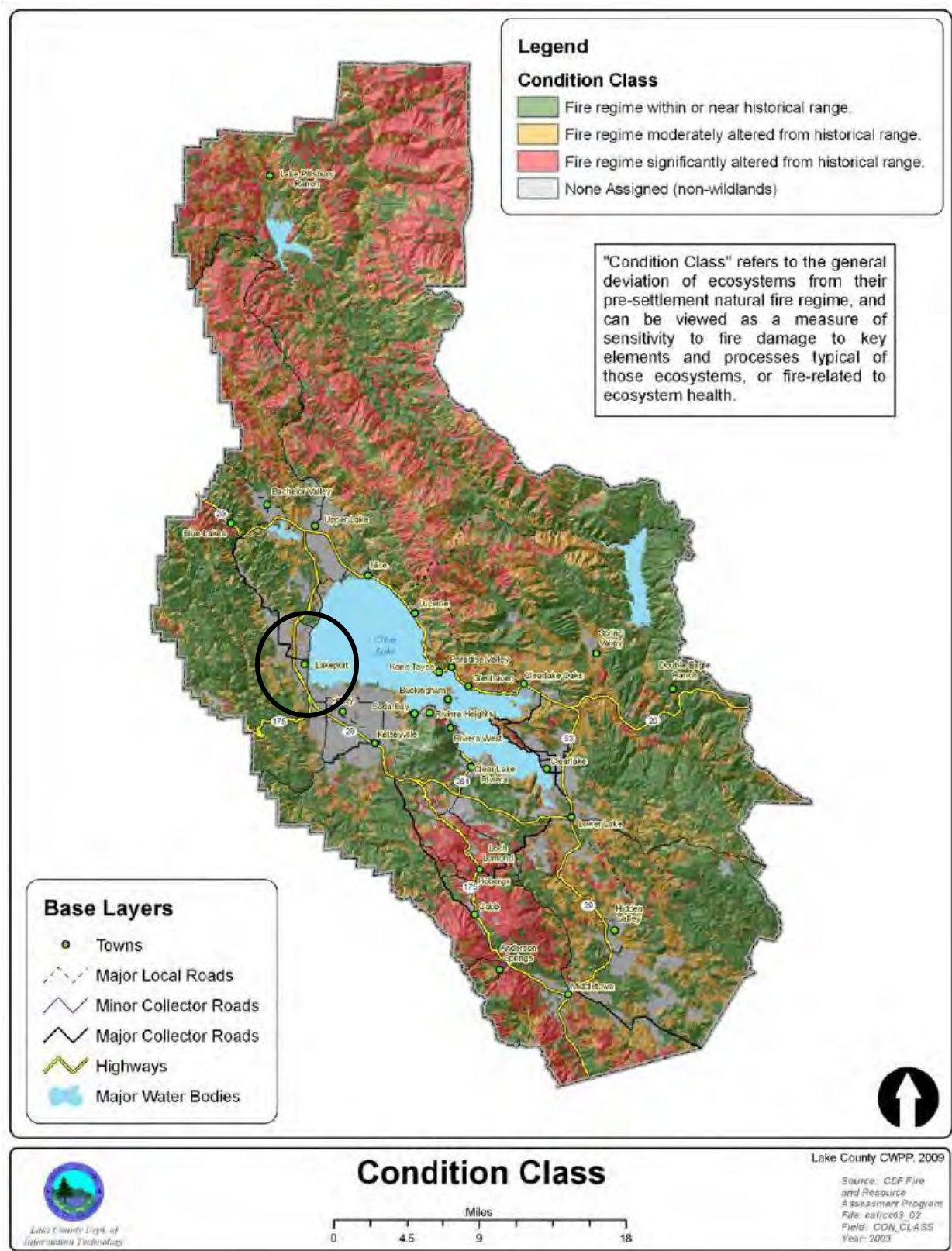


Figure 4-60 Lake County – Fire Regime Class



Source: 2008 Lake County CWPP

Figure 4-61 Lake County – Fire Condition Class



Source: 2008 Lake County CWPP



## Post-Wildfire Landslides and Debris Flows

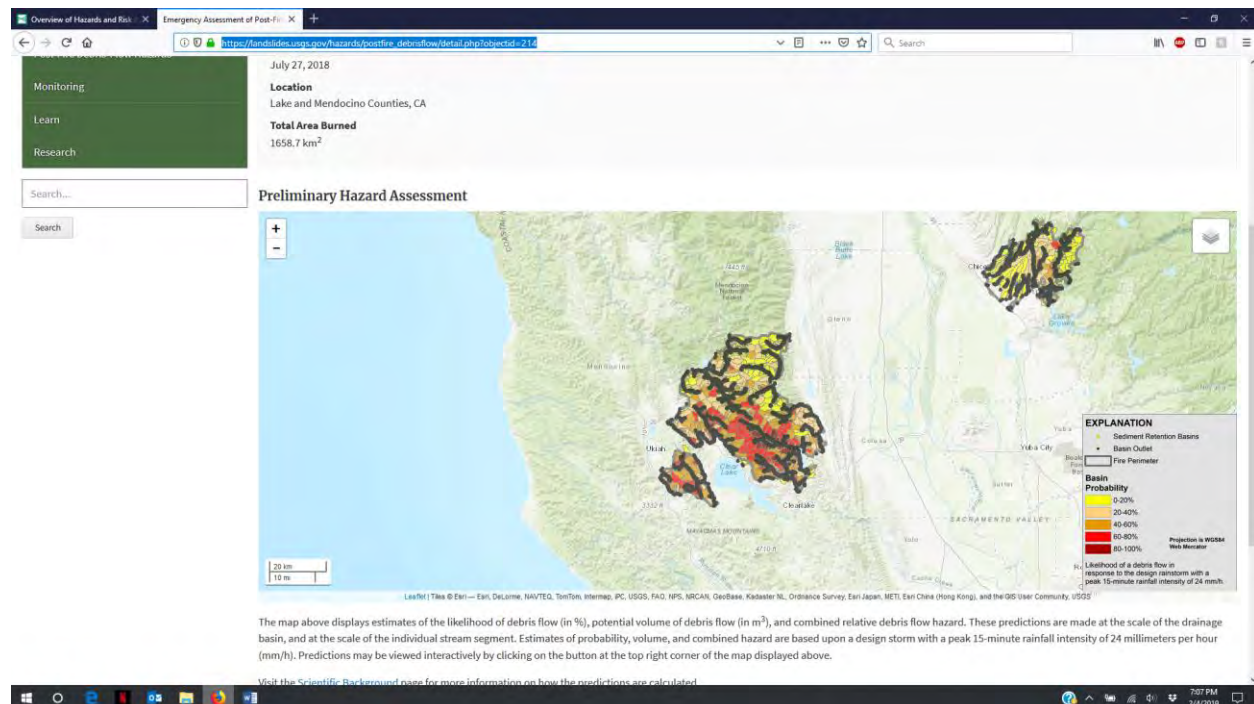
Post-wildfire landslides and debris flows are a concern in the City. Fires that burn in hilly areas, which comprise the portions of the area surrounding of the City, remove vegetation that holds hillsides together during rainstorms. Once that vegetation is removed, the hillside may be compromised, resulting in landslides and debris flows. Mapping of these areas has begun.

### *2018 Mendocino Complex Fire Landslide Mapping*

Post-fire debris flow hazard assessments for the Mendocino Fire were performed by the USGS. These assessments are prepared at the request of land and emergency management agencies responsible for managing wildfires impacts. The assessments are presented as a series of maps and geospatial data showing the probability of debris flows and their expected volume for burned drainage basins. Other landslide hazard assessments produced by the USGS are performed at the request of government agencies or sometimes as demonstration products from research to improve methods of hazard and risk assessment.

Figure 4-62 estimates of the likelihood of debris flow (in %), potential volume of debris flow (in m<sup>3</sup>), and combined relative debris flow hazard from the Pawnee Fire. These predictions are made at the scale of the drainage basin, and at the scale of the individual stream segment. Estimates of probability, volume, and combined hazard are based upon a design storm with a peak 15-minute rainfall intensity of 24 millimeters per hour (mm/h)

*Figure 4-62 2018 Mendocino Complex Fire Landslide Debris Flow Probabilities*



Source: USGS ([https://landslides.usgs.gov/hazards/postfire\\_debrisflow/detail.php?objectid=214](https://landslides.usgs.gov/hazards/postfire_debrisflow/detail.php?objectid=214))

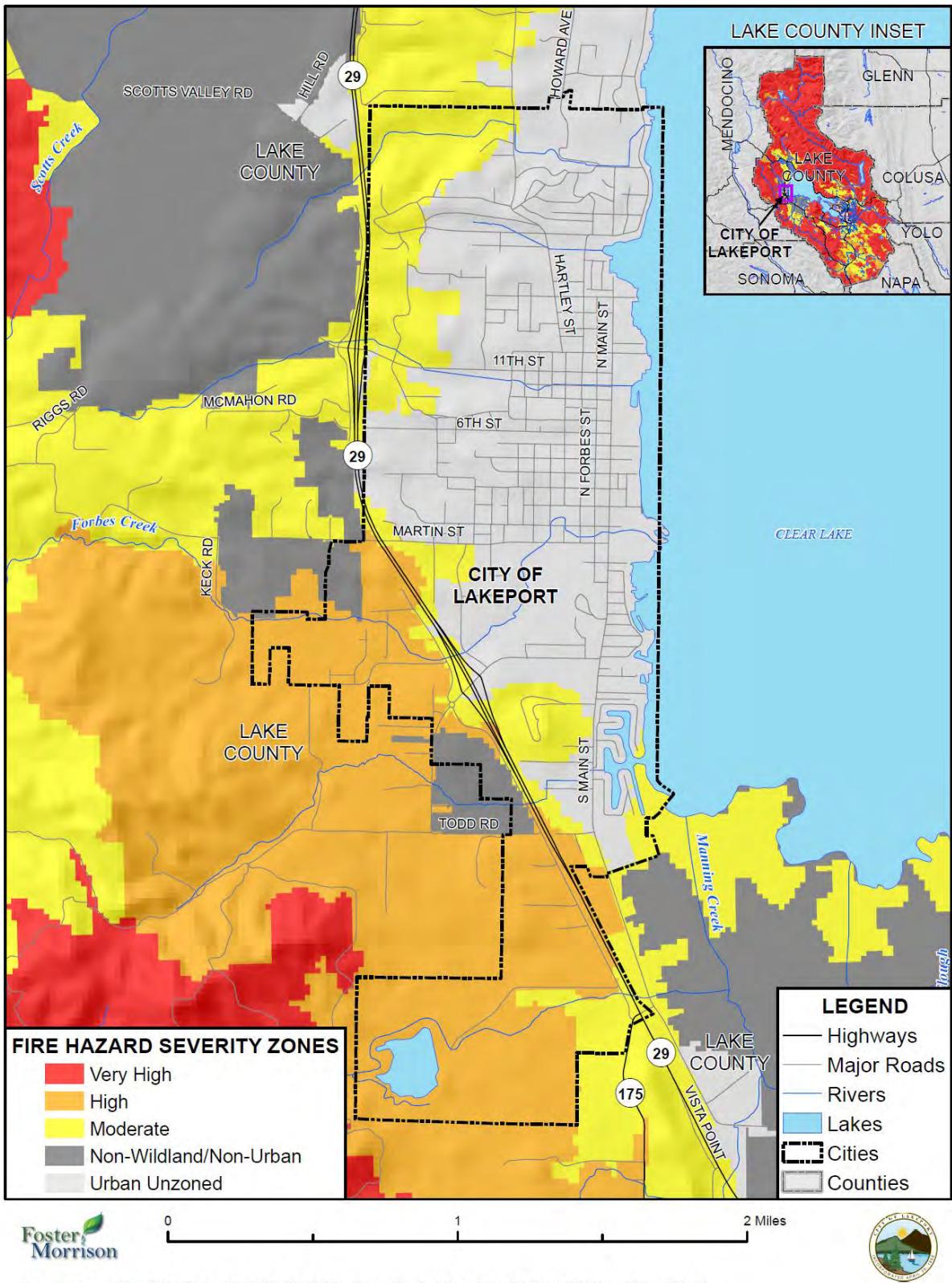
## Other Post-Wildfire Issues

In addition to the landslide and debris flow risk, hazardous minerals within the burn areas are often associated with asbestos and mercury. Based on a limited review of regional geologic maps, a small outcrop of partially serpentized ultramafic rocks is present within the burn area that may contain asbestiform minerals. Asbestos is classified as a known human carcinogen by state, federal, and international agencies. State and federal health officials consider all types of asbestos to be hazardous. Additionally, the Sulphur Bank Mercury Mine is within the northern portion of the burn area, just south of the Elem Tribal Colony residential area. The mine site contains soils, sediments, and surface water impacted by mercury and arsenic, as well as other heavy metals. Areas of localized hydrothermal alteration and enrichment containing heavy metals, mercury and arsenic, that are not identified on published maps may be present, particularly along faults that propagate through the burn area. Where identified, additional precautions may be necessary to minimize contact and disturbance of these areas.

## Extent

Fires can have a quick speed of onset, especially during periods of drought. Fires can burn for a short period of time, or may have durations lasting for a week or more. Wildfire can affect any areas of the City; however, CAL FIRE has mapped areas in California that are at risk to wildfire. Methodologies for this analysis and maps showing extent can be found in Section 4.3.17. GIS analysis was performed to determine what percentages of the City would be at risk to wildfire (using CAL FIRE Fire Hazard Severity Zone data) that separates risk into four risk categories as described in Table 4-32 below. 27.6% and 17.9% of all parcels in the Lakeport Planning Area fall in the CAL FIRE High or Moderate Fire Hazard Severity Zones (FHSZ), respectively. This can be seen on Figure 4-63 and in Table 4-32.

Figure 4-63 City of Lakeport - CAL FIRE FHSZs



Data Source: CAL FIRE (Adopted SRA 11/2007 - fhszs06\_3\_17 and Draft LRA 9/2007 - c17fhszl06\_1), City of Lakeport, Lake County GIS, Cal-Atlas; Map Date: 11/20/2018.

*Table 4-32 City of Lakeport –Geographical Extents in FHSZs*

Fire Hazard Severity Zones	Total Acres	% of Total Area
High	466	27.6%
Moderate	302	17.9%
Non-Wildland/Non-Urban	52	3.1%
Urban Unzoned	869	51.4%
<b>Grand Total</b>	<b>1,689</b>	<b>100.0%</b>

Source: CAL FIRE

## *Past Occurrences*

### Disaster Declaration History

There have been 10 federal and 1 state disaster declarations due to wildfire. This can be seen in Table 4-36.

*Table 4-33 Lake County Disaster Declarations 1950-2019 from Wildfire*

Disaster Type	Federal Declarations		State Declarations	
	Count	Years	Count	Years
Fire	10	1985, 1996, 2012, 2015 (three times), 2016, 2017(twice), 2018	1	1987

Source: Cal OES, FEMA

### NCDC Events

The NCDC has tracked wildfire events in the County dating back to 1993. The 10 events in Lake County are shown in Table 4-34.

*Table 4-34 NCDC Wildfire Events in Lake County 1993 to 6/31/2018\**

Date	Event	Injuries (direct)	Deaths (direct)	Property Damage	Crop Damage	Injuries (direct)	Deaths (direct)
6/12/2008	Wildfire	0	0	\$0.00	\$0.00	0	0
6/21/2008	Wildfire	0	0	\$0.00	\$0.00	0	0
7/1/2008	Wildfire	0	0	\$0.00	\$0.00	0	0
9/7/2009	Wildfire	0	0	\$0.00	\$0.00	4	0
7/11/2014	Wildfire	1	21	\$0.00	\$0.00	0	0
7/29/2015	Wildfire	0	0	\$0.00	\$0.00	0	0
8/1/2015	Wildfire	0	0	\$0.00	\$0.00	0	0
8/9/2015	Wildfire	0	0	\$0.00	\$0.00	0	0
9/12/2015	Wildfire	4	4	\$0.00	\$0.00	0	0
8/13/2016	Wildfire	0	0	\$1,500,000.00	\$0.00	0	0
10/8/2017	Wildfire	0	0	\$0.00	\$0.00	0	0
6/23/2018	Wildfire	0	0	\$0.00	\$0.00	0	0



Date	Event	Injuries (direct)	Deaths (direct)	Property Damage	Crop Damage	Injuries (direct)	Deaths (direct)
<b>Totals</b>		<b>0</b>	<b>27</b>	<b>\$500,000,000</b>	<b>\$0</b>	<b>12</b>	<b>0</b>

Source: NCDC

\*Deaths, injuries, and damages are for the entire event, and may not be exclusive to the County.

## CAL FIRE Events

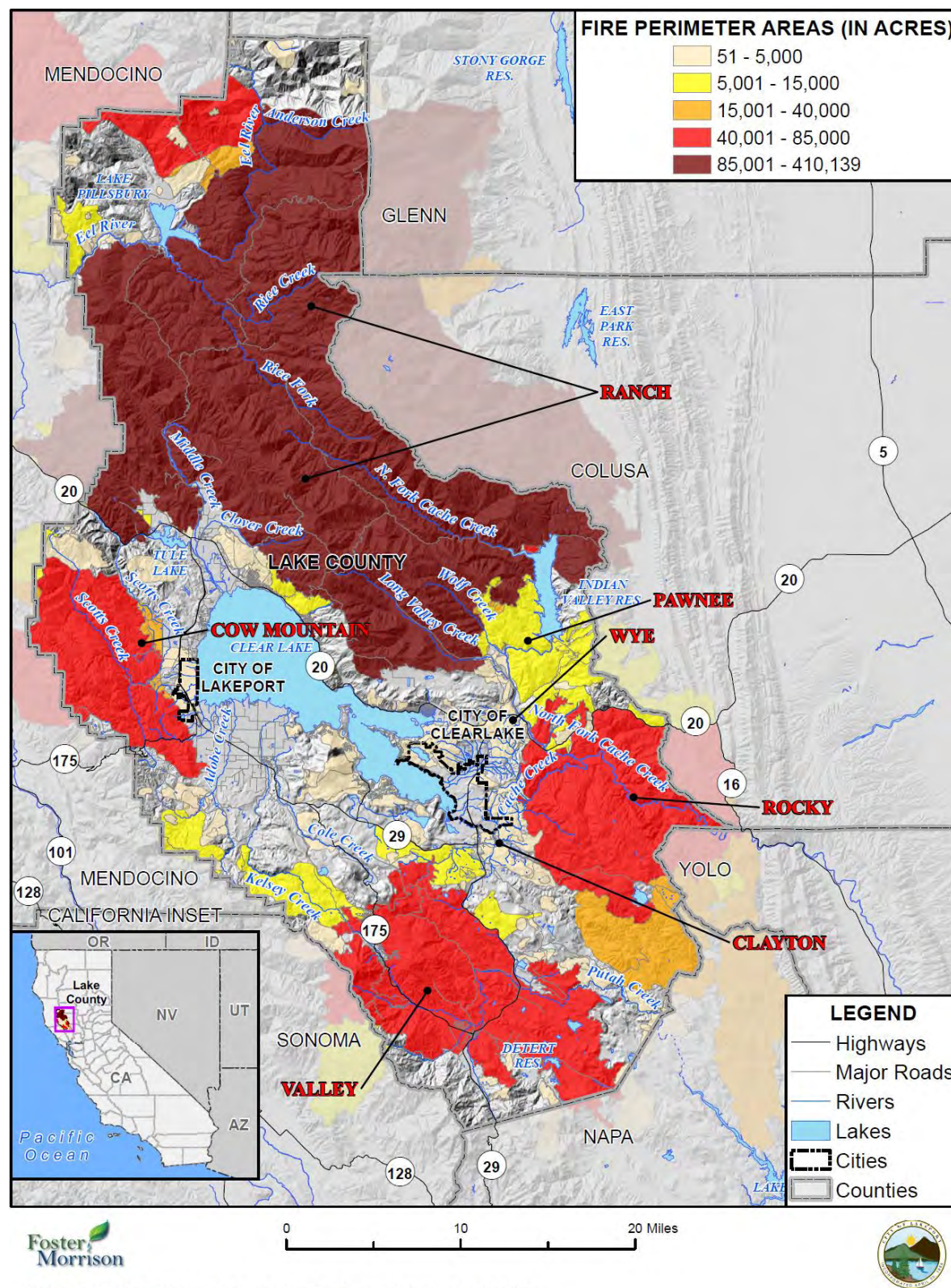
CAL FIRE, USDA Forest Service Region 5, Bureau of Land Management (BLM), the National Park Service (NPS), Contract Counties and other agencies jointly maintain a comprehensive fire perimeter GIS layer for public and private lands throughout the state. The data covers fires back to 1878 (though the first recorded incident for the County was in 1917). For the National Park Service, Bureau of Land Management, and US Forest Service, fires of 10 acres and greater are reported. For CAL FIRE, timber fires greater than 10 acres, brush fires greater than 50 acres, grass fires greater than 300 acres, and fires that destroy three or more residential dwellings or commercial structures are reported. CAL FIRE recognizes the various federal, state, and local agencies that have contributed to this dataset, including USDA Forest Service Region 5, BLM, National Park Service, and numerous local agencies.

Fires may be missing altogether or have missing or incorrect attribute data. Some fires may be missing because historical records were lost or damaged, fires were too small for the minimum cutoffs, documentation was inadequate, or fire perimeters have not yet been incorporated into the database. Also, agencies are at different stages of participation. For these reasons, the data should not be used for statistical or analytical purposes.

The data provides a reasonable view of the spatial distribution of past large fires in California. Using GIS, fire perimeters that intersect Lakeport were extracted and are listed in Table 4-35. This table shows the acreage burned inside of the City. Each of them was tracked by CAL FIRE. Many more small fires have occurred, but were not included in the analysis. Figure 4-64 shows fire history for the County, colored by the size of the acreage burned. This map contains fires from 1950 to 2017.



Figure 4-64 City of Lakeport – Wildfire History 1950 to 2017



Data Source: CAL FIRE and Lake County Fire History (firep17\_1) 4/13/2018,  
City of Lakeport, Lake County GIS, Cal-Atlas; Map Date: 10/20/2018.

*Table 4-35 City of Lakeport – Wildfire History*

Year	Start Date	Wildfire Name	Cause	Acres Burned	Comments
2007	7/15/2007	Spruce	Power Line	129	–
2007	7/28/2007	Robinson	Arson	122	Started on Robinson Rancheria

Source: CAL FIRE

## 2008 CWPP Events

The fire history of an area is a description of the time, space, and cause of fires in the area. In fire jargon, “fire risk” is often associated with fire history, as this term describes the events that cause a fire to start (i.e. ignitions). Fire history is important because it illustrates the potential for future fires. Large fires often repeat themselves; thus, it is useful to understand burning patterns over time. An area’s fire history also portrays ignition patterns that can target effective prevention programs. For example, if there is a history of frequent fires along a well-traveled route, roadside vegetation management may be in order. Additionally, fire history discerned through fire scars on tree rings may indicate the way fires have changed over time, both in frequency and intensity. This may point to appropriate goals for future fuel conditions.

### Fire Caused by Natural Lightning

Lightning fires in northern California, including around Lakeport and in Lake County, are common in the summer and fall months, particularly in the higher elevations where strikes are more likely to occur. Fires ignite when lightning strikes coincide with rainless, windy weather; however, lightning fires rarely occur in the spring. Lightning fires pose a significant threat to Lakeport and Lake County especially during dry lightning events where burning conditions are met.

In the summer of 2008, over 2,000 fires burned throughout Northern California as a result of thunderstorms and dry conditions that occurred from the coast to the Sierra Nevada. Approximately 4,046 acres burned within Lake County at that time. These fires, fueled by extremely dry vegetation, quickly overwhelmed fire-fighting resources as they burned through thousands of acres. Lakeport and Lake County, as well as much of the rest of Northern California, experienced unhealthy, smoky days for a long period of time (over a month in some Northern California communities). When lightning starts multiple fires, suppression resources may not be adequate or available for new fires. This occurred in June of 2008 when the Walker Fire (see below) started in the middle of the lightning fire siege of Northern California. The Walker Fire was understaffed for many days while resources were committed elsewhere.

### Native American Period Fire History

It is widely understood that during the pre-settlement period, Native Americans used fire as a resource management tool throughout California and the West. In fact, “When Spanish explorer Juan Rodriguez Cabrillo anchored in San Pedro Bay in October of 1542, it was the chaparral fires that gave him the signal that the coast was occupied by humans. A succession of explorers, missionaries, and settlers thereafter would continually note the ‘smoky air’ from these fires in their journals in every corner of the state – in the coastal redwood forests, the tule marshes of the Delta, the southern oak woodlands, the mixed conifer forests, and the northern hazelnut flats”.

The use of fire as a tool ranged from plant cultivation and land clearing to mast production and hunting. For example, in Lake County near Lakeport the native Pomo burned bracken fern patches to enhance them; the new fronds were eaten, and the rhizomes used to create basket designs. The acreage burned by California's earliest humans was significant; fire scientists Robert Martin and David Sapsis estimate that 5.6 to 13 million acres of California burned annually under both lightning and indigenous people's fire regimes. However, fire scientist Scott Stephens, Sapsis, and others have now estimated lower numbers. They estimate that 4,447,896 acres burned annually in California prior to 1800, excluding the southwestern deserts. This estimate of prehistoric annual area burned in California is 88% of the total annual "extreme" wildfire area burned in the entire United States within a single decade (1994–2004). From 1950 to 1999, the average annual area burned by wildfire in all vegetation types in California was approximately 25,2047 acres/year, only approximately 5.6% of what traditionally burned in a similar timeframe. Regardless of errors in either estimation, prior to modern fire suppression very large amounts of land burned in California. Skies were likely smoky much of the summer and fall in California during this period.

### European Settlement Fire History

During European settlement, logging—primarily of the largest, oldest trees—became common, with subsequent changes in forest structure and fuel volumes. Many forms of land management during this era (such as logging, grazing, development, and most notably fire suppression) have influenced the fire history of Lake County and Lakeport.

As a result of large destructive fires in the West and Midwest in the early part of the 1900's, the perception of fire as a beneficial tool, such as seen by Native Americans, was overlooked and instead viewed as a major threat to lives, property, and natural resources. The outcome of this viewpoint was the "10 a.m. policy" adopted by the US Forest Service in 1935. This policy sought to aggressively suppress fires and have them extinguished by 10 a.m. the morning following a fire being discovered. This type of land management activity (intensive fire suppression), combined with increased development, a resulting lack of homeowner defensible space, logging of the largest trees, etc., has led to an increase in the amount of flammable materials now accumulated within Lake County as well as around Lakeport. Today it is widely accepted that fires now burn longer and hotter than those prior to European settlement.

### Post European Settlement Fire History to 2008

During the last century, fire history has changed dramatically. Forest fuels have changed through more modern cultural practices of timber harvesting, mining, and grazing. Fire control in the west, including Lake County, has been extremely effective, particularly since the 1930's. Wildfire now escapes less than two percent of the time—but those escaped fires cause the vast majority of damage.

Lake County fire history shows that there have been several major wildland-urban interface (WUI) fires. While not all of these fires directly affected Lakeport, this history does show how high the wildfire risk is in and around the City. In the autumn of 1961, a 9,000+-acre fire burned through the Cobb Mountain area, destroying several structures. In the fall of 1964, the South County region again was subject to a 52,000-acre fire known as the Hanley Fire that started near the Lake/Napa County border northwest of Calistoga. This wildland fire ultimately burned all the way to the city limits of Santa Rosa, approximately forty miles southwest. That same year, a 15,000-acre wildland fire started at the Lake County dump (possibly the result

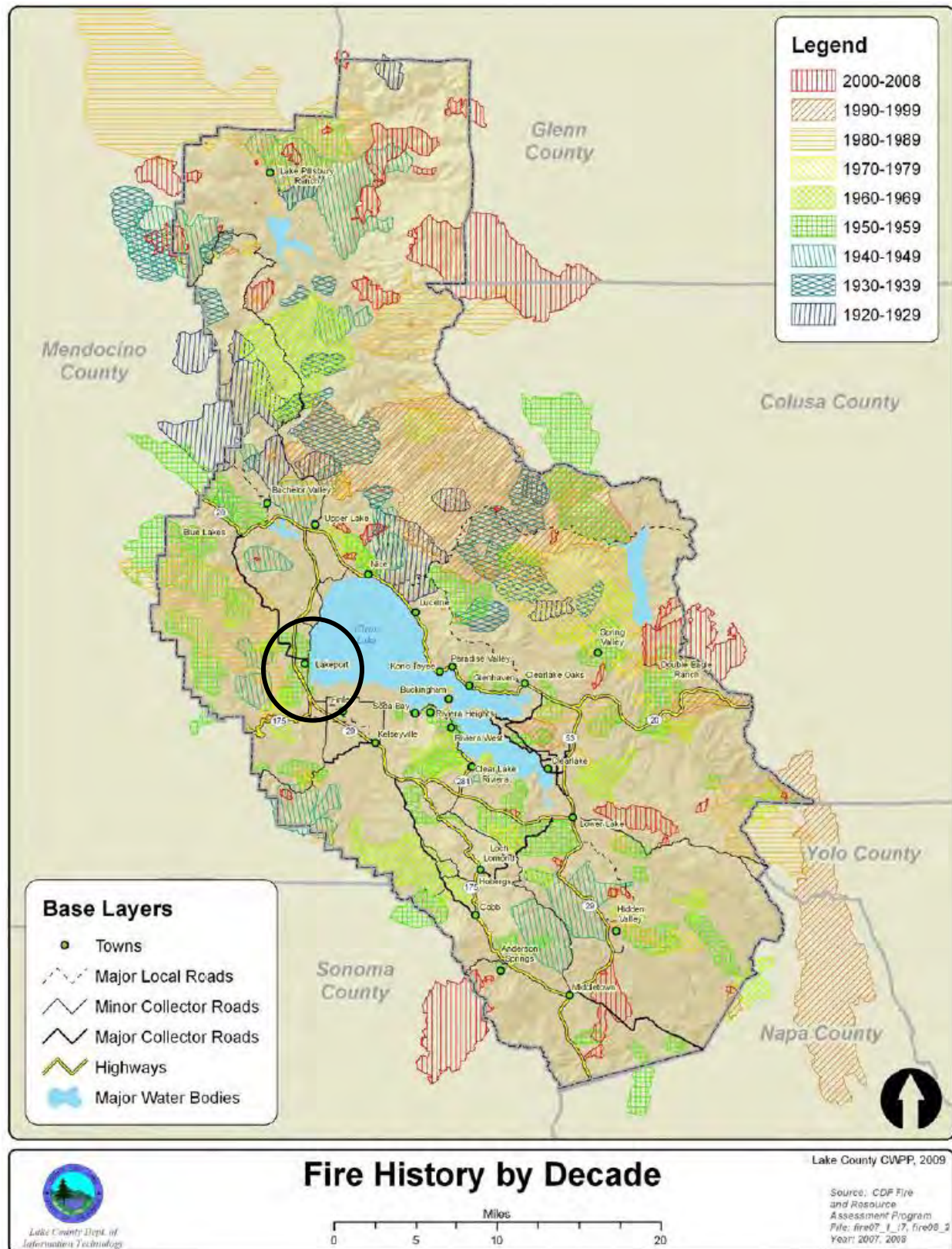


of the past practice of burning garbage at the dump) and threatened the community of Middletown. In the fall of 1968, the Lower Lake area was subject to a 10,000-acre wildland fire. In 1981, the Lang Peak Fire consumed 11,000 acres. In 1981, the Cow Mountain Fire traveled eastward from the Bureau of Land Management (BLM) lands near Ukiah in Mendocino County and burned to the foothills near Lakeport. In 1985 an interface fire burned through the Hidden Valley residential community, leaving significant property damage. The Mendenhall Fire burned approximately 70,000 acres in Lake and Mendocino Counties in 1987, while the Fouts Fire burned 19,000 acres in Lake and Colusa Counties.

The most recent large fires in Lake County have been the 1996 Fork Fire, the 2001 Trough Fire, and the 2008 Walker Fire. The Fork Fire started on the southern end of the Mendocino National Forest and burned 83,000 acres and eleven structures. The fire threatened the northern shore of Clear Lake, including the communities of Nice and Lucerne, and burned east almost to the Colusa County line. The Trough Fire started in eastern Colusa County at an intersection of U.S Forest Service roads in heavy brush and moved into Lake County. This fire burned through 24,970 acres, including portions of the Snow Mountain Wilderness. The most recent large fire—the Walker Fire—started on June 22, 2008. The likely source of this fire was a vehicle being driven near Indian Valley Reservoir hitting a rock with its metal undercarriage. This fire burned 14,500 remote acres in the eastern portion of Lake County.

Figure 4-66 and Figure 4-65 show Lake County fire history, both by the decade in which the fire occurred, and by the ignition source (where known). This is useful to compare fire history both temporally and by cause.

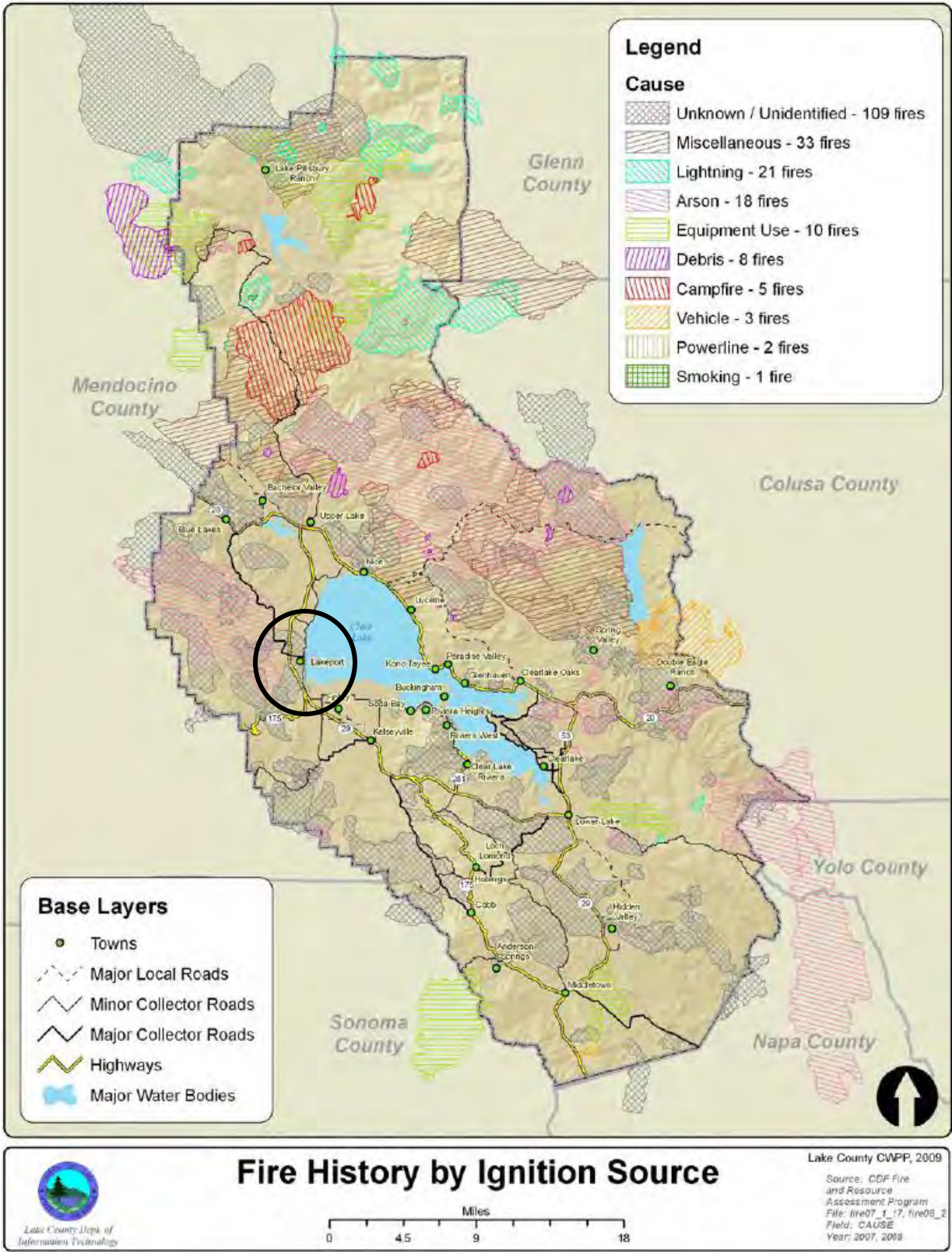
Figure 4-65 Lake County – Fire History by Decade 1920 to 2008



Source: 2008 Lake County CWPP



Figure 4-66 Lake County – Fire History by Ignition Source 1920 to 2008



## Hazard Mitigation Planning Team Events

The HMPC noted that fire has played a significant historical role in defining the current vegetative strata in Lake County and Lakeport. Past occurrences the HMPC noted are as follows:

- **1981** – Lakeport Fire Protection District noted a fire near 6<sup>th</sup> St. that burned. In all, 4 structures were totally destroyed.
- **1981** – Lakeport Fire Protection District noted a fire near Cow Mountain. In all, 11 structure were totally destroyed.
- **1985 Hidden Valley Lake Fire** – The HMPC noted fire impacts included use of fairgrounds, mutual aid, with large impacts to road systems. No reimbursements were given to the City from the State or FEMA. The City functioned as staging area for firefighters.
- **1987 Fires** – The HMPC noted fire impacts included use of fairgrounds, mutual aid, with large impacts to road systems. No reimbursements were given to the City from the State or FEMA. The City functioned as staging area for firefighters. A federal disaster declaration was announced on September 3, 1987.
- **1996 Lake County Fire** – The HMPC noted fire impacts included use of fairgrounds, mutual aid, with large impacts to road systems. No reimbursements were given to the City from the State or FEMA. The City functioned as staging area for firefighters. A federal disaster declaration was announced on August 1, 1996.
- **2012 Wye Fire** – The Wye Fire burned 7,934 acres in Lake and Colusa counties. Challenging fire behavior, low reality humidity, very high temperatures, and erratic winds contributed to the spread of the fire. The fire burned an area around Highway 20 east of Highway 53 and in the Clearlake Oaks area. The smoke from the fires could be seen for miles. It could be seen from Napa County from the south and Butte County from the north. The fire destroyed two structures and one outbuilding. In addition, two other structures were damaged. 3 injuries were attribute to this fire. At its peak, more than 1,250 fire personnel from multiple agencies were involved in the fire fight. Multiple evacuation orders were put out. The Wye Fire resulted in a federal disaster declaration (FM-5004). While the City wasn't burned, mutual aid was granted to surrounding communities.
- **2015 Rocky Fire** – The Rocky Fire was a wildfire that burned in Lake County, California during the 2015 California wildfire season. The fire, which ignited July 29, burned 69,438 acres, destroying 43 residences and 53 outbuildings before it was contained on August 14. On August 12 CAL FIRE officials confirmed that the fire had merged with the Jerusalem Fire which was burning to the south. On August 19 investigators from CAL FIRE determined that the fire had been caused by a faulty gas-powered water heater inside an outbuilding. Multiple evacuation orders were put forth for areas near Morgan Valley Road and Rocky Creek Road. Fortunately, no injuries or deaths were reported. While the City wasn't burned, mutual aid was granted to surrounding communities. City staff assisted Lake County personnel with inspections for approximately two weeks.
- **2015 Valley Fire** – The Valley Fire was a wildfire during the 2015 California wildfire season that started on September 12 in Lake County, California. The fire started shortly after 1:00 pm near Cobb and by 6:30 PM had burned more than 10,000 acres. The fire quickly spread into Middletown and Hidden Valley, threatening northern Sonoma County around The Geysers, and northern Napa County, approaching Pope Valley and Angwin. On September 12, mandatory evacuation orders were issued for Cobb, Middletown, Loch Lomond, Harbin Hot Springs, Hidden Valley Lake, the Clearlake Riviera, Riviera West, and Soda Bay communities of unincorporated parts of Kelseyville, Pope Valley and Angwin. By midnight of the first day, scores of homes and businesses had been destroyed in



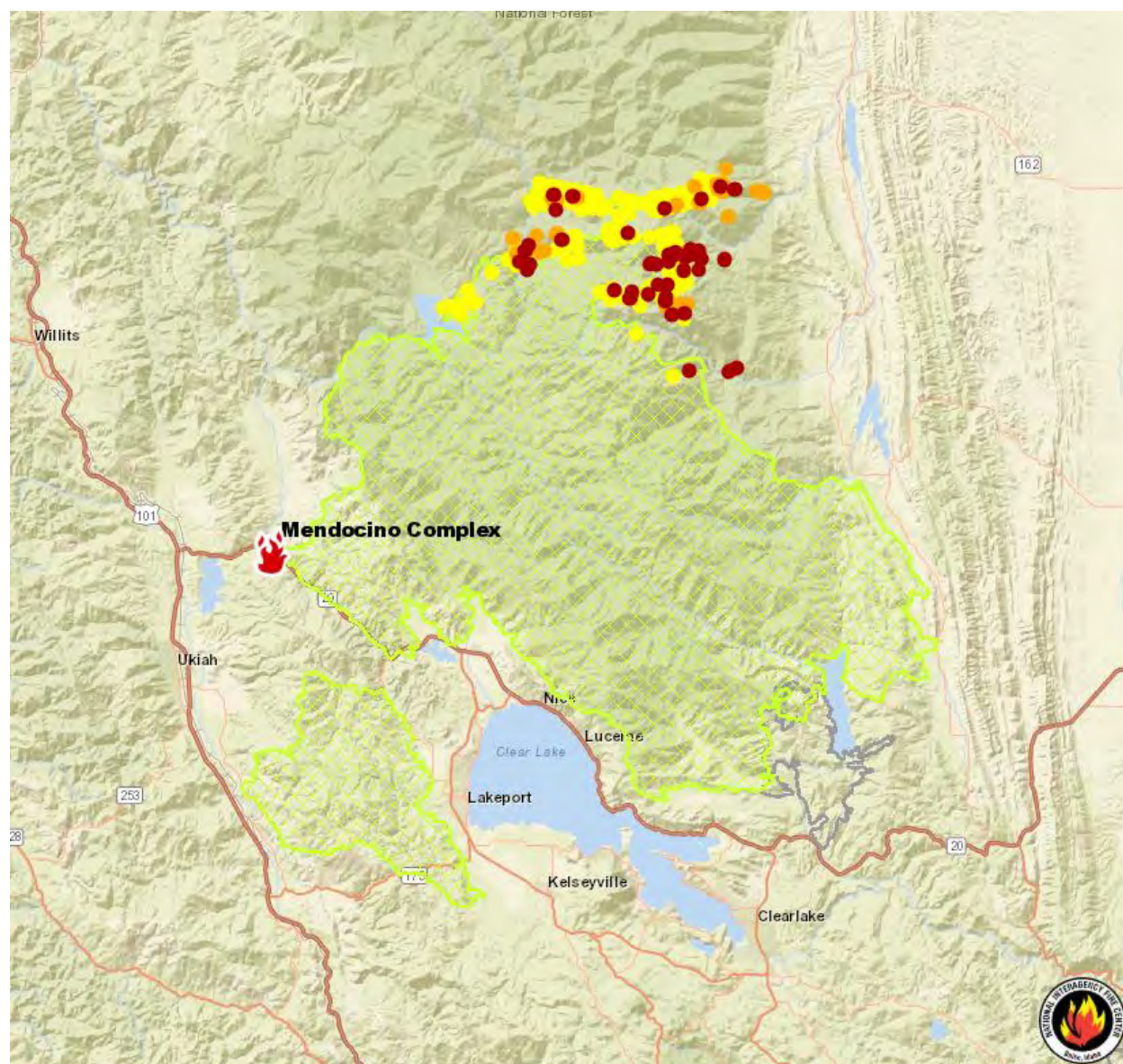
Middletown, along with at least 50 homes in Cobb as well as the entire Hoberg's Resort, an historic retreat built in the 1880s. The resort community of Harbin Hot Springs was also destroyed. Evacuation centers were established in the town of Kelseyville to the northwest and Calistoga to the southeast. By September 13, the fire had reached 50,000 acres and had destroyed much of Cobb, Middletown, Whispering Pines, and parts in the south end of Hidden Valley Lake. High winds spread the fire very quickly. The fire ultimately spread to 76,067 acres, killed four people and destroyed nearly 2,000 buildings. At the time, the fire was the third-worst fire in California history, based on the total structures burned. A CAL FIRE investigation pointed to faulty wiring of a hot tub installation as the cause of the fire. While the City wasn't burned, mutual aid was granted to surrounding communities. City staff assisted Lake County personnel with inspections for approximately two weeks.

- **2016 Clayton Fire** – The Clayton Fire began as a new start just a mile south of Lower Lake and the Highway 53/29 intersection on the evening of August 13. The area was under the apex of an upper level ridge with temperatures in the upper 90s and relative humidity in the low teens. The typically late afternoon WSW onshore winds pushed the fire eastward on the evening of August 13. Then that night and into August 14, a weak upper trough moved onshore. The south to southwest winds during the day on August 14 pushed the fire north and northeast into the city of Lower Lake and beyond. Konocti RAWs wind gusts increased from 17 mph to 24 mph from August 13 to 14 (figure 1), and relative humidity dropped to 9% on August 14. By August 14, the second day, 10 homes had been destroyed and up to 6,000 people had been evacuated from Lower Lake and Clearlake, including St. Helena Hospital Clearlake. An evacuation center was opened at Highlands Senior Center and was evacuated the following day. By August 15, the third day, 5 percent of the fire had been contained, burning a total of 3,000 acres, 175 buildings, including the offices of a Habitat for Humanity affiliate, had been destroyed and 1,044 fire personnel were on the ground. Road closures were announced throughout the area, including Clayton Creek Road at Highway 29, Morgan Valley Road, North Spruce Grove Road at Spruce Grove Road, and Jerusalem Grade South Spruce Grove Road. State Route 53 at Highway 29 is closed. New evacuation centers were opened at Twin Pine Casino, Kelseyville High School, and the Seventh-day Adventist Church in Lakeport. By August 16, the fourth day, 1,664 fire personnel were on the ground and 20 percent of the fire had been contained. It was reported, at the time, as burning a total of 4,000 acres. Additionally, the Clearlake area of the Avenues and neighborhoods from Polk Avenue to Cache Creek, east of Highway 53, had been evacuated. A state of emergency was declared for Lake County by California Governor Jerry Brown. On the fifth day, August 17, road closures remained, and evacuation centers also remained open, with 40 percent of the fire being contained, burning a total of 3,929 acres, and 2,327 fire personnel were on the ground. By August 24, the fire was 98 percent contained and has burned a total of 3,929 acres and has destroyed 300 buildings. A construction worker from Clearlake was arrested and faced 17 counts of arson related to the Clayton Fire and other fires. While Lakeport was not directly affected, mutual aid agreements with the County and City of Clearlake were honored. The City had costs in excess of \$6,000 for labor for evacuation and traffic support.
- The **2017 Sulphur Fire**, which was part of the Mendocino Lake Fire Complex, started on October 8, 2017, burned 2,207 acres, and was contained on October 27, 2017. Approximately 169 buildings (residences, outbuildings and commercial buildings) were destroyed or damaged. The fire burned in watersheds that drain directly to Clear Lake or too much smaller Borax Lake. Clear Lake supplies municipal water for several communities, including the City of Clearlake. The Sulphur Fire was located about 4 miles east of Mount Konocti and is immediately northwest of Clearlake Park, in Lake County, California. The fire perimeter partially straddles Sulphur Bank Ridge, a prominent, roughly east-west trending ridge that creates a peninsula projecting into Clear Lake. Along the northern flank of Sulphur

Bank Ridge, and within the burn perimeter, is the Sulphur Bank Mercury Mine Superfund Site managed by the U.S. EPA. Just north of the northern burn perimeter is the Elem Indian Colony. While the City wasn't burned, mutual aid was granted to surrounding communities.

- The **2018 Mendocino Complex Fire**, consisting of the Ranch and River fires, began on July 27 of 2018, and was not 100% contained until September 18 of 2018. The Mendocino Complex Fire was the largest recorded fire complex in California history. While the Camp Fire in 2018 in Butte County burned more structures, the Mendocino Complex Fire burned the most acreage. In all 459,129 acres were burned, much of it in Lake County. The communities of Witter Springs, Kelseyville, Finley, Saratoga Springs, Nice, Bachelor Valley, Scotts Valley, and Big Valley Rancheria were evacuated. While the City of Lakeport was not affected, the burn perimeter did come close to the City limits. The wastewater treatment plant sustained damage to fields and fences surround the facility. Air quality during and after the fires was very poor. Mutual aid was necessary for fires and for sheltering. All Lakeport residents were evacuated as a precaution.

*Figure 4-67 Mendocino Complex Fire Burn Perimeter*



Source: National Interagency Fire Center

### *Likelihood of Future Occurrences*

**Highly Likely** — Conventional thought states that from May to October of each year, Lakeport faces a serious wildland fire threat. Recently, it appears as though the fire threat is almost year around. Fires will continue to occur on an annual basis in the Lake County and in and near the City of Lakeport. The threat of wildfire and potential losses are constantly increasing as human development and population increase and the wildland urban interface areas expand. Due to its high fuel load and long, dry summers, the City of Lakeport continues to be at risk from wildfire.



## Climate Change and Wildfire

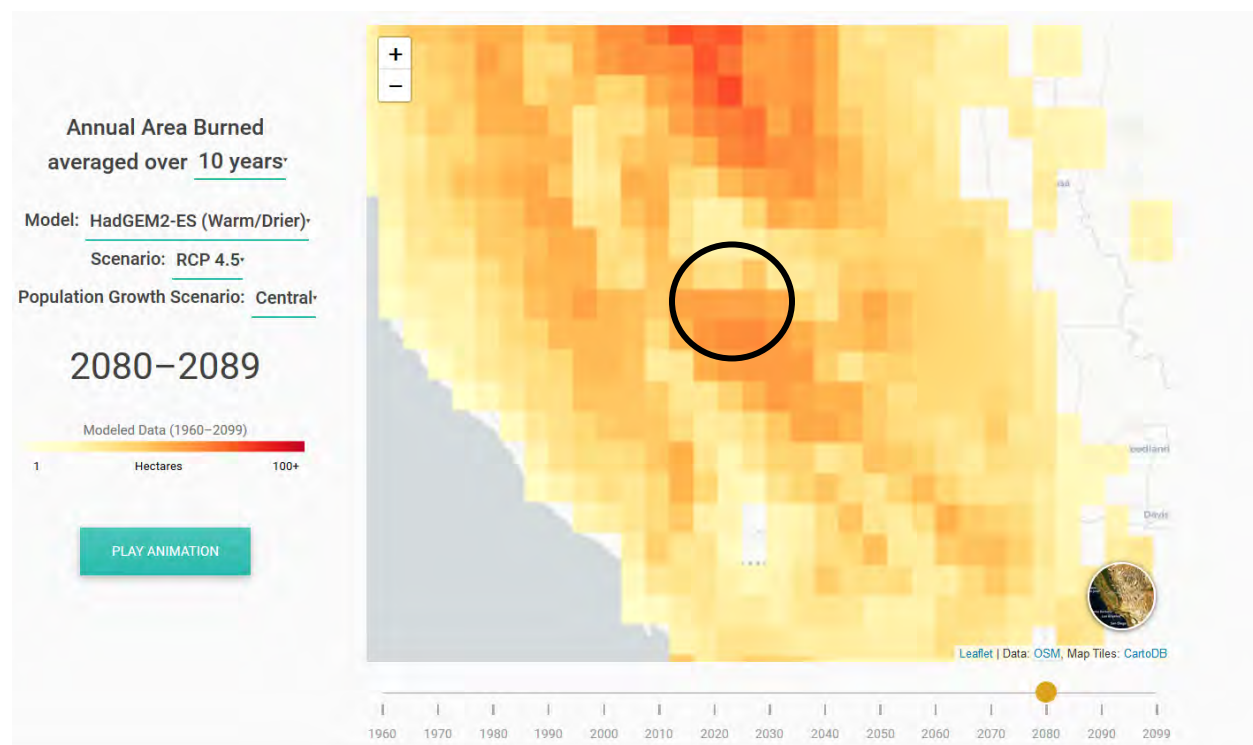
Climate change and its effect on wildfire near the City has been discussed by three sources:

- Cal-Adapt
- Climate Change and Health Report for Lake County

### Cal-Adapt Predictions

Warmer temperatures can exacerbate drought conditions. Drought often kills plants and trees, which serve as fuel for wildfires. Warmer temperatures could increase the number of wildfires and pest outbreaks, such as the western pine beetle. Cal-Adapt's wildfire tool predicts the potential increase in the amount of burned areas for the year 2080-2089, as compared to recent (2010) conditions. This is shown in Figure 4-68. Based on this model, Cal-Adapt predicts that wildfire risk in Lake County will increase moderately at the end of the century. However, wildfire models can vary depending on the parameters used. Cal-Adapt does not take landscape and fuel sources into account in their model. In all likelihood, in Lakeport, precipitation patterns, high levels of heat, topography, and fuel load will determine the frequency and intensity of future wildfire.

*Figure 4-68 City of Lakeport – Projected Increase in Wildfire Burn Areas*

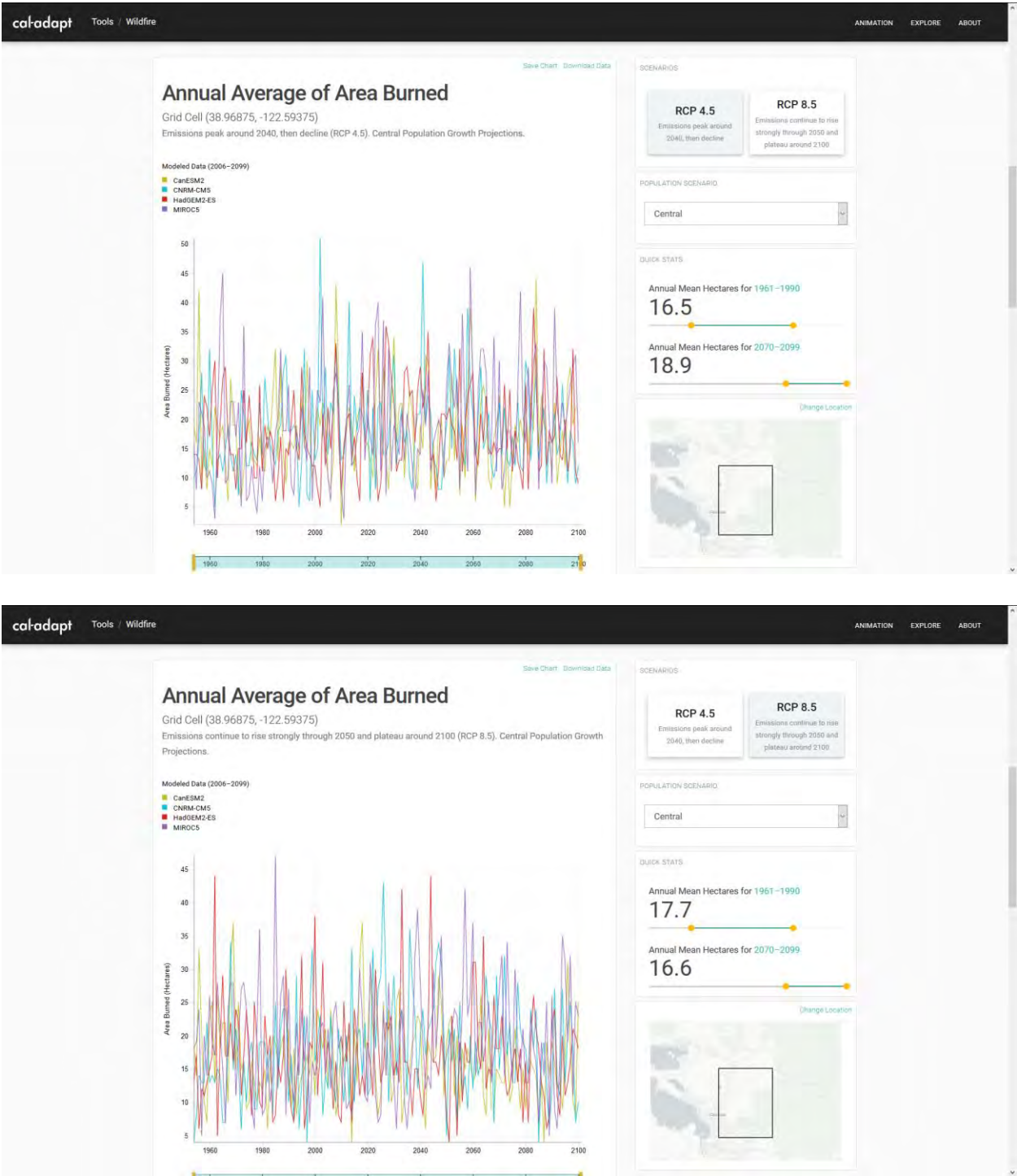


Source: Cal-Adapt

Wildfire scenario projections were done by Cal-Adapt, based on statistical modeling from historical data of climate, vegetation, population density, and fire history. The fire modeling ran simulations on five variables on a monthly time step - Large fire presence/absence, Number of fires given presence, Area burned in a grid cell given a fire, High severity burned area given a fire and emissions. These are shown

on Figure 4-69. The upper chart shows modeled annual averages of area burned for Lakeport under the RCP 4.5 scenario, while the lower chart shows modeled annual averages of area burned for Lakeport under the RCP 8.5 scenario.

*Figure 4-69 City of Lakeport – Future Annual Averages of Acres Burned under RCP 4.5 and 8.5 Scenarios*

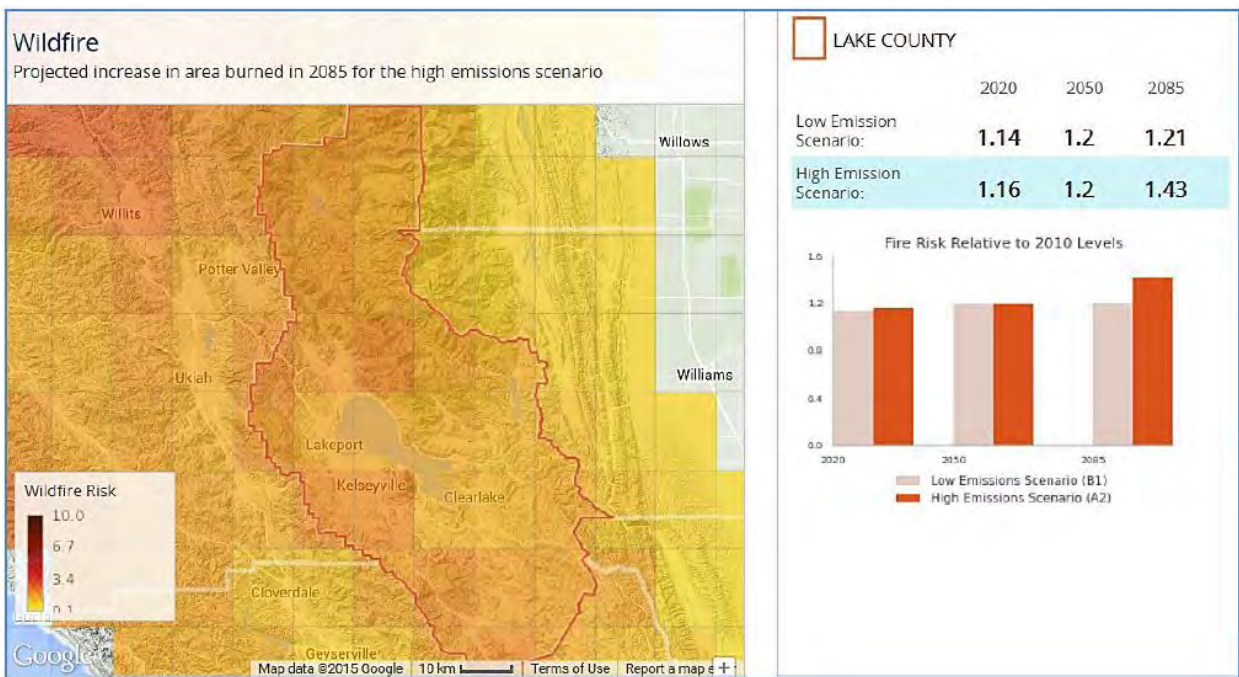


Source: Cal-Adapt

### Climate Change and Health Report for Lake County Predictions

The map below (Figure 4-70) displays the projected increase or decrease in potential area burned based on projections of the Coupled Global Climate Model (version 3) for the high carbon emissions scenario in 2085. The bar graphs to the right of the map in Figure 4-70 illustrate the projected time trend over the 21st century for both the high and low emissions scenarios. Please note that these data are modeled solely on climate projections and do not take landscape and fuel sources into account. The projections of acreage burned are expressed in terms of the relative increase or decrease (greater or less than 1) from a 2010 baseline for fires that consume at least 490 acres. The 2010 baseline reflects historic data from 1980 to 1989 and trends through 2010.

*Figure 4-70 Lake County – Increase in Wildfire Acreage in Future Carbon Emissions Scenarios 2020 to 2085*



Source: Climate Change and Health Report for Lake County

## 4.2.20. Natural Hazards Summary

Table 4-36 summarizes the results of the hazard identification and hazard profile for the City based on the hazard identification data and input from the HMPC. For each hazard profiled in Section 4.2, this table includes the likelihood of future occurrence and whether the hazard is initially considered a priority hazard for the City based on the hazard profiles.

*Table 4-36 Hazard Identification and Initial Determination of Priority Hazards*

Hazard	Likelihood of Future Occurrence	Priority Hazard
Aquatic Biological Hazards: cyanobacterial bloom	Highly Likely	Y
Aquatic Biological Hazards: quagga mussel	Highly Likely	Y
Climate Change	Likely	Y
Dam Failure	Unlikely	Y
Drought and Water Shortage	Likely	Y
Earthquake (major/minor)	Unlikely/Highly Likely	Y
Flood: 1%/0.2% Annual Chance	Likely	Y
Flood: Localized/Stormwater	Highly Likely	Y
Hazardous Materials Transport	Likely	Y
Landslide and Debris Flows	Highly Likely	Y
Levee Failure	Unlikely	N
Seiche	Unlikely	N
Severe Weather: Extreme Cold and Freeze	Likely	N
Severe Weather: Extreme Heat	Highly Likely	Y
Severe Weather: Heavy Rains, Snow, and Storms	Highly Likely	Y
Severe Weather: High Winds	Highly Likely	Y
Volcano and Geothermal Gas Release	Unlikely/ Highly Likely	N
Wildfire	Highly Likely	Y



## 4.3 Vulnerability Assessment

**Requirement §201.6(c)(2)(ii):** [The risk assessment shall include a] description of the jurisdiction’s vulnerability to the hazards described in paragraph (c)(2)(i) of this section. This description shall include an overall summary of each hazard and its impact on the community.

**Requirement §201.6(c)(2)(ii)(A):** The plan should describe vulnerability in terms of the types and numbers of existing and future buildings, infrastructure, and critical facilities located in the identified hazard areas.

**Requirement §201.6(c)(2)(ii)(B):** [The plan should describe vulnerability in terms of an] estimate of the potential dollar losses to vulnerable structures identified in paragraph (c)(2)(i)(A) of this section and a description of the methodology used to prepare the estimate.

**Requirement §201.6(c)(2)(ii)(C):** [The plan should describe vulnerability in terms of] providing a general description of land uses and development trends within the community so that mitigation options can be considered in future land use decisions.

With Lakeport’s hazards identified and profiled, the HMPC conducted a vulnerability assessment to describe the impact that each priority hazard would have on the City. The vulnerability assessment quantifies, to the extent feasible using best available data, assets at risk to natural hazards and estimates potential losses. This section focuses on the risks to the City as a whole. Data, as available, from the additional participating jurisdiction – the Lakeport Fire Protection District (LFPD) – was also evaluated and is integrated here and in the jurisdictional annex and noted where the risk differs across the Planning Area and from jurisdiction to jurisdiction.

This vulnerability assessment followed the methodology described in the FEMA publication *Understanding Your Risks—Identifying Hazards and Estimating Losses*. The vulnerability assessment first describes the total vulnerability of the City and assets at risk and then discusses vulnerability by hazard.

### *Data Sources*

Data used to support this vulnerability assessment included the following:

- 2013 Lake County Drought Management Plan
- 2018 Lake County Local Hazard Mitigation Plan
- 2018 State of California Multi-Hazard Mitigation Plan
- CAL FIRE GIS Datasets
- Cal OES Dam Inundation Data
- Cal-Atlas
- Cal-DWR Disadvantage Community Mapping Tool
- California Adaptation Planning Guide
- California Department of Finance
- California Department of Fish and Wildlife
- California Department of Parks and Recreation Office of Historic Preservation
- California Geological Survey

- California Natural Diversity Database
- California’s Sustainable Groundwater Management Act
- CalTrans Truck Network
- City of Lakeport 2025 General Plan Background Report
- City of Lakeport 2025 General Plan Land Use Element
- City of Lakeport 2025 General Plan Safety Element
- FEMA - Understanding Your Risks—Identifying Hazards and Estimating Losses.
- FEMA Disaster Declaration Database
- FEMA Hazus 4.0
- FEMA Lake County Digital Flood Insurance Rate Map 9/30/2005
- FEMA Lake County Flood Insurance Study 9/30/2005
- FEMA Lake County Preliminary Flood Insurance Study 6/18/2014
- FEMA NFIP Data for Lakeport
- HMPC input
- Lake County Assessor’s Data
- Lake County Climate and Health Profile Report
- Lake County GIS
- National Drought Mitigation Center Drought Impact Reporter
- National Oceanic and Atmospheric Administration
- National Weather Service
- Proceedings of the National Academy of Sciences
- Public Health Alliance of Southern California
- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- U.S. Geological Survey
- U.S. Geological Survey Landslide Data
- UNFCCC Conference of Parties Paris Agreement of 2015
- University of California
- US Census Bureau

#### **4.3.1. Lakeport’s Vulnerability and Assets at Risk**

As a starting point for analyzing the City’s vulnerability to identified hazards, the HMPC used a variety of data to define a baseline against which all disaster impacts could be compared. If a catastrophic disaster was to occur in the City, this section describes significant assets at risk. Data and analysis used in this baseline assessment include:

- Total values at risk;
- City critical facilities;
- Natural, cultural, and historical resources; and
- Growth and development trends.

## *Total Values at Risk*

### **Parcel Inventory and Assessed Values**

This analysis captures the values associated with assessed assets located within the City of Lakeport. The 2018 GIS parcel layer and the Lake County Assessor data, dated 10/30/2018, obtained from Lake County, was used for the basis of this analysis. In addition to the Lake County parcel data, the Lakeport General Plan data was obtained containing detailed supplemental parcel information. This data provided by the City of Lakeport and Lake County represents best available data.

Understanding the total assessed value of the City of Lakeport is a starting point to understanding the overall value of identified assets at risk in the City. When the total assessed values are combined with potential values associated with other community assets such as area populations, public and private critical infrastructure, historic and cultural resources, and natural resources, the big picture emerges as to what is potentially at risk and vulnerable to the damaging effects of natural hazards within the City.

### **Methodology**

Lake County's 10/30/2018 Assessor Data and the County's GIS parcel data were used as the basis for the inventory of assessed values for both improved and unimproved parcels within the City. This data provides the land and improved values assessed for each parcel. Other GIS data, such as jurisdictional boundaries, roads, streams, and area features, was also obtained from Lakeport and Lake County to support citywide mapping and analysis of assets at risk. The Countywide Lake County GIS parcel data contained 64,046 parcels, including the areas of the City of Clearlake, City of Lakeport, and the unincorporated areas of Lake County. This analysis focuses on the City of Lakeport area as the Planning Area for this effort, and therefore the GIS parcel data specific to the Lakeport Planning Area contained 2,431 parcels.

### *Data Limitations & Notations*

Although based on best available data, the resulting information should only be used as an initial guide to overall values in the City. In the event of a disaster, structures and other infrastructure improvements are at the greatest risk of damage. Depending on the type of hazard and resulting damages, the land itself may not suffer a significant loss. For that reason, the values of structures and other infrastructure improvements are of greatest concern. Also, it is critical to note a specific limitation to the assessed values data within the City, created by Proposition 13. Instead of adjusting property values annually, no adjustments are made until a property transfer occurs. As a result, overall property value information is most likely low and may not reflect current market or true potential loss values for properties within the City.

The 2018 GIS parcel and Assessor data (Table M) was obtained to perform the spatial analysis. The initial Table M contained 64,151 records. The initial GIS parcel data contained 64,047 records. When the assessor table was linked to the GIS parcel attribute table, there were 64,046 successful record matches. Of those records, the GIS data was further refined to the Lakeport jurisdictional boundaries, and the total parcel count was 2,431. GIS was used to compare parcel polygons and parcel centroids, or points, representing the center of each parcel polygon. For the purposes of this analysis, the centroids which were not coincident in locations were re-positioned to overlay on the corresponding polygons so that each assessor record (with a unique assessor parcel number) was spatially positioned on the corresponding parcel. Thus, in some

instances, the position of the centroids may result in less accurate hazard analysis overlay results. The data did not contain duplicate records. In total, 14,463 records were utilized for the analysis.

### *Property Use Categories*

Lakeport provided a Land Use dataset from the City of Lakeport General Plan containing base land use designations which provided detailed descriptive information about how each property is generally used such as commercial, industrial, mixed use, open space, residential, or special plan. The general plan's mixed use and special plan designations were further refined by using additional primary land use detailed information and then categorized into the following property use categories and linked back to the Lake County Assessor data. The final property use categories for Lakeport are shown on Table 4-37.

*Table 4-37 City of Lakeport – Property Use Categories*

Property Use Categories	General Plan Land Use Descriptions
Commercial	Commercial, Retail, Office Space
Government	City Property / Civic
Open Space / Rural Lands	Open Space / Rural Lands, Park Space
Residential	Residential (Resort, Low, Medium, High Density Residential)

Source: City of Lakeport

Once the General Plan Land Use data were grouped into property use categories, the number of total and improved parcels and land and improved values were inventoried for the City by property use.

### *Estimated Content Replacement Values*

Lakeport's assigned property use categories were used to develop estimated content replacement values (CRVs) that are potentially at loss from hazards. FEMA's standard CRV factors were utilized to develop more accurate loss estimates for all mapped hazard analyses. FEMA's CRV factors estimate value as a percent of improved structure value by property use. Table 4-38 shows the breakdown of the different property uses in Lakeport and their estimated CRV factors.

*Table 4-38 Lakeport – Content Replacement Factors by Property Use*

Lakeport Property Use Categories	Hazus Property Use Categories	Hazus Content Replacement Values
Commercial	Commercial	100%
Government	Government	100%
Open Space/Rural Lands	Open Space	100%
Residential	Residential	50%

Source: Hazus

## Lakeport Values at Risk Results

### *Values at Risk without Contents*

Values associated with land and improved structure values were identified and summed to determine total assessed values at risk in the Lakeport Planning Area. Together, the land value and improved structure value make up the majority of assessed values associated with each identified parcel or asset. Improved parcel counts were based on the assumption that a parcel was improved if a structure value was present. Information on other values such as personal property values were not readily available for inclusion in this effort.

Table 4-39 shows the total values or exposure for the entire Lakeport geographic area. Table 4-40 breaks down Table 4-39, and gives detail about how the property use category is broken down. The values for the Lakeport Planning Area are broken out by property use type and are provided in Table 4-38.

*Table 4-39 City of Lakeport – Total Values at Risk by Summary Property Use*

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Total Value
Commercial	415	333	\$44,492,040	\$92,952,265	\$137,444,305
Government	27	0	\$0	\$0	\$0
Open Space / Rural Lands	26	2	\$295,682	\$371,865	\$667,547
Residential	1,963	1,684	\$118,260,050	\$220,308,051	\$338,568,101
<b>Grand Total</b>	<b>2,431</b>	<b>2,019</b>	<b>\$163,047,772</b>	<b>\$313,632,181</b>	<b>\$476,679,953</b>

Source: Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

*Table 4-40 City of Lakeport – Total Values at Risk by Detailed Property Use*

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Total Value
<b>Commercial</b>					
Central Business District	101	95	\$7,182,299	\$17,846,560	\$25,028,859
Light Retail	21	17	\$1,141,851	\$1,704,405	\$2,846,256
Major Retail	201	153	\$29,947,936	\$60,615,719	\$90,563,655
Office Space	88	66	\$5,172,968	\$12,168,090	\$17,341,058
(blank)	4	2	\$1,046,986	\$617,491	\$1,664,477
<b>Commercial Total</b>	<b>415</b>	<b>333</b>	<b>\$44,492,040</b>	<b>\$92,952,265</b>	<b>\$137,444,305</b>
<b>Government</b>					
City Property	3	0	\$0	\$0	\$0
Civic	24	0	\$0	\$0	\$0

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Total Value
<b>Government Total</b>	<b>27</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Open Space / Rural Lands</b>					
Open Space	4	1	\$0	\$0	\$0
Park Land	17	1	\$131,866	\$237,303	\$369,169
(blank)	5	1	\$163,816	\$134,562	\$298,378
<b>Open Space / Rural Lands Total</b>	<b>26</b>	<b>2</b>	<b>\$295,682</b>	<b>\$371,865</b>	<b>\$667,547</b>
<b>Residential</b>					
High Density Residential	1	1	\$101,219	\$172,421	\$273,640
High Density Residential	180	161	\$12,748,658	\$27,305,145	\$40,053,803
Low Density Residential	1,270	1,103	\$66,468,656	\$134,235,239	\$200,703,895
Medium Density Residential	445	381	\$26,069,821	\$44,405,853	\$70,475,674
Resort Residential	46	23	\$10,761,852	\$11,757,495	\$22,519,347
(blank)	21	15	\$2,109,844	\$2,431,898	\$4,541,742
<b>Residential Total</b>	<b>1,963</b>	<b>1,684</b>	<b>\$118,260,050</b>	<b>\$220,308,051</b>	<b>\$338,568,101</b>
<b>Grand Total</b>	<b>2,431</b>	<b>2,019</b>	<b>\$163,047,772</b>	<b>\$313,632,181</b>	<b>\$476,679,953</b>

Source: Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

### *Values at Risk with Contents*

Table 4-41 shows the total values of the City Lakeport as shown in Table 4-39, but with estimated content replacement values (CRVs) included (using CRV multipliers from Table 4-37). This table is important as potential losses to the City include structure contents. In addition, loss estimates contained in the hazard vulnerability sections of this Chapter will use calculations based on the total values, including content replacement values. Table 4-42 breaks down Table 4-41, and gives detail about how the property use category is broken down.

*Table 4-41 City of Lakeport – Total Values at Risk by Summary Property Use with Content Replacement Values*

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
Commercial	415	333	\$44,492,040	\$92,952,265	\$92,952,265	\$230,396,570

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
Government	27	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	26	2	\$295,682	\$371,865	\$371,865	\$1,039,412
Residential	1,963	1,684	\$118,260,050	\$220,308,051	\$110,154,026	\$448,722,127
<b>Grand Total</b>	<b>2,431</b>	<b>2,019</b>	<b>\$163,047,772</b>	<b>\$313,632,181</b>	<b>\$203,478,156</b>	<b>\$680,158,109</b>

Source: Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

*Table 4-42 City of Lakeport – Total Values at Risk by Detailed Property Use with Content Replacement Values*

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
<b>Commercial</b>						
Central Business District	101	95	\$7,182,299	\$17,846,560	\$17,846,560	\$42,875,419
Light Retail	21	17	\$1,141,851	\$1,704,405	\$1,704,405	\$4,550,661
Major Retail	201	153	\$29,947,936	\$60,615,719	\$60,615,719	\$151,179,374
Office Space	88	66	\$5,172,968	\$12,168,090	\$12,168,090	\$29,509,148
(blank)	4	2	\$1,046,986	\$617,491	\$617,491	\$2,281,968
<b>Commercial Total</b>	<b>415</b>	<b>333</b>	<b>\$44,492,040</b>	<b>\$92,952,265</b>	<b>\$92,952,265</b>	<b>\$230,396,570</b>
<b>Government</b>						
City Property	3	0	\$0	\$0	\$0	\$0
Civic	24	0	\$0	\$0	\$0	\$0
<b>Government Total</b>	<b>27</b>	<b>0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Open Space / Rural Lands</b>						
Open Space	4	1	\$0	\$0	\$0	\$0
Park Land	17	1	\$131,866	\$237,303	\$237,303	\$606,472
(blank)	5	1	\$163,816	\$134,562	\$134,562	\$432,940
<b>Open Space / Rural Lands Total</b>	<b>26</b>	<b>2</b>	<b>\$295,682</b>	<b>\$371,865</b>	<b>\$371,865</b>	<b>\$1,039,412</b>
<b>Residential</b>						
High Density Residential	1	1	\$101,219	\$172,421	\$86,211	\$359,851
High Density Residential	180	161	\$12,748,658	\$27,305,145	\$13,652,573	\$53,706,376



Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
Low Density Residential	1,270	1,103	\$66,468,656	\$134,235,239	\$67,117,620	\$267,821,515
Medium Density Residential	445	381	\$26,069,821	\$44,405,853	\$22,202,927	\$92,678,601
Resort Residential	46	23	\$10,761,852	\$11,757,495	\$5,878,748	\$28,398,095
(blank)	21	15	\$2,109,844	\$2,431,898	\$1,215,949	\$5,757,691
<b>Residential Total</b>	<b>1,963</b>	<b>1,684</b>	<b>\$118,260,050</b>	<b>\$220,308,051</b>	<b>\$110,154,026</b>	<b>\$448,722,127</b>
<b>Grand Total</b>	<b>2,431</b>	<b>2,019</b>	<b>\$163,047,772</b>	<b>\$313,632,181</b>	<b>\$203,478,156</b>	<b>\$680,158,109</b>

Source: Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

## Critical Facilities

For purposes of this plan, a critical facility is defined as:

*Any facility, including without limitation, a structure, infrastructure, property, equipment or service, that if adversely affected during a hazard event may result in severe consequences to public health and safety or interrupt essential services and operations for the community at any time before, during and after the hazard event.*

A critical facility is classified by the following categories: (1) Essential Services Facilities: (2) At-risk Populations Facilities, (3) Hazardous Materials Facilities.

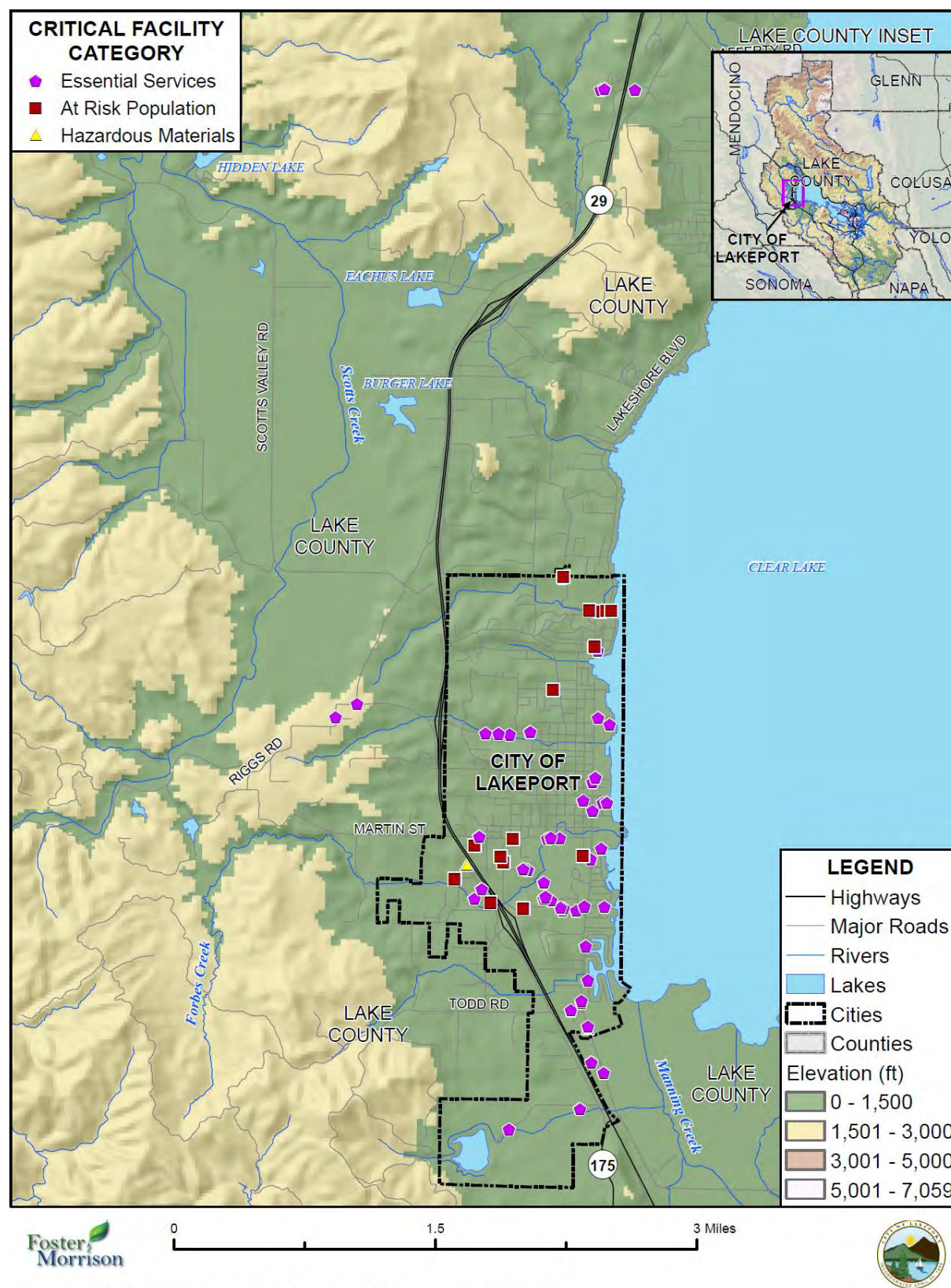
- **Essential Services Facilities** include, without limitation, public safety, emergency response, emergency medical, designated emergency shelters, communications, public utility plant facilities and equipment, and government operations. Sub-Categories:
  - ✓ Public Safety - Police stations, fire and rescue stations, emergency operations centers
  - ✓ Emergency Response - Emergency vehicle and equipment storage and essential governmental work centers for continuity of government operations.
  - ✓ Emergency Medical - Hospitals, emergency care, urgent care, ambulance services.
  - ✓ Designated Emergency Shelters.
  - ✓ Communications - Main hubs for telephone, main broadcasting equipment for television systems, radio and other emergency warning systems.
  - ✓ Public Utility Plant Facilities - including equipment for treatment, generation, storage, pumping and distribution (hubs for water, wastewater, power and gas).
  - ✓ Essential Government Operations - Public records, courts, jails, building permitting and inspection services, government administration and management, maintenance and equipment centers, and public health.

- ✓ Transportation Lifeline Systems - Airports, helipads, and critical highways, roads, bridges and other transportation infrastructure (Note: Critical highways, roads, etc. will be determined during any hazard-specific evacuation planning and are not identified in this plan).
- **At Risk Population Facilities** include, without limitation, pre-schools, public and private primary and secondary schools, before and after school care centers with 12 or more students, daycare centers with 12 or more children, group homes, and assisted living residential or congregate care facilities with 12 or more residents.
- **Hazardous Materials Facilities** include, without limitation, any facility that could, if adversely impacted, release of hazardous material(s) in sufficient amounts during a hazard event that would create harm to people, the environment and property

A fully detailed list of all critical facilities in the planning area can be found in Appendix E. A summary of critical facilities in the County can be seen on Figure 4-71. A summary of these facilities can be found in Table 4-43.

The HMPC noted that the Bank of America building has been acquired and will be a Senior Center, which will make it a critical facility. It is not currently on the mapped critical facilities below, but it will be considered one in the future. The HMPC also noted that due to the Public Safety Power Shutoffs (described in more detail in Section 4.3.17), all grocery stores and businesses selling perishables would be considered critical facilities in the future during shut off times.

Figure 4-71 City of Lakeport – Critical Facility Inventory



Data Source: City of Lakeport, Lake County GIS, Cal-Atlas; Map Date: 5/1/2019.

*Table 4-43 City of Lakeport – Critical Facility Inventory by Category*

Critical Facility Category / Jurisdiction	Facility Type	Facility Count
<b>City of Lakeport</b>		
Essential Services Facilities	Commerce	7
	Communications	2
	Construction - Engineering	1
	Fire - Rescue	1
	Government	6
	Law	3
	Medical - Clinic	8
	Pump Stations	10
	Transportation	1
	Water Intake	1
	Water Treatment Plant	1
	Sewer Treatment Plant	1
	Senior Activity Center	1
	Water Storage	1
	Community Center	1
	<b>Total</b>	<b>45</b>
At Risk Population Facilities	Assisted Living	2
	Child Care	2
	School	6
	Senior Apt Complex	5
	Assisted Living Senior Apt Complex	1
	<b>Total</b>	<b>16</b>
Hazardous Materials Facilities	Hazardous Material	2
	<b>Total</b>	<b>2</b>
<b>City of Lakeport Total</b>		<b>63</b>
<b>Unincorporated Lake County</b>		
Essential Services Facilities	Animal	1
	Communications	1
	Law	1
	Medical - Hospital	1
	Water Storage	1
	Water Wells	1
	<b>Total</b>	<b>6</b>
<b>Unincorporated Lake County Total</b>		<b>6</b>

Critical Facility Category / Jurisdiction	Facility Type	Facility Count
<b>Grand Total</b>		<b>69</b>

Source: City of Lakeport GIS

### *Natural, Historical, and Cultural Resources*

Assessing the vulnerability of the City to disaster also involves inventorying the natural, historic, and cultural assets of the area. This step is important for the following reasons:

- The community may decide that these types of resources warrant a greater degree of protection due to their unique and irreplaceable nature and contribution to the overall economy.
- If these resources are impacted by a disaster, knowing so ahead of time allows for more prudent care in the immediate aftermath, when the potential for additional impacts are higher.
- The rules for reconstruction, restoration, rehabilitation, and/or replacement are often different for these types of designated resources.
- Natural resources can have beneficial functions that reduce the impacts of natural hazards, such as wetlands and riparian habitat, which help absorb and attenuate floodwaters.

### **Natural Resources**

The General Plan Conservation Element noted that the City of Lakeport is uniquely situated in an area that is rich in biological resources. There is an abundance of fish in Clear Lake, many species of plant and animals in nearby wetlands and hundreds of acres of oak savannah woodlands. Protecting these valuable resources is essential for maintaining a healthy environment, sustaining the region's tourist industry, and the quality of life of the community. The policies and implementation programs in this element are intended to protect biological resources from development and careless management practices.

The Lakeport region is composed of a variety of plant communities that support a diversity of wildlife species. Each plant community is dependent on special ecological factors within that particular plant community. Micro-habitats occur within each plant community and are generally the result of a unique physical and/or biological factor. Most of the rare, threatened and endangered plants in Lake County occur in micro-habitats such as vernal pools and/or serpentine soils. The habitat types in the vicinity of the City of Lakeport are presented and described below.

- **Shoreline** - The remaining undeveloped portions of the Clear Lake shoreline are composed of marsh and riparian habitat that supports a diverse and abundant variety of fish and wildlife. Wildlife that is common to shoreline areas includes a variety of ducks, herons, grebes, egrets, ospreys and furbearing mammals. Large populations of catfish, crappie, largemouth bass, carp and hitch are found in Clear Lake along the shores. A majority of the wetland habitat located along the Clear Lake shoreline has been lost to urban and agricultural development.
- **Riparian Area** – Riparian areas occur along the banks or edges of rivers or creeks, and typically include tree species such as willows, maple, cottonwood, and alder, with an understory of shrubs and vines. Riparian areas provide cover and nesting habitat for a variety of birds. Riparian areas generally act as a movement corridor where many wildlife species migrate or disperse into other habitats to forage for



food or to carry out a distinct part of its life cycle. Much of the sediments being deposited in Clear Lake are filtered out by vegetation, marshes and creek-bank structures. Changing the course of streams and altering vegetation along their banks can result in changes to the natural hydrologic processes.

- **Oak Woodlands** – Oak woodlands occur in inland valleys and foothills usually with a hard pan or rocky soil between 4 and 20 feet deep. Some of the dominant plants in an oak woodland include blue oak, coast live oak, interior live oak, and foothill pine, with manzanita, coffeeberry, redberry, currant, gooseberry, and toyon to a lesser extent. Annual goldfields, poppies, lupines, and other forbs are commonly found in the spring in this plant community. Oak woodlands support many large mammals including blacktail deer, mountain lion, black bear, coyote, bobcat and grey fox. Small mammals include the grey squirrel, California ground squirrel, and a variety of mice. Birds include turkey vultures, eagles, hawks, owls, quail, mourning dove, mockingbird, scrub jay, western meadow lark, finches, and sparrows.
- **Chaparral** – Chaparral communities occur in the inland foothills on dry slopes and ridges with shallow soils and are often found on serpentine soils. Common plants found in chaparral communities include ceanothus, manzanita, hollyleaf cherry, chamise, scrub oak, birchleaf mountain-mahogany, and red shank. Chaparral communities provide habitat for various kinds of snakes and lizards, as well as many birds and mammals along the chaparral/oak woodland ecotone.
- **Agricultural Land** – Agricultural land that is actively tilled and intensively managed for long durations is generally low in plant and animal diversity due to the marginal habitat qualities that they provide. Small mammals that can commonly be found in agricultural land include pocket gophers, deer mouse, and California ground squirrel, among others. Small mammals are the main food source for raptors such as red-tailed hawk, red-shouldered hawk, American kestrel, and barn owl, and for large mammals such as coyote, raccoon, striped skunk, and opossum. Common birds found in agricultural land include western scrub jay, American crow, house finch, killdeer, and European starling among others. The disturbed field margins of agricultural lands are located along the perimeter of fields. Plant diversity in this habitat type is higher compared to agricultural land, as this area is generally not regularly managed. Plants that can commonly be found in disturbed field margins include mustards, filarees, clovers, wild oats, bromes, foxtail barley, Italian ryegrass, and fiddle-neck among others. Wildlife in disturbed field margins is generally similar to that of active agricultural areas.
- **Urban** – Urban areas consist of structures, roads, and parking areas. The plant diversity in this type of habitat is generally low and is composed of primarily of ornamental landscaping plants as well as plants commonly found along disturbed field margins. Wildlife in the area is very limited as food sources are scarce. Wildlife that is commonly found in these areas is similar to those found in agricultural and disturbed areas although they are less abundant and are generally passing through rather than occupying the area.

### Wetlands: Natural and Beneficial Functions

Wetlands are habitats in which soils are intermittently or permanently saturated or inundated. Wetland habitats vary from rivers to seasonal ponding of alkaline flats and include swamps, bogs, marshes, vernal pools, and riparian woodlands. Wetlands are considered to be waters of the United States and are subject to the jurisdiction of the U.S. Army Corps of Engineers as well as the California Department of Fish and Wildlife (CDFW). Where the waters provide habitat for federally endangered species, the U.S. Fish and Wildlife Service may also have authority.

Wetlands are a valuable natural resource for communities providing beneficial impact to water quality, wildlife protection, recreation, and education, and play an important role in hazard mitigation. Wetlands provide drought relief in water-scarce areas where the relationship between water storage and streamflow regulation is vital, and reduce flood peaks and slowly release floodwaters to downstream areas. When surface runoff is dampened, the erosive powers of the water are greatly diminished. Furthermore, the reduction in the velocity of inflowing water as it passes through a wetland helps remove sediment being transported by the water.

Wetlands are often found in floodplains and depressional areas of a watershed. Many wetlands receive and store floodwaters, thus slowing and reducing downstream flow. Wetlands perform a variety of ecosystem functions including food web support, habitat for insects and other invertebrates, fish and wildlife habitat, filtering of waterborne and dry-deposited anthropogenic pollutants, carbon storage, water flow regulation (e.g., flood abatement), groundwater recharge, and other human and economic benefits.

Wetlands, and other riparian and sensitive areas, provide habitat for insects and other invertebrates that are critical food sources to a variety of wildlife species, particularly birds. There are species that depend on these areas during all parts of their lifecycle for food, overwintering, and reproductive habitat. Other species use wetlands and riparian areas for one or two specific functions or parts of the lifecycle, most commonly for food resources. In addition, these areas produce substantial plant growth that serves as a food source to herbivores (wild and domesticated) and a secondary food source to carnivores.

Wetlands slow the flow of water through the vegetation and soil, and pollutants are often held in the soil. In addition, because the water is slowed, sediments tend to fall out, thus improving water quality and reducing turbidity downstream.

These natural floodplain functions associated with the natural or relatively undisturbed floodplain that moderates flooding, such as wetland areas, are critical for maintaining water quality, recharging groundwater, reducing erosion, redistributing sand and sediment, and providing fish and wildlife habitat. Preserving and protecting these areas and associated functions are a vital component of sound floodplain management practices for the City.

Natural site features such as wetlands with native plants and hydric soils have long disappeared and they no longer can function as they should. Landowners are encouraged to plant native plants on their property. These plants will assist with absorption and filtration of water. They will help to hold soils to keep erosion and siltation from occurring in the waterway. Landowners are also encouraged to remove any obstructions which might restrict water conveyance during high water events.

The National Wetlands inventory indicates that small wetland areas are located within the City. Wetlands in Lakeport are shown in Figure 4-72 and detailed in Table 4-44.





**Table 4-44 City of Lakeport – Wetlands Area Types, Counts, and Acreages**

Wetlands Area Type	Wetlands Count	Wetlands Area (in Acres)
Freshwater Emergent Wetland	6	22
Freshwater Forested/Shrub Wetland	2	3
Freshwater Pond	5	13
Lake	2	55
Riverine	13	14
<b>City of Lakeport Total</b>	<b>28</b>	<b>107</b>

Source: US Fish and Wildlife Service, May 2017, Lake County GIS

## Critical Species

To further understand natural resources that may be particularly vulnerable to a hazard event, as well as those that need consideration when implementing mitigation activities, it is important to identify at-risk species (i.e., endangered species) in the City. An endangered species is any species of fish, plant life, or wildlife that is in danger of extinction throughout all or most of its range. A threatened species is a species that is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range. Both endangered and threatened species are protected by law and any future hazard mitigation projects are subject to these laws. Candidate species are plants and animals that have been proposed as endangered or threatened but are not currently listed.

There are many federal endangered, threatened, or candidate species in or near Lakeport. The California Natural Diversity Database was searched for listed species. The quad that contains the City of Lakeport contained 34 species. These species are listed in Table 4-45.

**Table 4-45 City of Lakeport – Threatened and Endangered Species**

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	CA Rare Plant Rank
<b>Animals - Birds</b>					
<i>Elanus leucurus</i>	white-tailed kite	None	None	FP	–
<i>Haliaeetus leucocephalus</i>	bald eagle	Delisted	Endangered	FP	–
<i>Ardea alba</i>	great egret	None	None	–	–
<i>Ardea herodias</i>	great blue heron	None	None	–	–
<i>Egretta thula</i>	snowy egret	None	None	–	–
<i>Nycticorax nycticorax</i>	black-crowned night heron	None	None	–	–
<i>Agelaius tricolor</i>	tricolored blackbird	None	Candidate Endangered	SSC	–
<i>Pandion haliaetus</i>	osprey	None	None	WL	–
<i>Phalacrocorax auritus</i>	double-crested cormorant	None	None	WL	–

Scientific Name	Common Name	Federal Status	State Status	CDFW Status	CA Rare Plant Rank
<b>Animals - Fish</b>					
<i>Archoplites interruptus</i>	Sacramento perch	None	None	SSC	–
<i>Lavinia exilicauda chi</i>	Clear Lake hitch	None	Threatened	–	–
<b>Animals - Insects</b>					
<i>Andrena blennospermatis</i>	Blennosperma vernal pool andrenid bee	None	None	–	–
<i>Bombus occidentalis</i>	western bumble bee	None	None	–	–
<i>Dubiraphia brunnescens</i>	brownish dubiraphian riffle beetle	None	None	–	–
<b>Animals - Mammals</b>					
<i>Pekania pennanti</i>	fisher - West Coast DPS	None	Threatened	SSC	–
<i>Taxidea taxus</i>	American badger	None	None	SSC	–
<b>Animals - Reptiles</b>					
<i>Emys marmorata</i>	western pond turtle	None	None	SSC	–
<b>Community - Terrestrial</b>					
Coastal and Valley Freshwater Marsh	Coastal and Valley Freshwater Marsh	None	None	–	–
<b>Plants - Vascular</b>					
<i>Layia septentrionalis</i>	Colusa layia	None	None	–	1B.2
<i>Tracyina rostrata</i>	beaked tracyina	None	None	–	1B.2
<i>Amsinckia lunaris</i>	bent-flowered fiddleneck	None	None	–	1B.2
<i>Cryptantha dissita</i>	serpentine cryptantha	None	None	–	1B.2
<i>Plagiobothrys lithocaryus</i>	Mayacamas popcornflower	None	None	–	1A
<i>Brasenia schreberi</i>	watershield	None	None	–	2B.3
<i>Arctostaphylos manzanita ssp. elegans</i>	Konocti manzanita	None	None	–	1B.3
<i>Astragalus breweri</i>	Brewer's milk-vetch	None	None	–	4.2
<i>Fritillaria purdyi</i>	Purdy's fritillary	None	None	–	4.3
<i>Hesperolinon adenophyllum</i>	glandular western flax	None	None	–	1B.2
<i>Clarkia gracilis ssp. tracyi</i>	Tracy's clarkia	None	None	–	4.2
<i>Erythranthe nudata</i>	bare monkeyflower	None	None	–	4.3
<i>Antirrhinum virga</i>	twig-like snapdragon	None	None	–	4.3
<i>Leptosiphon acicularis</i>	bristly leptosiphon	None	None	–	4.2
<i>Leptosiphon latisectus</i>	broad-lobed leptosiphon	None	None	–	4.3
<i>Ranunculus lobbii</i>	Lobb's aquatic buttercup	None	None	–	4.2

Source: California Natural Diversity Database

Legend: CDFW: WL – Watch List; SSC – Species of Special Concern; FP – Fully Protected

Legend: CA Rare Plant Rank:

- 1A Plants presumed extinct in California and rare/extinct elsewhere
- 1B.1 Plants rare, threatened, or endangered in California and elsewhere; seriously threatened in California
- 1B.2 Plants rare, threatened, or endangered in California and elsewhere; fairly threatened in California
- 1B.3 Plants rare, threatened, or endangered in California and elsewhere; not very threatened in California
- 2A Plants presumed extirpated in California, but more common elsewhere
- 2B.1 Plants rare, threatened, or endangered in California, but more common elsewhere; seriously threatened in California
- 2B.2 Plants rare, threatened, or endangered in California, but more common elsewhere; fairly threatened in California
- 2B.3 Plants rare, threatened, or endangered in California, but more common elsewhere; not very threatened in California
- 3.1 Plants about which we need more information; seriously threatened in California
- 3.2 Plants about which we need more information; fairly threatened in California
- 3.3 Plants about which we need more information; not very threatened in California
- 4.1 Plants of limited distribution; seriously threatened in California
- 4.2 Plants of limited distribution; fairly threatened in California
- 4.3 Plants of limited distribution; not very threatened in California

## Historical and Cultural Resources

Lakeport has a stock of historically significant homes, public buildings, and landmarks. To inventory these resources, the HMPC collected information from a number of sources. The California Department of Parks and Recreation Office of Historic Preservation (OHP) was the primary source of information. The OHP is responsible for the administration of federally and state mandated historic preservation programs to further the identification, evaluation, registration, and protection of California's irreplaceable archaeological and historical resources. OHP administers the National Register of Historic Places, the California Register of Historical Resources, California Historical Landmarks, and the California Points of Historical Interest programs. Each program has different eligibility criteria and procedural requirements.

- The **National Register of Historic Places** is the nation's official list of cultural resources worthy of preservation. The National Register is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect historic and archeological resources. Properties listed include districts, sites, buildings, structures, and objects that are significant in American history, architecture, archeology, engineering, and culture. The National Register is administered by the National Park Service, which is part of the U.S. Department of the Interior.
- The **California Register of Historical Resources** program encourages public recognition and protection of resources of architectural, historical, archeological, and cultural significance and identifies historical resources for state and local planning purposes; determines eligibility for state historic preservation grant funding; and affords certain protections under the California Environmental Quality Act. The Register is the authoritative guide to the state's significant historical and archeological resources.
- **California Historical Landmarks** are sites, buildings, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. Landmarks #770 and above are automatically listed in the California Register of Historical Resources.
- **California Points of Historical Interest** are sites, buildings, features, or events that are of local (city or county) significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other value. Points designated after December 1997 and recommended by the State Historical Resources Commission are also listed in the California Register.

Historical resources included in the programs above are identified in Table 4-46.

**Table 4-46 City of Lakeport – Historic Properties**

Resource Name (Plaque Number)	National Register	State Landmark	Point of Interest	Date Listed	City
Lake County Courthouse (N59)	X			10/28/1970	Lakeport
Lakeport Carnegie Library (N2406)	X			4/10/2008	Lakeport
Old Lake County Courthouse (897)		X		6/16/1976	Lakeport
St. Helena Toll Road and Bull Trail (467)		X		8/30/1950	Middletown
St. John's Episcopal Church (P679)			X	11/28/1986	Lakeport

Source: California Office of Historic Preservation

It should be noted that as defined by the National Environmental Policy Act (NEPA), any property over 50 years of age is considered a historic resource and is potentially eligible for the National Register. Thus, in the event that the property is to be altered, or has been altered, as the result of a major federal action, the property must be evaluated under the guidelines set forth by NEPA. Structural mitigation projects are considered alterations for the purpose of this regulation.

### ***Growth and Development Trends***

As part of the planning process, the HMPC looked at changes in growth and development, both past and future, and examined these changes in the context of hazard-prone areas, and how the changes in growth and development affect loss estimates and vulnerability. Information from the 2014 City of Lakeport Housing Element, City of Lakeport General Plan Land Use Element, the US Census Bureau, and the California Department of Finance (DOF) form the basis of this discussion.

### **Past Growth and Current Population**

As shown in Table 4-47, there has been slow and uneven growth. The California Department of Finance estimated the 2018 population to be 5,134, an increase of 381 over the 2010 population.

**Table 4-47 City of Lakeport – Past and Current Populations**

Year	Population	Population Change
1990	4,390	–
2000	4,820	430
2010	4,753	-67
2018	5,134	381

Source: City of Lakeport 2014 Housing Element, California Department of Finance

### **Future Populations**

The City of Lakeport General Plan 2025 Urban Boundary Element note that the number of residential, commercial and industrial acres needed in the City of Lakeport through 2025 is based on population projections through 2025 and an analysis of vacant and under-utilized lands currently within the City limits. By 2025, the population of Lakeport is estimated to be approximately 6,859 (\*as shown in Table 4-48),

with a total of 156 acres of residential land needed, 22 acres of commercial land needed and 45 acres of industrial land needed. Most of the projected land needed can be found in existing vacant infill areas within the City.

*Table 4-48 City of Lakeport – Future Population Estimates*

Date	2020	2025
Population	6,380	6,859

Source: 2025 City of Lakeport General Plan Urban Boundary Element

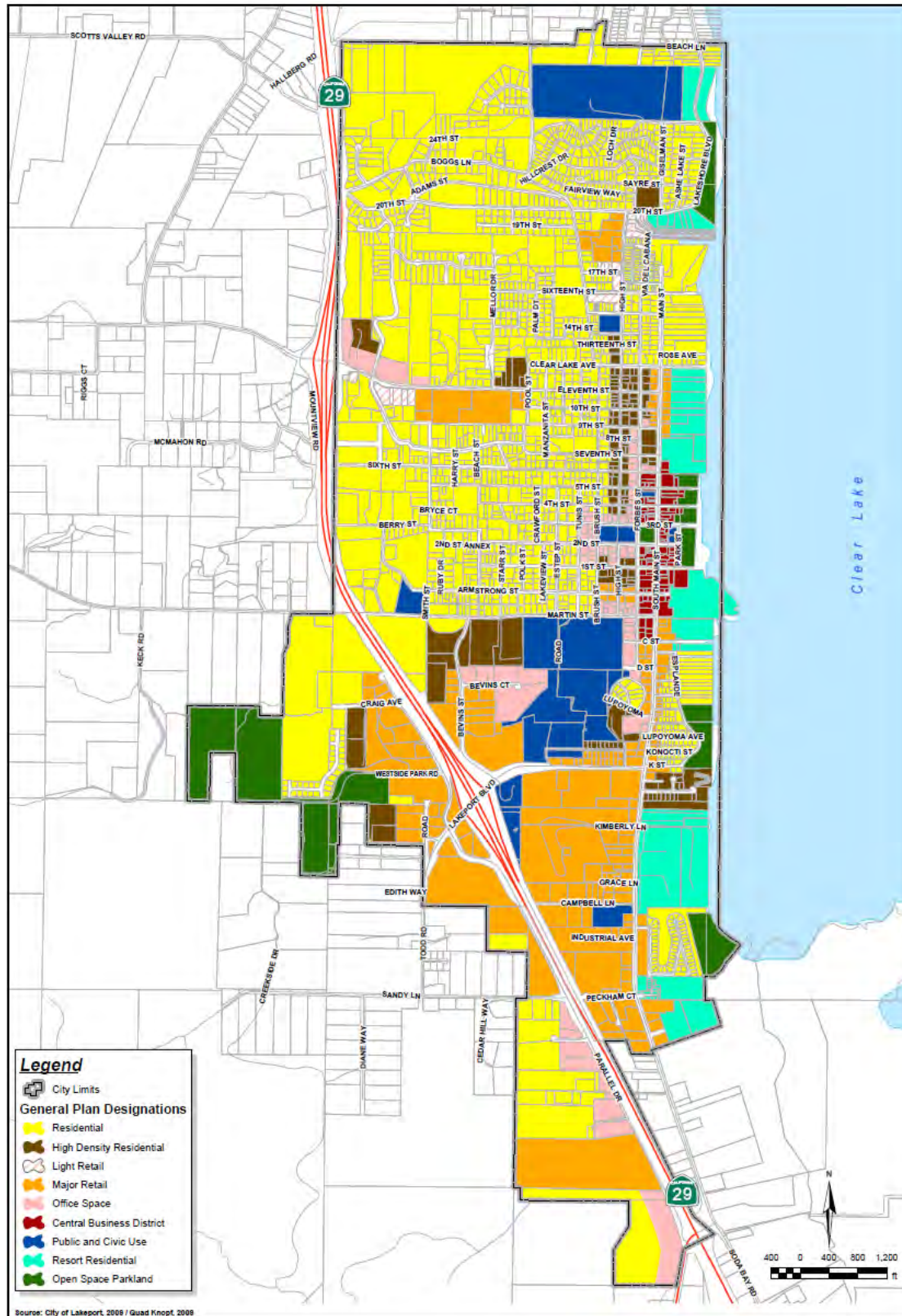
## Future Land Use

Future land use is detailed in the General Plan Land Use Element. The Future Land Use and Growth Plan is an important planning tool for the City to manage the type, pattern, and scale of future development. The plan is to be used to guide decisions relating to zone change requests. The plan will also be used to determine the requisite transportation improvements and capacity requirements for the water and wastewater systems and other public facility and service provisions.

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. The General Plan Land Use Map as shown in Figure 4-73.



Figure 4-73 City of Lakeport – Land Use Diagram



Source: City of Lakeport 2025 General Plan Land Use Element



## Vulnerable Populations

The vulnerable populations discussion is based on the following three sources:

- Lake County Climate and Health Profile Report (Lake County CCHPR)
- Cal-DWR Disadvantage Community Mapping Tool
- HMPC Input

### Lake County Climate and Health Profile Report

While not specific to the City of Lakeport, the CHPR paints a picture of vulnerable populations in the greater County. Health inequities based on race/ethnicity, income, geography (urban/rural) are widespread today in California. Even without climate change, demographic changes already underway will increase the size of vulnerable populations in California in the coming decades. The population is aging, and the share of individuals aged 65 or more years will increase from 13 percent in 2010 to 19 percent in 2050.28 In many California communities, racial and ethnic minorities constitute the majority of residents.

In 2010, the age-adjusted death rate in Lake County was higher than as the state average. Disparities in death rates among race/ethnicity groups highlight how certain populations disproportionately experience health impacts. Within the county, the highest death rate occurred among African Americans and the lowest death rate occurred among Hispanics/Latinos.

In 2012, nearly 46% of adults (59,511; pooled for Mendocino and Lake Counties) reported one or more chronic health conditions including heart disease, diabetes, asthma, severe mental stress or high blood pressure. In 2012, 17% of adults reported having been diagnosed with asthma. In 2012, approximately 26% of adults were obese (statewide average was 25%). In 2012, nearly 20% of residents aged 5 years and older had a mental or physical disability (statewide average was 10%).

In 2005-2010, there was an annual average of 13 heat-related emergency room visits and an age-adjusted rate of 20 emergency room visits per 100,000 persons (the statewide age-adjusted rate was 10 emergency room visits per 100,000 persons).

Among climate-vulnerable groups in 2010 were 3,633 children under the age of 5 years and 11,440 adults aged 65 years and older. In 2010, there were approximately 1,085 people living in nursing homes, dormitories, and other group quarters where institutional authorities would need to provide transportation in the event of emergencies.

Social and demographic factors and inequities affect individual and community vulnerability to the health impacts of climate change. In 2010, 3% of households (813) did not have a household member 14 years or older who spoke English proficiently (called linguistically isolated; statewide average was 10%). In 2010, approximately 14% of adults aged 25 years and older had less than a high school education (statewide average was 19%). In 2010, 19% of the population had incomes below the poverty level (the statewide average was 14%).

Twenty-two percent of households paid 50% or more of their annual income on rent or a home mortgage (statewide average was 22%). In 2012, approximately 9,000 (42%) low-income residents reported they did

not have reliable access to a sufficient amount of affordable, nutritious food (called food insecurity; statewide average was 42%). In 2010, Lake County had approximately 2,473 outdoor workers whose occupation increased their risk of heat illness. In 2010, roughly six percent of households did not own a vehicle that could be used for evacuation (statewide average was 8%).

In 2009, approximately 37% of households were estimated to lack air conditioning, a strategy to counter adverse effects of heat (statewide average was 36%). In 2011, tree canopy, which provides shade and other environmental benefits, was present on 18% of the county's land area (statewide average was 8%).

Social capital is embedded in social relationships and networks and refers to the existence of trust and mutual aid among the members of society. These relationships are important in building resilience when confronted with extreme climates. There is evidence that populations with higher levels of political participation also have greater social capital. Sixty-six percent of registered voters voted in the 2010 general election (statewide average was 58%).

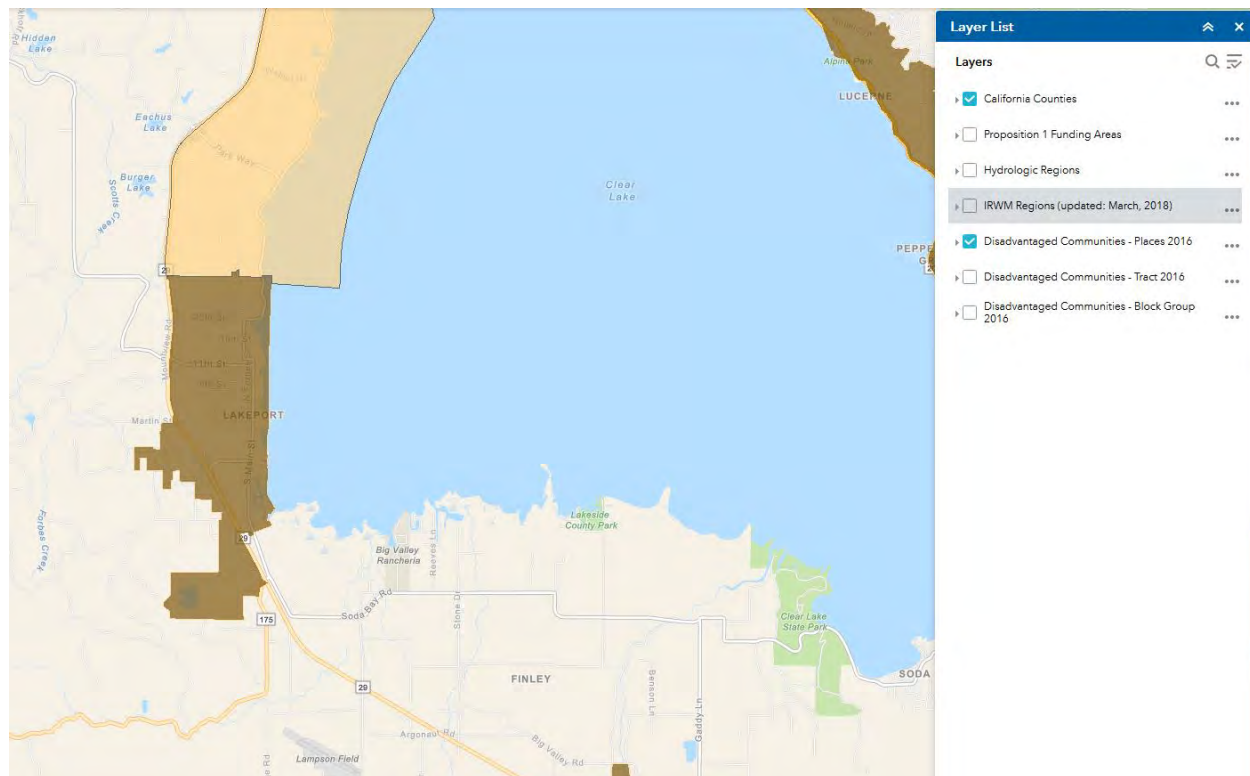
Natural disasters worsened by climate change increase the displacement of victims, which in turn increases population densities and tensions over resources. Violent crime also increases during heat events. Safe neighborhoods that are free of crime and violence are an integral component of healthy neighborhoods and community resilience. In 2010, Lake County experienced approximately 5 violent crimes per 1,000 residents (statewide rate was 4 per 1,000 residents).

These findings highlight specific populations that are most susceptible to health risks, as well as the social determinants of health and adaptive capacity that contributes to resilience or conversely intensifies the impacts from climate change.

### **California DWR Disadvantaged Community Mapping Tool**

The State of California's Proposition 1 Disadvantaged Community (DAC) Involvement Program is designated to ensure the involvement of DACs as well as Economically Distressed Areas and Underrepresented Communities, which DWR collectively refers to as DACs. The Cal DWR definition for a Disadvantaged Community is a community with an annual median household income (MHI) that is less than 80% of the Statewide annual MHI (PRC Section 75005(g)), and those census geographies with an annual MHI less than 60% of the Statewide annual MHI are considered "Severely Disadvantaged Communities". Those areas in and around Lakeport considered disadvantaged are shown in Figure 4-74.

*Figure 4-74 City of Lakeport Disadvantaged Areas*



Source: Cal DWR DAC Mapping Tool – Map Date 1/7/2019

## HMPC Input

The HMPC noted issues with vulnerable populations, particularly after the Valley Fire. It was noted that there was a shortage of available housing stock. Rents increased greatly, though this was also tied to the improvements to the economy. The HMPC noted that the Forbes Creek area is extremely disadvantaged. The HMPC noted that homeless always an issue.

Some of these issues are exacerbated by the flooding. Old Lakefront hotels/resorts were turned into low income/mobile home parks which flood. During the floods of 2017 – large vulnerable populations were affected. For example, the Will-O-Point area is low income area that is predominantly Spanish speaking. During the floods, it took multiple boat trips to evacuate the community. The City found housing for them. Once relocated, the City provided busing to get them to their schools. Flood mitigation design for this area was looked at in this Plan for overall neighborhood improvements.

## Future Development

In addition to the population increases, the City has planned areas for future growth. These areas have been mapped and are discussed below.

## Future Development GIS Analysis

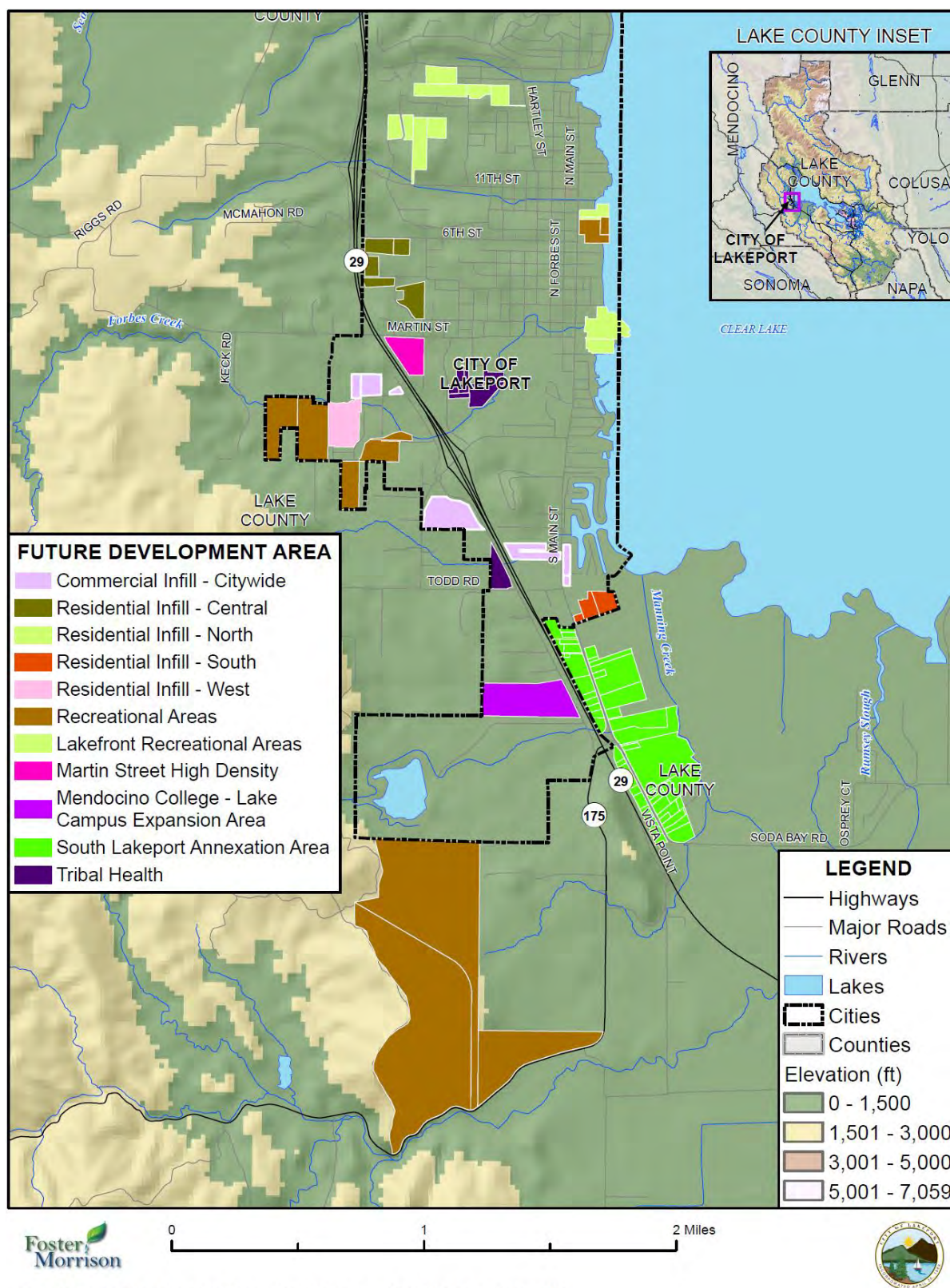
Using GIS, the following methodology was used in determining parcel counts and values associated with future development in the City of Lakeport Planning Area.

Lake County's 10/30/2018 Assessor Data and the County's GIS parcel data were used as the basis for the inventory of assessed values for both improved and unimproved parcels within the City. This data provides the land and improved values assessed for each parcel. Other GIS data, such as jurisdictional boundaries, roads, streams, and area features, was also obtained from Lakeport and Lake County to support citywide mapping and analysis of assets at risk. In this analysis, the parcel data was converted to a point layer using a centroid conversion process, in which each parcel was identified by a central point containing the assessor's data. In addition, Lake County provided a table containing the assessor parcel numbers (APNs) for the 97 parcels. Using the GIS parcel spatial file and the APNs, the 97 parcels associated with future development projects for which the analysis was to be performed was identified. Utilizing the future development project spatial layer, the parcel centroid data was intersected to determine the parcel counts within each area.

These areas can be seen on Figure 4-75, and detailed information can be found on Table 4-49.



Figure 4-75 City of Lakeport - Future Development Areas



0 1 2 Miles



Data Source: City of Lakeport, Lake County GIS, Cal-Atlas; Map Date: 5/17/2019.

*Table 4-49 City of Lakeport – Future Development Projects Overview by Parcels and Acres*

Future Development Project/Jurisdiction	Total Parcel Count	Improved Parcel Count	Total Acres
<b>City of Lakeport</b>			
Future Commercial Infill - Central	5	1	20
Future Commercial Infill - Citywide	7	2	32
Future Commercial Infill - North	7	3	36
Future Commercial Infill - South	3	1	9
Future Commercial Infill - West	1	0	14
Future Recreational Development Areas	7	0	59
Lakefront Recreational Future Development Areas	4	2	18
Martin Street High Density Development	1	0	10
Mendocino College - Lake Campus Expansion Area	1	0	31
Tribal Health Future Development	8	2	18
<b>City of Lakeport Total</b>	<b>44</b>	<b>11</b>	<b>247</b>
<b>Unincorporated Lake County</b>			
Future Recreational Development Areas	3	0	316
South Lakeport Annexation Area	50	43	124
<b>Unincorporated Lake County Total</b>	<b>53</b>	<b>43</b>	<b>440</b>
<b>Grand Total</b>	<b>97</b>	<b>54</b>	<b>687</b>

Source: City of Lakeport, Lake County GIS

### 4.3.2. Lakeport's Vulnerability to Specific Hazards

The Disaster Mitigation Act regulations require that the HMPC evaluate the risk and vulnerability associated with priority hazards identified in the planning process. This section summarizes the possible impacts and quantifies, where data permits, the City's vulnerability to each of the hazards identified as a priority hazard in Section 4.2.20 Natural Hazards Summary. Where specific hazards vary across the City Planning Area, additional information can be found in the jurisdictional annexes. The priority hazards evaluated further as part of this vulnerability assessment include:

- Aquatic Biological Hazards: cyanobacterial bloom
- Aquatic Biological Hazards: quagga mussel
- Climate Change
- Dam Failure
- Drought and Water Shortage
- Earthquake (major/minor)
- Flood: 1%/0.2% Annual Chance
- Flood: Localized/Stormwater
- Hazardous Materials Transport

- Landslide and Debris Flows
- Severe Weather: Extreme Heat
- Severe Weather: Heavy Rains, Snow, and Storms
- Severe Weather: High Winds
- Wildfire
- Wildfire

An estimate of the vulnerability of the City to each identified priority hazard, in addition to the estimate of likelihood of future occurrence, is provided in each of the hazard-specific sections that follow. Vulnerability is measured in general, qualitative terms and is a summary of the potential impact based on past occurrences, spatial extent, and damage and casualty potential. It is categorized into the following classifications:

- **Extremely Low**—The occurrence and potential cost of damage to life and property is very minimal to nonexistent.
- **Low**—Minimal potential impact. The occurrence and potential cost of damage to life and property is minimal.
- **Medium**—Moderate potential impact. This ranking carries a moderate threat level to the general population and/or built environment. Here the potential damage is more isolated and less costly than a more widespread disaster.
- **High**—Widespread potential impact. This ranking carries a high threat to the general population and/or built environment. The potential for damage is widespread. Hazards in this category may have occurred in the past.
- **Extremely High**—Very widespread with catastrophic impact.

Vulnerability can be quantified in those instances where there is a known, identified hazard area, such as a mapped floodplain. In these instances, the numbers and types of buildings subject to the identified hazard can be counted and their values tabulated. Other information can be collected in regard to the hazard area, such as the location of City critical facilities, historic structures, and valued natural resources (e.g., an identified wetland or endangered species habitat). Together, this information conveys the impact, or vulnerability, of an area to that hazard.

The HMPC identified six hazards in the City for which specific geographical hazard areas have been defined and for which sufficient data exists to support a quantifiable vulnerability analysis. These six hazards are dam failure, earthquake, flood, hazardous materials transport, landslide, and wildfire. Because these hazards have discrete hazard risk areas, their risk varies throughout the City. For dam failure, flood, hazardous materials transport, landslide, and wildfire, the HMPC inventoried the following, to the extent possible, to quantify vulnerability in identified hazard areas:

- General hazard-related impacts, including impacts to life, safety, health, and property
- Values at risk (i.e., types, numbers, and value of land and improvements)
- Population at risk
- Critical facilities at risk
- Overall community impact
- Future development/redevelopment trends within the identified hazard area



HMPC used FEMA's loss estimation software, HAZUS-MH, to analyze the City's vulnerability to earthquakes.

The vulnerability and potential impacts from priority hazards that do not have specific mapped areas nor the data to support additional vulnerability analysis are discussed here in more general terms. A separate vulnerability assessment was completed for the LFPD, and is included in their annex to this Plan.

#### **4.3.3. Aquatic Biological Hazards: Cyanobacterial Bloom Vulnerability Assessment**

**Likelihood of Future Occurrence—Highly Likely**  
**Vulnerability—High**

The protection and enhancement of City water resources are important for recreation, agriculture and domestic supply purposes. Pollution to surface and groundwater resources creates a major hazard to public and environmental health. Lakeport and the greater Lake County face a wide array of potential water quality problems. Septic tanks used in areas with high groundwater may contaminate wells and Clear Lake water. Failure of these onsite waste disposal systems has resulted in leakage to Clear Lake in the past. In addition, heavy winter rains or lake level above 7.56' Rumsey result can result in overflows from wastewater treatment facilities or from manholes along the lake below that level. Loss of electric power would further result in failure of lift stations to transport raw sewage to the treatment plants. While some stations have backup generators, not all lift stations are equipped for power failures.

Fertilizer and pesticide runoff from agricultural areas can contaminate waters by entering surface water bodies and percolating to the groundwater. Extraction of gravel and sand from creek beds may decrease the size of natural water recharge areas. Naturally occurring soil erosion produces sedimentation into the lake. Besides being a pollutant in its own right, sediment acts as a transport medium to other pollutants, especially nutrients, pesticides and heavy metals, which absorb to the eroded soil particles. As the sediment drains into watercourses, the combination of these pollutants adversely affects water quality. Clear Lake water quality suffers from high naturally occurring sedimentation. Another source of contamination comes from mercury infiltration from an abandoned quicksilver mine in the Clearlake Oaks area.

Many of these sources of pollutants contribute to cyanobacterial bloom. Many of these pollutants have contributed to the cyanobacterial bloom problems within Clear Lake. The growth of blue-green algae can cause considerable degradation of the lake shore and surface environment during summer and fall. Algal problems are typically most serious at the eastern end of Clear Lake where prevailing winds can push floating algae into huge rotting mats that produce strong odors. Erosion of sediments from the upper watershed carries nutrients that contribute to algal growth.

Cyanobacteria can produce toxins that can be harmful for animals and people when consumed at high levels. There are several ways that cyanobacteria can be harmful to humans or pets. Coming into contact with water through skin, by ingestion or swallowing, or even breathing in aerosolized water, such as from a sprinkler or spray from a boat motor, are all potential pathways to exposure. People whose skin comes in contact with toxins from swimming or other water-related activities may experience itching, rash, blisters, irritated eyes, sore throat, or hay fever-like symptoms. These effects may be caused by a person's sensitivity

(allergy) to the components of the cyanobacteria rather than the toxin. Some preexisting health conditions can exasperate and enhance responses to toxins, so be extra vigilant before going in the water. Ingestion of cyanobacteria/ cyanotoxin can cause nausea, vomiting, headache, fever, loss of appetite, and diarrhea, but these symptoms are typical of many common diseases, and it may not be possible to determine whether a given illness is caused by a cyanotoxin exposure. It is important to exercise caution by avoiding contact with any visible blooms, algal mats or scum. Local residents along the impacted City of Lakeport shoreline have reported severe odors as well as nonspecific ocular irritation and hayfever-like symptoms.

Utilities can be affected in the future with more taste and odor issues. The HMPC noted that to date, the City has never had a level that can't be treated to a "no detect" level for delivered water. Treatment costs are increased during times of cyanobacterial bloom. The HMPC also noted that there is no mutual aid agreement with the groundwater suppliers in Lake County to provide water to the 20,000 people that rely on the water from Clear Lake. Cyanobacterial bloom could leave a large portion of the County with limited water supplies. There is a mutual aid agreement in process to provide the drinking water and water for fire suppression efforts.

The HMPC noted that reduced tourism and associate economic impacts are the biggest impact. Generally speaking, test sites in Lakeport are among the lowest in toxicity levels of other test locations. The last test within the Lakeport test site that was above actionable levels was back in 2014.

### *Future Development*

Continued widespread and persistent cyanobacterial blooms may adversely affect lakeside property values and the desirability to visit and recreate at Clear Lake. Non-native aquatic vegetation has been demonstrated to adversely affect real estate values of shoreline property in the County, and in Lakeport. Future development could be impacted by cyanobacteria bloom by damaging Clear Lake, thereby negatively impacting tourism including boating and fishing.

#### **4.3.4. Aquatic Biological Hazards: Quagga Mussels**

**Likelihood of Future Occurrence—Highly Likely**  
**Vulnerability—High**

Quagga and zebra mussels are an invasive, non-native species that breed very fast, have no known predators, and can quickly colonize new areas within California waters. Once established, these mussels can clog water intake and delivery pipes; dam intake gates and pipes; adhere to boats, pilings, and most hard and some soft substrates, and litter beaches and shores with jagged, foul smelling shells.

The most serious measurable economic impacts are suffered by water districts and other users of lake water who may have increased maintenance costs due to plugged water pipes, intake screens, and possible damage to pumps and other equipment. It even impacts citizens who don't use the lakes through increased costs for drinking water and food prices passed along to consumers by the water and agriculture industries brought on by their increased costs in maintenance and equipment repair. It impacts the local fisheries, and in some lakes, has caused a collapse in the populations of sport fish.

These mussels have the ability to tolerate a wide range of conditions and are extremely adaptable. Once they have infected a water body, they cannot be eradicated. They have no predators native to the US. They cannot be prevented from spreading into downstream waters. Should quagga mussels reach Lake County and Clear Lake, the economic impacts would be substantial to all Clear Lake communities.

The HMPC noted that live mussels have been found on vessels in the County but not necessarily in Clear Lake. The County has an active program to screen all trailered water vessels. In addition, all watercraft launched in Lake County must display a current Lake County mussel sticker as proof of screening. This is in addition to the State DMV sticker that is proof of the State's mussel fee payment.

### *Future Development*

With regards to the quagga and zebra mussels, public education and monitoring programs must continue into the future (and possibly expand) so this hazard can continue to be prevented in Clear Lake. Since tourism is a large part of the local economy, should Clear Lake become infested, future development in the City may be adversely affected.

## **4.3.5. Climate Change Vulnerability Assessment**

**Likelihood of Future Occurrence—Likely**

**Vulnerability—Medium**

### *City of Lakeport Climate Change Impacts*

The discussion on impacts to Lakeport and Lake County come from four sources:

- Lake County Climate Change and Health Profile Report
- California Adaptation Planning Guide
- Proceedings of the National Academy of Sciences

### **Lake County Climate Change and Health Profile Report Impacts**

According to the Lake County CCHPR, all Californians are vulnerable to the health impacts of climate change. Even if one is fortunate to live, work, study, or play in a place without direct contact with wildfires, flooding, or sea level rise, no one can entirely avoid excessive heat or the indirect effects of extreme weather events. Based on medical reviews of individuals who died during heat waves and other extreme weather events, those who are particularly vulnerable to the direct effects of climate change include the very old and very young, individuals who have chronic medical conditions and psychiatric illness, people taking multiple medications, people without means for evacuation (no access to public transit or private cars), people who are socially isolated, medically fragile people, and people living in institutions. Acclimatization to heat may help reduce risks from heat waves in the healthy general population, but may not be sufficient to protect those with underlying medical conditions.

Researchers have examined the pathways in which increased temperatures and hydrologic extremes can impact health and generally recognize three main pathways: direct exposures, indirect exposures, and socioeconomic disruption. Based on the review of weather-related natural disasters and historical patterns

and scientific judgment, public health researchers have suggested the nature and direction of health harms or benefits.

- **Extreme Weather-Related Injury, Mental Health, and Displacement** **Extreme weather events (storms, flooding)** – These events can cause fatal and nonfatal injuries from drowning, being struck by objects, fire, explosions, electrocution, or exposure to toxic materials. A widespread weather-related natural disaster may destroy or ruin housing, schools and businesses and cause temporary or permanent displacement. Individuals and families may experience post-traumatic stress, depression, and increased risk of suicide.
- **Vector-borne Illnesses** – Climatic changes alter the range, biogeography, and growth of microbes and the vectors of food, water, and vector-borne illnesses. This includes the changes in aquatic environments that could increase harmful algal blooms and lead to increases in foodborne and waterborne illnesses.
- **Food Insecurity** – Climate change is expected to have global impacts on food production and distribution systems. This can cause food prices to increase, which makes food less affordable and increases food insecurity, obesity, and malnutrition in economically constrained households.
- **Sea Level Rise, Mold, and Indoor Air Quality** – Through sea level rise, saltwater may intrude into coastal aquifers thus reducing quality and quantity of water supply. Coastal erosion can contribute to the loss of recreational venues and pose a variety of hazards to infrastructure and public safety. Water intrusion into buildings can result in mold contamination leading to indoor air quality problems.
- **Socioeconomic Disruption** – Widespread social and economic disruption includes damage to the infrastructure for the delivery of health services and for general economic well-being. Health care facilities, water treatment plants, and roads for emergency responders and transportation for health care personnel can be damaged in climate-related extreme weather events. Increased burden of disease and injury will test the surge capacity of health care facilities. Economic disruption can lead to income loss, income insecurity, food insecurity, housing insecurity, and mental health problems, which in turn may increase substance abuse, suicide and other health problems. Energy production and distribution is also threatened by heat and wildfires through loss of efficiency, generating capacity, and fires disrupting transmission lines. California's ports that provide the gateway to goods for California, national, and international markets are at risk from sea level rise and coastal storms.

In addition to the bulleted points above, drought, extreme heat, and wildfire are also exacerbated by climate change. This will be discussed further in Section 4.3.7 (Drought), Section 4.3.13 (Extreme Heat), and Section 4.3.17 (Wildfire). All Californians are vulnerable to the health impacts of climate change. Even if one is fortunate to live, work, study, or play in a place without direct contact with wildfires, flooding, or sea level rise, no one can entirely avoid excessive heat or the indirect effects of extreme weather events.

### California Adaptation Planning Guide Impacts

The California Adaptation Planning Guide (APG) prepared by California OES and CNRA was developed to provide guidance and support for local governments and regional collaboratives to address the unavoidable consequences of climate change.

The APG: Defining Local and Regional Impacts focuses on understanding the ways in which climate change can affect a community. According to this APG, climate change impacts (temperature, precipitation, sea level rise, ocean acidification, and wind) affect a wide range of community structures,

functions and populations in the City of Lakeport. These impacts further defined by regional and local characteristics are discussed by secondary impacts and seven sectors found in local communities: Public Health, Socioeconomic, and equity impacts; Ocean and Coastal Resources; Water Management; Forest and Rangeland; Biodiversity and Habitat; Agriculture; and Infrastructure.

The APG: Understanding Regional Characteristics identified the following impacts specific to the North Coast region in which the City of Lakeport is part of:

- Temperature increases
- Decreased precipitation
- Reduced snowpack
- Reduced tourism
- Ecosystem change
- Sensitive species stress
- Increase wildfire

California's Adaptation Guide: Understanding Regional Characteristics provides input on adaptation considerations for the North Coast Region. As detailed in this guide, climate change has the potential to disrupt many features that characterize the region, including ecosystems health, snowpack, and the tourist economy. Specific regional impacts include the following:

**Agriculture.** Each of the products will be affected by climate change differently. Forests will experience changed seasonal patterns that may alter moisture and temperature regimes, both of which may affect growth rates. Further threatening timber production is that temperature and precipitation along with management and invasive species (fuel load) will result in increased fire risk in this region. For wine grapes climate can affect productivity, as well as the quality of the grape for wine production. Lakeport should collaborate closely with local agricultural organizations to best support and prepare for changes in this economic sector.

**Ecosystems and Biodiversity.** Exacerbated by new development in the region, climate change can cause habitats to shift, creating conditions that stress ecosystems and endemic species. Timber practices, also compounded by climate change, has resulted in forests with trees of similar age, lacking snags and underbrush, further reducing the diversity of the habitat. Continued changes in hydrologic flow regimes and increased temperatures will further stress these systems regional habitats supporting many special-status species.

**Snowpack and Flooding.** Climate-related decrease in snowpack can have significant consequences on the areas that depend on this water. In addition, a decrease in snowpack can increase impacts from flooding, landslide, and loss of economic base related to a drop in tourism. Recreation and tourism are likely to suffer due to lower water levels in waterways, lakes, and reservoirs and declining snowpack. This can result impacts to hotels, restaurants, and second home development. Increases in flood events can further stress the region and increase flood related impacts and damages.

**Water Management.** Depending on location, parts of this region are projected to experience between 6 inches and 15 inches less rainfall by 2100. Specifics for Lakeport were not given in this report. Reduced rainfall, combined with reductions in snowpack and existing diversions, could result in an altered flow

regime in the region. This change would be particularly challenging due to its impact on fish, as well as the Clear Lake water level. Reduced flow, altered timing of flows, and periodic extreme events can result in reduced water quality, habitat destruction, and/or isolation of habitats. Lakeport will need to carefully assess local aquatic ecosystems for vulnerability to these changes.

**Wildfire.** The North Sierra Region is already challenged through past fire suppression combined with the large number of structures that have been built throughout the WUI areas. Climate change is projected to result in large increases in wildfire frequency and size which will further compound the wildfire problem. In addition, potential impacts following fires, such as heavy rains causing landslide and erosion in post-burn areas can have significant consequences on waterways and entire watersheds.

**Public Health, Socioeconomic, and Equity Impact.** The foothills of the North Sierra Region show higher ozone levels and increased temperatures causing vulnerable populations to be at greater risk to these issues. In addition to the elderly population found in this region, people who work and play outdoors are also vulnerable.

### **Proceedings of National Academy of Sciences Impacts**

In addition to the APG, the HMPC provided a report from the Proceedings of the National Academy of Sciences (PNAS) stating that some of the recent fire impacts may have been attributed to climate change. The PNAS report posits that climate influences wildfire potential primarily by modulating fuel abundance in fuel-limited environments, and by modulating fuel aridity in flammability-limited environments. Increased forest fire activity across the western United States in recent decades has contributed to widespread forest mortality, carbon emissions, periods of degraded air quality, and substantial fire suppression expenditures. Those most vulnerable to high levels of ozone and particulate matter include people who work or spend a lot of time outdoors, such as residents of this region who are employees of the tourist industry. Households eligible for energy utility financial assistance programs are an indicator of potential impacts. These households may be more at risk of not using cooling appliances, such as air conditioning, due to associated energy costs.

### ***Future Development***

Lakeport could see population fluctuations as a result of climate impacts relative to those experienced in other regions, and these fluctuations are expected to impact demand for housing and other development. For example, extended drought can have an effect on Clear Lake as well as the agricultural industry in the area surrounding the City. Other interior western states may experience an exodus of population due to challenges in adapting to heat even more extreme than that which is projected to occur here. While there are currently no formal studies of specific migration patterns expected to impact the City and Lake County region, climate-induced migration was recognized within the UNFCCC Conference of Parties Paris Agreement of 2015 and is expected to be the focus of future studies.

**Climate change, coupled with shifting demographics and market conditions, could impact both the location of desired developments and the nature of development.** Demand may increase for smaller dwellings that are less resource intensive, more energy efficient, easier to maintain and can be more readily adapted or even moved in response to changing conditions. The value of open space and pressure to

preserve it will likely increase, due in part to its restorative, recreational, environmental and habitat benefits but also for its ability to sequester carbon, help mitigate the accumulation of greenhouse gas in the atmosphere and slow down the global warming trend. Higher flood risks, especially if coupled with increased federal flood insurance rates, may decrease market demand for housing and other types of development in floodplains, while increased risk of wildfires may do the same for new developments in the urban-wildland interface. Flood risks may also inspire new development and building codes that elevate structures while maintaining streetscapes and neighborhood characteristics.

**Climate change will stress water resources.** Water is an issue in every region, but the nature of the potential impacts varies. Drought, related to reduced precipitation, increased evaporation, and increased water loss from plants, is an important issue in many U.S. regions, especially in the West. Floods, water quality problems, and impacts on aquatic ecosystems and species are likely to be amplified by climate change. Declines in mountain snowpack are important in Lake County, the Sierra Nevada Mountains, and across the state, where snowpack provides vital natural water storage and supply. The ability to secure and provide water for new development requires on-going monitoring and assurances. It is recommended that the ability to provide a reliable water supply from the appropriate water purveyor, continue to be in the conditions for project approval, and such assurances shall be verified and in place prior to issuing building permits.

**Similarly, protecting and enhancing water supply will also need to be addressed.** California's Sustainable Groundwater Management Act (SGMA) will contribute to addressing groundwater and aquifer recharge needs. Good groundwater management will provide a buffer against drought and climate change and contribute to reliable water supplies regardless of weather patterns. California depends on groundwater for a major portion of its annual water supply, and sustainable groundwater management is essential to a reliable and resilient water system. Protection of critical recharge areas should be addressed across the County in the respective Groundwater Management Plans. Further, these plans should include provisions that guide development or curtail development in areas that would harm or compromise recharge areas.

**Climate change will affect transportation.** The transportation network is vital to the City and the region's economy, safety, and quality of life. While it is widely recognized that emissions from transportation have impacts on climate change, climate will also likely have significant impacts on transportation infrastructure and operations. Examples of specific types of impacts include softening of asphalt roads and warping of railroad rails; damage to roads; flooding of roadways, rail routes, and airports from extreme events; and interruptions to flight plans due to severe weather. Climate change impacts considered in the plan include: extreme temperatures; increased precipitation, runoff and flooding; increased wildfires; and landslides. Although landslides are not a direct result of climate change, these events are expected to increase in frequency due to increased rainfall, runoff, and wildfire. These events have the potential to cause injuries or fatalities, environmental damage, property damage, infrastructure damage, and interruption of operations.

**Climate change will affect land uses and planning.** Climate change coupled with shifting demographics and market conditions, could impact both the location of desired developments and the nature of development. Demand may increase for smaller dwellings that are less resource intensive, more energy efficient, easier to maintain and can be more readily adapted or even moved in response to changing conditions. The value of open space, urban greening, green infrastructure, tree canopy expansion and



pressure to preserve it will likely increase, due in part to its restorative, recreational, environmental, and habitat, and physical and mental health benefits but also for its ability to sequester carbon and cool the surrounding environment.

**Climate change will affect utilities.** California is already experiencing impacts from climate change such as an increased number of wildfires, sea level rise and severe drought. Utility efforts to deal with these impacts range from emergency and risk management protocols to new standards for infrastructure design and new resource management techniques. Utilities are just beginning to build additional resilience and redundancy into their infrastructure investments from a climate adaptation perspective, but have been doing so from an overall safety and reliability perspective for decades. Significant efforts are also being made in those areas that overlap with climate change mitigation such as diversification of resources, specifically the addition of more renewables to the portfolio mix, as well as implementation of demand response efforts to curb peak demand. Efforts are also under way to upgrade the distribution grid infrastructure, which should add significant resilience to the grid as well. Next, they will issue a guidance document that expands upon the vulnerability assessments phase and includes plans for resilience solutions including cost/benefit analysis methodologies. The outcomes of this work will help to inform next steps on how infrastructure, the grid and other related operations will be modified to address climate change. New development will have to adapt and incorporate these new approaches as they evolve. Existing and new development will be affected from impacts that include not only diminished capacity from all of the utility assets from generation to transmission and distribution, but also the cost consequences resulting from prevention, replacement, outage, and energy loss. These have the potential for greatly impacting not just residential development but commercial and industrial and all utility users.

**Addressing heat events.** During heat waves in Lakeport, a heat alert is issued and news organizations are provided with tips on how vulnerable people can protect themselves. Programs used by health departments to engage with thousands of block captains to check on elderly and other vulnerable residents, along with public cooling places extending their hours, or local businesses welcoming residents into their businesses for purposes of staying cool are examples of programs and services that will be necessary. Other programs to consider that could further involve hospitals and clinics are operating a “heatline” with nurses or other healthcare professionals ready to assist callers with heat-related health problems. In addition, continued funding for weatherization, reduced utility rates and similar programs that offers assistance to elderly, low-income residents to install roof insulation, solar, trees and cool surfaces to save energy and lower indoor temperatures.

#### 4.3.6. Dam Failure Vulnerability Assessment

**Likelihood of Future Occurrence—Unlikely**  
**Vulnerability—Medium**

Dam failure flooding can occur as the result of partial or complete collapse of an impoundment. Dam failures often result from prolonged rainfall and flooding. The primary danger associated with dam failure is the high velocity flooding of those properties downstream of the dam. A dam failure can range from a small, uncontrolled release to a catastrophic failure. Vulnerability to dam failures is confined to the areas subject to inundation downstream of the facility. Secondary losses would include loss of the multi-use functions of the facility and associated revenues that accompany those functions.

Dam failure flooding would vary by community depending on which dam fails and the nature and extent of the dam failure and associated flooding. Based on the risk assessment, it is apparent that a major dam failure could have a devastating impact on the Planning Area. Dam failure flooding presents a threat to life and property, including buildings, their contents, and their use. Large flood events can affect crops and livestock as well as lifeline utilities (e.g., water, sewerage, and power), transportation, jobs, tourism, the environment, and the local and regional economies. Impacts from dam failure flooding include property damage, critical facility damage, infrastructure damage, erosion on creek and river banks, and life safety.

One dam was identified as a dam of concern in the Lakeport area, and its inundation area datasets were obtained from Cal OES. As such, inundation analysis was performed on the following dam:

➤ **Lakeport Wastewater Treatment Plant Dam**

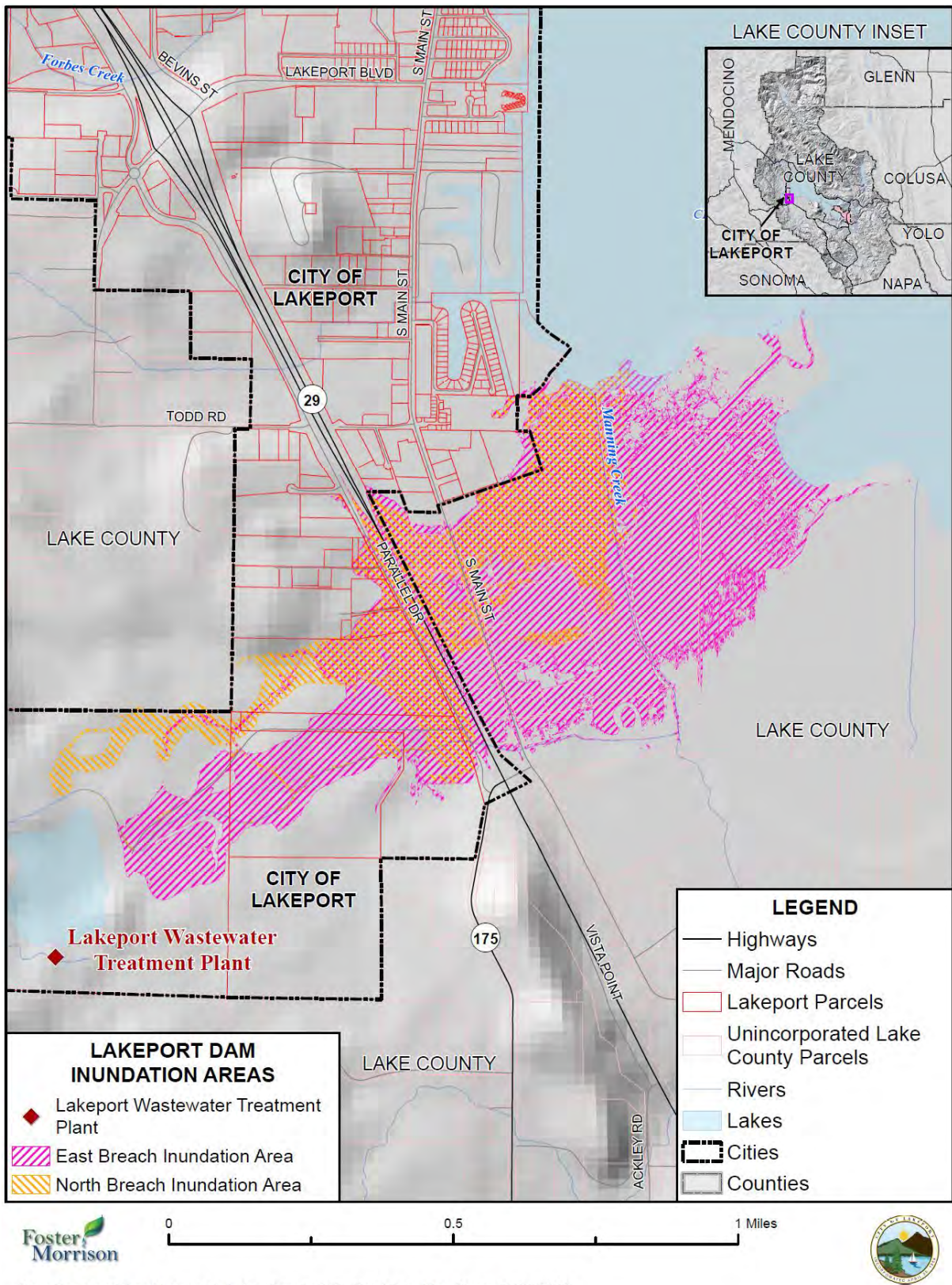
The City of Lakeport Municipal Sewer District (CLMSD) maintains an earthen dam in the south west part of the Planning Area, near the intersection of Highways 29 and 175, for the retention of treated wastewater. The dam stores a total of 650 acre feet of water and has been approved by the State. The possibility of catastrophic collapse of this dam is remote. Should this occur, however, the spill-out would result in a relatively minor inundation that would probably be contained by existing drainage courses, with a low probability of loss of life or property damage.

*Values at Risk*

Dam inundation layers were available for the dam of concern in the City. Dam inundation areas, as obtained from the City of Lakeport, were used as the basis of this dam inundation analysis. Figure 4-76 shows the dam inundation areas of the Lakeport Wastewater Treatment Plan dam. As shown in Figure 4-76, the Lakeport Wastewater Treatment Plant Dam has two types of mapped inundation area in the City, each with discrete inundation areas:

- North Breach Scenario (Table 4-50)
- East Breach Scenario (Table 4-51)

Figure 4-76 City of Lakeport – Dam Inundation Areas



**Table 4-50 City of Lakeport – Count and Value of Parcels in Lakeport Wastewater Treatment Plan Inundation Area (North Breach Scenario)**

Dam Inundation Area/ Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
<b>Lakeport WWTP – North Breach</b>						
Commercial	7	6	\$2,216,999	\$748,364	\$748,364	\$3,713,727
Government	2	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	1	0	\$0	\$0	\$0	\$0
Residential	8	7	\$1,584,997	\$927,027	\$463,514	\$2,975,538
<b>Total</b>	<b>18</b>	<b>13</b>	<b>\$3,801,996</b>	<b>\$1,675,391</b>	<b>\$1,211,878</b>	<b>\$6,689,265</b>

Source: City of Lakeport GIS, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

**Table 4-51 City of Lakeport – Count and Value of Parcels in Lakeport Wastewater Treatment Plan Inundation Area (East Breach Scenario)**

Dam Inundation Area/ Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
<b>Lakeport WWTP – East Breach</b>						
Commercial	8	6	\$2,233,289	\$748,364	\$748,364	\$3,730,017
Government	2	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	3	0	\$0	\$0	\$0	\$0
Residential	9	7	\$1,948,096	\$927,027	\$463,514	\$3,338,637
<b>Total</b>	<b>22</b>	<b>13</b>	<b>\$4,181,385</b>	<b>\$1,675,391</b>	<b>\$1,211,878</b>	<b>\$7,068,654</b>

Source: City of Lakeport GIS, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

## Population at Risk

Those residential parcel centroids that intersect the dam inundation areas for both the north and east breach scenarios were counted and multiplied by the 2010 Census Bureau average household factors for the City of Lakeport (2.31). According to this analysis, there is a total population of 16 residents that reside in Lakeport in the north and east breach scenarios. This is shown in Table 4-52.

**Table 4-52 City of Lakeport – Count of Residential Parcels and Population by DFIRM Flood Zone**

Breach Scenario	Improved Residential Parcels	Population
North Breach Scenario	7	16
East Breach Scenario	7	16

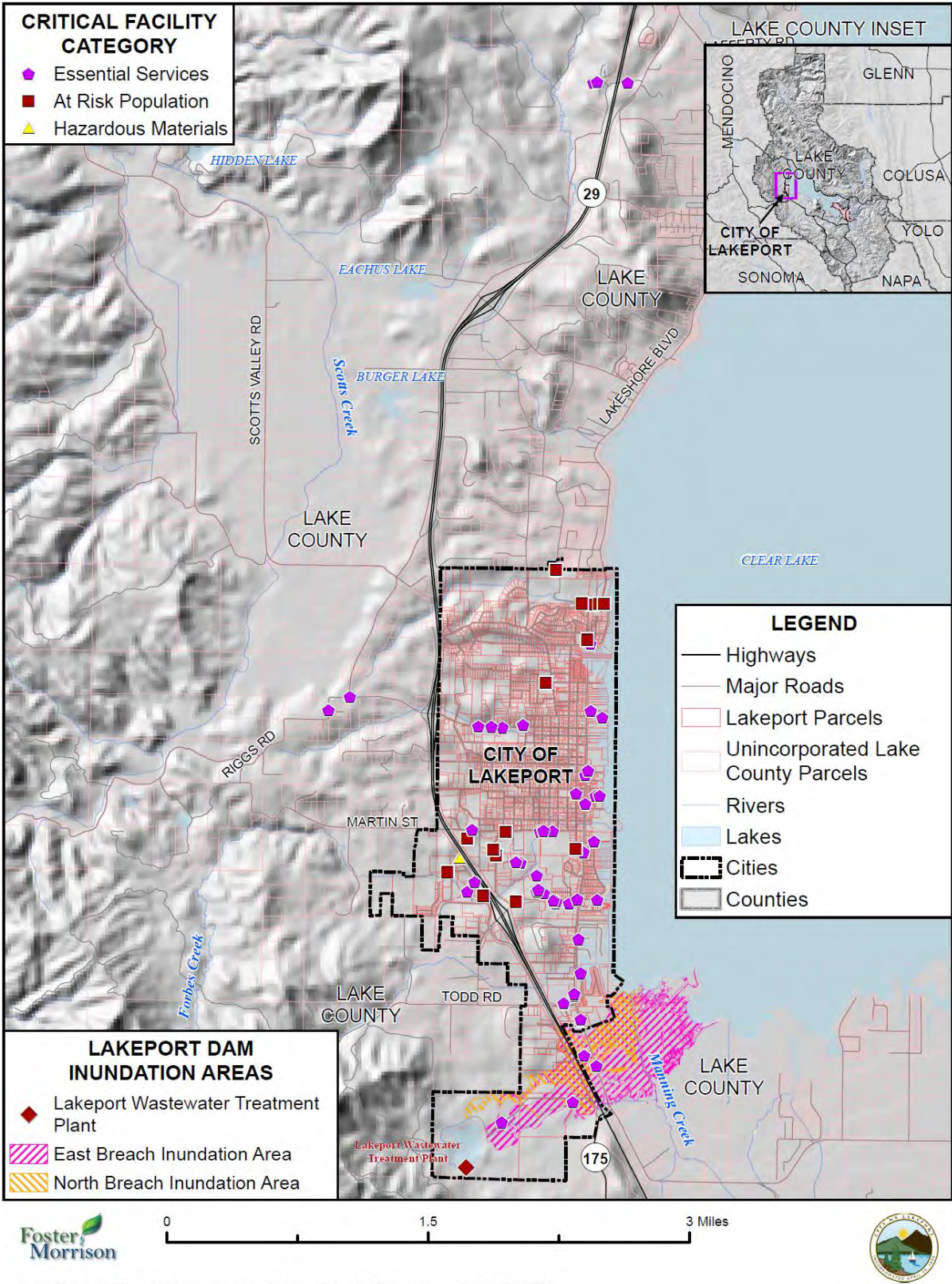
Source: FEMA September 30, 2005 DFIRM, US Census Bureau, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data



### ***Critical Facilities at Risk***

A separate analysis was performed on the critical facility inventory in the City of Lakeport to determine critical facilities in the dam inundation areas. Using GIS, the dam inundation areas were overlayed on the critical facility GIS layer. Figure 4-77 shows critical facilities, as well as the dam inundation areas. Table 4-53 and Table 4-54 provide information by category of critical facilities in the dam inundation (north and east, respectively) areas. As shown on the table, there is 1 and 3 critical facilities in the Lakeport Wastewater Treatment Plant Dam inundation area north breach and east breach area, respectively. Details of critical facility definition, type, name, and address by dam inundation area are listed in Appendix E.

Figure 4-77 City of Lakeport – Critical Facilities in Dam Inundation Areas



**Table 4-53 City of Lakeport – Critical Facilities in Dam Inundation Areas (North Breach)**  
**Detail by Category and Facility Type**

Dam Inundation Area	Critical Facility Category / Critical Facility Type	Facility Count
<b>Lakeport WWTP - North Breach</b>		
Essential Services Facilities	Commerce	1
	<b>Total</b>	<b>1</b>
<b>Lakeport WWTP - North Breach Total</b>		<b>1</b>

Source: Cal OES, City of Lakeport GIS

**Table 4-54 City of Lakeport – Critical Facilities in Dam Inundation Areas (East Breach) Detail by Category and Facility Type**

Dam Inundation Area	Critical Facility Category / Critical Facility Type	Facility Count
<b>Lakeport WWTP - East Breach</b>		
Essential Services Facilities	Commerce	1
	Pump Stations	1
	Sewer Treatment Plant	1
	<b>Total</b>	<b>3</b>
<b>Lakeport WWTP - East Breach Total</b>		<b>3</b>

Source: Cal OES, City of Lakeport GIS

### **Overall Community Impact**

Dam failure floods and their impacts vary by location and severity of any given dam breach event and will likely only affect certain areas of the City. Based on the risk assessment, it is evident that a dam failure flood could have potentially devastating economic impacts to certain areas of the City. Impacts that are not quantified, but can be anticipated in future dam failure events, include:

- Injury and loss of life;
- Commercial and residential structural and property damage;
- Disruption of and damage to public infrastructure and services;
- Health hazards associated with mold and mildew, contamination of drinking water, etc.;
- Damage to roads/bridges resulting in loss of mobility;
- Significant economic impact (jobs, sales, tax revenue) to the community;
- Negative impact on commercial and residential property values; and
- Significant disruption to students and teachers as temporary facilities and relocations would likely be needed.
- Impact on the overall mental health of the community.

### **Future Development**

Although new growth and development corridors would fall in the area flooded by a dam failure, given the limited potential of total dam failure and the large area that a dam failure would affect, development in the dam inundation area will continue to occur.



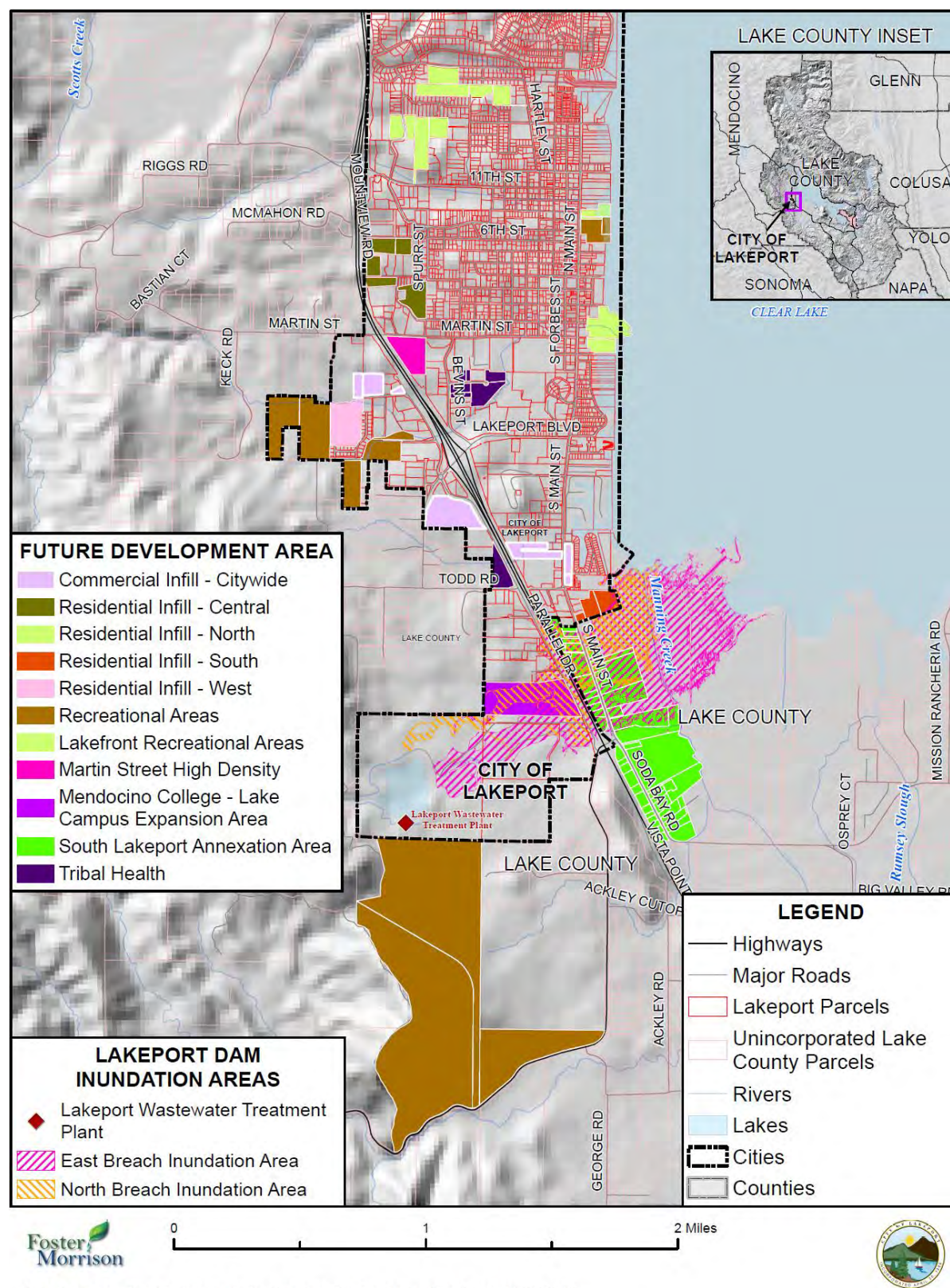
## GIS Analysis

Lake County's 10/30/2018 Assessor Data and the County's GIS parcel data were used as the basis for the inventory of assessed values for both improved and unimproved parcels within the City. This data provides the land and improved values assessed for each parcel. Other GIS data, such as jurisdictional boundaries, roads, streams, and area features, was also obtained from Lakeport and Lake County to support citywide mapping and analysis of assets at risk. In this analysis, the parcel data was converted to a point layer using a centroid conversion process, in which each parcel was identified by a central point containing the assessor's data. In addition, Lake County provided a table containing the assessor parcel numbers (APNs) for the 97 parcels. Using the GIS parcel spatial file and the APNs, the 97 parcels associated with future development projects for which the analysis was to be performed was identified. Utilizing the future development project spatial layer, the parcel centroid data was intersected to determine the parcel counts within each area.

Dam inundation areas, as obtained from the City of Lakeport, were used as the basis of this dam inundation analysis. The singular dam of concern to the City is the Wastewater Treatment Plan Dam. It has 2 possible breach scenarios (both of which are shown on Figure 4-78):

- North Breach Scenario (Table 4-55)
- East Breach Scenario (Table 4-56)

*Figure 4-78 City of Lakeport – Future Development Areas in Dam Inundation Areas*



**Table 4-55 City of Lakeport – Future Development in Wastewater Treatment Plant North Breach Dam Inundation Area**

Jurisdiction/Dam Inundation Area/Future Development Project	Total Parcel Count	Improved Parcel Count	Total Acres
<b>City of Lakeport</b>			
<b>Lakeport WWTP - North Breach</b>			
Future Commercial Infill - South	1	1	5
Mendocino College - Lake Campus Expansion Area	1	0	31
<b>Lakeport WWTP - North Breach Total</b>	<b>2</b>	<b>1</b>	<b>36</b>
<b>Outside of Dam Inundation Area</b>			
Future Commercial Infill - Central	5	1	20
Future Commercial Infill - Citywide	7	2	32
Future Commercial Infill - North	7	3	36
Future Commercial Infill - South	2	0	4
Future Commercial Infill - West	1	0	14
Future Recreational Development Areas	7	0	59
Lakefront Recreational Future Development Areas	4	2	18
Martin Street High Density Development	1	0	10
Tribal Health Future Development	8	2	18
<b>Outside of Dam Inundation Area Total</b>	<b>42</b>	<b>10</b>	<b>211</b>
<b>City of Lakeport Total</b>	<b>44</b>	<b>11</b>	<b>247</b>
<b>Unincorporated Lake County</b>			
<b>Lakeport WWTP - North Breach</b>			
South Lakeport Annexation Area	18	15	41
<b>Lakeport WWTP - North Breach Total</b>	<b>18</b>	<b>15</b>	<b>41</b>
<b>Outside of Dam Inundation Area</b>			
Future Recreational Development Areas	3	0	316
South Lakeport Annexation Area	32	28	82
<b>Outside of Dam Inundation Area Total</b>	<b>35</b>	<b>28</b>	<b>399</b>
<b>Unincorporated Lake County Total</b>	<b>53</b>	<b>43</b>	<b>440</b>
<b>Grand Total</b>	<b>97</b>	<b>54</b>	<b>687</b>

Source: City of Lakeport, Lake County GIS

**Table 4-56 City of Lakeport – Future Development in Wastewater Treatment Plant East Breach Dam Inundation Area**

Jurisdiction/Dam Inundation Area/Future Development Project	Total Parcel Count	Improved Parcel Count	Total Acres
<b>City of Lakeport</b>			
<b>Lakeport WWTP - North Breach</b>			
Future Commercial Infill - South	2	1	8
Mendocino College - Lake Campus Expansion Area	1	0	31
<b>Lakeport WWTP - North Breach Total</b>	<b>3</b>	<b>1</b>	<b>39</b>
<b>Outside of Dam Inundation Area</b>			
Future Commercial Infill - Central	5	1	20
Future Commercial Infill - Citywide	7	2	32
Future Commercial Infill - North	7	3	36
Future Commercial Infill - South	1	0	1
Future Commercial Infill - West	1	0	14
Future Recreational Development Areas	7	0	59
Lakefront Recreational Future Development Areas	4	2	18
Martin Street High Density Development	1	0	10
Tribal Health Future Development	8	2	18
<b>Outside of Dam Inundation Area Total</b>	<b>41</b>	<b>10</b>	<b>208</b>
<b>City of Lakeport Total</b>	<b>44</b>	<b>11</b>	<b>247</b>
<b>Unincorporated Lake County</b>			
<b>Lakeport WWTP - North Breach</b>			
South Lakeport Annexation Area	25	21	64
<b>Lakeport WWTP - North Breach Total</b>	<b>25</b>	<b>21</b>	<b>64</b>
<b>Outside of Dam Inundation Area</b>			
Future Recreational Development Areas	3	0	316
South Lakeport Annexation Area	25	22	60
<b>Outside of Dam Inundation Area Total</b>	<b>28</b>	<b>22</b>	<b>376</b>
<b>Unincorporated Lake County Total</b>	<b>53</b>	<b>43</b>	<b>440</b>
<b>Grand Total</b>	<b>97</b>	<b>54</b>	<b>687</b>

Source: City of Lakeport, Lake County GIS

### 4.3.7. Drought and Water Shortage Vulnerability Assessment

#### Likelihood of Future Occurrence—Likely Vulnerability—High

Drought is different than many of the other natural hazards in that it is not a distinct event and usually has a slow onset. Drought can severely impact a region both physically and economically. Drought affects different sectors in different ways and with varying intensities. Adequate water is the most critical issue for agricultural, manufacturing, tourism, recreation, and commercial and domestic use. As the population in the area continues to grow, so will the demand for water.

Based on historical information, the occurrence of drought in California, including the City of Lakeport, is cyclical, driven by weather patterns. Drought has occurred in the past and will occur in the future. Periods of actual drought with adverse impacts can vary in duration, and the period between droughts is often extended. Although an area may be under an extended dry period, determining when it becomes a drought is based on impacts to individual water users. The vulnerability of Lakeport to drought is citywide, but impacts may vary and include reduction in water supply, agricultural losses, and an increase in dry fuels. Impacts to the City would be mostly from secondary risks to drought and water shortage – mostly from wildfires and their related impacts to property damage and life security.

Drought impacts are wide-reaching and may be economic, environmental, and/or societal. Tracking drought impacts can be difficult. The Drought Impact Reporter from the NDMC is a useful reference tool that compiles reported drought impacts nationwide. Table 4-57 show drought impacts for the Lake County from 1850 to December 2018. The data represented is skewed, with the majority of these impacts from records within the past ten years. It is anticipated that drought impacts to the City Planning Area would be similar to those experienced in the County.

*Table 4-57 Lake County Drought Impacts 1850-12/1/2018*

Category	Number of Impacts
Agriculture	31
Business and Industry	3
Energy	5
Fire	21
Plants & Wildlife	10
Relief, Response, and Restrictions	51
Society and Public Health	32
Tourism and Recreation	4
Water Supply and Quality	37
<b>Total</b>	<b>194</b>

Source: National Drought Mitigation Center

The most significant qualitative impacts associated with drought in the City are those related to water intensive activities such as wildfire protection, municipal usage, commerce, tourism, recreation, and



wildlife preservation. Mandatory conservation measures are typically implemented during extended droughts. Water quality deterioration and increased cyanobacterial bloom are also potential problems. Drought conditions can also cause soil to compact and not absorb water well, potentially making an area more susceptible to flooding. The HMPC noted that when Clear Lake's level is low, water intake pipes need to be moved. The City has undertaken several intertie projects to address this. There is one more intertie project left in the City to implement to mitigate this problem.

The HMPC also noted that the Scotts Creek area needs to pull on wells when the creek is dry. The HMPC noted that groundwater supply is generally good. However, the HMPC noted that the City can't use groundwater from the two wells located below the creek until late spring when the creek is no longer running. During periods of drought, the City seeks to use as much groundwater as feasible and only supplement with surface (Clear Lake) water if necessary. The expense of treating Clear Lake water to drinking water standards is far in excess of that required for groundwater sources.

It is difficult to quantitatively assess drought impacts to the City because not many city-specific studies have been conducted. Some factors to consider include: the impacts of fallowed agricultural land, habitat loss and associated effects on wildlife, and the drawdown of the groundwater table. The most direct and likely most difficult drought impact to quantify is to local economies, especially agricultural economies. The State has conducted some empirical studies on the economic effects of fallowed lands with regard to water purchased by the State's Water Bank; but these studies do not quantitatively address the situation in the City. It can be assumed, however, that the loss of production in one sector of the economy would affect other sectors. This is especially true of agriculture in Lake County and the City, which is highly vulnerable to drought conditions.

The drawdown of the groundwater table is one factor that has been recognized to occur during repeated dry years. Lowering of groundwater levels results in the need to deepen wells, which subsequently lead to increased pumping costs. These costs are a major consideration for residents relying on domestic wells and agricultural producers that irrigate with groundwater and/or use it for frost protection.

The HMPC also noted that land subsidence can also occur when the groundwater table is depleted. Effects of drought-driven land subsidence include damage to buildings and infrastructure such as roads and canals, increased flood risk in low-lying areas, and lasting damage to groundwater aquifers and aquatic ecosystems.

The 2013 Drought Management Plan discussed the difficulty in accessing extra water supply during times of drought. Historically, during drought or other water emergency conditions, system operators were able to supplement their supply with purchased water from another source. Unfortunately, during a prolonged drought, most other sources may not have an excess supply and cannot be relied upon to supply emergency water. Water districts are examining and evaluating existing well sources for rehabilitation or reworking to recover or increase productions capabilities. Water districts are also working toward increasing the efficiency of water delivery. Inspections, looking for water waste, reducing system pressures, and increasing the frequency of system checks are all being looked at, as well as researching the potential for private construction projects to utilize recycled water rather than potable water from the public water systems.

The CCHPR for Lake County also discussed how climate change may increase the impact of drought. Lack of moisture, already at a severe level in California due to a current multi-year drought and decades of fuel accumulation from historical forestry and fire suppression practices, increases the risk of wildfires. Devastating wildfires like the Valley Fire of 2015, Mendocino Complex Fire of 2018, and others impacted watersheds and increase the risk of landslides or mudslides, and sediment in run-off that reduce water quality. In addition to fire related injuries, local and regional transport of smoke, ash, and fine particles increases respiratory and cardiovascular risks. Increasing temperatures and changes in precipitation may lead to intensified drought conditions. Drought decreases the availability and quality of water for humans. This includes reduced water levels to fight wildfires. Drought may increase exposure to health hazards including wildfires, dust storms, extreme heat events, flash flooding, degraded water quality, and reduced water quantity. Dust storms associated with drought conditions have been associated with increased incidents of Valley Fever, a fungal pathogen.

### *Tree Mortality (Drought and Bark Beetles)*

One of the specific vulnerabilities of drought in the City and surrounding Lake County is the increased risk to trees from beetle kill and other tree mortality issues. Drought weakens trees and makes them more susceptible to insect infestation. Bark beetles mine the inner bark (the phloem-cambial region) on twigs, branches, or trunks of trees and shrubs. This activity often starts a flow of tree sap in conifers, but sometimes even in hardwoods like elm and walnut. The sap flow (pitch tube) is accompanied by the sawdustlike frass created by the beetles. Frass accumulates in bark crevices or may drop and be visible on the ground or in spider webs. Small emergence holes in the bark are a good indication that bark beetles were present. Removal of the bark with the emergence holes often reveals dead and degraded inner bark and sometimes new adult beetles that have not yet emerged. Bark beetles frequently attack trees weakened by drought, disease, injuries, or other factors that may stress the tree. Bark beetles can contribute to the decline and eventual death of trees; however only a few aggressive beetle species are known to be the sole cause of tree mortality (see Figure 4-79).



*Figure 4-79 Monterey Pine Killed by Engraver Beetles*



Source: University of California

In addition to attacking larger limbs, some species such as cedar and cypress bark beetles feed by mining twigs up to 6 inches back from the end of the branch, resulting in dead tips. These discolored shoots hanging on the tree are often referred to as “flagging” or “flags.” (see Figure 4-80) Adult elm bark beetles feed on the inner bark of twigs before laying eggs. If an adult has emerged from cut logs or a portion of a tree that is infected by Dutch elm disease, the beetle’s body will be contaminated with fungal spores. When the adult beetle feeds on twigs, the beetle infects healthy elms with the fungi that cause Dutch elm disease. Elms showing yellowing or wilting branches in spring may be infected with Dutch elm disease.

*Figure 4-80 Flag Tips from Cypress Bark Beetle Feeding*



Source: University of California

### *Future Development*

According to the HMPC, the City of Lakeport has access to large quantities of water through its groundwater as well as surface water. However, population growth in the City will add additional pressure to water companies during periods of drought and water shortage. Water companies will need to continue to plan for and add infrastructure capacity for population growth.

#### **4.3.8. Earthquake Vulnerability Assessment**

**Likelihood of Future Occurrence**—Unlikely (major)/Likely (minor)

**Vulnerability**—High

Earthquakes occur when a slip in the fault releases built up energy. Energy travels in waves through the earth's crust and causes ground shaking. Secondary hazards resulting from seismic activity include ground rupture along the fault, liquefaction of soils, settlement from sinking soils, and seismically induced landslides. The geologic conditions along streambeds and the lake suggest these areas are most likely to be affected by liquefaction and settlement.

Lakeport is located in a highly active earthquake area and the potential exists for a significant seismic event in the future. Immediately east of the City, between the City limits and Clear Lake, there is a potentially active rupture zone. Potentially active rupture zones are faults which have been active in the past 2,000 years. Little is known about this shoreline fault rupture zone; however, it represents a potentially significant hazard and must be taken into consideration when development occurs in the vicinity. Within the past 200 years, no major earthquakes have occurred along faults in Lake County.

The Lakeport General Plan Safety Element noted that communities containing structures built with unreinforced masonry walls are particularly susceptible to damage from earthquakes. The Unreinforced Masonry Law passed by the State Legislature in 1986 [SB 547], requires all cities and counties in Seismic Zone 4 to identify potentially hazardous unreinforced masonry buildings. The City has complied with this legislation and identified several unreinforced masonry buildings. Implementation of an inspection and reinforcement program was carried out to help mitigate hazards associated with seismic effects on structures. A comprehensive structural rehabilitation program was not carried out city-wide.

In addition to unreinforced masonry buildings, other key community structures are also considered at-risk in the occurrence of a seismic event.

- All critical emergency buildings (city hall, county courthouse, police and fire stations);
- High priority buildings (theaters, schools, limited care facilities)
- The majority of high-use buildings (commercial and office buildings, large apartment buildings, and churches);

A major earthquake would be expected to cause considerable damage to transportation systems. Roads, bridges and highway overpasses all cross various earthquake faults as well as areas susceptible to ground failure.

### *2019 Earthquake Scenarios*

HAZUS-MH 4.2 was utilized to model earthquake losses for the City. Specifically, the probable magnitude used for Lakeport utilized two scenarios based on data from the City of Lakeport General Plan.

- 8.5 San Andreas Earthquake
- 6.75 Healdsburg Fault Earthquake

Level 1 analyses were run, meaning that only the default data was used and not supplemented with local building inventory or hazard data. There are certain data limitations when using the default data, so the results should be interpreted accordingly; this is a planning level analysis.

The methodology for running the deterministic earthquake scenario used seismic hazard contour maps developed by the U.S. Geological Survey (USGS) for the 2002 update of the National Seismic Hazard Maps that are included with HAZUS-MH. The USGS maps provide estimates of potential ground acceleration and spectral acceleration at periods of 0.3 second and 1.0 second, respectively. The 2,500-year return period analyzes ground shaking estimates with a 2 percent probability of being exceeded in 50 years, from the various seismic sources in the area. The International Building Code uses this level of ground shaking for building design in seismic areas and is more of a worst-case scenario.

## 8.5 San Andreas Earthquake Results

The HMPC noted that such a scenario would produce moderate shaking in most of the City. Structural damage could occur, including failure of stucco and masonry walls, collapse of chimneys and tanks, unbolted houses moving off of their foundations, and cracks in wet ground and on steep slopes.

The results of the probabilistic scenario are captured in Table 4-58. Maps showing total losses by census tract for this scenario are shown in Figure 4-81. Key losses included the following:

- Total economic loss estimated for the earthquake was \$66.02 million, which includes building losses and lifeline losses based on the HAZUS-MH inventory.
- Building-related losses, including direct building losses and business interruption losses, totaled \$59.66 million.
- Over 13 percent of the buildings in the City were at least moderately damaged. 35 buildings were completely destroyed.
- Over 43 percent of the building- and income-related losses were residential structures.
- 20 percent of the estimated losses were related to business interruptions.
- The mid-day earthquake caused the most casualties: 1
- No households experienced a loss of potable water or electricity from the earthquake.

*Table 4-58 City of Lakeport – HAZUS-MH 2,500-year Earthquake Scenario Results*

Earthquake Impacts	8.5 Magnitude Earthquake
Residential Buildings Damaged (Based upon 4,000 buildings)	Slight: 933 Moderate: 457 Extensive: 135 Complete: 35
Building Related Loss	\$59,660,000
Total Economic Loss	\$66,020,000
Injuries (Based upon 2am time of occurrence)	Without requiring hospitalization: 7 Requiring hospitalization: 1 Life Threatening: 0 Fatalities: 0
Injuries (Based upon 2pm time of occurrence)	Without requiring hospitalization: 11 Requiring hospitalization: 2 Life Threatening: 0 Fatalities: 1
Injuries (Based upon 5pm time of occurrence)	Without requiring hospitalization: 7 Requiring hospitalization: 2 Life Threatening: 0 Fatalities: 0
Essential Facility Damage (Based upon 12 buildings)	None with at least moderate damage.
Transportation and Utility Lifeline Damage	None with at least moderate damage. 86 potable water leaks, and 22 breaks 43 wastewater leaks and 11 breaks 15 natural gas leaks and 4 breaks.

Earthquake Impacts	8.5 Magnitude Earthquake	
Households w/out Power & Water Service (Based upon 3,894 households)	Water loss @ Day 1: 0 Water loss @ Day 3: 0 Water loss @ Day 7: 0 Water loss @ Day 30: 0 Water loss @ Day 90: 0	Power loss @ Day 1: 0 Power loss @ Day 3: 0 Power loss @ Day 7: 0 Power loss @ Day 30: 0 Power loss @ Day 90: 0
Displaced Households	9 displaced households	
Shelter Requirements	6 persons	
Debris Generation	13,000 tons	

Source: HAZUS-MH 4.2





## 6.75 Healdsburg Scenario

The HMPC noted that such a scenario would produce moderate shaking in most of the City. Structural damage could occur, including failure of stucco and masonry walls, collapse of chimneys and tanks, unbolted houses moving off of their foundations, and cracks in wet ground and on steep slopes.

The results of the probabilistic scenario are captured in Table 4-68. Maps showing total losses by census tract for this scenario are shown in Figure 4-82. Key losses included the following:

- Total economic loss estimated for the earthquake was \$7.59 million, which includes building losses and lifeline losses based on the HAZUS-MH inventory.
- Building-related losses, including direct building losses and business interruption losses, totaled \$6.61 million.
- Over 2 percent of the buildings in the City were at least moderately damaged, however, no buildings were completely destroyed.
- Over 52 percent of the building- and income-related losses were residential structures.
- 15 percent of the estimated losses were related to business interruptions.
- No households experienced a loss of potable water or electricity from the earthquake.

*Table 4-59 City of Lakeport – HAZUS-MH 2,500-year Earthquake Scenario Results*

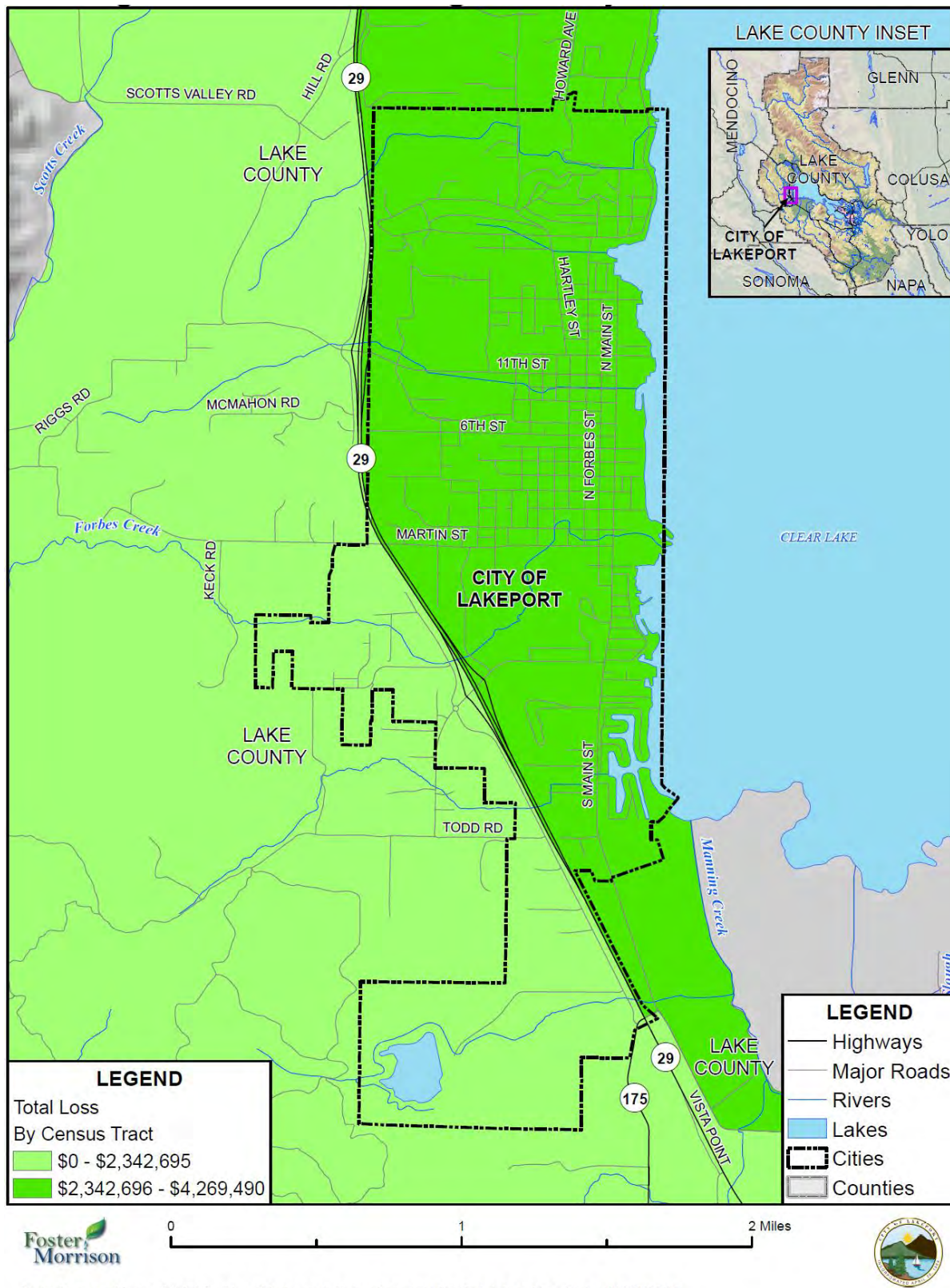
Impacts/Earthquake	6.75 Magnitude Earthquake
Residential Buildings Damaged (Based upon 4,000 buildings)	Slight: 287 Moderate: 81 Extensive: 6 Complete: 0
Building Related Loss	\$6,610,000
Total Economic Loss	\$7,590,000
Injuries (Based upon 2am time of occurrence)	Without requiring hospitalization: 1 Requiring hospitalization: 0 Life Threatening: 0 Fatalities: 0
Injuries (Based upon 2pm time of occurrence)	Without requiring hospitalization: 1 Requiring hospitalization: 0 Life Threatening: 0 Fatalities: 0
Injuries (Based upon 5pm time of occurrence)	Without requiring hospitalization: 0 Requiring hospitalization: 0 Life Threatening: 0 Fatalities: 0
Essential Facility Damage (Based upon 12 buildings)	None with at least moderate damage.
Transportation and Utility Lifeline Damage	None with at least moderate damage. 6 potable water leaks, and 2 breaks 3 wastewater leaks and 1 break 1 natural gas leak and 0 breaks.



Impacts/Earthquake	6.75 Magnitude Earthquake	
Households w/out Power & Water Service (Based upon 3,894 households)	Water loss @ Day 1: 0 Water loss @ Day 3: 0 Water loss @ Day 7: 0 Water loss @ Day 30: 0 Water loss @ Day 90: 0	Power loss @ Day 1: 0 Power loss @ Day 3: 0 Power loss @ Day 7: 0 Power loss @ Day 30: 0 Power loss @ Day 90: 0
Displaced Households	0 displaced households	
Shelter Requirements	0 persons	
Debris Generation	1,000 tons	

Source: Hazus MH 4.2

Figure 4-82 City of Lakeport– Hazus Total Loss Areas from Healdsburg 6.75 Quake Scenario



## Scenario Results Comparison

After the analysis of each earthquake scenario was completed, the results of the analysis were compared. The comparison is shown on Table 4-60. As shown, the City of Lakeport is at much greater risk from an 8.5 San Andreas earthquake than a 6.75 Healdsburg earthquake.

*Table 4-60 City of Lakeport – Comparison of San Andreas and Healdsburg Scenarios*

Impacts	Count Type	6.75 Healdsburg	8.5 San Andreas
Residential Buildings Damaged (Based upon 4,000 buildings)	Slight: Moderate: Extensive: Complete:	287 81 6 0	933 457 135 35
Building Related Loss	\$	\$6,610,000	\$59,660,000
Total Economic Loss	\$	\$7,590,000	\$66,020,000
Injuries (Based upon 2am time of occurrence)	Without requiring hospitalization: Requiring hospitalization: Life Threatening: Fatalities:	1 0 0 0	7 1 0 0
Injuries (Based upon 2pm time of occurrence)	Without requiring hospitalization: Requiring hospitalization: Life Threatening: Fatalities:	1 0 0 0	11 2 0 1
Injuries (Based upon 5pm time of occurrence)	Without requiring hospitalization: Requiring hospitalization: Life Threatening: Fatalities:	0 0 0 0	7 2 0 0
Essential Facility Damage (Based upon 10 buildings)	–	None with at least moderate damage.	None with at least moderate damage.
Transportation and Utility Lifeline Damage	–	None with at least moderate damage. 6 potable water leaks, and 2 breaks 3 wastewater leaks and 1 break 1 natural gas leak and 0 breaks.	None with at least moderate damage. 86 potable water leaks, and 22 breaks 43 wastewater leaks and 11 breaks 15 natural gas leaks and 4 breaks.
Households w/out Power & Water Service (Based upon 3,801 households)	–	No power or water losses	No power or water losses
Displaced Households	–	0 displaced households	9 displaced households
Shelter Requirements	–	0 persons	6 persons
Debris Generation	–	1,000 tons	13,000 tons

Source: Hazus-MH 4.2

## *Overall Community Impact*

The overall impact to the community from earthquake includes:

- Commercial and residential structural and property damage;
- Damage to natural resource habitats and other natural resources;
- Disruption of and damage to public infrastructure and services;
- Loss of water, power, roads, phones, and transportation, which could impact, strand, and/or impair mobility for emergency responders and/or area residents;
- Economic losses (jobs, sales, tax revenue) associated with loss of commercial structures;
- Loss of churches, which could severely impact the social fabric of the community;
- Loss of schools, which could severely impact the entire school system and disrupt families and teachers, as temporary facilities and relocations would likely be needed;
- Impact on the overall mental health of the community;
- Injury and loss of life; and
- Negative impact on commercial and residential property values.

## *Future Development*

Although new growth and development would fall in the area affected by earthquake, given the small chance of major earthquake and the building codes in effect, development in the earthquake area will continue to occur.

### **4.3.9. Flood: (1% and 0.2% Annual Chance) Vulnerability Assessment**

**Likelihood of Future Occurrence—Likely**

**Vulnerability—High**

Floods have been a part of Lakeport’s historical past and will continue to be so in the City’s future. During winter months, long periods of precipitation and the timing of that precipitation are critical in determining the threat of flood, and these characteristics further dictate the potential for widespread structural and property damages. Predominantly, the effects of flooding are generally confined to areas near the waterways and Clear Lake. The HMPC noted that the Lake level determines locations and duration of flooding. When the Lake is full, local streams and drainage basins can’t drain. These drainages back up and overflow their banks. Flood related erosion could cause damages to homes, businesses, and government structures, including damage to ancillary structures, and utilities. Structural foundation undercutting is the most prevalent form of damage to structures. Structures can also be damaged from trees falling as a result of water-saturated soils. Electrical power outages happen, and the interruption of power causes major problems. Loss of power is usually a precursor to closure of governmental offices and community businesses. Public schools may also be required to close or be placed on a delayed start schedule.

#### **Health Hazards from Flooding**

According to FEMA, certain health hazards are also common to flood events. While such problems are often not reported, three general types of health hazards accompany floods. The first comes from the water

itself. Floodwaters carry anything that was on the ground that the upstream runoff picked up, including dirt, oil, animal waste, and lawn, farm, and industrial chemicals. Pastures and areas where cattle and hogs are kept or their wastes are stored can contribute polluted waters to the receiving streams.

Floodwaters also saturate the ground, which leads to infiltration into sanitary sewer lines. When wastewater treatment plants are flooded, there is nowhere for the sewage to flow. Infiltration and lack of treatment can lead to overloaded sewer lines that can back up into low-lying areas and homes. Even when it is diluted by flood waters, raw sewage can be a breeding ground for bacteria such as e. coli and other disease-causing agents.

The second type of health problem arises after most of the water has gone. Stagnant pools can become breeding grounds for mosquitoes, and wet areas of a building that have not been properly cleaned breed mold and mildew. A building that is not thoroughly cleaned becomes a health hazard, especially for small children and the elderly.

Another health hazard occurs when heating ducts in a forced air system are not properly cleaned after inundation. When the furnace or air conditioner is turned on, the sediments left in the ducts are circulated throughout the building and breathed in by the occupants. If a water system loses pressure, a boil order may be issued to protect people and animals from contaminated water.

The third problem is the long-term psychological impact of having been through a flood and seeing one's home damaged and irreplaceable keepsakes destroyed. The cost and labor needed to repair a flood-damaged home puts a severe strain on people, especially the unprepared and uninsured. There is also a long-term problem for those who know that their homes can be flooded again. The resulting stress on floodplain residents takes its toll in the form of aggravated physical and mental health problems.

### *Values at Risk*

The City of Lakeport has mapped FEMA flood hazard areas. GIS was used to determine the possible impacts of flooding within the City and how the risk varies across the City Planning Area. The following methodology was followed in determining improved parcel counts and assets at risk to the 1% annual chance flood event and 0.2% annual chance flood events.

### *Methodology*

Lake County's 10/30/2018 Assessor Data and the County's and the City of Lakeport's GIS parcel data were used as the basis for the City inventory of parcels, values, and acres. Lake County, including Lakeport, has a FEMA effective DFIRM dated September 30, 2005, which was obtained from the National Flood Hazard Layer to perform the flood analysis.

In some cases, there are parcels in multiple flood zones, such as Zone A, Zone X, or Shaded X. GIS was used to create a centroid, or point representing the center of the parcel polygon. DFIRM flood data was then overlaid on the parcel layer. For the purposes of this analysis, the flood zone that intersected a parcel centroid was assigned the flood zone for the entire parcel. The parcels were segregated and analyzed in this fashion for the Lakeport Planning Area. Once completed, the parcel boundary layer was joined to the centroid layer and values were transferred based on the identification number in the Assessors database and

the GIS parcel layer. Analysis on values at risk to floods in the City is provided for Lakeport Planning Area as previously described in Section 4.2.12 in Table 4-38.

Each of the DFIRM flood zones that begins with the letter ‘A’ depict the Special Flood Hazard Area, or the 1% annual chance flood event (commonly referred to as the 100-year flood). Table 4-61 explains the difference between DFIRM mapped flood zones within the 1% annual chance flood zone as well as other flood zones located within the City. The effective DFIRM maps for the Lakeport Planning Area are shown on Figure 4-83.

***Table 4-61 Lakeport – DFIRM Flood Hazard Zones***

Flood Zone	Description
AE	1% annual chance flood: Base flood elevations provided
AE Floodway*	1% annual chance flood: Regulatory floodway; Base flood elevations provided
AO	1% annual chance flood: River or stream flood hazard areas, and areas with a 1% or greater chance of shallow flooding each year, usually in the form of sheet flow, with an average depth ranging from 1 to 3 feet.
Shaded X	0.2% annual chance flood: The areas between the limits of the 1% annual chance flood and the 0.2-percent-annual-chance (or 500-year) flood
X (unshaded)	No flood hazard
D	Unmapped Areas

Source: FEMA

\*In Lakeport, the floodway is defined as the channel of any water course and adjacent lands that must be reserved in order to discharge the base flood without increasing the water surface elevation more than one foot.







## Limitations

It should be noted that the resulting flood loss estimates may actually be more or less than that presented in the below tables as the City may include structures located within the 1% or 0.2% annual chance floodplain that are elevated at or above the level of the base flood elevation, according to local floodplain development requirements. Also, it is important to keep in mind that these assessed values may be well below the actual market value of improved parcels located within the floodplain due primarily to Proposition 13.

## Flood Loss Estimate

The loss estimate for flood is based on the total of improved and contents value. Improved parcels include those with improved structure values identified in the Assessor's database. Only improved parcels and the value of their structure improvements were included in the flood loss analysis. The value of land is not included in the loss estimates as generally the land is not at loss to floods, just the value of improvements and structure contents. The land value is represented in the detailed flood tables, but are primarily present to show the value of the land associated with each flood zone.

The property use categories for the City (derived from general plan land use descriptions) were used to develop estimated content replacement values (CRV) that are potentially at loss from hazards, using FEMA Hazus methodologies as previously described in Section □. The CRVs were added to the improved parcel values.

Once the potential value of affected parcels was calculated, a damage factor was applied to obtain loss estimates by flood zone. When a flood occurs, seldom does the event cause total loss of an area or building. Potential losses from flooding are related to a variety of factors including flood depth, flood velocity, building type, and construction. The percent of damage is primarily related to the flood depth. FEMA's flood benefit/cost module uses a simplified approach to model flood damage based on building type and flood depth. The values at risk in the flood analysis tables were refined by applying an average damage estimation of 20% of the total building value. The 20% damage estimate utilized FEMA's Flood Building Loss Table based on an assumed average flood depth of 2 feet. The end result of the flood hazard analysis is an inventory of the numbers, types, and values of parcels subject to the flood hazard.

## Flooded Acres

In addition to the centroid analysis used to obtain numbers of parcels and assets at risk to flood hazards, parcel boundary analysis was performed to obtain total acres and flooded acres by flood zone for each parcel. The parcel layer was intersected with the FEMA DFIRM data to obtain the acres flooded. The flooded acres analysis methodology and results are presented at the end of this section.

## Lakeport Flood Analysis Results

Table 4-62 and Table 4-63 contain flood analysis results for the Lakeport Planning Area. These tables show the number of parcels and values at risk to the 1% and 0.2% annual chance event for the City of Lakeport. Table 4-62 shows a summary of the value of improved parcels by 1% and 0.2% annual chance flood zone. Table 4-63 shows the improved parcels by property use category in each flood zone for the City.

**Table 4-62 City of Lakeport – Count and Value of Parcels by FEMA DFIRM 1% and 0.2% Annual Chance Flood Zones\***

Flood Zone	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
1% Annual Chance Flood Hazard	497	424	\$38,395,470	\$62,270,498	\$36,656,670	\$137,322,638
0.2% Annual Chance Flood Hazard	3	3	\$2,944,239	\$6,431,551	\$6,431,551	\$15,807,341
Other Areas	1,931	1,592	\$121,708,063	\$244,930,132	\$160,389,935	\$527,028,130
<b>Grand Total</b>	<b>2,431</b>	<b>2,019</b>	<b>\$163,047,772</b>	<b>\$313,632,181</b>	<b>\$203,478,156</b>	<b>\$680,158,109</b>

Source: FEMA September 30, 2005 DFIRM, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

\*With respect to improved parcels within the floodplain, the actual structures on the parcels may not be located within the actual floodplain, may be elevated and or otherwise outside of the identified flood zone

\*\*This parcel count only includes those parcels in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain. The 0.2% annual chance flood, in actuality, also includes all parcels in the 1% annual chance floodplain.

**Table 4-63 City of Lakeport – Count and Value of Parcels by Detailed DFIRM Flood Zones and Property Use\***

Flood Zone/Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
<b>1% Annual Chance Flood Hazard</b>						
<b>Zone AE</b>						
Commercial	44	40	\$3,868,394	\$6,888,829	\$6,888,829	\$17,646,052
Government	1	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	13	2	\$229,382	\$371,865	\$371,865	\$973,112
Residential	220	194	\$21,024,417	\$30,916,436	\$15,458,218	\$67,399,071
<b>Zone AE Total</b>	<b>278</b>	<b>236</b>	<b>\$25,122,193</b>	<b>\$38,177,130</b>	<b>\$22,718,912</b>	<b>\$86,018,235</b>
<b>Zone AE Floodway</b>						
Commercial	1	0	\$0	\$0	\$0	\$0
Government	0	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	0	0	\$0	\$0	\$0	\$0
Residential	1	0	\$28,000	\$0	\$0	\$28,000
<b>Zone AE Floodway Total</b>	<b>2</b>	<b>0</b>	<b>\$28,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,000</b>
<b>Zone AO</b>						
Commercial	37	33	\$3,438,868	\$3,782,147	\$3,782,147	\$11,003,162
Government	4	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	0	0	\$0	\$0	\$0	\$0
Residential	156	139	\$9,069,353	\$18,508,468	\$9,254,234	\$36,832,055
<b>Zone AO Total</b>	<b>197</b>	<b>172</b>	<b>\$12,508,221</b>	<b>\$22,290,615</b>	<b>\$13,036,381</b>	<b>\$47,835,217</b>
<b>Zone A</b>						
Commercial	0	0	\$0	\$0	\$0	\$0

Flood Zone/Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
Government	0	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	0	0	\$0	\$0	\$0	\$0
Residential	20	16	\$737,056	\$1,802,753	\$901,377	\$3,441,186
<b>Zone A Total</b>	<b>20</b>	<b>16</b>	<b>\$737,056</b>	<b>\$1,802,753</b>	<b>\$901,377</b>	<b>\$3,441,186</b>
<b>1% Annual Chance Total</b>	<b>497</b>	<b>424</b>	<b>\$38,395,470</b>	<b>\$62,270,498</b>	<b>\$36,656,670</b>	<b>\$137,322,638</b>
<b>0.2% Annual Chance Flood Hazard</b>						
Commercial	3	3	\$2,944,239	\$6,431,551	\$6,431,551	\$15,807,341
Government	0	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	0	0	\$0	\$0	\$0	\$0
<b>0.2% Annual Chance Total</b>	<b>3</b>	<b>3</b>	<b>\$2,944,239</b>	<b>\$6,431,551</b>	<b>\$6,431,551</b>	<b>\$15,807,341</b>
<b>Other Areas</b>						
Zone X (unshaded)						
Commercial	330	257	\$34,240,539	\$75,849,738	\$75,849,738	\$185,940,015
Government	22	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	13	0	\$66,300	\$0	\$0	\$66,300
Residential	1,566	1,335	\$87,401,224	\$169,080,394	\$84,540,197	\$341,021,815
<b>Zone X (unshaded) Total</b>	<b>1,931</b>	<b>1,592</b>	<b>\$121,708,063</b>	<b>\$244,930,132</b>	<b>\$160,389,935</b>	<b>\$527,028,130</b>
<b>Other Areas Total</b>	<b>1,931</b>	<b>1,592</b>	<b>\$121,708,063</b>	<b>\$244,930,132</b>	<b>\$160,389,935</b>	<b>\$527,028,130</b>
<b>Grand Total</b>	<b>2,431</b>	<b>2,019</b>	<b>\$163,047,772</b>	<b>\$313,632,181</b>	<b>\$203,478,156</b>	<b>\$680,158,109</b>

Source: FEMA September 30, 2005 DFIRM, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

\*With respect to improved parcels within the floodplain, the actual structures on the parcels may not be located within the actual floodplain, may be elevated and or otherwise outside of the identified flood zone

\*\*This parcel count only includes those parcels in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain. The 0.2% annual chance flood, in actuality, also includes all parcels in the 1% annual chance floodplain.

Table 4-64 shows a summary table of loss estimates by flood zone for the Lakeport Planning Area, and gives potential losses summarized by the 1% and 0.2% annual chance flood event with loss estimate and loss ratios for the Lakeport Planning Area. The loss ratio is the loss estimate divided by the total potential exposure (i.e., total of improved and contents value for all parcels located in the Planning Area) and displayed as a percentage of loss. FEMA considers loss ratios greater than 10% to be significant and an indicator that a community may have more difficulties recovering from a flood. The City should keep in mind that the loss ratio could increase with additional development in the 1% and 0.2% annual chance floodplain unless development is elevated in accordance with the local floodplain management ordinance.

*Table 4-64 Lakeport – Flood Loss Estimate Summary\**

Flood Zone	Total Parcel Count	Improved Parcel Count	Improved Structure Value	Estimated Contents Value	Total Value	Loss Estimate	Loss Ratio
1% Annual Chance Total	497	424	\$62,270,498	\$36,656,670	\$98,927,168	\$19,785,434	4.2%
0.2% Annual Chance Total	3	3	\$6,431,551	\$6,431,551	\$12,863,102	\$2,572,620	0.5%
<b>Grand Total</b>	<b>500</b>	<b>427</b>	<b>\$68,702,049</b>	<b>\$43,088,221</b>	<b>\$111,790,270</b>	<b>\$22,358,054</b>	<b>4.7%</b>

Source: FEMA September 30, 2005 DFIRM, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

\*With respect to improved parcels within the floodplain, the actual structures on the parcels may not be located within the actual floodplain, may be elevated and or otherwise outside of the identified flood zone

\*\*This parcel count only includes those parcels in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain. The 0.2% annual chance flood, in actuality, also includes all parcels in the 1% annual chance floodplain.

According to the information in Table 4-62 through Table 4-64, the Lakeport Planning Area has 424 improved parcels and roughly \$19.8 million of structure and contents value in the 1% annual chance floodplain. There are an additional 3 improved parcels and roughly \$2.6 million of structure and contents value in the 0.2% annual chance flood event. A loss ratio of 4.7% indicates that while the City does have assets at risk, those asset values do not indicate a disproportionate number of assets in the FEMA regulated floodplains.

## Flooded Acres

Also of interest is the land area affected by the various flood zones. The following is an analysis of flooded acres in the City.

## Methodology

GIS was used to calculate acres flooded by FEMA flood zones and property use categories. The Lakeport parcel layer and FEMA DFIRM were intersected, and each segment divided by the intersection of flood zone and parcels were calculated for acres. This process was conducted for 1% and 0.2% annual chance flood areas, with each segment being defined by zone type (AE, AE Floodway, AO, 0.2% Annual Chance, D, and X) and acres. The resulting data tables with flooded acreages were then imported into a database and linked back to the original parcels, including total acres by parcel number. Once this was completed, each parcel contained acreage values for flooded acres by zone type within the parcel. In the tables below, the 1% and 0.2% annual chance flood zones are summarized and then split out by property use, their total flooded acres, total improved acres, and percent of improved acres that are flooded.

## Limitations

One limitation created by this type of analysis is that improvements are uniformly found throughout the parcel, while in reality, only portions of the parcel are improved, and improvements may or may not fall within the flood zone portion of a parcel; thus, areas of improvements flooded, calculated through this method may be higher or lower than those actually seen in a similar real-world event.

The following tables represent a detailed and summary analysis of total acres for each FEMA DFIRM flood zone. Table 4-65 gives detailed information for the Planning Area by summary flood zone and property use. Table 4-66 gives a summary for the entire Planning Area by summary property use and flood zone. Table 4-67 gives a summary of acres in the 1% and 0.2% annual chance floodplains.

*Table 4-65 Lakeport – Flooded Acres by Detailed DFIRM Flood Zone and Property Use*

Flood Zone/Property Use	Total Flooded Acres	Improved Flooded Acres
<b>1% Annual Chance Flood Hazard</b>		
<b>Zone A</b>		
Commercial	0	0
Government	0	0
Open Space / Rural Lands	0	0
Residential	13	12
<b>Zone A Total</b>	<b>13</b>	<b>12</b>
<b>Zone AE</b>		
Commercial	20	19
Government	8	0
Open Space / Rural Lands	32	1
Residential	113	88
<b>Zone AE Total</b>	<b>173</b>	<b>108</b>
<b>Zone AE Floodway</b>		
Commercial	0	0
Government	0	0
Open Space / Rural Lands	0	0
Residential	1	0
<b>Zone AE Floodway Total</b>	<b>1</b>	<b>0</b>
<b>Zone AO</b>		
Commercial	22	18
Government	51	0
Open Space / Rural Lands	0	0
Residential	29	25
<b>Zone AO Total</b>	<b>102</b>	<b>43</b>
<b>1% Annual Chance Flood Hazard Total</b>	<b>289</b>	<b>163</b>
<b>0.2% Annual Chance Flood Hazard</b>		
Commercial	10	10
Government	0	0
Open Space / Rural Lands	0	0
Residential	0	0

Flood Zone/Property Use	Total Flooded Acres	Improved Flooded Acres
<b>0.2% Annual Chance Flood Hazard Total</b>	<b>10</b>	<b>10</b>
<b>Other Areas</b>		
<b>Zone X (unshaded)</b>		
Commercial	293	171
Government	281	0
Open Space / Rural Lands	56	0
Residential	760	557
<b>Zone X (unshaded) Total</b>	<b>1,390</b>	<b>728</b>
<b>Other Areas Total</b>	<b>1,390</b>	<b>728</b>
<b>Grand Total</b>	<b>1,689</b>	<b>901</b>

Source: FEMA September 30, 2005 DFIRM, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

\*This count only includes those acres in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain. The 0.2% annual chance flood, in actuality, also includes all acres in the 1% annual chance floodplain.

*Table 4-66 Lakeport – Flooded Acres by DFIRM Flood Zone and Property Use*

Property Use / Flood Zone	Total Flooded Acres	Improved Flooded Acres
<b>Commercial</b>		
1% Annual Chance Flood Hazard	42	37
0.2% Annual Chance Flood Hazard	10	10
Other Areas	293	171
<b>Commercial Total</b>	<b>344</b>	<b>217</b>
<b>Government</b>		
1% Annual Chance Flood Hazard	59	0
0.2% Annual Chance Flood Hazard	0	0
Other Areas	281	0
<b>Government Total</b>	<b>340</b>	<b>0</b>
<b>Open Space / Rural Lands</b>		
1% Annual Chance Flood Hazard	32	1
0.2% Annual Chance Flood Hazard	0	0
Other Areas	56	0
<b>Open Space / Rural Lands Total</b>	<b>88</b>	<b>1</b>
<b>Residential</b>		
1% Annual Chance Flood Hazard	156	125
0.2% Annual Chance Flood Hazard	0	0
Other Areas	760	557
<b>Residential Total</b>	<b>917</b>	<b>682</b>

Property Use / Flood Zone	Total Flooded Acres	Improved Flooded Acres
<b>Grand Total</b>	<b>1,689</b>	<b>901</b>

Source: FEMA September 30, 2005 DFIRM, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

\*This count only includes those acres in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain. The 0.2% annual chance flood, in actuality, also includes all acres in the 1% annual chance floodplain.

*Table 4-67 City of Lakeport – Flooded Acres Summary by FEMA DFIRM Flood Zone*

Flood Zone/Property Use	Total Flooded Acres	Improved Flooded Acres
1% Annual Chance Flood Hazard	289	163
0.2% Annual Chance Flood Hazard	10	10

Source: FEMA September 30, 2005 DFIRM, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

\*This count only includes those acres in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain. The 0.2% annual chance flood, in actuality, also includes all acres in the 1% annual chance floodplain.

### Insurance Coverage, Claims Paid, and Repetitive Losses

The City of Lakeport joined the NFIP on October 17, 1978. The City does not participate in the CRS program. NFIP insurance data indicates that as of July 19, 2018, there were 212 policies in force in the City, resulting in \$48,450,900 of insurance in force. Of these, 195 are for residential properties and 17 are nonresidential. 214 of these are in A zones and 26 policies are for parcels in the B, C, & X zones.

There have been 238 closed paid losses totaling \$2,756,495.05. 206 of these were for residential properties and 32 were for nonresidential. Of these 60 paid losses, 199 were parcels in the A zone and 38 parcels were in B, C, & X zones, and 1 was for an unknown zone. Of the 238 claims, 212 claims were associated with pre-FIRM structures and 25 with post-FIRM structures, while 1 was unknown. Based on this analysis of insurance coverage, the City has assets at risk to the 1% annual chance and greater floods. Of the 424 improved parcels within the 1% annual chance floodplain, 214 (or 50.5 percent) of those parcels maintain flood insurance.

There have been 18 substantial damage claims since 1978. There are 24 repetitive loss (RL) properties and 3 severe repetitive loss (SRL) properties in the City. Most of the RL properties are an issue due to slab on grade foundations. The City has mapped their repetitive loss properties. Using GIS, these were overlaid on the DFIRM. RL properties by DFIRM are shown on Figure 4-84.





## *Population at Risk*

Those residential parcel centroids that intersect the DFIRM flood zones were counted and multiplied by the 2010 Census Bureau average household factors for the City of Lakeport (2.31). According to this analysis, there is a total population of 349 and 0 residents that reside in Lakeport in 1% annual chance and 0.2% annual chance floodplains, respectively. This is shown in Table 4-68. It should be noted that all of the residents in the 1% annual chance floodplain would also fall in the 0.2% annual chance floodplain.

***Table 4-68 City of Lakeport – Count of Residential Parcels and Population by DFIRM Flood Zone***

Flood Zone	Improved Residential Parcels	Population
1% Annual Chance Flood Zone	349	806
0.2% Annual Chance Flood Zone	0	0
<b>Total</b>	<b>349</b>	<b>806</b>

Source: FEMA September 30, 2005 DFIRM, US Census Bureau, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

## *Critical Facilities at Risk*

A separate analysis was performed on the critical facility inventory in the City of Lakeport to determine critical facilities in the DFIRM flood zones. Using GIS, the DFIRM flood zones were overlaid on the critical facility GIS layer. Figure 4-85 shows critical facilities, as well as the DFIRM flood zones. Table 4-69 provides summary information of critical facilities in the DFIRM zones by 1% and 0.2% annual chance floodplain. Table 4-70 provides greater detail on which DFIRM floodplain these critical facilities fall in by facility type and count. According to these tables, there are 19 critical facilities in the 1% annual chance floodplain and 0 critical facilities in the 0.2% annual chance floodplain. Details of critical facility definition, type, name, and address by FEMA DFIRM flood zone are listed in Appendix E.





**Table 4-69 City of Lakeport – Critical Facilities in DFIRM Flood Zones Summary**

Flood Zone/Critical Facility Category	Facility Count
<b>City of Lakeport</b>	
<b>1% Annual Chance Flood Hazard</b>	
Essential Services Facilities	15
At Risk Population Facilities	4
Hazardous Materials Facilities	0
<b>1% Annual Chance Flood Hazard Total</b>	<b>19</b>
<b>0.2% Annual Chance Flood Hazard*</b>	
Essential Services Facilities	0
At Risk Population Facilities	0
Hazardous Materials Facilities	0
<b>0.2% Annual Chance Flood Hazard Total</b>	<b>0</b>
<b>Other Areas</b>	
Essential Services Facilities	30
At Risk Population Facilities	12
Hazardous Materials Facilities	2
<b>Other Areas Total</b>	<b>44</b>
<b>Unincorporated Lake County</b>	
<b>Other Areas</b>	
Essential Services Facilities	6
At Risk Population Facilities	0
Hazardous Materials Facilities	0
<b>Other Areas Total</b>	<b>6</b>
<b>Grand Total</b>	
	<b>69</b>

Source: City of Lakeport GIS, FEMA DFIRM 9/30/2005

\*This count only includes those critical facilities in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain.  
The 0.2% annual chance flood, in actuality, also includes all critical facilities in the 1% annual chance floodplain.

**Table 4-70 City of Lakeport – Critical Facilities in Detailed DFIRM Flood Zones by Category and Facility Type**

Jurisdiction / Flood Zone	Critical Facility Category / Critical Facility Type	Facility Count
<b>City of Lakeport</b>		
<b>1% Annual Chance Flood Hazard</b>		
Zone AE	<b>Essential Services Facilities</b>	
	Government	2
	Pump Stations	3

	Water Intake	1
	Essential Services Facilities Total	6
	<b>At Risk Population Facilities</b>	
	School	1
	At Risk Population Facilities Total	1
	<b>Total</b>	<b>7</b>
Zone AO	<b>Essential Services Facilities</b>	
	Commerce	4
	Construction - Engineering	1
	Government	1
	Law	1
	Pump Stations	2
	<b>Essential Services Facilities Total</b>	<b>9</b>
	<b>At Risk Population Facilities</b>	
	Assisted Living	1
	School	2
	<b>At Risk Population Facilities Total</b>	<b>3</b>
	<b>Total</b>	<b>12</b>
	<b>1% Annual Chance Flood Hazard Total</b>	<b>19</b>
<b>Other Areas</b>		
Zone X (unshaded)	<b>Essential Services Facilities</b>	
	Commerce	3
	Communications	2
	Fire - Rescue	1
	Government	3
	Law	2
	Medical - Clinic	8
	Pump Stations	5
	Transportation	1
	Water Treatment Plant	1
	Sewer Treatment Plant	1
	Senior Activity Center	1
	Water Storage	1
	Community Center	1
	<b>Essential Services Facilities Total</b>	<b>30</b>
	<b>At Risk Population Facilities</b>	
	Assisted Living	1
	Child Care	2

	School	3
	Senior Apt Complex	5
	Assisted Living Senior Apt Complex	1
	At Risk Population Facilities Total	12
	Hazardous Materials Facilities	
	Hazardous Material	2
	<b>Hazardous Materials Facilities Total</b>	<b>2</b>
	<b>Total</b>	<b>44</b>
<b>Other Areas Total</b>		<b>44</b>
<b>City of Lakeport Total</b>		<b>63</b>
<b>Unincorporated Lake County</b>		
<b>Other Areas</b>		
Zone D (unmapped)	<b>Essential Services Facilities</b>	
	Communications	1
	Law	1
	<b>Essential Services Facilities Total</b>	<b>2</b>
	<b>Total</b>	<b>2</b>
Zone X (unshaded)	<b>Essential Services Facilities</b>	
	Animal	1
	Medical - Hospital	1
	Water Storage	1
	Water Wells	1
	<b>Essential Services Facilities Total</b>	<b>4</b>
	<b>Total</b>	<b>4</b>
<b>Other Areas Total</b>		<b>6</b>
<b>Unincorporated Lake County Total</b>		<b>6</b>
<b>Grand Total</b>		<b>69</b>

Source: Lake County GIS, FEMA DFIRM 9/30/2005

\*This count only includes those critical facilities in the 0.2% annual chance floodplain, exclusive of the 1% annual chance floodplain.

The 0.2% annual chance flood, in actuality, also includes all critical facilities in the 1% annual chance floodplain.

### *Overall Community Impact*

Floods and their impacts vary by location and severity of any given flood event and will likely only affect certain areas of the City during specific times. Based on the risk assessment, it is evident that floods will continue to have potentially devastating economic impacts to certain areas of the City. However, many of the floods in the City are minor, localized flood events that are more of a nuisance than a disaster. Impacts that are not quantified, but can be anticipated in large future events, include:

- Injury and loss of life;

- Commercial and residential structural and property damage;
- Disruption of and damage to public infrastructure and services;
- Health hazards associated with mold and mildew, contamination of drinking water, etc.;
- Damage to roads/bridges resulting in loss of mobility;
- Significant economic impact (jobs, sales, tax revenue) to the community;
- Negative impact on commercial and residential property values; and
- Significant disruption to students and teachers as temporary facilities and relocations would likely be needed.
- Impact on the overall mental health of the community.

### ***Future Development***

Future development in the City of Lakeport may be built in the floodplain, as long as it conforms to the standards of the floodplain ordinance. The City enforces the floodplain ordinance on new development and substantial improvements in Lakeport.

#### **Future Development: GIS Analysis**

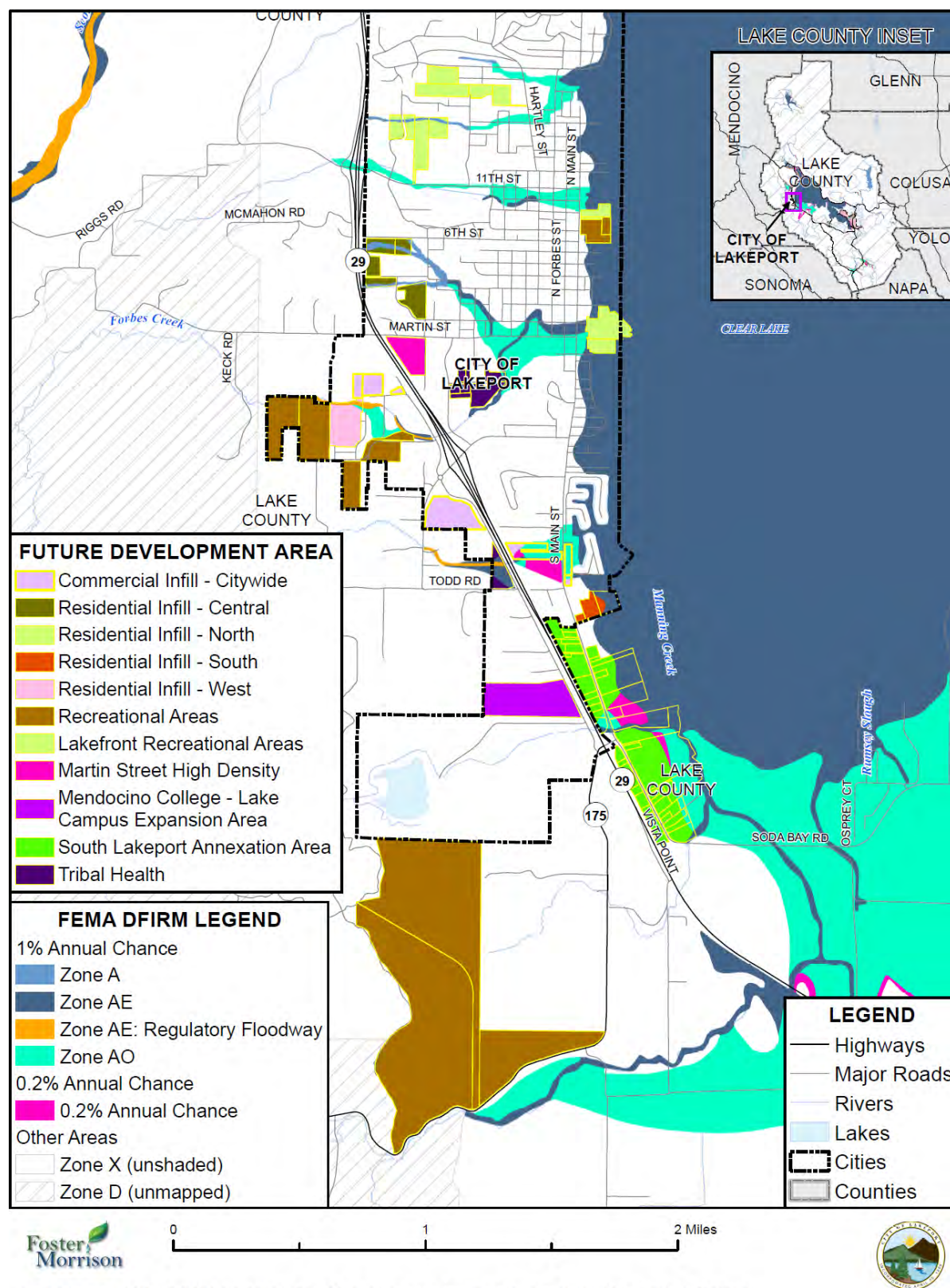
Lake County's 10/30/2018 Assessor Data and the County's GIS parcel data were used as the basis for the inventory of assessed values for both improved and unimproved parcels within the City. This data provides the land and improved values assessed for each parcel. In this analysis, the parcel data was converted to a point layer using a centroid conversion process, in which each parcel was identified by a central point containing the assessor's data. In addition, Lake County provided a table containing the assessor parcel numbers (APNs) for the 97 parcels. Using the GIS parcel spatial file and the APNs, the 97 parcels associated with future development projects for which the analysis was to be performed was identified. Utilizing the future development project spatial layer, the parcel centroid data was intersected to determine the parcel counts within each area.

The FEMA DFIRM was used to perform the analysis. This can be seen in Figure 4-86. Three tables follow:

- Table 4-71 shows the breakdown of the future development parcel counts in the City of Lakeport and their acreages summarized by 1%, 0.2%, and outside DFIRM flood zone.
- Table 4-72 breaks down Table 4-71, and shows the breakdown of the future development parcel counts in the City of Lakeport and their acreages by 1%, 0.2%, and outside DFIRM flood zone.
- Table 4-73 breaks down both previous tables to show the breakdown of the future development parcel counts in the City of Lakeport and their acreages by detailed DFIRM flood zone.



Figure 4-86 City of Lakeport – Future Development in DFIRM Flood Zones



Data Source: FEMA DFIRM 9/30/2005, City of Lakeport, Lake County GIS, Cal-Atlas; Map Date: 11/20/2018.

**Table 4-71 City of Lakeport – Future Development Areas in Summary DFIRM Flood Zones by Parcel Count and Acres**

Future Development Project / Flood Zone / Jurisdiction	Total Parcel Count	Improved Parcel Count	Total Acres
<b>City of Lakeport</b>			
1% Annual Chance Flood Hazard	11	6	49
Other Areas	33	5	198
<b>City of Lakeport Total</b>	<b>44</b>	<b>11</b>	<b>247</b>
<b>Unincorporated Lake County</b>			
1% Annual Chance Flood Hazard	6	4	38
0.2% Annual Chance Flood Hazard	2	2	10
Other Areas	45	37	392
<b>Unincorporated Lake County Total</b>	<b>53</b>	<b>43</b>	<b>440</b>
<b>Grand Total</b>			
	<b>97</b>	<b>54</b>	<b>687</b>

Source: FEMA DFIRM 9/30/2005, Lake County GIS, City of Lakeport

**Table 4-72 City of Lakeport – Future Development Areas in Summary DFIRM Flood Zones by Detailed Parcel Count and Acres**

Future Development Project / Flood Zone / Jurisdiction	Total Parcel Count	Improved Parcel Count	Total Acres
<b>City of Lakeport</b>			
<b>1% Annual Chance Flood Hazard</b>			
Future Commercial Infill - Central	1	1	4
Future Commercial Infill - Citywide	2	1	9
Future Commercial Infill - South	1	1	5
Future Recreational Development Areas	2	0	7
Lakefront Recreational Future Development Areas	4	2	18
Tribal Health Future Development	1	1	6
<b>1% Annual Chance Flood Hazard Total</b>	<b>11</b>	<b>6</b>	<b>49</b>
<b>Other Areas</b>			
Future Commercial Infill - Central	4	0	15
Future Commercial Infill - Citywide	5	1	23
Future Commercial Infill - North	7	3	36
Future Commercial Infill - South	2	0	4
Future Commercial Infill - West	1	0	14
Future Recreational Development Areas	5	0	53
Martin Street High Density Development	1	0	10
Mendocino College - Lake Campus Expansion Area	1	0	31

Future Development Project / Flood Zone / Jurisdiction	Total Parcel Count	Improved Parcel Count	Total Acres
Tribal Health Future Development	7	1	12
<b>Other Areas Total</b>	<b>33</b>	<b>5</b>	<b>198</b>
<b>City of Lakeport Total</b>	<b>44</b>	<b>11</b>	<b>247</b>
<b>Unincorporated Lake County</b>			
<b>1% Annual Chance Flood Hazard</b>			
South Lakeport Annexation Area	6	4	38
<b>1% Annual Chance Flood Hazard Total</b>	<b>6</b>	<b>4</b>	<b>38</b>
<b>0.2% Annual Chance Flood Hazard</b>			
South Lakeport Annexation Area	2	2	10
<b>0.2% Annual Chance Flood Hazard Total</b>	<b>2</b>	<b>2</b>	<b>10</b>
<b>Other Areas</b>			
Future Recreational Development Areas	3	0	316
South Lakeport Annexation Area	42	37	76
Other Areas Total	45	37	392
<b>Unincorporated Lake County Total</b>	<b>53</b>	<b>43</b>	<b>440</b>
<b>Grand Total</b>			
	<b>97</b>	<b>54</b>	<b>687</b>

Source: FEMA DFIRM 9/30/2005, Lake County GIS, City of Lakeport

*Table 4-73 City of Lakeport – Future Development Areas in Detailed DFIRM Flood Zones by Parcel Count and Acres*

Future Development Project / Flood Zone / Jurisdiction	Total Parcel Count	Improved Parcel Count	Total Acres
<b>City of Lakeport</b>			
<b>1% Annual Chance Flood Hazard</b>			
<b>Zone A</b>			
Future Commercial Infill - Central	1	1	4
<b>Zone A Total</b>	<b>1</b>	<b>1</b>	<b>4</b>
<b>Zone AE</b>			
Future Commercial Infill - South	1	1	5
Future Recreational Development Areas	2	0	7
Lakefront Recreational Future Development Areas	4	2	18
Tribal Health Future Development	1	1	6
<b>Zone AE Total</b>	<b>8</b>	<b>4</b>	<b>35</b>
<b>Zone AO</b>			
Future Commercial Infill - Citywide	2	1	9
<b>Zone AO Total</b>	<b>2</b>	<b>1</b>	<b>9</b>

Future Development Project / Flood Zone / Jurisdiction	Total Parcel Count	Improved Parcel Count	Total Acres
<b>1% Annual Chance Flood Hazard Total</b>	<b>11</b>	<b>6</b>	<b>49</b>
<b>Other Areas</b>			
<b>Zone X (unshaded)</b>			
Future Commercial Infill - Central	4	0	15
Future Commercial Infill - Citywide	5	1	23
Future Commercial Infill - North	7	3	36
Future Commercial Infill - South	2	0	4
Future Commercial Infill - West	1	0	14
Future Recreational Development Areas	5	0	53
Martin Street High Density Development	1	0	10
Mendocino College - Lake Campus Expansion Area	1	0	31
Tribal Health Future Development	7	1	12
<b>Zone X (unshaded) Total</b>	<b>33</b>	<b>5</b>	<b>198</b>
<b>Other Areas Total</b>	<b>33</b>	<b>5</b>	<b>198</b>
<b>City of Lakeport Total</b>	<b>44</b>	<b>11</b>	<b>247</b>
<b>Unincorporated Lake County</b>			
1% Annual Chance Flood Hazard			
Zone AE			
South Lakeport Annexation Area	3	2	29
<b>Zone AE Total</b>	<b>3</b>	<b>2</b>	<b>29</b>
Zone AO			
South Lakeport Annexation Area	3	2	9
<b>Zone AO Total</b>	<b>3</b>	<b>2</b>	<b>9</b>
<b>1% Annual Chance Flood Hazard Total</b>	<b>6</b>	<b>4</b>	<b>38</b>
<b>0.2% Annual Chance Flood Hazard</b>			
<b>Zone X (shaded)</b>			
South Lakeport Annexation Area	2	2	10
<b>Zone X (shaded) Total</b>	<b>2</b>	<b>2</b>	<b>10</b>
<b>0.2% Annual Chance Flood Hazard Total</b>	<b>2</b>	<b>2</b>	<b>10</b>
<b>Other Areas</b>			
<b>Zone X (unshaded)</b>			
Future Recreational Development Areas	3	0	316
South Lakeport Annexation Area	42	37	76
<b>Zone X (unshaded) Total</b>	<b>45</b>	<b>37</b>	<b>392</b>
<b>Other Areas Total</b>	<b>45</b>	<b>37</b>	<b>392</b>
<b>Unincorporated Lake County Total</b>	<b>53</b>	<b>43</b>	<b>440</b>

Future Development Project / Flood Zone / Jurisdiction	Total Parcel Count	Improved Parcel Count	Total Acres
<b>Grand Total</b>	<b>97</b>	<b>54</b>	<b>687</b>

Source: FEMA DFIRM 9/30/2005, Lake County GIS, City of Lakeport

#### 4.3.10. Flood: Localized/Stormwater Vulnerability Assessment

**Likelihood of Future Occurrence**—Highly Likely

**Vulnerability**—Medium

Historically, the City of Lakeport has been at risk to flooding primarily during the winter and spring months when stream systems in the County and City swell with heavy rainfall. Localized flooding also occurs throughout the City at various times throughout the year with several areas of primary concern. In addition to flooding, damage to these areas during heavy storms includes road closures, pavement deterioration, washouts, landslides/mudslides, debris areas, and downed trees. The amount and type of damage or flooding that occurs varies from year to year, depending on the quantity of runoff. These areas and the types of damage are presented in Table 4-29 in Section 4.2.13. The HMPC noted that heavy rains may produce ponding around storm drains but these events are short in duration and do not typically cause property damage. Impacts primarily include damages to infrastructure. Impacts to property and life safety from localized flooding would be more limited.

##### *Future Development*

The City of Lakeport Stormwater Management Plan noted that post-construction runoff impact occurs by changing the natural hydrology of a land area through the creation of new impervious surfaces during development. Increased impervious surfaces interrupts the natural cycle of gradual percolation of water through vegetation and soil by altering the timing and quantity of peak flows. Instead, water is collected from surfaces such as asphalt and concrete and routed to drainage systems where large volumes of runoff quickly flow to the nearest receiving water. The effects of this process include stream bank scouring, bank erosion and downstream flooding, which often lead to a loss of aquatic life and damage to property. The risk of stormwater/localized flooding to future development can be minimized by accurate recordkeeping of repetitive localized storm activity. Mitigating the root causes of the localized stormwater or choosing not to develop in areas that often are subject to localized flooding will reduce future risks of losses due to stormwater/localized flooding.

#### 4.3.11. Hazardous Materials Transport Vulnerability Assessment

**Likelihood of Future Occurrence**—Likely

**Vulnerability**—Medium

It is often quite difficult to quantify the potential losses from human-caused hazards. While the facilities themselves have a tangible dollar value, loss from a human-caused hazard often inflicts an even greater toll on a community, both economically and emotionally. The impact to identified assets will vary from event to event and depend on the type, location, and nature of a specific hazardous material incident. Impacts

include loss of life, damages to infrastructure, damages to property, and damages to critical facilities. Should hazardous materials be spilled in Clear Lake, damages to the marine environment may occur, and if significant, the local economy could be affected.

Given the difficulty in quantifying the losses associated with technological hazards, this section focuses on analyzing key City assets relative to the hazardous materials transportation corridors identified above in Section 4.2.14. Figure 4-87 shows the hazardous materials transportation corridors (for roadways) in the City of Lakeport as well as the one-mile buffer zone (on each side of the corridor for a two-mile total buffer) used this analysis as detailed further in the methodology below. Location of improved parcels in the hazardous materials transportation corridor buffer zones are also shown.

### ***Methodology: Buffer Zone***

An analysis of the potential vulnerability of the City Planning Area to a transportation-related hazardous materials release was conducted using GIS within identified transportation corridors. Transportation corridors focus on key roadways. To evaluate the areas most vulnerable, a one-mile buffer was applied to both sides of Highways 29 and 175. The result is a two-mile buffer zone around each transportation corridor that is used for this analysis. The buffer distance was based on guidelines in the U.S. Department of Transportation's Emergency Response Guidebook that suggest distances useful to protect people from vapors resulting from spills involving dangerous goods considered toxic if inhaled. The recommended buffer distance referred to in the guide as the "protective action distance" is the area surrounding the incident in which people are at risk of harmful exposure. For purposes of this Plan, a buffer distance of one mile was used on either side of the transportation corridor. Actual buffer distances will vary depending on the nature and quantity of the release, whether the release occurred during the night or daytime, and prevailing weather conditions.







## Values at Risk

During a hazardous materials transportation spill, it is generally the people that are at risk to the effects of the spill. During a spill, buildings, property, and their values are at a lesser risk; however, given the location of hazardous materials routes in the City, an analysis is performed here. Analysis results for the Lakeport Planning Area are summarized in Table 4-74, which summarizes, by route, the total parcel counts, improved parcel counts, and their improved and land values and the estimated contents replacement values based on the CRV factors detailed in Table 4-38.

**Table 4-74 City of Lakeport – Count and Value of Parcels in Buffer Zones by Route and Property Use**

Hazardous Materials Transportation Routes/Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
<b>HWY 29</b>						
Commercial	357	286	\$34,239,826	\$79,198,554	\$79,198,554	\$192,636,934
Government	23	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	23	2	\$295,682	\$371,865	\$371,865	\$1,039,412
Residential	1,861	1,602	\$106,199,926	\$207,955,690	\$103,977,845	\$418,133,461
<b>HWY 29 Total</b>	<b>2,264</b>	<b>1,890</b>	<b>\$140,735,434</b>	<b>\$287,526,109</b>	<b>\$183,548,264</b>	<b>\$611,809,807</b>
<b>HWY 29 and HWY 175</b>						
Commercial	58	47	\$10,252,214	\$13,753,711	\$13,753,711	\$37,759,636
Government	4	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	3	0	\$0	\$0	\$0	\$0
Residential	99	79	\$11,589,196	\$11,849,972	\$5,924,986	\$29,364,154
<b>HWY 29 and HWY 175 Total</b>	<b>164</b>	<b>126</b>	<b>\$21,841,410</b>	<b>\$25,603,683</b>	<b>\$19,678,697</b>	<b>\$67,123,790</b>
<b>Grand Total</b>	<b>2,428</b>	<b>2,016</b>	<b>\$162,576,844</b>	<b>\$313,129,792</b>	<b>\$203,226,961</b>	<b>\$678,933,597</b>

Source: CalTrans, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

## Population at Risk

To determine the populations at risk from a transportation-related hazardous materials release within identified transportation corridors, an analysis was performed using GIS to determine the residential population that resides within the two-mile buffer zone of the highway corridors. Using GIS, the buffered corridor was overlaid on the improved residential parcel data and results tabulated for the Planning Area, as found in Table 4-75, and broken out by route in Table 4-76. Those residential parcel centroids that intersect the buffered corridor were counted and multiplied by the 2010 Census Bureau average household

factors for Lakeport (2.31). According to this analysis, there is a total population of 3,883 in the buffered corridor that reside in the Planning Area.

***Table 4-75 City of Lakeport – Count of Residential Parcels and Population at Risk in Hazardous Materials Buffer Zones***

Jurisdiction	Residential Parcels	Population
Lakeport	1,681	3,883

Source: Cal Trans, Lakeport/Lake County GIS, US Census Bureau

***Table 4-76 City of Lakeport – Count of Residential Parcels and Population at Risk in Hazardous Materials Buffer Zones by Transportation Route***

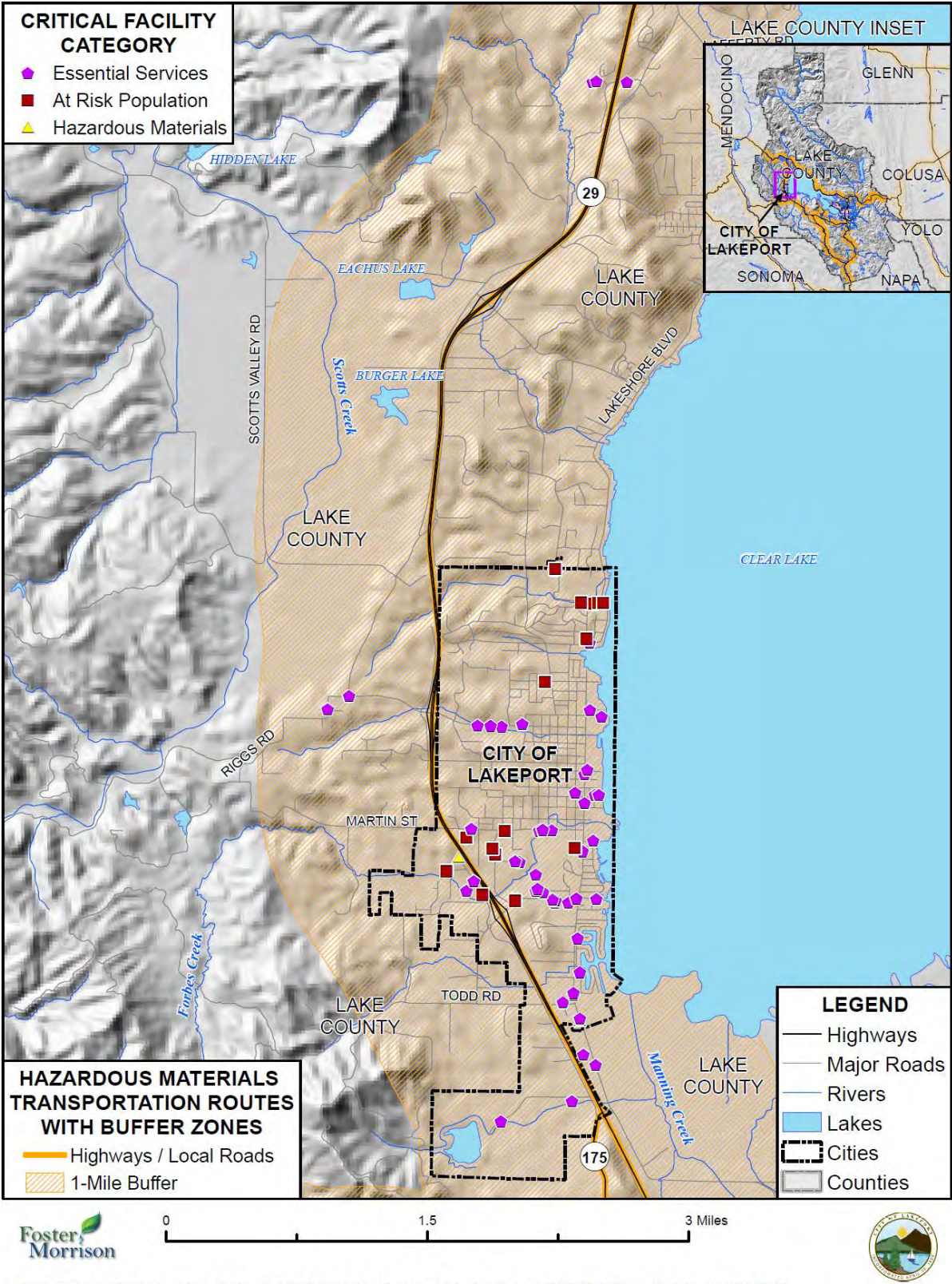
Hazardous Material Route	Improved Residential Parcels	Population
Highway 29	1,602	3,701
Highway 29 and 175	79	182
<b>Total</b>	<b>1,681</b>	<b>3,883</b>

Source: CalTrans, Lakeport/Lake County GIS, US Census Bureau

### ***Critical Facilities at Risk***

A separate analysis was performed on the critical facility inventory in the City of Lakeport to determine critical facilities in the hazardous material buffer zones. Using GIS, the hazardous material route buffer zones were overlayed on the critical facility GIS layer. Figure 4-88 shows critical facilities as well as the buffer zones. Table 4-77 provides summary information of critical facilities in the buffer zones by category. Table 4-78 provides greater detail of critical facilities in hazardous material route buffer zones by facility type and count. As shown on the tables, there are 63 critical facilities in the City and 6 facilities outside the City that fall within the hazardous material transportation route buffered corridors. Details of critical facility definition, type, name, and address by hazardous material buffer zone route are listed in Appendix E.

Figure 4-88 City of Lakeport – Critical Facilities in Hazardous Materials Buffer Zones



Data Source: CalTrans Truck Network 12/2016, City of Lakeport, Lake County GIS, Cal-Atlas; Map Date: 5/1/2019.

**Table 4-77 City of Lakeport – Critical Facilities in Hazardous Materials Buffer Zones Summary**

Critical Facility Category / Hazardous Materials Route / Jurisdiction	Facility Count
<b>City of Lakeport</b>	
<b>HWY 29</b>	
Essential Services Facilities	45
At Risk Population Facilities	16
Hazardous Materials Facilities	2
<b>HWY 29 Total</b>	<b>63</b>
<b>City of Lakeport Total</b>	<b>63</b>
<b>Unincorporated Lake County</b>	
<b>HWY 29</b>	
Essential Services Facilities	6
At Risk Population Facilities	0
Hazardous Materials Facilities	0
<b>HWY 29 Total</b>	<b>6</b>
<b>Unincorporated Lake County Total</b>	<b>6</b>
<b>Grand Total</b>	
	<b>69</b>

Source: City of Lakeport GIS, CalTrans

**Table 4-78 City of Lakeport – Critical Facilities in Hazardous Materials Buffer Zones Detail by Category and Facility Type**

Jurisdiction/Hazardous Materials Route	Critical Facility Category/Critical Facility Type	Facility Count
<b>City of Lakeport</b>		
HWY 29	<b>Essential Services Facilities</b>	
	Commerce	7
	Communications	2
	Construction – Engineering	1
	Fire – Rescue	1
	Government	6
	Law	3
	Medical – Clinic	8
	Pump Stations	10
	Transportation	1
	Water Intake	1
	Water Treatment Plant	1
	Sewer Treatment Plant	1



Jurisdiction/Hazardous Materials Route	Critical Facility Category/Critical Facility Type	Facility Count
	Senior Activity Center	1
	Water Storage	1
	Community Center	1
	<b>Essential Services Facilities Total</b>	<b>45</b>
	<b>At Risk Population Facilities</b>	
	Assisted Living	2
	Child Care	2
	School	6
	Senior Apt Complex	5
	Assisted Living Senior Apt Complex	1
	<b>At Risk Population Facilities Total</b>	<b>16</b>
	<b>Hazardous Materials Facilities</b>	
	Hazardous Material	2
	<b>Hazardous Materials Facilities Total</b>	<b>2</b>
	<b>Total</b>	<b>63</b>
<b>City of Lakeport Total</b>		<b>63</b>
<b>Unincorporated Lake County</b>		
HWY 29	<b>Essential Services Facilities</b>	
	Animal	1
	Communications	1
	Law	1
	Medical – Hospital	1
	Water Storage	1
	Water Wells	1
	<b>Essential Services Facilities Total</b>	<b>6</b>
	<b>Total</b>	<b>6</b>
<b>Unincorporated Lake County Total</b>		<b>6</b>
<b>Grand Total</b>		<b>69</b>

Source: City of Lakeport GIS, CalTrans

### *Overall Community Impact*

Hazardous materials transportation impacts vary by location and severity of any given event and will likely only affect certain areas of the Planning Area during specific times. Based on the risk assessment, it is evident that landslides will continue to have potentially large economic impacts to certain areas of the City. Impacts that are not quantified, but can be anticipated in large future events, include:

- Injury and loss of life;

- Commercial and residential structural and property damage;
- Disruption of and damage to public infrastructure, utilities, and services;
- Damage to roads/bridges resulting in loss of mobility;
- Significant economic impact (jobs, sales, tax revenue) to the community; and
- Negative impact on commercial and residential property values.

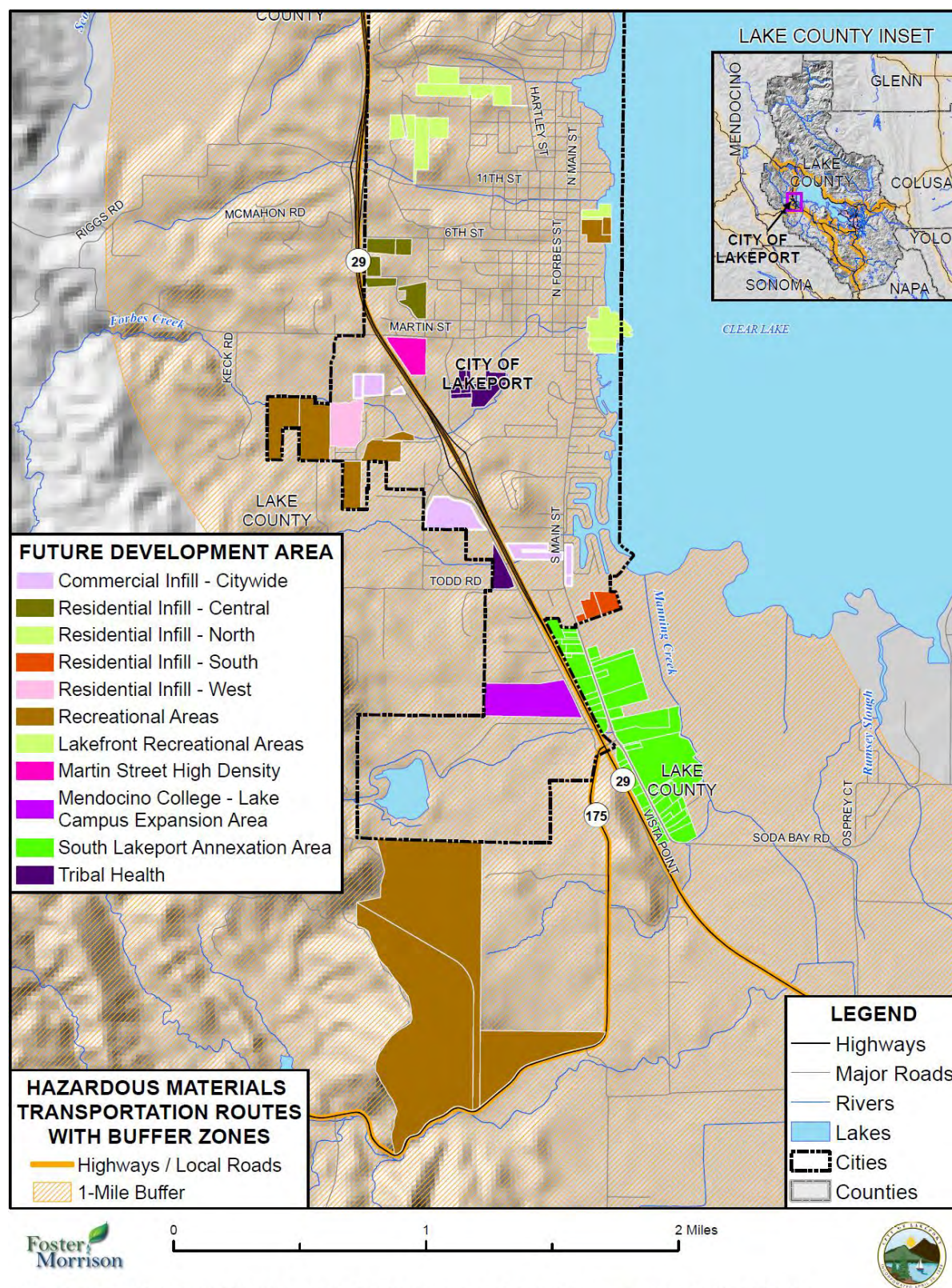
### *Future Development*

Development will continue to happen within hazardous materials transportation zones. Those who choose to develop in these areas should be made aware of the risks associated with living within close proximity to a hazardous materials transportation route.

### **GIS Analysis**

Lake County's GIS parcel layer was used as the basis for the countywide inventory of parcels and their associated values. In this analysis, the parcel data was converted to a point layer using a centroid conversion process, in which each parcel was identified by a central point containing the assessor's data. In addition, the City of Lakeport provided a GIS spatial file identifying the future development areas for which the analysis was to be performed. Utilizing the future development spatial layer, the parcel centroid data was intersected to determine the parcel counts within each development. The Caltrans hazardous materials route buffer zones were used to perform the analysis. This can be seen in Figure 4-89. Table 4-79 shows the breakdown of the future development parcel counts in the City of Lakeport and their acreages in the hazardous materials buffer zones.

*Figure 4-89 City of Lakeport – Future Development in Hazardous Materials Buffer Zones*



Data Source: CalTrans Truck Network 12/2016, City of Lakeport, Lake County GIS, Cal-Atlas; Map Date: 11/20/2018.



**Table 4-79 City of Lakeport – Future Development Areas in Hazardous Materials Buffer Zones by Parcel Count and Acres**

Jurisdiction/Future Development Project	Total Parcel Count	Improved Parcel Count	Total Acres
<b>City of Lakeport</b>			
Future Commercial Infill - Central	5	1	20
Future Commercial Infill - Citywide	7	2	32
Future Commercial Infill - North	7	3	36
Future Commercial Infill - South	3	1	9
Future Commercial Infill - West	1	0	14
Future Recreational Development Areas	7	0	59
Lakefront Recreational Future Development Areas	4	2	18
Martin Street High Density Development	1	0	10
Mendocino College - Lake Campus Expansion Area	1	0	31
Tribal Health Future Development	8	2	18
<b>City of Lakeport Total</b>	<b>44</b>	<b>11</b>	<b>247</b>
<b>Unincorporated Lake County</b>			
Future Recreational Development Areas	3	0	316
South Lakeport Annexation Area	50	43	124
<b>Unincorporated Lake County Total</b>	<b>53</b>	<b>43</b>	<b>440</b>
<b>Grand Total</b>	<b>97</b>	<b>54</b>	<b>687</b>

Source: Caltrans, Lake County GIS, City of Lakeport

#### 4.3.12. Landslide and Debris Flows Vulnerability Assessment

##### **Likelihood of Future Occurrence—Highly Likely Vulnerability—Medium**

Landslides in the City of Lakeport include a wide variety of processes resulting in downward and outward movement of soil, rock, and vegetation. Common names for landslide types include slumps, rockslides, debris slides, lateral spreading, debris avalanches, earth flows, and soil creep. Although landslides are primarily associated with slopes greater than 15 percent, they can also occur in relatively flat areas and as cut-and-fill failures, river bluff failures, lateral spreading landslides, collapse of wine-waste piles, failures associated with quarries, and open-pit mines. Landslides may be triggered by both natural- and human-caused activity. Impacts from landslide include loss of life, property damage, and critical facility damages. In addition, the City of Lakeport could be isolated if State Highway 29 and 175 were impacted by landslides or large debris flow.

Although this hazard also includes related issues such as mudslides and debris flows, available mapped hazard data was limited to landslides; thus, the remainder of this section is focused on the landslide

vulnerability. Additional data and information on post-fire related mudslides and debris flows are included in the wildfire (Section 4.2.15) profile of this plan.

**Note:** After completing the hazard profile and the vulnerability assessment, the City noted that all areas of concern for the City have been effectively mitigated. For the mitigation strategy section of this LHMP in Chapter 5, landslide and debris flows will be considered a non-priority hazard.

### ***Values at Risk***

Rainfall induced landslide areas are areas which have been historically documented by the USGS to have experienced landslides, mudslides, or debris/earth flows and therefore have been considered to be potentially hazardous and at risk to property. The landslide vulnerability assessment focuses on understanding the potential impacts to Lakeport properties.

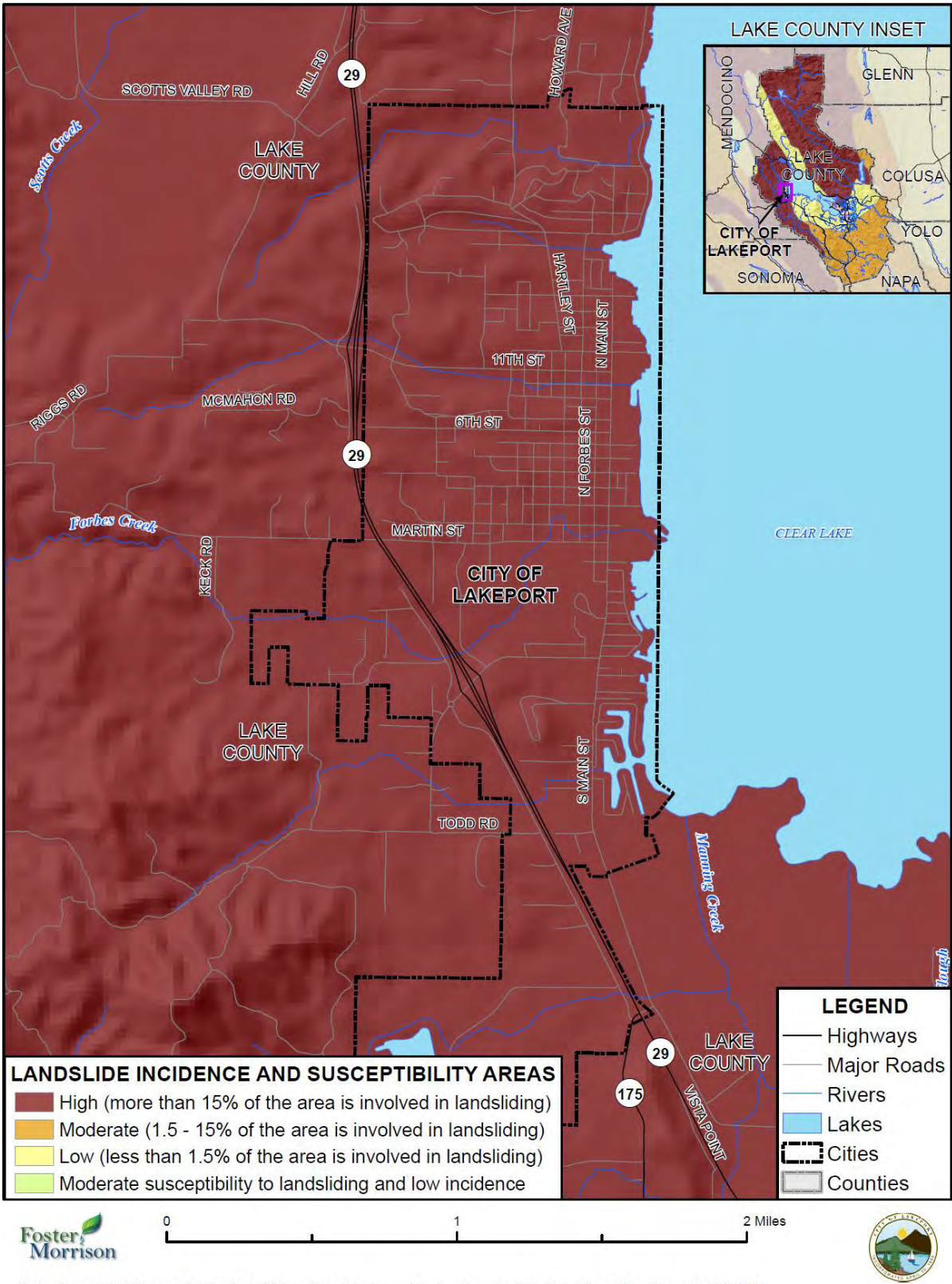
### **Methodology**

The 2001 Landslide Incidence and Susceptibility data was obtained for the entire Lake County geographic area which includes the Lakeport Planning Area. According to the landslide layer obtained by the USGS, their landslide incidence falls entirely within the high incidence and susceptibility areas. The County's parcel layer was used as the basis for the inventory of all parcels within Lakeport. GIS was used to overlay the landslide incidence and susceptibility hazard layer onto the parcel layer centroids, and where the landslide zones intersected a parcel centroid, it was assigned with that hazard zone for the entire parcel. Note that the value of the improved land is also included in the total of values at risk as the land itself is at risk to landslide.

### **Landslide Analysis Results**

The USGS landslide layer was overlaid with the Lakeport parcel layer in GIS to obtain results. Areas of landslide incidence and susceptibility in the Lakeport Planning Area is shown in Figure 4-90. Table 4-80 illustrates the potential estimated damages to Lakeport from landslides, including FEMA contents replacement values from Table 4-38.

Figure 4-90 City of Lakeport – Landslide Incidence and Susceptibility Areas



**Table 4-80 City of Lakeport – Count and Value of Parcels in Landslide Incidence and Susceptibility Areas by Property Use**

Property Use	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Total Value
<b>High</b>					
Commercial	415	333	\$44,492,040	\$92,952,265	\$92,952,265
Government	27	0	\$	\$0	\$0
Open Space / Rural Lands	26	2	\$295,682	\$371,865	\$371,865
Residential	1,963	1,684	\$118,260,050	\$220,308,051	\$110,154,026
<b>Grand Total</b>	<b>2,431</b>	<b>2,019</b>	<b>\$163,047,772</b>	<b>\$313,632,181</b>	<b>\$203,478,156</b>

Source: USGS, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

It should be noted that maps and analysis represent best available data. There have been past occurrences of landslides in areas not shown to be at risk to landslide. Generally, landslide risk maps detail areas prone to slope failure; the maps rarely include the runout areas where the failed slope will go. By way of example, a landslide on March 22, 2014, killed 43 people when it wiped out a rural neighborhood in Oso, northeast of Seattle. While the failed slope area was mapped as prone to landslides, the runout area was not. It was the runout area that resulted in devastating loss. Thus, mapping of landslide susceptible areas should be considered as one part of the equation. Damages to the area that could be inundated by such slope failure should also be considered by local jurisdictions.

### ***Population at Risk***

Those residential parcel centroids that intersect the landslide risk areas were counted and multiplied by the 2010 Census Bureau average household factors for the City of Lakeport (2.31). According to this analysis, there is a total population of 3,890 residents that reside in Lakeport in the High Landslide Incidence and Susceptibility Area. This is shown in Table 4-81.

**Table 4-81 City of Lakeport – Count of Residential Parcels and Population by Landslide Incidence and Susceptibility Area**

Landslide Incidence and Susceptibility Area	Improved Residential Parcels	Population
High	1,684	3,890
<b>Total</b>	<b>1,684</b>	<b>3,890</b>

Source: USGS, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

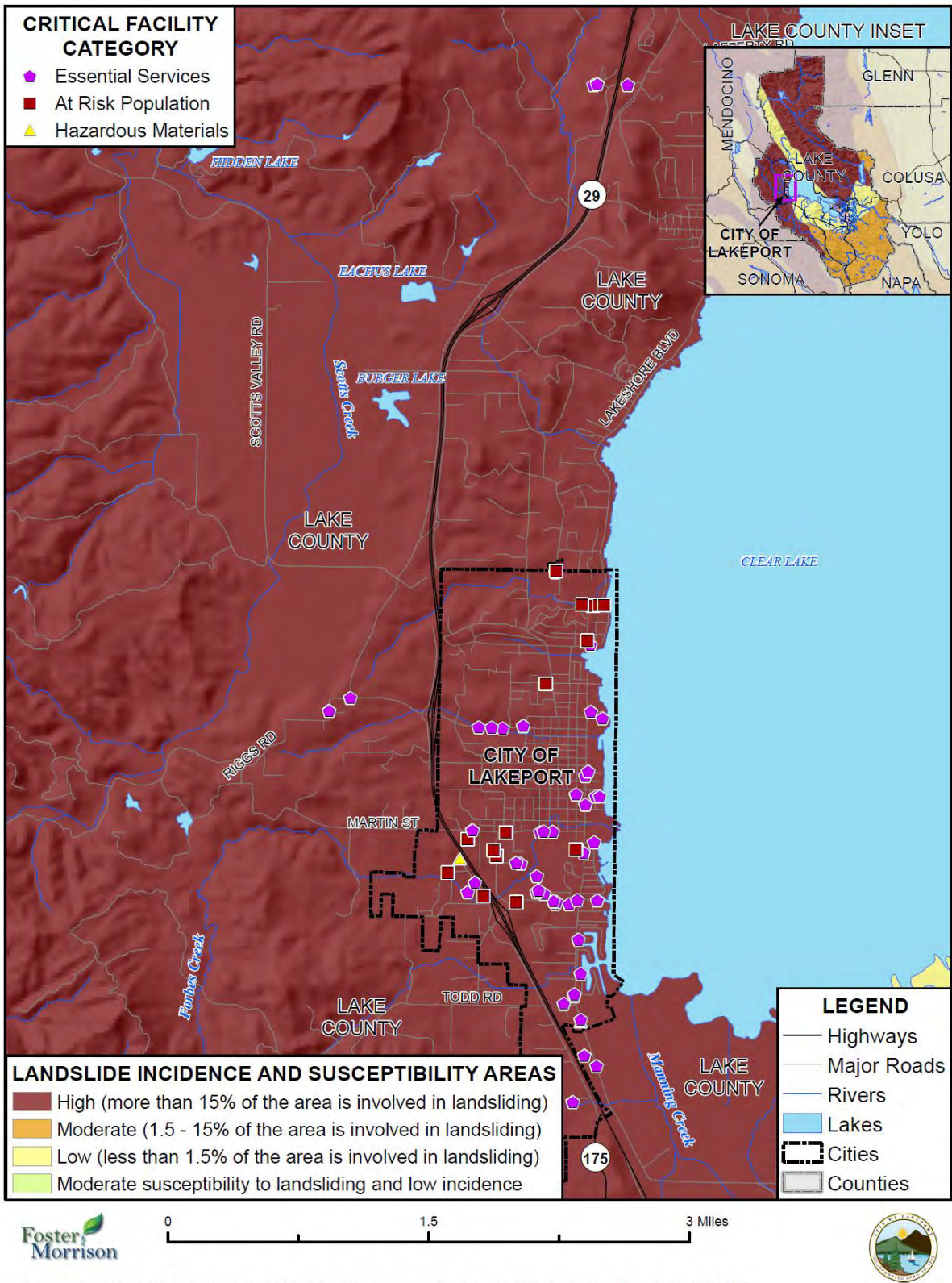
### ***Critical Facilities at Risk***

A separate analysis was performed on the critical facility inventory in the City of Lakeport to determine critical facilities in the Landslide Incidence and Susceptibility Areas. Using GIS, Landslide Incidence and Susceptibility Areas were overlaid on the critical facility GIS layer. Figure 4-88 shows critical facilities as well as the Landslide Incidence and Susceptibility Areas. Table 4-77 provides summary information of critical facilities in the Landslide Incidence and Susceptibility Areas by category. All 69 facilities fall in

the High Landslide Incidence and Susceptibility Area. Table 4-78 provides greater detail of critical facilities in Landslide Incidence and Susceptibility Areas by facility type and count. Details of critical facility definition, type, name, and address by Landslide Incidence and Susceptibility Areas are listed in Appendix E.



Figure 4-91 City of Lakeport – Critical Facilities in Landslide Incidence and Susceptibility Areas



**Table 4-82 City of Lakeport – Critical Facilities in Landslide Incidence and Susceptibility Areas Summary**

Critical Facility Category / Landslide Incidence and Susceptibility / Jurisdiction	Facility Count
<b>City of Lakeport</b>	
<b>High</b>	
Essential Services Facilities	45
At Risk Population Facilities	16
Hazardous Materials Facilities	2
<b>High Total</b>	<b>63</b>
<b>City of Lakeport Total</b>	<b>63</b>
<b>Unincorporated Lake County</b>	
<b>High</b>	
Essential Services Facilities	6
At Risk Population Facilities	0
Hazardous Materials Facilities	0
<b>High Total</b>	<b>6</b>
<b>Unincorporated Lake County Total</b>	<b>6</b>
<b>Grand Total</b>	<b>69</b>

Source: City of Lakeport GIS, USGS Landslide Data 2001

**Table 4-83 City of Lakeport – Critical Facilities in Landslide Incidence and Susceptibility Areas Detail by Category and Facility Type**

Jurisdiction / Landslide Incidence and Susceptibility	Critical Facility Category / Critical Facility Type	Facility Count
<b>City of Lakeport</b>		
High	<b>Essential Services Facilities</b>	
	Commerce	7
	Communications	2
	Construction - Engineering	1
	Fire - Rescue	1
	Government	6
	Law	3
	Medical - Clinic	8
	Pump Stations	10
	Transportation	1
	Water Intake	1
	Water Treatment Plant	1
	Sewer Treatment Plant	1



Jurisdiction / Landslide Incidence and Susceptibility	Critical Facility Category / Critical Facility Type	Facility Count
	Senior Activity Center	1
	Water Storage	1
	Community Center	1
	<b>Essential Services Facilities Total</b>	<b>45</b>
	<b>At Risk Population Facilities</b>	
	Assisted Living	2
	Child Care	2
	School	6
	Senior Apt Complex	5
	Assisted Living Senior Apt Complex	1
	<b>At Risk Population Facilities Total</b>	<b>16</b>
	<b>Hazardous Materials Facilities</b>	
	Hazardous Material	2
	<b>Hazardous Materials Facilities Total</b>	<b>2</b>
	<b>Total</b>	<b>63</b>
<b>City of Lakeport Total</b>		<b>63</b>
<b>Unincorporated Lake County</b>		
High	<b>Essential Services Facilities</b>	
	Animal	1
	Communications	1
	Law	1
	Medical - Hospital	1
	Water Storage	1
	Water Wells	1
	<b>Essential Services Facilities Total</b>	<b>6</b>
	<b>Total</b>	<b>6</b>
<b>Unincorporated Lake County Total</b>		<b>6</b>
<b>Grand Total</b>		<b>69</b>

Source: City of Lakeport GIS, USGS Landslide Data 2001

### *Overall Community Impact*

Landslides, debris flows, and mud flow impacts vary by location and severity of any given event and will likely only affect certain areas of the Planning Area during specific times. Based on the risk assessment, it is evident that landslides will continue to have potentially large economic impacts to certain areas of the City. Impacts that are not quantified, but can be anticipated in large future events, include:

- Injury and loss of life;
- Commercial and residential structural and property damage;
- Disruption of and damage to public infrastructure, utilities, and services;
- Damage to roads/bridges resulting in loss of mobility;
- Significant economic impact (jobs, sales, tax revenue) to the community; and
- Negative impact on commercial and residential property values

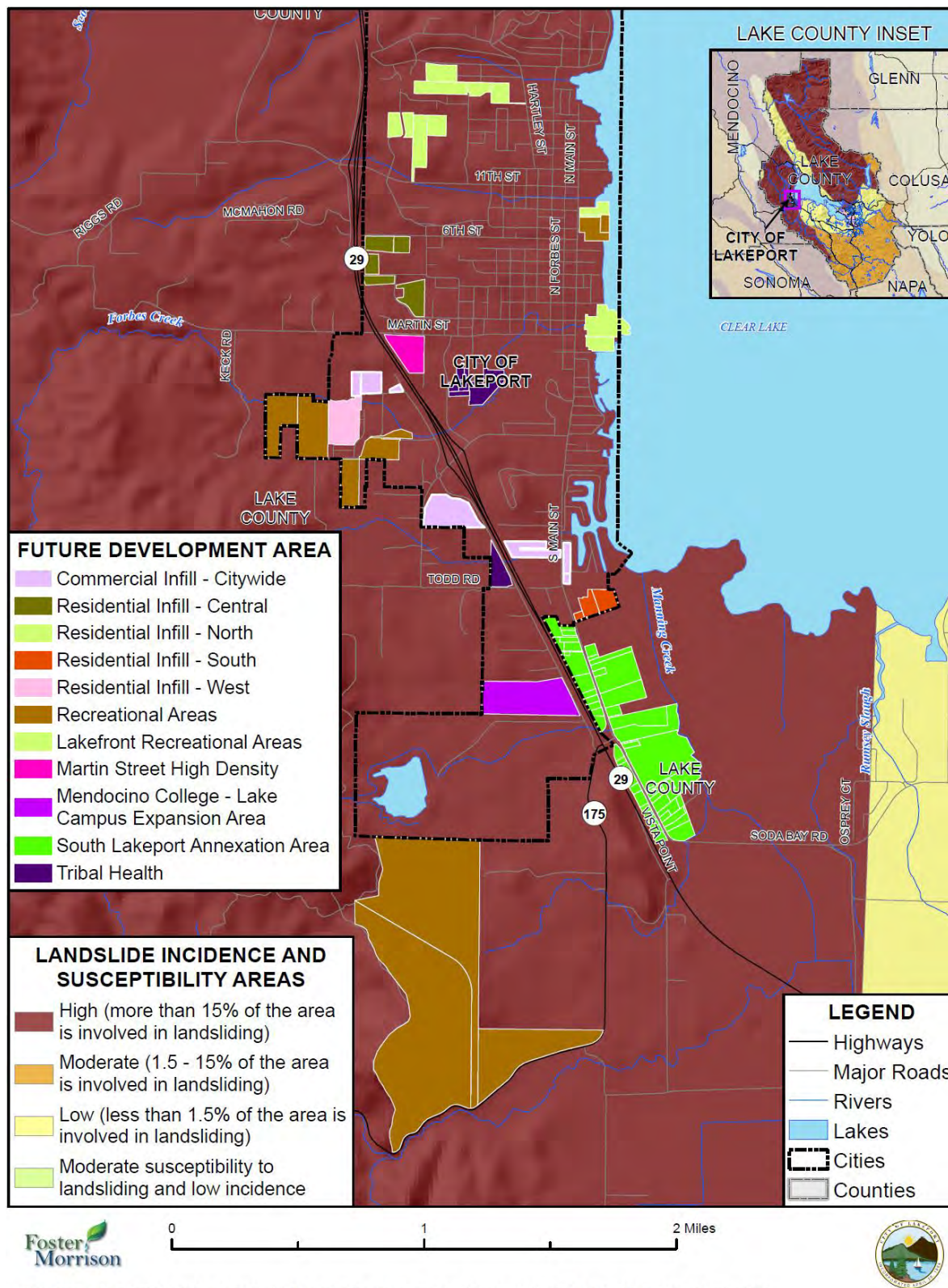
### *Future Development*

Although new growth and development corridors would fall in the area affected by high risk of landslide, given the small chance of a major landslide and the building codes and erosion ordinance in effect, development in the landslide area will continue to occur. The City requires engineered foundations and grading plans where appropriate, thereby mitigating risk for development in landslide areas.

### **Future Development GIS Analysis**

Lake County's GIS parcel layer was used as the basis for the countywide inventory of parcels and their associated values. In this analysis, the parcel data was converted to a point layer using a centroid conversion process, in which each parcel was identified by a central point containing the assessor's data. In addition, the City of Lakeport provided a GIS spatial file identifying the future development areas for which the analysis was to be performed. Utilizing the future development spatial layer, the parcel centroid data was intersected to determine the parcel counts within each development. The USGS landslide incidence and susceptibility areas were used to perform the analysis. This can be seen in Figure 4-92. Table 4-86 shows the breakdown of the future development parcel counts in the City of Lakeport and their acreages in the moderate or higher landslide incidence and susceptibility areas.

*Figure 4-92 City of Lakeport – Future Development in Landslide Incidence and Susceptibility Areas*



Data Source: USGS Landslide Data 2001, City of Lakeport, Lake County GIS, Cal-Atlas; Map Date: 11/20/2018.

*Table 4-84 City of Lakeport – Future Development Areas in Landslide Incidence and Susceptibility Areas by Parcel Count and Acres*

Jurisdiction/Landslide Incidence Areas/Future Development Project	Total Parcel Count	Improved Parcel Count	Total Acres
<b>City of Lakeport</b>			
<b>High</b>			
Future Commercial Infill - Central	5	1	20
Future Commercial Infill - Citywide	7	2	32
Future Commercial Infill - North	7	3	36
Future Commercial Infill - South	3	1	9
Future Commercial Infill - West	1	0	14
Future Recreational Development Areas	7	0	59
Lakefront Recreational Future Development Areas	4	2	18
Martin Street High Density Development	1	0	10
Mendocino College - Lake Campus Expansion Area	1	0	31
Tribal Health Future Development	8	2	18
<b>High Total</b>	<b>44</b>	<b>11</b>	<b>247</b>
<b>City of Lakeport Total</b>	<b>44</b>	<b>11</b>	<b>247</b>
<b>Unincorporated Lake County</b>			
<b>High</b>			
Future Recreational Development Areas	3	0	316
South Lakeport Annexation Area	50	43	124
<b>High Total</b>	<b>53</b>	<b>43</b>	<b>440</b>
<b>Unincorporated Lake County Total</b>	<b>53</b>	<b>43</b>	<b>440</b>
<b>Grand Total</b>	<b>97</b>	<b>54</b>	<b>687</b>

Source: USGS, Lake County GIS, City of Lakeport

### 4.3.13. Severe Weather: Extreme Heat Vulnerability Assessment

**Likelihood of Future Occurrence**—Highly Likely  
**Vulnerability**—Medium

Extreme heat happens in Lakeport each year. Extreme heat normally does not impact structures as there may be a limited number of days where the temperatures stay high which gives the structure periodic relief between hot and cool temperature cycles.

Recent research indicates that the impact of extreme temperatures, particularly on populations, has been historically under-represented. However, as temperature variances may occur outside of larger hazards or outside of the expected seasons but still incur large costs, it is important to examine them as stand-alone hazards. Extreme heat may overload demands for electricity to run air conditioners in homes and businesses

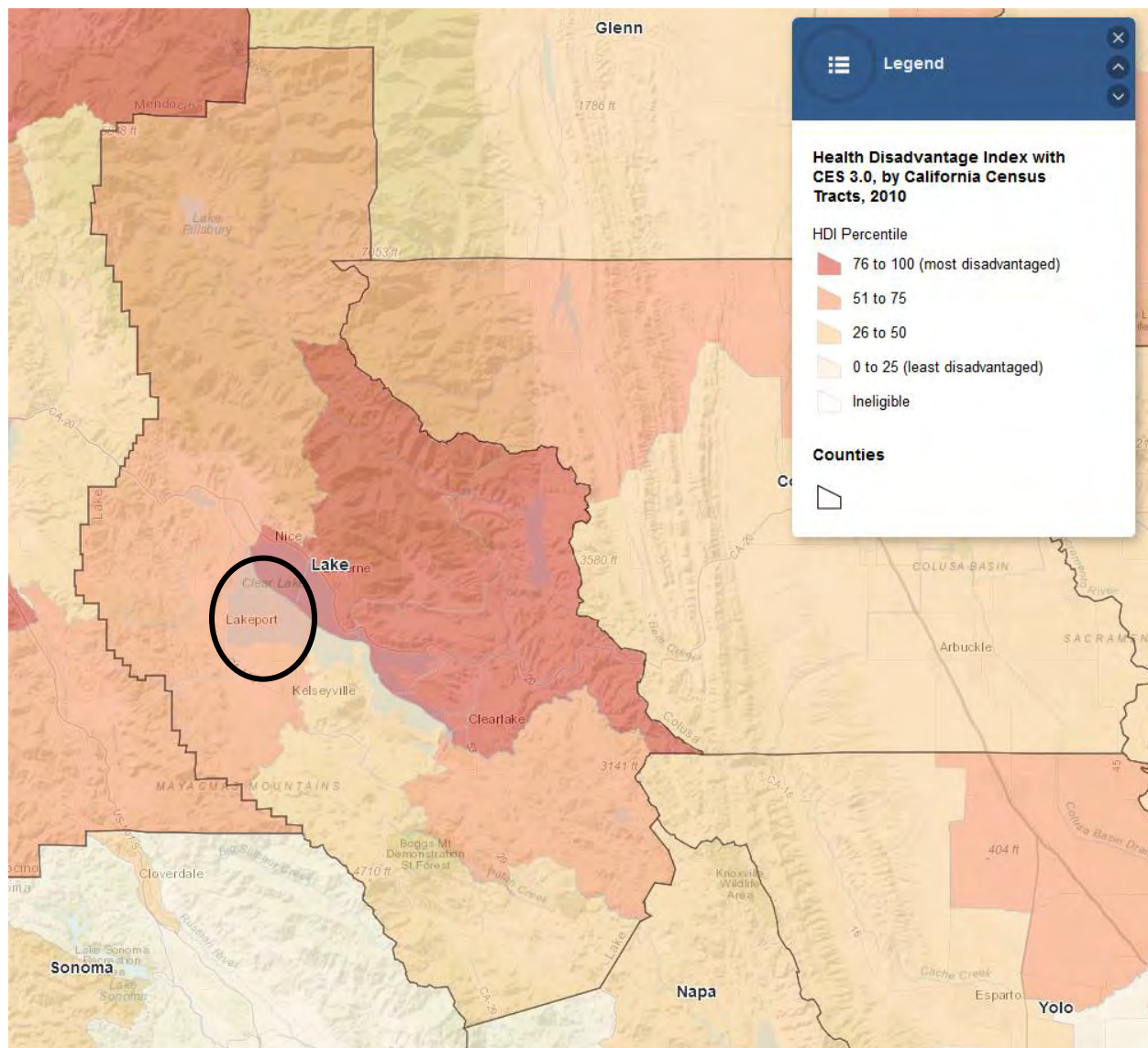


during prolonged periods of exposure and presents health concerns to individuals outside in the temperatures. Extreme heat may also be a secondary effect of droughts, or may cause drought-like conditions in a temporary setting. For example, several weeks of extreme heat increases evapotranspiration and reduces moisture content in vegetation, leading to higher wildfire vulnerability for that time period even if the rest of the season is relatively moist.

The HMPC noted that extreme heat has caused brownout conditions in the past. A brownout is a reduction in or restriction on the availability of electrical power in a particular area. When brownouts happen during extreme heat, the risk of heat related illnesses and deaths increases.

The Public Health Alliance has developed a composite index to identify cumulative health disadvantage in California. Factors such as those bulleted above were combined to show what areas are at greater risk to hazards like extreme heat. This is shown on Figure 4-93.

*Figure 4-93 Health Disadvantage Index by California Census Tract*



Source: Public Health Alliance of Southern California

Vulnerable populations to extreme heat include:

- Homeless
- Infants and children under age five
- Elderly (65 and older)
- Individuals with disabilities
- Individuals dependent on medical equipment
- Individuals with impaired mobility

The HMPC noted that the biggest concern with people with durable medical equipment – especially with the potential for PG&E shutdowns, both during red flag events and those associated with proactive shutdowns in times of high usage. In addition to vulnerable populations, pets are at risk to extreme heat.

### *Future Development/Redevelopment*

As the City shifts in demographics, more residents will become senior citizens. The residents of nursing homes and elder care facilities, as well as elderly individuals who live alone, are especially vulnerable to extreme temperature events. It is encouraged that such facilities generally have emergency plans or backup power to address power failure during times of extreme heat. Low income residents and homeless populations are also vulnerable. Community gathering places with air conditioning for these populations are utilized when necessary.

#### **4.3.14. Severe Weather: Heavy Rains, Snow, and Storms Vulnerability Assessment**

**Likelihood of Future Occurrence**—Highly Likely

**Vulnerability**—Medium

According to historical hazard data, heavy rain and storms are an annual occurrence in Lake County and the City of Lakeport. Damage and disaster declarations related to severe storm events have occurred and will continue to occur in the future. Heavy rains are the most frequent type of severe weather occurrences in the City, with thunderstorms occurring more occasionally. Wind often accompanies these storms and have caused damage in the past. Hail and lightning are rare in the City. However, actual damage associated with the primary effects of severe weather have been limited. It is the secondary hazards caused by weather, such as floods and high winds, that have had the greatest impact (road damage, utility damage, power outages, etc.) on the City. The risk and vulnerability associated with these secondary hazards are discussed in other sections of this Plan (Section 4.3.9 Flood: 1%/0.2% Annual Chance and Section 4.2.13 Flood: Localized Stormwater).

### *Future Development*

Residential housing that is built in the City must be built to residential code. That code ensures that homes are built to withstand heavy rains and storms. New critical facilities should be built to withstand severe storms and thunderstorm winds. While minimal damages have occurred to critical facilities in the past due

to severe storm events, there still remains future risk. With development occurring in the region, future losses to new development may occur.

#### **4.3.15. Other Mitigation Efforts**

The City has many other mitigation efforts that are being worked towards that have not been previously captured in this capability assessment. They are discussed in detail below by hazard.

##### ***Multi-Hazard***

Lakeport has hosted a Community Disaster Preparedness Expo in the City. An example is shown in Figure 4-94.



*Figure 4-94 City of Lakeport – Invite to Expo*



**NEWS RELEASE**

City of Lakeport  
225 Park St.  
Lakeport, CA 95453  
(707) 263-5615

**LAKEPORT DISASTER PREPAREDNESS EXPO**

**Date: September 28, 2011**

**From: City of Lakeport**

**For Further information contact City of Lakeport Emergency Service Volunteer Greg Scott by email at [gscott@lakeportpolice.org](mailto:gscott@lakeportpolice.org) or by telephone at (707) 263-5350**

A free Community Disaster Preparedness Expo will be held Saturday, October 15, 2011, between 10:00 a.m. and 3:00 p.m. at Mendo Mill Home Center and Lumber Company at 2465 South Main Street in Lakeport. The focus of the Expo is to provide local residents with information on ways to prepare for a disaster should such an event ever occur.

The Expo is co-hosted by Mendo Mill Home Center and Lumber Company and the City of Lakeport and is supported by the Lake County Chamber of Commerce and Bruno's Shop Smart. Representatives from a number of City, County, and State public service agencies, along with representatives from private business, will staff booths to motivate residents on how to prepare for potential disasters by providing information and educational materials and sharing resources. The objective is to inform and motivate the public on how to become and stay prepared, develop a plan, and build an emergency resource kit for any local disaster that might affect them. Recent disasters around the country, including floods, wild land fires, tornados, hazardous materials spills, earthquakes, and acts of terrorism have underscored the need for citizens to be prepared at all times. Studies show that most Californians, including people in our local area, are not adequately prepared for a significant disaster that could occur close to their home or work.

Free hot dogs and bottled water will be available for the first 200 Expo attendees.

The City of Lakeport and Mendo Mill Home Center and Lumber Company along with many other allied agencies, organizations, and businesses are excited about the opportunity to work together in helping our community be more prepared for disasters.

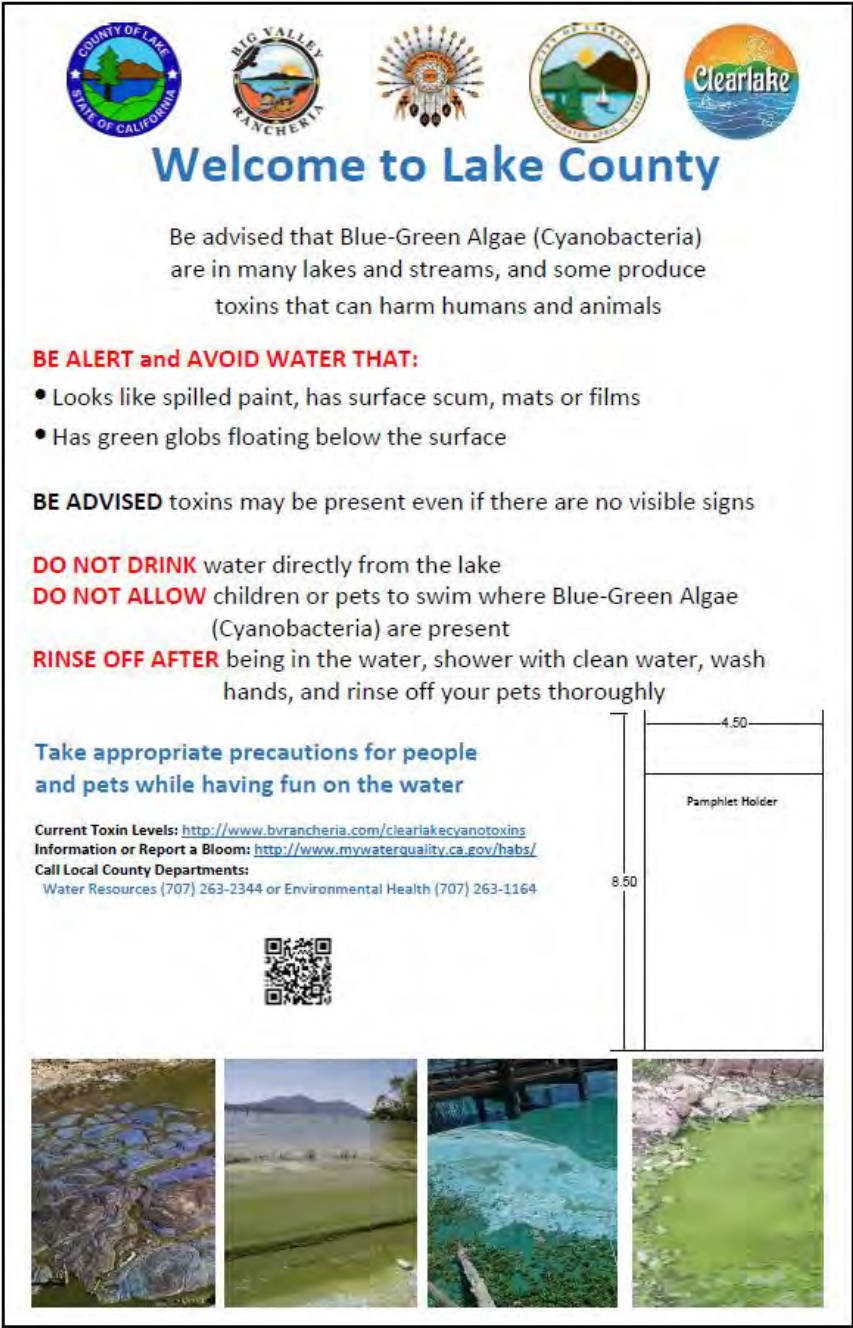
Agencies, organizations, and businesses confirmed for the event include Cal-Fire, California Highway Patrol, Lake County Public & Environmental Health, Lake County Vector Control District, Vietnam Veterans of American Chapter 951, Lincoln-Leavitt Insurance, LEAF, Pacific Gas & Electric, Lake County Fire Safe Council, American Red Cross, Timberline Land Management, Ukiah Oxygen Company, DFM Car Stereo &

Source: City of Lakeport

***Aquatic Biological Hazards: Cyanobacteria***

DWR has caution and warning signage for cyanobacteria. 8x11 laminated signs have been posted at Library Park when cyanotoxin levels are high. Danger signs warn swimmers and boaters of the presence of cyanotoxins. This can be seen in Figure 4-95.

Figure 4-95 Cyanobacteria Warning Sign



The City has produced a brochure warning about cyanobacteria. This can be seen in Figure 4-96.



Figure 4-96 Cyanobacteria Brochure

### Safety First!

Follow these simple Do's and Don'ts to stay safe when on or around a freshwater lake, pond, or stream.

#### DO

- Do avoid water that looks discolored, like spilled paint, or has a green/blue surface scum, mats or film, or is emitting a foul odor.
- Do wash hands and rinse with clean water (yourself, children, and pets) after touching or swimming in any lake, pond, or stream, regardless of its visual conditions or presence of a cyanobacteria bloom.
- Do be alert, look for and obey ALL posted signage.
- Do report any large algal blooms by calling the state Harmful Algal Bloom (HAB) hotline at (844)729-6466 (toll free).

#### DON'T

- Don't ever drink lake water even if blooms are not visible, as toxins can still be present. **IMPORTANT: Boiling the water will not remove algal toxins.**
- Don't wakeboard, water-ski, or jet-ski over algal mats as toxins can become aerosolized.
- Don't allow children or pets to wade in, swim in, or drink water where a bloom is suspected or visible. Do not allow pets to lick fur after swimming in water with a potential bloom.
- Don't use fertilizers or detergents containing phosphates near the lake, as they increase cyanobacteria growth.

Source: City of Lakeport

### Current Toxin Levels

During the warm seasons, water quality testing is conducted about every two weeks at over 20 locations throughout Clear Lake. This testing is provided by the Big Valley Band of Pomo Indians and the Elem Indian Colony. To find out if a bloom is occurring, visit The Clear Lake Cyano Reporting Page using this QR code or the link below:




[www.bvrancheria.com/clearlakecyanotoxins](http://www.bvrancheria.com/clearlakecyanotoxins)

### To report a bloom

If you see, or think you see, a cyanobacteria bloom, you can report it at the California Harmful Algal Bloom (HAB) Portal 1(844)729-6466  
<https://mywaterquality.ca.gov/habs>

Or contact your local county departments:

Water Resources (707) 263-2344  
[water.resources@lakecountycalifornia.gov](mailto:water.resources@lakecountycalifornia.gov)

Environmental Health (707)263-1164

Public Health (707) 263-1090  
[PublicHealth@lakecountycalifornia.gov](mailto:PublicHealth@lakecountycalifornia.gov)

For more information:  
[www.lakecountycalifornia.gov](http://www.lakecountycalifornia.gov)

## Cyanobacteria

## Blue-Green Algae

### Green Slime

### Harmful Algal Blooms

They have many names, but cyanobacteria can produce toxins that cause serious harm to humans and animals. Use this brochure to learn about the risks and how to avoid them when swimming, boating, fishing, and wading in freshwater.



This information is provided to you by a collaborative effort from the County of Lake Departments of Public Health, Environmental Health, & Water Resources, and partners Big Valley Band of Pomo Indians & Elem Indian Colony

The City has employed aeration units to move the water in the summer near swimming areas.

The City also participates in a multi-jurisdictional Task Force/Work Group to address cyanobacterial issues lake-wide.

### *Aquatic Biological Hazards: Quagga Mussels*

The City implements a comprehensive signage, inspection and sticker program. Boat ramp areas are highly monitored with boat inspections prior to launching. These inspections have caught quagga mussels and prevented them from entering Clear Lake. In addition to the Fish and Wildlife staff who implement this inspection program, there is an effort to cross train City of Lakeport Park staff to be able to educate the public and further conduct inspections.

## *Climate Change*

The HMPC noted at solar energy upgrade project that is currently underway. This project entails implementing citywide energy efficient improvements such as the use of LEDs, upgrades to HVAC systems, installation of solar panels, and other similar activities to reduce greenhouse emissions.

## *Dam Failure*

The City noted that dam maintenance is an ongoing issue. The dam sees regular maintenance regarding rodents and vegetation management. Recent inspections by the State have shown no issues. An Emergency Action Plan (EAP) and new inundation maps are being completed for the WWTP Dam.

Regular inspections are conducted, and regular maintenance of the dam is performed.

## *Drought and Water Shortage*

- The City Utility Department is working on a groundwater sustainability plan. Lakeport is also working on securing continuous redundancy of water sources.
- During periods of drought, the City cuts back on irrigation. Library Park is always irrigated by Lake water if needed.

## *Flooding, Seiche, and Severe Weather: High Winds*

- The City has received a FEMA grant for past damages to their seawall caused by high lake levels, flooding, and wave action.
- The City implements an annual drainage maintenance and street sweeping program to reduce flooding throughout the City.
- The City implements an Inflow and Infiltration (I&I) Program to reduce sanitary sewer overflows and sewer back-ups by eliminating storm water inflow and groundwater infiltration into the City's sanitary sewer collector system.
- After 2017 Floods, City implemented a slip fit project in Will-O-Point area that included more than 50 mobile homes which were evacuated during the floods. After the lake water receded, did smoke tests and discovered numerous sewer leaks, so evacuations continued until sewer systems repairs were complete.

## *Hazardous Materials Transport*

The City noted the following:

- 40-hour hazwopper training of key staff
- Mobile haz mat trailer and equipment has been acquired under an oil spill response grant and training completed.
- No Hazmat transport is allowed on Highway 20.

## *Wildfire*

- City implements a tree trimming and brush clearing program on City property

- The City also implements a weed abatement program to reduce grasses in public ROWs and oversee program on private property.
- Recently completed project to provide access for emergency vehicles along Highway 29 from Berry to 6<sup>th</sup>.
- In response to last year's fires, very aggressive ROW expansion of "paper streets" providing 40 – 50 foot passages.

#### 4.3.16. Severe Weather: High Winds Vulnerability Assessment

**Likelihood of Future Occurrence**—Highly Likely

**Vulnerability**—Medium

Lake County and the City of Lakeport are subject to potentially destructive straight-line winds. High winds are common throughout the area and can happen during most times of the entire year. Straight line winds are primarily a public safety and economic concern. Windstorms can cause damage to structures and power lines which in turn can create hazardous conditions for people. Debris flying from high wind events can shatter windows in structures and vehicles and can harm people that are not adequately sheltered.

Future impacts and losses from straight line winds include:

- Increased wildfire risk
- Erosion (soil loss)
- Downed trees
- Power line impacts and economic losses from power outages
- Occasional building damage, primarily to roofs

Outbuildings, mobile homes, campers, and their occupants are particularly vulnerable as windstorm events in the region can be sufficient in magnitude to overturn these lighter structures. Overhead power lines are vulnerable and account for some historical damages. High winds have caused power lines to arc or spark, which have led to wildfires in the region. State highways can be vulnerable to high winds and dust storms, where high profile vehicles may be overturned by winds and lowered visibility can lead to multi-car accidents. The greatest threat to the City from wind is not from damage from the winds themselves, but from the spread of wildfires during windy days. Wind can cause both power lines to arc, as well as quickly spreading the fire that is started by sparks. The HMPC also noted that wind can cause waves to form on Clear Lake. In the past, 5' waves have been recorded. These waves have caused significant issues in the City with erosion where the waves come in contact with the shore.

#### *Future Development*

Future development projects should consider windstorm hazards at the planning, engineering, and architectural design stage with the goal of reducing vulnerability. When high winds will occur, where, and of what intensity are all factors that evolve in the days and hours before they form. Improved weather forecasts coupled with information technologies, including weather radios and social media, has resulted in an increasingly large volume of risk information that is available to people when high winds threaten. Development trends in the City are not expected to increase vulnerability to the hazard.

### 4.3.17. Wildfire Vulnerability Assessment

**Likelihood of Future Occurrence**—Highly Likely

**Vulnerability**—Extremely High

Risk and vulnerability to the City of Lakeport from wildfire is of significant concern, with some areas of the Planning Area being at greater risk than others as described further in this section. CAL FIRE has mapped areas at risk of fires in the eastern hills surrounding the City. CAL FIRE has also designated portions of land within City limits east as Moderate to High Fire Hazard Severity Zones. There are many vacant and undeveloped areas within or adjacent to the City, particularly on the west side of Highway 29 and the northern portions of the City, including mobile home parks. Rugged topography and highly flammable vegetation make residential development potentially unsafe unless adequate fire safety measures are taken. The periphery of Lakeport is a wild land urban interface (WUI) area where structures are at significant risk of fire exposure. Poor road conditions and inadequate water suppression infrastructure can limit the ability of fire crews from successfully fighting fires. An abundance of dead vegetation on properties paired with construction using non-fire-resistant building materials can also increase the potential for structural losses in fires. A number of environmental variables influence home and business exposure to wildfires. Extended periods of hot and dry weather combined with wind are often key variables determining the duration and severity of fires.

Although the physical damages and casualties arising from wildland-urban interface fires may be severe, it is important to recognize that they also cause significant economic impacts by resulting in a loss of function of buildings and infrastructure. In some cases, the economic impact of this loss of services may be comparable to the economic impact of physical damages or, in some cases, even greater. Economic impacts of loss of transportation and utility services may include traffic delays/detours from road and bridge closures and loss of electric power, potable water, and wastewater services. Fires can also cause major damage to power plants and power lines needed to distribute electricity to operate facilities. Fires have caused evacuations and school closures, which have put economic strain on nearby communities who receive the residents who have had to evacuate. Previous droughts have exacerbated the risk of major wildland/urban interface fires in or near the City of Lakeport. Future droughts will create greater risks to the City of Lakeport to wildfire.

#### Public Safety Power Shutoff (PSPS)

Recent wildfires have started as a result of downed power lines or electrical equipment. This was the case for the Camp Fire in nearby Butte County in 2018. As a result, California's three largest energy companies (including PG&E), at the direction of the California Public Utilities Commission (CPUC), are coordinating to prepare all Californians for the threat of wildfires and power outages during times of extreme weather. To help protect customers and communities during extreme weather events, electric power may be shut off for public safety in an effort to prevent a wildfire. This is called a Public Safety Power Shutoff (PSPS).

## Public Safety Power Shutoff Criteria

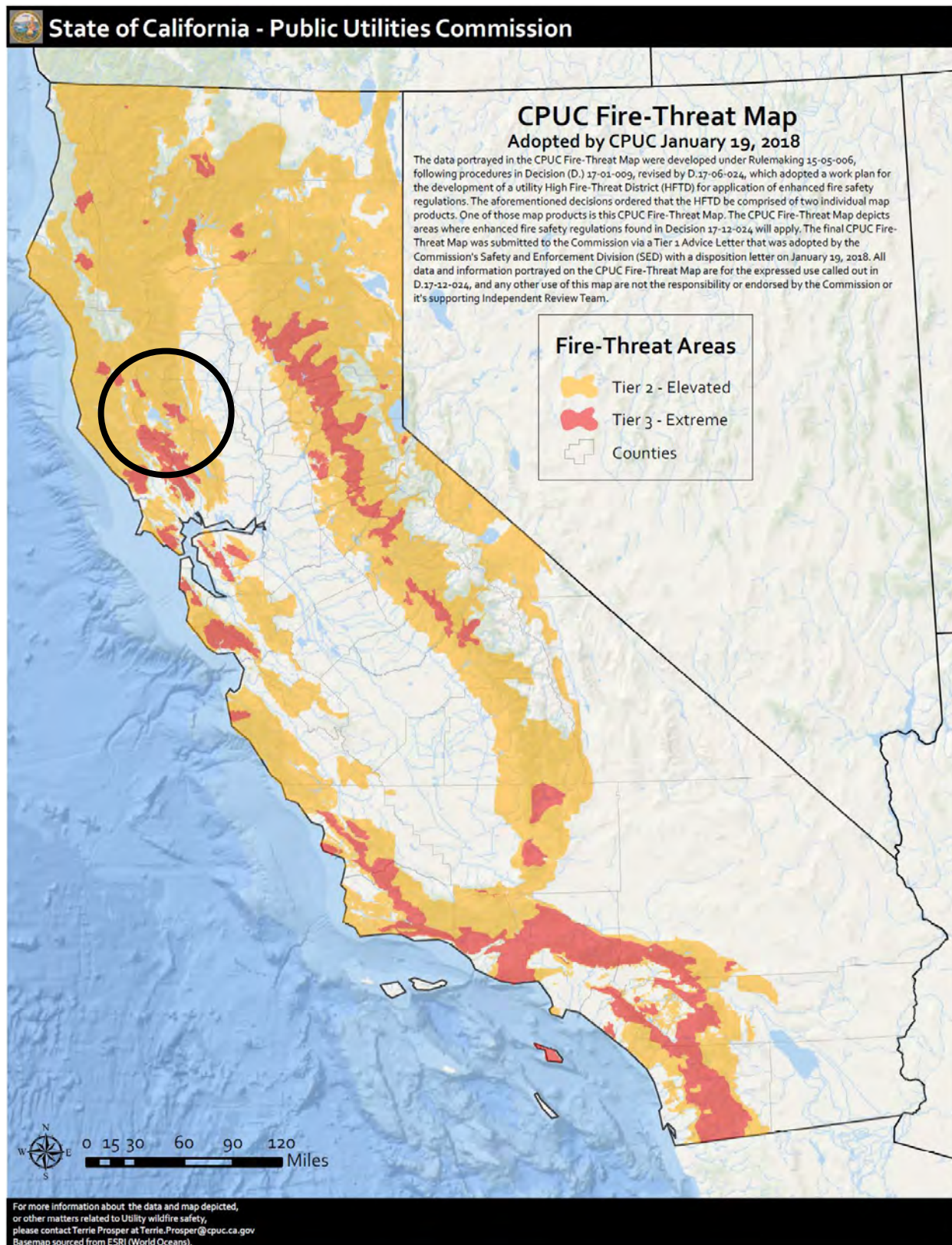
The Wildfire Safety Operations Center (WSOC) monitors fire danger conditions across PG&E service area and evaluates whether to turn off electric power lines in the interest of safety. While no single factor will drive a Public Safety Power Shutoff, some factors include:

- A Red Flag Warning declared by the National Weather Service
- Low humidity levels generally 20% and below
- Forecasted sustained winds generally above 25 mph and wind gusts in excess of approximately 45 mph, depending on location and site-specific conditions such as temperature, terrain and local climate
- Condition of dry fuel on the ground and live vegetation (moisture content)
- On-the-ground, real time observations from PG&E's WSOC and field observations from PG&E crews

The most likely electric lines to be considered for shutting off for safety will be those that pass through areas that have been designated by the California Public Utilities Commission (CPUC) as at elevated (Tier 2) or extreme (Tier 3) risk for wildfire (seen on Figure 4-97). This includes both distribution and transmission lines. The specific area and number of affected customers will depend on forecasted weather conditions and which circuits PG&E needs to turn off for public safety. Although a customer may not live or work in a high fire-threat area, their power may also be shut off if their community relies upon a line that passes through an area experiencing extreme fire danger conditions. This means that any customer who receives electric service from PG&E should be prepared for a possible public safety power outage.



Figure 4-97 State of California Tier 2 and 3 Areas



PG&E noted that extreme weather threats can change quickly. When possible, PG&E will provide customers with advance notice prior to turning off the power, as well as updates until power is restored. Timing of notifications (when possible) are:

- Approximately 48 hours before power is turned off
- Approximately 24 hours before power is turned off
- Just before power is turned off
- During the public safety outage
- Once power has been restored

The HMPC noted that residents in the City are without power for up to 7 days at a time due to these events. The HMPC also noted that Sutter Hospital is preparing for long term (5-day) power outages. They are conducting generator drills to see how long fuel lasts, and looking to see what is actually on or not on generator power. They will use this information to add additional uninterrupted power supply to other emergency equipment. It was noted that there will not be generator power to clinics, but that the Hospital would create and repurpose space to absorb clientele from clinics. In addition, the City, County, and private industry are assessing personal readiness of group homes, looking to add additional generator capacity, and additional fridge space. The City, County, and PG&E are telling citizens to plan for 5 days for generator backup.

### **Communities at Risk to Wildfire**

The National Fire Plan is a cooperative, long-term effort between various government agency partners with the intent of actively responding to severe wildland fires and their impacts to communities while ensuring sufficient firefighting capacity for the future. For purposes of the National Fire Plan, CAL FIRE generated a list of California communities at risk for wildfire. The intent of this assessment was to evaluate the risk to a given area from fire escaping off federal lands. Three main factors were used to determine the wildfire threat in the wildland-urban interface areas of California: fuel hazards, probability of fire, and areas of suitable housing density that could create wildland urban interface fire protection strategy situations. The preliminary criteria and methodology for evaluating wildfire risk to communities is published in the Federal Register, January 4, 2001.

The City of Lakeport is considered a Community at Risk.

### ***Values at Risk***

The City of Lakeport has mapped CAL FIRE data which provides a variety of fire hazard information for California communities. Utilizing this data from CAL FIRE, GIS was used to determine the possible impacts of wildfire within Lakeport and how the wildfire risk varies across the City Planning Area. Two primary CAL FIRE datasets and associated analysis was used for this plan:

- Fire Responsibility Areas
- Fire Hazard Severity Zones

## Fire Responsibility Areas

There are numerous wildland fire protection agencies that have responsibility within Lake County and the City of Lakeport, including the USDA Forest Service (FS), the Bureau of Land Management (BLM), and CAL FIRE. There are also numerous local fire departments and fire protection districts that serve local areas, many of whom have mutual aid agreements with each other as well as state and federal agencies for fire suppression and protection. Fire Responsibility Areas are generally categorized by Federal Responsibility Areas (FRA), State Responsibility Areas (SRA) and Local Responsibility Areas (LRA).

### Methodology

CAL FIRE has a legal responsibility to provide fire protection on all SRA lands, which are defined based on land ownership, population density and land use. CAL FIRE's State Responsibility Area layer was used in this analysis to show Lakeport's parcel counts and values by FRA, SRA, and LRA. GIS was used to create a centroid, or point representing the center of the City's parcel polygons. The FRA, SRA, and LRA areas were then overlaid on the parcel centroids. For the purposes of this analysis, the wildfire responsibility area that intersected a parcel centroid was assigned for the entire parcel. Locations of each responsibility area are shown in Figure 4-98.





## Fire Responsibility Areas and Values at Risk

The entire geographical area of Lakeport falls within the LRA. The LRA contains 2,431 parcels, of which 2,019 are improved. The LRA has over \$680 million in total value. It should be noted that fire does not just affect structural values, fire can also affect land values. As such the Assessor's land values and all parcels were accounted for in this analysis to represent total City assets at risk. However, it is highly unlikely the whole City will ever be on fire at once. The City parcel inventory and associated values by fire responsibility area are provided in Table 4-85.

*Table 4-85 Lakeport– Count and Value of Parcels in Local, State, and Federal Responsibility Areas by Property Use*

Property Use / Fire Responsibility Area	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
<b>LRA</b>						
Commercial	415	333	\$44,492,040	\$92,952,265	\$92,952,265	\$230,396,570
Government	27	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	26	2	\$295,682	\$371,865	\$371,865	\$1,039,412
Residential	1,963	1,684	\$118,260,050	\$220,308,051	\$110,154,026	\$448,722,127
<b>Grand Total</b>	<b>2,431</b>	<b>2,019</b>	<b>\$163,047,772</b>	<b>\$313,632,181</b>	<b>\$203,478,156</b>	<b>\$680,158,109</b>

Source: CAL FIRE, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

## Fire Hazard Severity Zone Analysis

As part of the Fire and Resource Assessment Program (FRAP), CAL FIRE was mandated to map areas of significant fire hazards based on fuels, terrain, weather, and other relevant factors. These zones, referred to as Fire Hazard Severity Zones (FHSZ), then define the application of various mitigation strategies to reduce risk associated with wildland fires.

Fire hazard is a way to measure the physical fire behavior so that people can predict the damage a fire is likely to cause. Fire hazard measurement includes the speed at which a wildfire moves, the amount of heat the fire produces, and most importantly, the burning fire brands that the fire sends ahead of the flaming front.

The fire hazard model developed by CAL FIRE considers the wildland fuels. Fuel is that part of the natural vegetation that burns during the wildfire. The model also considers topography, especially the steepness of the slopes. Fires burn faster as they burn up-slope. Weather (temperature, humidity, and wind) has a significant influence on fire behavior. The model recognizes that some areas of California have more frequent and severe wildfires than other areas. Finally, the model considers the production of burning fire brands (embers) how far they move, and how receptive the landing site is to new fires.

In 2007, CAL FIRE updated its Fire Hazard Severity Zone (FHSZ) maps for the State of California to provide updated map zones, based on new data, science, and technology that will create more accurate zone

designations such that mitigation strategies are implemented in areas where hazards warrant these investments. The zones will provide specific designation for application of defensible space and building standards consistent with known mechanisms of fire risk to people, property, and natural resources. The program is still ongoing with fire hazard severity zone maps being updated based on designated responsibility areas: FRA, SRA, and LRA.

The CAL FIRE data, detailing FHSZs within the Lakeport Planning Area, was utilized to determine the locations, numbers, types, and values of land and structures falling within each FHSZ. The following sections provide details on the methodology and results for this analysis.

## Methodology

As previously described, CAL FIRE mapped the SRA Fire Hazard Severity Zones (FHSZs), or areas of significant fire hazard, based on fuels, terrain, weather, and other relevant factors. Within the City of Lakeport, the Recommended LRA (c17fhszl06\_3) dataset dated 7/2009 was utilized for the analysis and contained Very High and Non-Very High hazard classes. In all areas surrounding Lakeport, the Adopted SRA (fhszs06\_3\_17) dataset dated 11/2007 was used to get a complete coverage of Fire Hazards.

Analysis was performed using only the Recommended FHSZ datasets, and using GIS, the parcel layer was overlaid on the Recommended FHSZ layers. Since it is possible for any given parcel to intersect with multiple FHSZs, for purposes of this analysis, the parcel centroid was used to determine which FHSZ to assign to each parcel. Once completed, the parcel boundary layer was joined to the centroid layer and values were transferred based on the identification number in the Assessor's database and the parcel layer. Based on this approach, the FHSZs for the Lakeport Planning Area were determined and further broken out by property use and included information on both land and improved values.

## Fire Hazard Severity Zones and Values at Risk

The FHSZs are shown in Figure 4-99. Analysis results for the Lakeport Planning Area is summarized in Table 4-86, which summarizes total parcel counts, improved parcel counts, and their improved and land values and the estimated contents replacement values based on the CRV factors detailed in Table 4-38, as well as the percentage of parcels affected by each FHZZ. As shown on Table 4-38, there are 1,887 improved parcels in the Very High FHSZ, with a total value in excess of \$247 million.







*Table 4-86 City of Lakeport – Count and Value of Parcels in Fire Hazard Severity Zones by Property Use*

Property Use / Fire Hazard Severity Zone	Total Parcel Count	Improved Parcel Count	Total Land Value	Improved Structure Value	Estimated Contents Value	Total Value
<b>High</b>						
Commercial	34	24	\$7,534,740	\$9,458,624	\$9,458,624	\$26,451,988
Government	3	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	11	0	\$66,300	\$0	\$0	\$66,300
Residential	59	39	\$6,410,447	\$11,584,424	\$5,792,212	\$23,787,083
<b>High Total</b>	<b>107</b>	<b>63</b>	<b>\$14,011,487</b>	<b>\$21,043,048</b>	<b>\$15,250,836</b>	<b>\$50,305,371</b>
<b>Moderate</b>						
Commercial	37	28	\$4,367,491	\$6,933,141	\$6,933,141	\$18,233,773
Government	5	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	2	0	\$0	\$0	\$0	\$0
Residential	147	111	\$12,481,222	\$21,887,870	\$10,943,935	\$45,313,027
<b>Moderate Total</b>	<b>191</b>	<b>139</b>	<b>\$16,848,713</b>	<b>\$28,821,011</b>	<b>\$17,877,076</b>	<b>\$63,546,800</b>
<b>Non-Wildland/Non-Urban</b>						
Commercial	3	2	\$219,478	\$680,707	\$680,707	\$1,580,892
Residential	4	3	\$376,537	\$182,308	\$91,154	\$649,999
<b>Non-Wildland/Non-Urban Total</b>	<b>7</b>	<b>5</b>	<b>\$596,015</b>	<b>\$863,015</b>	<b>\$771,861</b>	<b>\$2,230,891</b>
<b>Urban Unzoned</b>						
Commercial	341	279	\$32,370,331	\$75,879,793	\$75,879,793	\$184,129,917
Government	19	0	\$0	\$0	\$0	\$0
Open Space / Rural Lands	13	2	\$229,382	\$371,865	\$371,865	\$973,112
Residential	1,753	1,531	\$98,991,844	\$186,653,449	\$93,326,725	\$378,972,018
<b>Urban Unzoned Total</b>	<b>2,126</b>	<b>1,812</b>	<b>\$131,591,557</b>	<b>\$262,905,107</b>	<b>\$169,578,383</b>	<b>\$564,075,047</b>
<b>Grand Total</b>						
<b>Grand Total</b>	<b>2,431</b>	<b>2,019</b>	<b>\$163,047,772</b>	<b>\$313,632,181</b>	<b>\$203,478,156</b>	<b>\$680,158,109</b>

Source: CAL FIRE, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

\*Land, structure, and contents values

## *Population at Risk*

A separate analysis was performed to determine population in fire hazard severity zones. Using GIS, the CAL FIRE fire hazard severity zones datasets were overlaid on the improved residential parcel data.

Those parcel centroids that intersect each fire severity zone were counted and multiplied by the Census Bureau average household size (2.31) for the City; results were tabulated by jurisdiction and fire hazard severity zone. According to this analysis shown in Table 4-87, there is a population of 90 and 256 that reside in the High and Moderate FHSZ categories in the City, respectively.

***Table 4-87 City of Lakeport – Count of Residential Parcels and Population at Risk in Moderate or Higher Fire Hazard Severity Zones***

Fire Hazard Severity Zones	Improved Residential Parcels	Population
High	39	90
Moderate	111	256
Non-Wildland/Non-Urban	3	7
Urban/Unzoned	1,531	3,537
<b>Total</b>	<b>1,684</b>	<b>3,890</b>

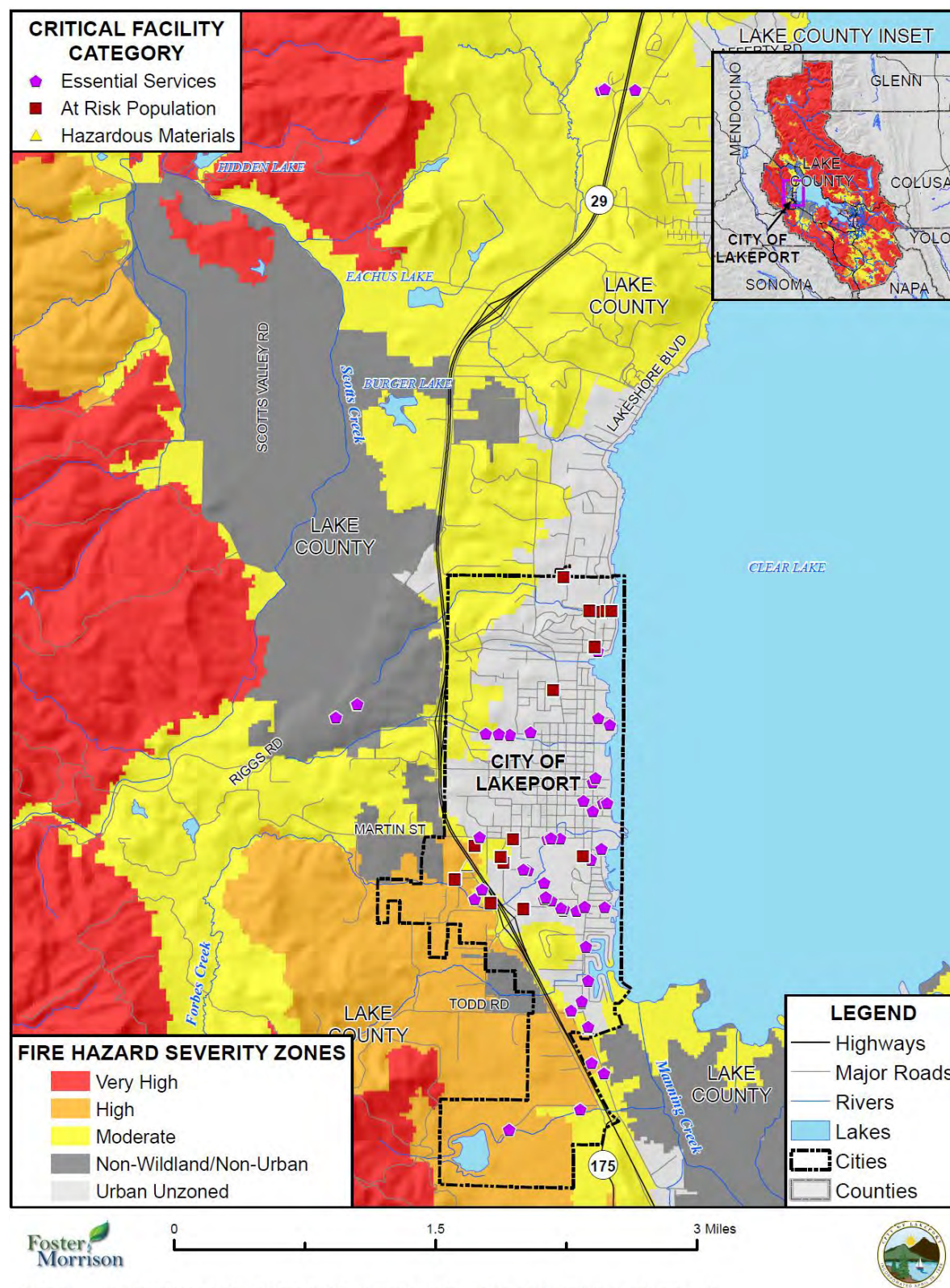
Source: USGS, US Census Bureau 2010 Estimates, Lakeport/Lake County 10/30/2018 Parcel/Assessor's Data

\*\* Census Bureau 2010 average household sizes were used

### ***Critical Facilities at Risk***

A separate analysis was performed on the critical facility inventory in the City of Lakeport to determine critical facilities in the Fire Hazard Severity Zones. Using GIS, the hazardous material route buffer zones were overlayed on the critical facility GIS layer. Figure 4-100 shows critical facilities as well as the FHSZs. Table 4-82 provides summary information of critical facilities in the FHSZ by category. Table 4-83 provides greater detail of critical facilities in FHSZ by facility type and count. As shown in the table, in Lakeport there are 6 critical facilities in the High FHSZ, and 7 critical facilities in the Moderate FHSZ. In addition, outside of the City of Lakeport, there are 4 critical facilities in the Moderate FHSZ. Details of critical facility definition, type, name, and address FHSZ are listed in Appendix E.

Figure 4-100 City of Lakeport – Critical Facilities in Fire Hazard Severity Zones



*Table 4-88 City of Lakeport – Critical Facilities in Fire Hazard Severity Zones Summary*

Critical Facility Category / Fire Hazard Severity Zones / Jurisdiction	Facility Count
<b>City of Lakeport</b>	
<b>High</b>	
Essential Services Facilities	4
At Risk Population Facilities	1
Hazardous Materials Facilities	1
<b>High Total</b>	<b>6</b>
<b>Moderate</b>	
Essential Services Facilities	3
At Risk Population Facilities	3
Hazardous Materials Facilities	1
<b>Moderate Total</b>	<b>7</b>
<b>Urban Unzoned</b>	
Essential Services Facilities	38
At Risk Population Facilities	12
Hazardous Materials Facilities	0
<b>Urban Unzoned Total</b>	<b>50</b>
<b>City of Lakeport Total</b>	<b>63</b>
<b>Unincorporated Lake County</b>	
<b>Moderate</b>	
Essential Services Facilities	4
At Risk Population Facilities	0
Hazardous Materials Facilities	0
<b>Moderate Total</b>	<b>4</b>
<b>Non-Wildland/Non-Urban</b>	
Essential Services Facilities	2
At Risk Population Facilities	0
Hazardous Materials Facilities	0
<b>Non-Wildland/Non-Urban Total</b>	<b>2</b>
<b>Unincorporated Lake County Total</b>	<b>6</b>
<b>Grand Total</b>	<b>69</b>

Source: City of Lakeport GIS, CAL FIRE

*Table 4-89 City of Lakeport – Critical Facilities in Fire Hazard Severity Zones Detail by Category and Facility Type*

Jurisdiction / Fire Hazard Severity Zones	Critical Facility Category / Critical Facility Type	Facility Count
City of Lakeport		
High	<b>Essential Services Facilities</b>	
	Commerce	1
	Medical - Clinic	1
	Pump Stations	1
	Sewer Treatment Plant	1
	<b>Essential Services Facilities Total</b>	<b>4</b>
	<b>At Risk Population Facilities</b>	
	Assisted Living	1
	<b>At Risk Population Facilities Total</b>	<b>1</b>
	<b>Hazardous Materials Facilities</b>	
	Hazardous Material	1
	<b>Hazardous Materials Facilities Total</b>	<b>1</b>
	<b>High Total</b>	<b>6</b>
Moderate	<b>Essential Services Facilities</b>	
	Communications	1
	Government	1
	Medical - Clinic	1
	<b>Essential Services Facilities Total</b>	<b>3</b>
	<b>At Risk Population Facilities</b>	
	School	1
	Senior Apt Complex	2
	<b>At Risk Population Facilities Total</b>	<b>3</b>
	<b>Hazardous Materials Facilities</b>	
	Hazardous Material	1
	<b>Hazardous Materials Facilities Total</b>	<b>1</b>
	<b>Moderate Total</b>	<b>7</b>
Urban Unzoned	<b>Essential Services Facilities</b>	
	Commerce	6
	Communications	1
	Construction - Engineering	1
	Fire - Rescue	1
	Government	5
	Law	3

Jurisdiction / Fire Hazard Severity Zones	Critical Facility Category / Critical Facility Type	Facility Count
	Medical - Clinic	6
	Pump Stations	9
	Transportation	1
	Water Intake	1
	Water Treatment Plant	1
	Senior Activity Center	1
	Water Storage	1
	Community Center	1
	<b>Essential Services Facilities Total</b>	<b>38</b>
	<b>At Risk Population Facilities</b>	
	Assisted Living	1
	Child Care	2
	School	5
	Senior Apt Complex	3
	Assisted Living Senior Apt Complex	1
	<b>At Risk Population Facilities Total</b>	<b>12</b>
	<b>Urban Unzoned Total</b>	<b>50</b>
<b>City of Lakeport Total</b>		<b>63</b>
<b>Unincorporated Lake County</b>		
Moderate	<b>Essential Services Facilities</b>	
	Animal	1
	Communications	1
	Law	1
	Medical - Hospital	1
	<b>Essential Services Facilities Total</b>	<b>4</b>
	<b>Moderate Total</b>	<b>4</b>
Non-Wildland/Non-Urban	<b>Essential Services Facilities</b>	
	Water Storage	1
	Water Wells	1
	<b>Essential Services Facilities Total</b>	<b>2</b>
	<b>Non-Wildland/Non-Urban Total</b>	<b>2</b>
<b>Unincorporated Lake County Total</b>		<b>6</b>
<b>Grand Total</b>		<b>69</b>

Source: City of Lakeport GIS, CAL FIRE



## *Overall Community Impact*

The overall impact to the community from a severe wildfire includes:

- Injury and loss of life;
- Commercial and residential structural and property damage;
- Decreased water quality in area watersheds;
- Increase in post-fire hazards such as flooding, sedimentation, and mudslides;
- Damage to natural resource habitats and other resources, such as timber and rangeland;
- Loss of water, power, roads, phones, and transportation, which could impact, strand, and/or impair mobility for emergency responders and/or area residents;
- Economic losses (jobs, sales, tax revenue) associated with loss of commercial structures;
- Negative impact on commercial and residential property values;
- Loss of churches, which could severely impact the social fabric of the community;
- Loss of schools, which could severely impact the entire school system and disrupt families and teachers, as temporary facilities and relocations would likely be needed; and
- Impact on the overall mental health of the community.

## *Future Development*

As previously stated, population growth in the City is expected to be minimal. However, the addition of second homes on properties would add values at risk to wildfire. If homes are expanded and remodeled, additional values will be at risk to wildfires. The City enforces the California Building Code, which includes fire resistance standards during the building process.

*To help manage wildfire risk at the state level, the California Building Code (CBC) contains standards for building materials, systems, and or assemblies used in the exterior design and construction of new buildings. For example, the 2016 CBC establishes minimum standards for the protection of life and property by increasing the ability of a building located in any FHSZ within SRA or any Wildland-Urban Interface Fire Area to resist the intrusion of flames or burning embers projected by a vegetation fire. (A Wildland-Urban Interface Fire Area is a geographical area identified by the state as a FHSZ, or other areas designated by the local agency to be at a significant risk from wildfires.)*

*However, the 2016 CBC standards have limitations. The standards only apply if: 1) the building site is located on land designated as a FHSZ or as a Wildland Interface Fire Area; and 2) the application for the building permit was submitted on or after July 1, 2008. Therefore, these standards do not apply to structures located outside of these designated areas. Additionally, these standards do not apply to structures for which building permit applications were submitted prior to July 1, 2008, regardless of their designation.*

### **LOCAL-LEVEL RESPONSIBILITIES**

*Local agencies are responsible for identifying and managing wildfire risk within their jurisdictions. Cities and counties have multiple tools at their disposal to reduce wildfire risk, such as the General Plan, zoning ordinance, California Government Code, local fire departments, and Hazard Mitigation Plans. With new levels of concern regarding wildfires, local jurisdictions can evaluate their General Plans and zoning ordinances to locate weaknesses and bolster mitigation strategies related to wildfire hazards. Local jurisdictions can also create*



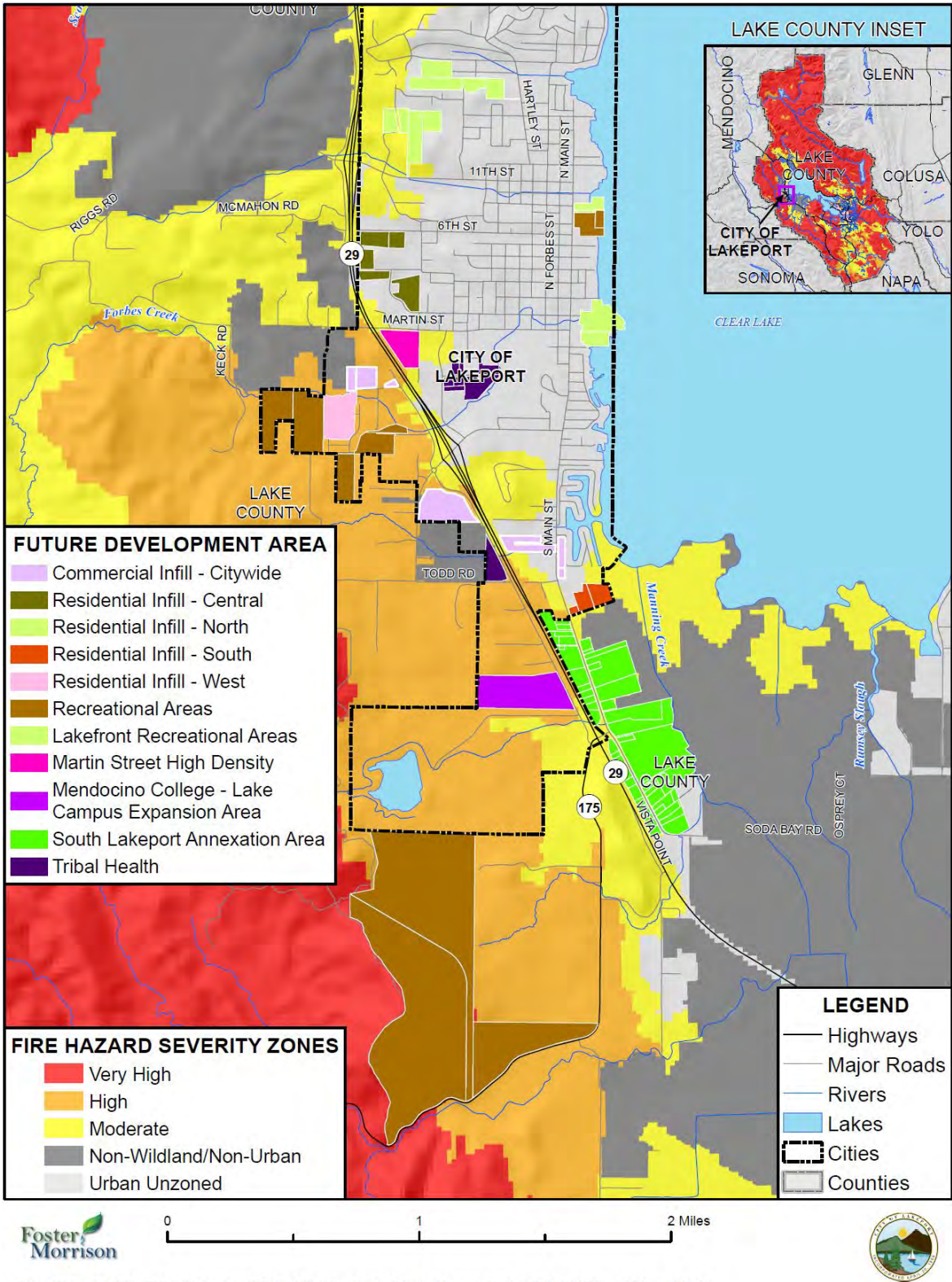
*overlay zoning or overlay districts for areas prone to wildfires that mandate heightened development regulations and landscape wildfire mitigation compliance measures.*

The City also enforces a weed and rubbish ordinance to reduce flammable materials in and around homes in the City.

### **Future Development GIS Analysis**

Lake County's GIS parcel layer was used as the basis for the countywide inventory of parcels and their associated values. In this analysis, the parcel data was converted to a point layer using a centroid conversion process, in which each parcel was identified by a central point containing the assessor's data. In addition, the City of Lakeport provided a GIS spatial file identifying the future development areas for which the analysis was to be performed. Utilizing the future development spatial layer, the parcel centroid data was intersected to determine the parcel counts within each development. The CAL FIRE Fire Hazard Severity Zones were used to perform the analysis. This can be seen on Figure 4-101 and in Table 4-90.

Figure 4-101 City of Lakeport – Future Development in Fire Hazard Severity Zones



Data Source: CAL FIRE (Adopted SRA 11/2007 - fhszs06\_3\_17 and Draft LRA 9/2007 - c17fhszl06\_1), City of Lakeport, Lake County GIS, Cal-Atlas; Map Date: 11/20/2018.

*Table 4-90 City of Lakeport – Future Development in Fire Hazard Severity Zones*

Jurisdiction/Fire Hazard Severity Zone / Future Development Project	Total Parcel Count	Improved Parcel Count	Total Acres
<b>City of Lakeport</b>			
<b>High</b>			
Future Commercial Infill - Citywide	2	1	5
Future Commercial Infill - West	1	0	14
Future Recreational Development Areas	5	0	53
Mendocino College - Lake Campus Expansion Area	1	0	31
<b>High Total</b>	<b>9</b>	<b>1</b>	<b>103</b>
<b>Moderate</b>			
Future Commercial Infill - North	3	1	17
Future Commercial Infill - South	1	1	5
Martin Street High Density Development	1	0	10
<b>Moderate Total</b>	<b>5</b>	<b>2</b>	<b>33</b>
<b>Non-Wildland/Non-Urban</b>			
Future Commercial Infill - Citywide	2	0	17
Tribal Health Future Development	1	1	6
<b>Non-Wildland/Non-Urban Total</b>	<b>3</b>	<b>1</b>	<b>23</b>
<b>Urban Unzoned</b>			
Future Commercial Infill - Central	5	1	20
Future Commercial Infill - Citywide	3	1	10
Future Commercial Infill - North	4	2	19
Future Commercial Infill - South	2	0	4
Future Recreational Development Areas	2	0	7
Lakefront Recreational Future Development Areas	4	2	18
Tribal Health Future Development	7	1	12
<b>Urban Unzoned Total</b>	<b>27</b>	<b>7</b>	<b>89</b>
<b>City of Lakeport Total</b>	<b>44</b>	<b>11</b>	<b>247</b>
<b>Unincorporated Lake County</b>			
<b>Very High</b>			
Future Recreational Development Areas	1	0	154
<b>Very High Total</b>	<b>1</b>	<b>0</b>	<b>154</b>
<b>High</b>			
Future Recreational Development Areas	2	0	162
South Lakeport Annexation Area	10	8	13
<b>High Total</b>	<b>12</b>	<b>8</b>	<b>175</b>
<b>Moderate</b>			

Jurisdiction/Fire Hazard Severity Zone / Future Development Project	Total Parcel Count	Improved Parcel Count	Total Acres
South Lakeport Annexation Area	24	21	31
<b>Moderate Total</b>	<b>24</b>	<b>21</b>	<b>31</b>
<b>Non-Wildland/Non-Urban</b>			
South Lakeport Annexation Area	6	5	65
Non-Wildland/Non-Urban Total	6	5	65
<b>Urban Unzoned</b>			
South Lakeport Annexation Area	10	9	15
<b>Urban Unzoned Total</b>	<b>10</b>	<b>9</b>	<b>15</b>
<b>Unincorporated Lake County Total</b>	<b>53</b>	<b>43</b>	<b>440</b>
<b>Grand Total</b>	<b>97</b>	<b>54</b>	<b>687</b>

Source: Lake County GIS, City of Lakeport, CAL FIRE

## 4.4 Capability Assessment

Thus far, the planning process has identified the natural hazards posing a threat to the City of Lakeport Planning Area and described, in general, the vulnerability of the City to these risks. The next step is to assess what loss prevention mechanisms are already in place. This part of the planning process is the mitigation capability assessment. Combining the risk assessment with the mitigation capability assessment results in the City's net vulnerability to disasters, and more accurately focuses the goals, objectives, and proposed actions of this plan.

The HMPC used a two-step approach to conduct this assessment for the City. First, an inventory of common mitigation activities was made through the use of a matrix. The purpose of this effort was to identify policies and programs that were either in place, needed improvement, or could be undertaken if deemed appropriate. Second, the HMPC conducted an inventory and review of existing policies, regulations, plans, and programs to determine if they contributed to reducing hazard-related losses or if they inadvertently contributed to increasing such losses.

This section presents the City's mitigation capabilities and discusses select state and federal mitigation resources that are applicable to the City. These are in addition to, and supplement, the many plans, reports, and technical information reviewed and used for this LHMP as identified in Chapter 3 and in Chapter 4.

Similar to the HMPC's effort to describe hazards, risks, and vulnerability of the City, this mitigation capability assessment describes the City's existing capabilities, programs, and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This assessment is divided into four sections: regulatory mitigation capabilities are discussed in Section 4.4.1; administrative and technical mitigation capabilities are discussed in Section 4.4.2; fiscal mitigation capabilities are discussed in Section 4.4.3; and mitigation education, outreach, and partnerships are discussed in Section 4.4.4. A discussion of other mitigation efforts follows in Section 4.3.15.

#### 4.4.1. City of Lakeport Regulatory Mitigation Capabilities

Table 4-91 lists planning and land management tools typically used by local jurisdictions to implement hazard mitigation activities and indicates those that are in place in the City. Excerpts from applicable policies, regulations, and plans and program descriptions follow to provide more detail on existing mitigation capabilities.

*Table 4-91 City of Lakeport Regulatory Mitigation Capabilities*

Plans	Y/N Year	Does the plan/program address hazards? Does the plan identify projects to include in the mitigation strategy? Can the plan be used to implement mitigation actions?
General Plan	Y	Safety Element addresses hazards; will be updated to incorporate LHMP
Capital Improvements Plan	Y	Annual update, includes hazard-related projects
Economic Development Plan	N	No plan, but has an economic development committee with goals and guidelines
Local Emergency Operations Plan	Y	
Continuity of Operations Plan	N	But Coop referenced in EOP
Transportation Plan	N	But Transportation Element of GP. Also participates in APC - Traffic Advisory Committee
Stormwater Management Plan/Program	N	1980 – include mitigation projects
Engineering Studies for Streams	Y	FIS, Forbes Creek Flood Mitigation Design
Community Wildfire Protection Plan	Y	But not City specific – County-wide CWPP, 2009
Other special plans (e.g., brownfields redevelopment, disaster recovery, coastal zone management, climate change adaptation)	Y	Floodplain Mitigation Plan
<b>Building Code, Permitting, and Inspections</b>	<b>Y/N</b>	<b>Are codes adequately enforced?</b>
Building Code	Y	Version/Year: 2016; as of Jan 1, 2020 will be 2019
Building Code Effectiveness Grading Schedule (BCEGS) Score	N	Score: Working on it
Fire department ISO rating:	N	Rating:
Site plan review requirements	Y	
<b>Land Use Planning and Ordinances</b>	<b>Y/N</b>	<b>Is the ordinance an effective measure for reducing hazard impacts? Is the ordinance adequately administered and enforced?</b>
Zoning ordinance	Y	
Subdivision ordinance	Y	
Floodplain ordinance	Y	
Natural hazard specific ordinance (stormwater, steep slope, wildfire)	Y	Stormwater



Flood insurance rate maps	Y	
Elevation Certificates	Y	Hard Copies
Acquisition of land for open space and public recreation uses	Y	Westside Community. Acquisition of School (Natural High)
Erosion or sediment control program	Y	
Other	Y	Active program for sediment control
<b>How can these capabilities be expanded and improved to reduce risk?</b>		
Review and update of hazard related ordinances: emergency services ordinance; erosion control to establish construction season; flood ordinance. URM program to be reviewed and updated. Increase use of Solar (all large power consumption facilities are solar)		

As indicated in the tables above, Lakeport has several plans and programs that guide the City's mitigation of development of hazard-prone areas. Starting with the City of Lakeport General Plan, which is the most comprehensive of the City's plans when it comes to mitigation, some of these are described in more detail below.

### *2025 City of Lakeport General Plan (2009)*

A general plan is a legal document, required by state law, that serves as a community's "constitution" for land use and development. The plan must be a comprehensive, long-term document, detailing proposals for the "physical development of the county or city, and of any land outside its boundaries which in the planning agency's judgment bears relation to its planning" (Government Code §65300 et seq.). Time horizons vary, but the typical general plan looks 10 to 20 years into the future. The law specifically requires that the general plan address seven topics or "elements." These are land use, circulation (transportation), housing, conservation, open space, noise, and safety. The plan must analyze issues of importance to the community, set forth policies in text and diagrams for conservation and development, and outline specific programs for implementing these policies

Goals and policies related to mitigation from the General Plan are the following:

#### **Land Use Element**

<b>OBJECTIVE LU 5:</b>	<b>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</b>
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.
Policy LU 5.4: Water Conservation.	Devise and implement appropriate water conservation ordinances.
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.

<b>OBJECTIVE LU 7:</b>	<b>TO DEVELOP AND MAINTAIN A STORM DRAINAGE SYSTEM WHICH ENSURES THE SAFETY AND WELFARE OF RESIDENTS, VISITORS AND PROPERTY IN LAKEPORT.</b>
Policy LU 7.1: Storm Drain Capacity	Ensure that capacity of the storm drain system is increased as a result of new development.

## Safety Element

<b>OBJECTIVE S 1:</b>	<b>TO PROTECT THE COMMUNITY FROM INJURY, LOSS OF LIFE AND PROPERTY DAMAGE RESULTING FROM NATURAL CATASTROPHES AND ANY HAZARDOUS CONDITIONS RELATING TO SEISMIC, GEOLOGIC, AND FLOODING HAZARDS.</b>
Policy S 1.1: Seismic Hazards.	Reduce the risk of loss of life, personal injury and damage to property resulting from seismic hazards.
Policy S 1.2: Building Limitations in High Risk Zones.	Discourage construction of high density residential, other critical, high occupancy or essential services buildings in high risk zones such as Active Fault Displacement Study Areas, wildland fire areas, flood areas, and landslide areas.
Policy S 1.3: Slope Instability.	Minimize the risk of personal injury and property damage resulting from slope instability.
Policy S 1.4: Updated FIRM Maps.	Utilize the U.S. Army Corps of Engineers Flood Insurance Rate Maps (FIRM) to: reduce risk of flooding; identify 100 Year Flood Zones; implement the Flood Damage Prevention Ordinance; and calculate flow rates within identified stream channels.
Policy S 1.5: Cooperate with the County of Lake.	Continue to work with the County of Lake to ensure that additional storm drainage runoff resulting from development occurring in unincorporated areas upstream from drainage channels in the Lakeport Planning Area is adequately mitigated through improvements on site and/or downstream.
Policy S 1.6: Clear Lake Shoreline Flooding.	Work with the County to develop strategies for reducing flooding along the shoreline of Clear Lake.
Policy S 1.7: Funding Sources	Continue to pursue all available sources of funding such as, but not limited to, low interest loans, FEMA funds, FMHA funds, and Redevelopment Agency tax increment funds to finance improvements to storm drainage facilities.
Policy S 1.8: Flood Hazards.	Minimize the risk of personal injury and property damage due to flooding.
Policy S 1.9: Storm Drainage System.	Maintain unobstructed water flow in the storm drainage system.
Policy S 1.10: Asbestos.	New development of property found or expected to contain asbestos contaminated soil in the Lakeport Planning Area must mitigate the potential impact. This mitigation may include capping, excavation, disposal and backfill, landscaping, or a combination of all three.

<b>OBJECTIVE S 2</b>	<b>TO REDUCE THE IMPACT OF POLLUTION AS WELL AS HAZARDOUS MATERIALS AND HAZARDOUS WASTE ON THE WELL-BEING AND HEALTH OF THE COMMUNITY.</b>
Policy S 2.1: Water Quality Protection	Protect the water quality of Clear Lake and the Scotts Valley aquifer from degradation.



<b>OBJECTIVE S 2</b>	<b>TO REDUCE THE IMPACT OF POLLUTION AS WELL AS HAZARDOUS MATERIALS AND HAZARDOUS WASTE ON THE WELL-BEING AND HEALTH OF THE COMMUNITY.</b>
Policy S 2.2: Agricultural Contamination of Potable Water Supplies.	Reduce agricultural contamination of potable water supplies in the Clear Lake Basin and the Scotts Valley aquifer by working with the County Community Development Department, County Environmental Health Department and Agricultural Commissioner to identify the impacts of farming operations and the use of herbicides, pesticides and fertilizers on the City's domestic water supply.
Policy S 2.3: Hazards of Transportation, Storage and Disposal of Hazardous Wastes.	Provide measures to protect the public health from the hazards associated with the transportation, storage and disposal of hazardous wastes
Policy S 2.4: CEQA Review of Proposed TSD Facilities.	Facilitate thorough environmental review for Hazardous Waste Transportation, Storage and Disposal (TSD) Facilities proposed in the Lakeport Planning Area and throughout the County, since the potentially significant, widespread and long-term impacts on public health and safety of these facilities do not respect jurisdictional boundaries
Policy S 2.5: Secondary Containment Facilities.	Ensure that industries and businesses which store or process hazardous materials provide secondary containment facilities and a buffer zone between the installation and property boundaries sufficient to protect the public health and safety.
Policy S 2.6: Transportation and Storage of Hazardous Materials.	Minimize the risks to public health and safety due to the transportation and storage of hazardous materials.
Policy S 2.7: Truck Routes for Hazardous Material Transport.	Develop, in cooperation with the County, regulations prohibiting through-transport by truck of hazardous materials on the local street systems and requiring that this activity be limited to State highways.
Policy S 2.8: Lampson Field Airport.	Minimize the risk to lives and property due to hazards associated with the operation of Lampson Field Airport.

<b>OBJECTIVE S 3:</b>	<b>TO MAINTAIN AN EFFECTIVE EMERGENCY RESPONSE SYSTEM.</b>
Policy S 3.1: Emergency Preparedness Plan	Cooperate with Lake County in implementing the County's Emergency Preparedness Plan.
Policy S 3.2: Updated Emergency Operations Plan	Update the City's Emergency Operations Plan, as needed.
Policy S 3.3: Emergency Facilities	Identify essential emergency facilities and ensure that they will function in the event of a disaster.
Policy S 3.4: Public Information.	Inform the public of what actions to take in the event of an emergency or disaster.
Policy S 3.5: Emergency Evacuation Routes	Designate the following as emergency evacuation routes to provide a means to evacuate the community and to provide a route to or through the community from other areas: <ul style="list-style-type: none"> <li>• Highway 29</li> <li>• Lakeport Boulevard</li> <li>• Main St.</li> <li>• 11th Street</li> <li>• High Street</li> <li>• Hartley Street</li> <li>• Lakeshore Boulevard</li> <li>• Martin Street</li> <li>• Clear Lake Avenue</li> </ul>

<b>OBJECTIVE S 3:</b>	<b>TO MAINTAIN AN EFFECTIVE EMERGENCY RESPONSE SYSTEM.</b>
Policy S 3.6: Fire Hazard Severity Scale.	Reduce the Risk of Damage and Destruction from Wildland Fires.
Policy S 3.7: Development Projects Fire Risks.	Review all development proposals for fire risk and require mitigation measures to reduce the probability of fire.
Policy S 3.8: Weed Abatement.	Promote the use of defensible space in order to reduce the risk of structure fires.
Policy S 3.9: California Building Code.	Continue to enforce the California Building Code (CBC) for all new construction and renovation and when occupancy or use changes occur.
Policy S 3.10: Use Redevelopment Funds.	Consider use of Redevelopment tax-increment funds to assist property owners in the Lakeport Redevelopment area to complete renovations that increase fire safety.
Policy S 3.11: Fire Hydrant Water Flows.	Ensure that there exists sufficient water flow in fire hydrants throughout Lakeport. The standard adopted by the City is a minimum of 1,000 gallons per minute of free flow from two adjacent hydrants flowing simultaneously with 20 pounds per square inch residual pressure.
Policy S 3.12: Funding for Fire Protection.	Recommend that Lakeport adequately fund and staff the Lakeport Fire Protection District.

### *Other City Plans/Studies/Programs*

#### **Lake County Climate Change and Health Profile Report (2017)**

The Climate Change and Health Profile Report seeks to provide a county-level summary of information on current and projected risks from climate change and potential health impacts. This report represents a synthesis of information on climate change and health for California communities based on recently published reports of state agencies and other public data.

The content of this report was guided by a cooperative agreement between CDPH and the CDC Climate-Ready States and Cities Initiative’s program Building Resilience Against Climate Effects (BRACE). The goals of BRACE are to assist state health departments to build capacity for climate and health adaptation planning. This includes using the best available climate science to project likely climate impacts, identifying climate-related health risks and populations vulnerable to these impacts, assessing the added burden of disease and injury that climate change may cause, identifying appropriate interventions, planning more resilient communities, and evaluating to improve the planning effort. Communities with economic, environmental, and social disadvantages are likely to bear disproportionate health impacts of climate change.

This Climate Change and Health Profile Report is intended to inform, empower, and nurture collaboration that seeks to protect and enhance the health and well-being of all California residents. This report is part of a suite of tools that is being developed by the California Department of Public Health to support local, regional, and statewide efforts of the public health sector to build healthy, equitable, resilient, and adaptive communities ready to meet the challenges of climate change. Along with a county-level climate change and health vulnerability assessment and state guidance documents, such as Preparing California for Extreme Heat: Guidance and Recommendations, the profile provides a knowledge base for taking informed action to address climate change.

### City of Lakeport Stormwater Management Plan (2003-2008)

The County of Lake, City of Lakeport, and the City of Clearlake have joined together as Co-permittees to form the Lake County Clean Water Program. The Storm Water Management Plan (SWMP) is a joint project of these agencies. As Co-permittees to the Program, each agency will pursue its own local storm water pollution prevention activities and also contribute support to a region-wide effort. Each Co-permittee is responsible for implementing the best management practices (BMP) put forward in the SWMP. Some of the BMPs will be implemented on a region-wide basis, being jointly sponsored by all Co-permittees. Examples of region-wide efforts include public education targeted to residents in both municipalities, and coordinating with other countywide, regional, and state agencies.

The overarching goal of the Program is to reduce pollutants from entering local water bodies through the effective implementation of BMPs. To accomplish these goals, the Program has developed the following strategic objectives:

- Develop a self-directed, proactive approach fostering trust and respect from regulators, businesses and environmental groups;
- Produce tangible water quality improvements through expanded collaborations with other organizations;
- Communicate a clear vision of the program's goals and objectives to the public, and to member agencies' staff, management, and elected officials; and,
- Improve communication links and working relationships among departments within member agencies and between the Program and RWQCB staff.

### Lakeport Lakefront Revitalization Plan (2017)

Previous planning efforts developed a vision for the lakefront area by identifying potential areas for redevelopment and reinvestment. However, with current economic limitations and no redevelopment agencies that could provide incentives, the ability to attract reinvestment into communities such as Lakeport has been challenging. This document will take an implementable approach in developing the Lakeport Lakefront Revitalization Plan by understanding existing land uses, current market conditions and community needs. The plan will provide the community and elected officials with a road map for future improvements as well as encouraging reinvestment.

### City of Lakeport Emergency Operations Plan (2011)

The City of Lakeport Emergency Plan (EOP) identifies the City's emergency planning, organization, policies, procedures, and response to extraordinary emergency situations associated with natural disasters, technological incidents and national security emergencies. The plan also addresses integration and coordination with other governmental levels when required. The plan addresses how the City will respond to extraordinary events or disasters: from preparation through recovery. A hazard analysis is also included in the plan. The responsibilities of each department are identified in matrices, which are based on each identified hazard or threat.

### **City of Lakeport Flood Management Plan (2003)**

In 1978, the City of Lakeport (City) joined the Federal Emergency Management Agency's (FEMA) National Flood Insurance Program (NFIP). Since that time, the City has made a concerted effort to manage the development of its floodplain by the adoption of various ordinances, regulations and practices, and by incorporating floodplain management goals into the City's General Plan. The Community Rating System (CRS) was created by the NFIP to encourage communities to become proactive in the reduction of potential losses due to flooding. Under this program, participating communities are credited with ratings reflective of their efforts to undertake various floodplain management plan activities. The CRS rating results in reduced flood insurance premiums to the floodplain residents. The City does not currently participate in the program and is thereby designated a class 10 rating, and does not receive a reduction in flood insurance premiums. However, the City of Lakeport has implemented several floodplain management plan activities that would likely qualify for a lower class rating and flood insurance premium reductions, but the City has yet to request an audit from the NFIP due to limitations in staffing. In 2003, there were approximately 270 flood insurance policies in effect, with an annual premium of over \$122,000. A drop in class rating from 10 to 9 would generate a 5% savings in flood insurance premiums, saving the residents an estimated \$6,100 per year.

The City made the decision to prepare a Floodplain Mitigation Plan after being awarded grant funds through the California Office of Emergency Services Floodplain Mitigation Assistance Grant Program.

### **City of Lakeport Storm Drainage Master Plan (1980)**

The City of Lakeport was experiencing growth in 1980, which tended to accentuate existing drainage problems and increased the potential for damage from flooding. At that point, there was no storm drainage master plan and each new development was reviewed as it was proposed. As a result, the City found the need for uniform design standards and an overall storm make policy decisions.

### ***City of Lakeport Ordinances***

Ordinances related to mitigation in the City of Lakeport are as follows:

### **Emergency Services (Chapter 2.28)**

The declared purposes of this chapter are to provide for the preparation and carrying out of plans for the protection of persons and property within the city of Lakeport in the event of an emergency; the establishment, coordination and direction of the city emergency organization; the establishment, coordination and direction of the disaster council; the establishment, coordination and direction of the office of emergency services; and the coordination of the emergency functions of this city with all other public agencies, corporations, organizations and affected private persons.

It shall be the duty of the city disaster council, and it is hereby empowered, to develop and recommend for adoption by the city council, emergency and mutual aid plans and agreements and such ordinances and resolutions and rules and regulations as are necessary to implement such plans and agreements. The disaster council shall meet upon call of the chair or, if he/she is unavailable or unable to call such meeting, the first vice-chair and then the city manager or his/her designee may call a meeting. The disaster council shall

meet a minimum of twice a year at a time and place designated by the chair. The city disaster council shall call and conduct its meetings in accordance with rules, not inconsistent with this chapter, as the council shall adopt by majority vote.

The county operational area office of emergency services shall be responsible for the development of the operational area emergency plan, which plan shall provide for the utilization of the California Standardized Emergency Management System (SEMS); effective mobilization of all of the resources of the county, both public and private, to meet any condition constituting a local emergency, state of emergency or state of war emergency; and shall provide for the organization, powers and duties, services and staff of the emergency organization. The city emergency plan will reflect all requirements to coordinate activities in conjunction with the operational area emergency plan. Such plan shall take effect upon adoption by resolution of the city council

It shall be the responsibility of all city emergency operations center section chiefs and alternates to have a thorough knowledge of the city and operational area emergency plan. The city shall insure that the key personnel are properly trained and organized to meet all of their responsibilities in the event of an emergency.

### Nonnative Invasive Aquatic Plants (Chapter 8.09)

The purpose of this chapter is to protect the aquatic resources of Lake County from the introduction of nonnative, invasive aquatic plants by prohibiting the possession, sale, propagation or release of specific species and declaring such plants as nuisances. As such, these nonnative, invasive aquatic plants are considered noxious weeds. The city council of the city of Lakeport finds that non-native, invasive aquatic plant species spread rapidly and eliminate the native flora and fauna biodiversity otherwise found in the lakes and streams of Lake County, most notably Clear Lake, with detrimental effects. Further, the city council declares that the most effective way to protect these aquatic areas from nonnative, invasive plant species is to prevent the introduction of these plants and also declares that such invasive plant species are public nuisances. For the purposes of this chapter, the following plants of concern are identified as nonnative, invasive aquatic plants:

- Hydrilla (*Hydrilla verticillata*);
- Spatter dock or yellow pondlily (*Nuphar polysepala*);
- Water hyacinth (*Eichornia crassipes*);
- Purple loosestrife (*Lythrum salicaria*);
- Giant salvinia (*Salvinia molesta*);
- Eurasian watermilfoil (*Myriophyllum spicatum*);
- South American spongeplant/frogbit (*Limnobium laevigatum*);
- Parrotfeather (*Myriophyllum aquaticum*);
- Brazilian waterweed (*Egeria densa*).

Except as provided in subsection D of this section, it shall be unlawful for any person to transport nonnative, invasive aquatic plants into the city of Lakeport. Except as provided in subsection D of this section, it shall be unlawful for any person to possess, release, sell or offer for sale, gift or plant nonnative, invasive aquatic plants in the city of Lakeport. It shall be unlawful for any shipment of nonnative, invasive aquatic plants to be off-loaded in the city of Lakeport.

### Outside Burning (Chapter 8.11)

Outside burning of all kinds within the incorporated limits of the City of Lakeport is prohibited. The following exceptions shall apply:

- Cooking of food products using an appropriate barbecue on public or private property; and
- Fire department/district training exercises that include burning of a building or other structure when under the supervision of fire chief or his/her designee, and in compliance with applicable air pollution regulations.

Violation of this section shall constitute an infraction and shall be punishable in accordance with Section 1.08.010(C) of this code.

### Weeds and Rubbish (Chapter 8.28)

All weeds growing upon the streets or sidewalks or upon private property within the city which bear seeds of a wingy or downy nature, or attain such a large growth as to become a fire menace when dry, or which are otherwise noxious or dangerous, and all rubbish, refuse and dirt upon streets, parkways, sidewalks or private property within the city, may be declared to be a public nuisance by the city council and may be abated as provided in this chapter.

### Stormwater Management Ordinance (Chapter 8.40)

The purpose of this chapter is to insure the health, safety and general welfare of the city of Lakeport's citizens, and to protect and enhance the water quality of water courses and water bodies within the incorporated area of the city of Lakeport in a manner pursuant to and consistent with the Federal Clean Water Act (33 U.S.C. 1251 et seq.), by reducing pollutants in stormwater discharges to the maximum extent practicable and by prohibiting non-stormwater discharges.

**New Development and Redevelopment.** The city shall adopt by resolution requirements identifying appropriate BMPs to control the volume, rate, flow-duration and potential pollutant load of stormwater runoff from new development and redevelopment projects that disturb one acre or more, including projects less than one acre that are part of a larger common plan of development or sale, as may be appropriate to minimize the generation, transport and discharge of pollutants or that may be needed to comply with any successor permit or amendment to the municipal stormwater permit. The city shall incorporate such requirements in any land use entitlement and construction or building-related permit to be issued relative to such development or redevelopment. The owner and developer shall comply with the terms, provisions, and conditions of such land use entitlements and building permits as required by the city.

### Water Rationing Procedure (Chapter 13.12)

This chapter is intended to establish a procedure whereby the city council can restrict or prohibit demands on the existing water supply; prohibit all non-essential uses of water as defined in this chapter; and to allocate the available water supply during any water shortage emergency to ensure that sufficient water will be available for human consumption, sanitation and fire protection.



The purpose of this chapter is to preserve the use of the city's water supply, to eliminate all non-essential water usage, and to provide for an allocation of existing water resources to ensure a sufficient water supply for human consumption, sanitation and fire protection. This chapter shall be liberally construed to effectuate its purpose.

Whenever the city council, by resolution, declares that a Stage I water emergency exists, the mayor shall issue a proclamation urging citizens to institute such water conservation measures on a voluntary basis as may be required to reduce water demand to coincide with the available supply. The city clerk shall publish such proclamation at least once a week for four weeks in a newspaper of general circulation within the county for the purpose of giving notice to the city's water customers.

It is unlawful for any person to use water for any non-essential use as defined in this chapter, whenever the city council determines by resolution, that a Stage II water emergency exists. The following uses of water shall be considered as non-essential:

- Use of water from public hydrants for any purpose other than fire protection and/or prevention;
- Use of water through any meter when the consumer had been given two days notice to repair one or more leaks and has failed to complete such repairs;
- Use of water to irrigate grass, lawns, ground cover, shrubbery, vegetable gardens, trees, or other outdoor vegetation by other than hand watering and/or drip irrigation;
- Use of water for the construction of any structure, including such use in dust control;
- Use of water to wash any sidewalk, walkways, driveway, street, parking lot, or other hard-surfaced area by hosing or by otherwise direct use of water from faucets or other outlets.
- Use of water to wash any motor vehicle, trailer, airplane, or boat by hosing or otherwise using water directly from a faucet or other outlet.
- Use of water to fill or refill any swimming pool.

In addition to the non-essential uses set forth in Stage 2, the following additional uses are determined to be non-essential when the council has, by resolution, declared that a Stage III water emergency exists.

- Use of water in excess of a daily usage allotment of fifty gallons per day per permanent resident (two hundred cubic feet per month per permanent resident);
- All other uses not expressly set forth in Stage II shall be limited to fifty percent of the prior water use for a similar period as determined by the department from its records. Where no such record exists, prior water use shall be deemed to be the average prior water use of similar existing services as shall be determined by the department from its records.
- The use of water to irrigate and for hand watering is prohibited.
- For the purposes of this section, the number of permanent residents shall be determined as follows: Each customer in whose name water is supplied to a residence shall, upon request of the coordinator, advise him/her under penalty of perjury of the number of permanent residents using water supplied to that residence. If such a residential customer shall fail to so advise the coordinator, such residence shall be permitted the water allocation provided for in this chapter for one permanent resident.

Water may be shut off by the department with appropriate notice whenever the coordinator determines there has been a willful failure to comply with the provisions of this chapter, any other provisions of this code to the contrary notwithstanding. Charges for reconnection or restoration of service which has been terminated



pursuant to this section shall be at the rates and on the conditions set by resolution or other appropriate action of the city council.

### **Construction Codes (Chapter 15.04)**

The following codes are hereby adopted by reference and shall apply in the city of Lakeport: 2001 Building Standards Administrative Code; 2001 California Building Code, Volumes I and II; 2001 California Electrical Code; 2001 California Mechanical Code; 2001 California Plumbing Code; 2001 California Energy Code; 2001 California Elevator Safety Construction Code; 2001 California Historical Building Code; 2001 California Fire Code; 2001 California Code for Building Conservation; 2001 California Reference Standards Code all of which were copyrighted in 2002 by the California Building Standards Commission; and the 1997 Uniform Sign Code; 1997 Uniform Housing Code; 1997 Uniform Code for the Abatement of Dangerous Buildings; and the 1997 Uniform Swimming Pool, Spa, and Hot Tub Code.

### **Potentially Hazardous Masonry Buildings (Chapter 15.05)**

The certain Appendix chapter 1 of the Uniform Code for Building Conservation, referred to in this chapter as the Conservation Code, is adopted and enacted as the standard for strengthening unreinforced or inadequately reinforced masonry buildings and is made a part of this chapter by reference with the same force and effect as if fully set forth in this chapter. The city shall be considered in its entirety to be located in Seismic Zone 4. The following mandatory measures are implemented:

- Every legal owner of a building identified as a potentially hazardous building shall be notified by certified mail that the building is considered to be one of a general type of structures that historically has exhibited little resistance to earthquake motion.
- Every legal owner of an identified potentially hazardous building, within thirty days of receipt of notification pursuant to subsection A may provide evidence to the building official that would exempt or eliminate the building from being classified as a potentially hazardous building. Upon receipt of satisfactory evidence, the building official shall make a determination that the building is not a potentially hazardous building.
- Every legal owner of an identified potentially hazardous building, within sixty days of receipt of notification pursuant to subsection A shall deliver to any tenants or occupants of the building a copy of the notification, attached as Exhibit A to this ordinance and on file in the office of the city clerk, and file with the building official the names, addresses and telephone numbers of the tenants or occupants. The owner shall identify the total square footage of floor area of the building and the existing uses of those areas. In those cases where a building or a portion of the building is not presently occupied, the owner shall identify the unoccupied area(s) and state the most recent use. Information regarding the use(s) and area(s) shall be provided on the form marked as Exhibit B, attached to the ordinance codified in this chapter and on file in the office of the city clerk, and returned to the city within sixty days of receipt of notification pursuant to subsection A.
- Every legal owner of an identified potentially hazardous building, within sixty days of receipt of notification pursuant to subsection A, shall post a copy of the potentially hazardous building notice, attached as Exhibit C to the ordinance codified in this chapter and on file in the office of the city clerk, in the building. The posted notice shall be highly visible to all tenants, occupants and users of the building and shall be located at each entrance/exit forty-eight inches above the floor. The notice shall remain posted until the identified building is no longer considered a potentially hazardous building.

The location of the notification posting shall be as approved by the city building official or his/her designee.

- At the expiration of the sixty day period following receipt of notification pursuant to subsection A, the building official shall record a copy of the notification at the county recorder's office, unless the building has been classified as exempt or unless satisfactory evidence has been provided which has enabled the building official to determine that the building is not a potentially dangerous building.
- Every legal owner of an identified potentially hazardous building shall do the following by January 1, 1995. If the building has unreinforced masonry parapets, cornices, and/or brick veneer adjacent to a public right-of-way as defined in the Uniform Building Code, the owner shall:
  - ✓ Remove or secure all parapets;
  - ✓ Remove or secure all cornices;
  - ✓ Remove or secure all masonry veneer extending higher than four feet above grade.
  - ✓ Plans and specifications for the removal and/or securing of unreinforced masonry parapets, cornices and veneers shall be prepared by a state licensed structural engineer or a civil engineer who is experienced in structural design. No removal of parapets shall occur unless permitted by the Uniform Building Code or Uniform Fire Code. Permits for the removal of parapets, cornices and veneer may be issued without the requirements for plans being signed by a registered engineer provided that all health and safety issues as set forth in the Uniform Building Code are addressed.
- Every legal owner of a building identified as a potentially hazardous building shall strengthen that building in compliance with the conservation code or the building code when any of the following events or actions take place:
  - ✓ At the time of major remodeling and/or major damage repair. Major remodeling and/or major damage repair shall be considered as construction for which the total cost is equal to or more than fifty percent of the valuation of the building as determined by the building official based on the current building valuation data and regional modifiers published periodically by the International Conference of Building Officials (ICBO). All new construction shall comply with the building code.
  - ✓ At the time of a major change in the occupancy classification as identified in the building code which increases the risk to human health, safety and welfare.

## Floodplain Management (Chapter 15.16)

It is the purpose of this chapter to promote the public health, safety and general welfare, and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

- Protect human life and health;
- Minimize expenditure of public money for costly flood control projects;
- Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- Minimize prolonged business interruptions;
- Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in areas of special flood hazard;
- Help maintain a stable tax base by providing for the sound use and development of areas of special flood hazard so as to minimize future blighted areas caused by flood damage;
- Ensure that potential buyers are notified that property is in an area of special flood hazard; and
- Ensure that those who occupy the areas of special flood hazard assume responsibility for their actions.

In order to accomplish its purposes, this chapter includes methods and provisions to:

- Restrict or prohibit uses which are dangerous to health, safety and property due to water or erosion hazards, or which result in damaging increases in erosion or flood heights or velocities;
- Require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction or subsequent construction;
- Control the alteration of natural Lakeport, stream channels and natural protective barriers, which help accommodate or channel floodwaters;
- Control filling, grading, dredging and other development which may increase flood damage; and
- Prevent or regulate the construction of flood barriers which will unnaturally divert floodwaters or which may increase flood hazards in other areas.

This chapter shall apply to all areas of special flood hazards within the jurisdiction of the city.

A development permit shall be obtained before any construction or other development begins within any area of special flood hazard established in Section 15.16.070. Application for a development permit shall be made on forms furnished by the city community development department and may include, but not be limited to plans in duplicate drawn to scale showing: the nature, location, dimensions and elevation of the area in question; existing or proposed structures, fill, storage of materials; drainage facilities; foundation details showing openings required in Section 15.16.170(C)(3)(b); and anchoring details. Specifically, the following information is required:

- Proposed elevation in relation to mean sea level, of the lowest floor (including basement) of all structures, in zone AO, elevation of highest adjacent grade and proposed elevation of lowest floor of all structures; or
- Proposed elevation in relation to mean sea level to which any structure will be floodproofed, if required in Section 15.16.170(C)(3);
- All appropriate certifications listed in Section 15.16.150(D); and
- Description of the extent to which any watercourse will be altered or relocated as a result of proposed development.

In all areas of special flood hazards the following standards are required:

### **Anchoring.**

All new construction and substantial improvements shall be adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

All manufactured homes shall meet the anchoring standards of Section 15.16.200, however, the California Department of Housing and Community Development shall have authority and responsibility for mobile homes in mobile home parks in the city.

### **Construction Materials and Methods.**

All new construction, substantial improvement and minor improvement shall be constructed:

- With materials and utility equipment resistant to flood damage;
- Using methods and practices that minimize flood damage;
- With electrical, heating, ventilation, plumbing and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding; and if within zones AH or AO where new construction or substantial improvement is to occur;
- So that there are adequate drainage paths around structures on slopes to guide floodwaters around and away from proposed structures.

**Elevation and Floodproofing.** (See Article II, Definitions, for “new construction,” “substantial damage” and “substantial improvement.”)

Residential construction, new or substantial improvement, shall have the lowest floor, including basement:

- In an AO zone, elevated above the highest adjacent grade to a height of at least one foot higher than the depth number specified in feet on the FIRM, or elevated at least three feet above the highest adjacent grade if no depth number is specified;
- In an A zone, elevated to at least one foot above the base flood elevation, as determined by the city;
- In all other zones, elevated to at least one foot above the base flood elevation.

Upon the completion of the structure, the elevation of the lowest floor including basement shall be certified by a registered professional engineer or surveyor to be properly elevated. Such certification or verification in the form of a properly completed FEMA elevation certificate shall be provided to the floodplain administrator prior to occupancy of the structure.

Nonresidential construction shall either be elevated to conform with subsection (C)(1) of this section or together with attendant utility and sanitary facilities:

- Be floodproofed below the elevation recommended under subsection (C)(1) of this section so that the structure is watertight with walls substantially impermeable to the passage of water;
- Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
- Be certified by a registered professional engineer or architect that the standards of this subsection are satisfied. Such certification in the form of a properly completed FEMA elevation certificate or in the form of a properly completed FEMA floodproofing certificate shall be provided to the floodplain administrator prior to occupancy of the structure.

All new construction and substantial improvement with fully enclosed areas below the lowest floor (excluding basements) that are usable solely for parking of vehicles, building access (crawl space) or storage, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater. Designs for meeting this requirement must exceed the following minimum criteria:

- Be certified by a registered professional engineer or architect; or
- Have a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. The bottom of all openings shall be no higher than one

foot above grade. Openings may be equipped with screens, louvers, valves or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

Manufactured homes shall also meet the standards in Section 15.16.200.

#### **Standards for utilities.**

All new and replacement water supply and sanitary sewage systems shall be designed to minimize or eliminate:

- Infiltration of floodwaters into the systems; and
- Discharge from the systems into floodwaters.

On-site waste disposal systems shall be located to avoid impairment to them, or contamination from them during flooding.

All new and replacement electrical panels and meters shall be installed a minimum one foot above the base flood elevation.

#### **Standards for subdivisions.**

All preliminary subdivision proposals shall identify the flood hazard area and the elevation of the base flood.

All subdivision plans will provide the elevation of proposed structure(s) and pad(s). If the site is filled above the base flood elevation, the lowest floor and pad elevations shall be certified by a registered professional engineer or surveyor and provided to the floodplain administrator.

All subdivision proposals shall be consistent with the need to minimize flood damage.

All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage.

All subdivisions shall provide adequate drainage to reduce exposure to flood hazards.

#### **Standards for manufactured homes.**

Except for mobile homes in mobile home parks under the jurisdiction of the California Department of Housing and Community Development, all manufactured homes that are placed or substantially improved, within zones A1-30, AH, and AE on the community's Flood Insurance Rate Map, on sites located:

- Outside of a manufactured home park or subdivision;
- In a new manufactured home park or subdivision;
- In an expansion to an existing manufactured home park or subdivision; or
- In an existing manufactured home park or subdivision on a site upon which a manufactured home has incurred substantial damage as the result of a flood; shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to at least one foot above the base flood

elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

Except for mobile homes in mobile home parks under the jurisdiction of the California Department of Housing and Community Development, all manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within zones A1-30, AH and AE on the community's Flood Insurance Rate Map that are not subject to the provisions of subsection A of this section, will be elevated so that either the:

- Lowest floor of the manufactured home is at least one foot above the base flood elevation; or
- Manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than one foot in height above the base flood elevation and be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

#### **Standards for recreational vehicles.**

Except for recreational vehicles in mobile home parks under the jurisdiction of the California Department of Housing and Community Development, all recreational vehicles placed on sites within zones A1-30, AH and AE on the community's Flood Insurance Rate Map will either:

- Be on the site for fewer than one hundred eighty consecutive days;
- Be fully licensed and ready for highway use--a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
- Meet the permit requirements of Article IV of this chapter and the elevation and anchoring requirements for manufactured homes in Section 15.16.200(A).

### **Subdivisions (Chapter 16)**

It is the purpose of this title to regulate and control the division of land within the city and to supplement the provisions of the Subdivision Map Act concerning the design, improvement, and survey data of subdivisions, the form and content of all required maps provided by the Subdivision Map Act, and the procedure to be followed in securing the official approval of the city regarding the maps. To accomplish this purpose, the regulations contained in this title are determined to be necessary to preserve the public health, safety, and general welfare; to promote orderly growth and development and to promote open space, conservation, protection, and proper use of land; and to ensure provision for adequate traffic circulation, utilities, and other services in the city.

No land shall be subdivided and developed for any purpose which is inconsistent with the Lakeport general plan or any applicable specific plan of the city or which is not permitted by Title 17 or other applicable provisions of this code.

The type and intensity of land use as shown on the general plan and any applicable specific plan shall determine, together with the requirements of the Subdivision Map Act and this title, the type of streets, roads, highways, utilities, and other public services that shall be provided by the subdivider.

## Zoning (Chapter 17)

This title shall be known and cited as the “City of Lakeport Zoning Ordinance.” This title serves to implement the Lakeport general plan. The ordinance codified in this title is adopted to promote and protect the public health, safety, peace, morals, comfort, convenience, and general welfare.

This title establishes various zoning districts in the city; establishes setbacks, height limits, parking standards, and open spaces within said districts; specifies the uses of land and of buildings permitted in said districts; prescribes regulations for the erection, construction, alteration, and maintenance of buildings, structures, uses, signs, and other improvements in said districts, including the requirement that permits be secured for certain buildings, structures, uses, and improvements, and for the use of land; defines the terms used herein; specifies the procedure for any amendment hereof; and prescribes penalties for the violation of any of the provisions hereof.

The provisions of this title shall apply to all development proposed and undertaken in the incorporated city limits of Lakeport including, where applicable, development undertaken by the state, county, or other units of local government. No building or structure shall be erected, reconstructed, or structurally altered in any manner, nor shall any building or land be used for any purpose, other than as permitted by and in conformance with the provisions of this title and all other laws or maps referred to herein.

### 4.4.2. City of Lakeport Administrative/Technical Mitigation Capabilities

Table 4-92 identifies the City personnel responsible for activities related to mitigation and loss prevention in the City.

**Table 4-92 City of Lakeport Administrative/Technical Mitigation Capabilities**

Administration	Y/N	Describe capability Is coordination effective?
Planning Commission	Y	
Mitigation Planning Committee	Y	With development of LHMP
Maintenance programs to reduce risk (e.g., tree trimming, clearing drainage systems)	Y	Tree trimming, ditch digging, drainage maintenance
Mutual aid agreements	Y	Heavily relied on during historic fires and floods
Other		
Staff	Y/N FT/PT	Is staffing adequate to enforce regulations? Is staff trained on hazards and mitigation? Is coordination between agencies and staff effective?
Chief Building Official	Y	
Floodplain Administrator	Y	By ordinance
Emergency Manager	Y	By ordinance
Community Planner	Y	
Civil Engineer	Y	



GIS Coordinator	Y	
Other	Y	Contract engineer robust Public Works Dept., numerous staff with FEMA Training and Certifications
<b>Technical</b>	<b>Y/N</b>	<b>Describe capability Has capability been used to assess/mitigate risk in the past?</b>
Warning systems/services (Reverse 911, outdoor warning signals)	Y	Reverse 911, Nixle, Everbridge, Lake County alerts and messaging
Hazard data and information	Y	LHMP, EOP, Safety Element of GP, Hazard related plans
Grant writing	Y	Existing staff
Hazus analysis	N	
Other		
<b>How can these capabilities be expanded and improved to reduce risk?</b>		
Dedicated grant writers and management; warning system enhancements, sirens		

#### 4.4.3. City of Lakeport Fiscal Mitigation Capabilities

Table 4-93 identifies financial tools or resources that the City could potentially use to help fund mitigation activities.

**Table 4-93 City of Lakeport Fiscal Mitigation Capabilities**

<b>Funding Resource</b>	<b>Access/ Eligibility (Y/N)</b>	<b>Has the funding resource been used in past and for what type of activities? Could the resource be used to fund future mitigation actions?</b>
Capital improvements project funding	Y	Will use to incorporate mitigation projects
Authority to levy taxes for specific purposes	Y	
Fees for water, sewer, gas, or electric services	Y	2019
Impact fees for new development	Y	
Storm water utility fee	Y	Impervious surface fee, storm drainage improvements
Incur debt through general obligation bonds and/or special tax bonds	Y	
Incur debt through private activities	Y	
Community Development Block Grant	Y	
Other federal funding programs	Y	Federal Highways, CDGB, Fish and Wildlife
State funding programs	Y	Caltrans
Other	Y	Prop 68, Oil Spill Response
<b>How can these capabilities be expanded and improved to reduce risk?</b>		
Become eligible for FEMA grants, Possible rate studies for utilities, fee structures for building and stormwater permits; Cost recovery fee study, land use development fees		

#### 4.4.4. City of Lakeport Mitigation Education, Outreach, and Partnerships

Table 4-94 identifies education and outreach programs and methods already in place that could be/or are used to implement mitigation activities and communicate hazard-related information.

*Table 4-94 City of Lakeport Mitigation Education, Outreach, and Partnerships*

Program/Organization	Yes/No	Describe program/organization and how relates to disaster resilience and mitigation. Could the program/organization help implement future mitigation activities?
Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, access and functional needs populations, etc.	Y	Lake County CERT, Watershed groups, Food Pantry
Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness, environmental education)	Y	Limited Progress
Natural disaster or safety related school programs	Y	Safety related resource officers, some hazard training
StormReady certification	N	
Firewise Communities certification	N	Evaluating
Public-private partnership initiatives addressing disaster-related issues	Y	PG&E, Hospital
Other	Y	Vetting process for local disaster services workers
How can these capabilities be expanded and improved to reduce risk?		
Implement robust, multi-hazard public awareness, outreach and education programs are continually sought by the City. The City will continue to work to expand partnerships with strategic partners to enhance mitigation efforts in the City.		

#### *Health Advisory and Guidelines for Eating Fish and Shellfish from Clear Lake (Lake County) Report (August 2018)*

Guidelines for eating fish from Clear Lake are given in this report. The Office of Environmental Health Hazard Assessment (OEHHA) first provided advice for eating fish from Clear Lake (Lake County) in 19871. The advice was based on findings of mercury in fish collected from the lake. Since the original advisory was issued, further studies of mercury in fish from Clear Lake were done. In the early 2000s, the Central Valley Regional Water Quality Control Board (RWB-5) compiled a large dataset comprised of historical and more recently collected fish tissue data from several studies. RWB-5 used the dataset and other information to develop a Total Daily Maximum Load (TMDL) for Clear Lake for mercury. The objective of the TMDL is to lower mercury levels in the watershed to protect human health and wildlife.

In recent years, OEHHA received requests to include traditional Tribal foods in its guidelines for Clear Lake. To do so, OEHHA needed data on chemical levels in the fish, shellfish, and other aquatic resources

identified as important to Tribal members. In 2013, OEHHA received data from the United States Geological Survey, from long-term mercury studies conducted at Clear Lake with University of California at Davis (UC Davis). These data allowed OEHHA to add advice for some of the traditional foods and species of interest identified by the Big Valley Rancheria Band of Pomo Indians. The newly added species include several species of small fish (threadfin shad, prickly sculpin, mosquitofish, and inland silversides), winged floater mussels, and Asian clams.

This advisory was updated in 2018 to remove Clear Lake Hitch. This species is currently listed as threatened under the California Endangered Species Act and take of Clear Lake Hitch is not permitted.



## Chapter 5 Mitigation Strategy

**Requirement §201.6(c)(3): [The plan shall include] a mitigation strategy that provides the jurisdiction's blueprint for reducing the potential losses identified in the risk assessment, based on existing authorities, policies, programs and resources, and its ability to expand on and improve these existing tools.**

This section describes the mitigation strategy process and mitigation action plan for this 2019 City of Lakeport Local Hazard Mitigation Plan (LHMP). It describes how the City and the LFPD met the following requirements from the 10-step planning process:

- Planning Step 6: Set Goals
- Planning Step 7: Review Possible Activities
- Planning Step 8: Draft an Action Plan

### 5.1 Mitigation Strategy: Overview

The results of the planning process, the risk assessment, the goal setting, the identification of mitigation actions, and the hard work of the Hazard Mitigation Planning Committee (HMPC) led to the mitigation strategy and mitigation action plan for this LHMP.

Taking all of the above into consideration, the HMPC developed the following umbrella mitigation strategy for this LHMP:

- **Communicate** the hazard information collected and analyzed through this planning process as well as HMPC success stories so that the community better understands what can happen where and what they themselves can do to be better prepared.
- **Implement** the action plan recommendations of this LHMP.
- **Use/enforce** existing rules, regulations, policies, and procedures already in existence.
- **Monitor** multi-objective management opportunities so that funding opportunities may be shared and packaged, and broader constituent support may be garnered.

#### 5.1.1. Continued Compliance with NFIP

To participate in the National Flood Insurance Program (NFIP), a community must adopt and enforce floodplain management regulations that meet or exceed the minimum requirements of the Program. These requirements are intended to prevent loss of life and property and to reduce taxpayer's costs for disaster relief as well as minimize economic and social hardships that result from flooding. Participation in the NFIP provides a community with access to flood insurance.

#### *Lakeport's Flood Management Program*

The City of Lakeport has participated in the Regular Phase of the NFIP since September 1, 1978. Since then, the City has administered floodplain management regulations that meet the minimum requirements

of the NFIP. Under that arrangement, residents and businesses paid the same flood insurance premium rates as most other communities in the country.

The Community Rating System (CRS) was created in 1990. It is designed to recognize floodplain management activities that go above and beyond the NFIP's minimum requirements. If a community implements public information, mapping, regulatory, loss reduction and/or flood preparedness activities and submits the appropriate documentation to the FEMA, then its residents can qualify for a flood insurance premium rate reduction. The City does not currently participate in the CRS program, but will evaluate the overall value of joining CRS in the future during the implementation phase of this LHMP.

Presently, the City manages its floodplains in compliance with NFIP requirements and implements a floodplain management program designed to protect the people and property of the City. Floodplain regulations are a critical element in local floodplain management and are a primary component in the City's participation in the NFIP. As well, the City's floodplain management activities apply to existing and new development areas, implementing flood protection measures for structures and maintaining drainage systems to help reduce the potential of flooding within the City. Also to be considered are the numerous flood mitigation actions contained in this LHMP that support the ongoing efforts by the City to minimize the risk and vulnerability of the community to the flood hazard and to enhance their overall floodplain management program.

The City will continue to manage their floodplains in continued compliance with the NFIP. An overview of the City's NFIP status and floodplain management program are discussed on Table 5-1.

*Table 5-1 City of Lakeport NFIP Status*

NFIP Topic		Comments
<b>Insurance Summary</b>		
How many NFIP policies are in the community? What is the total premium and coverage?	212 policies \$189,479 in premiums \$48,450,900 in coverage	
How many claims have been paid in the community? What is the total amount of paid claims? How many of the claims were for substantial damage?	238 claims \$2,756,495.05 in paid losses 18 substantial damage claims since 1978	
Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties	24 RL properties 3 SRL properties	
How many structures are exposed to flood risk within the community?	424 improved parcels in the 1% annual chance 3 improved parcels in the 0.2% annual chance	
Describe any areas of flood risk with limited NFIP policy coverage	No areas have limited NFIP policy coverage.	
<b>Community Floodplain Administration</b>		
Is the Community Floodplain Administrator or NFIP Coordinator certified?	No	

NFIP Topic	Comments
Provide an explanation of NFIP administration services (e.g., permit review, GIS, education or outreach, inspections, engineering capability)	All permit applications are reviewed to determine any SGHA designation by checking the information on the data card assigned to the address and checking the parcel boundaries in the GIS flood map layer. If the property is within a SFHA, then the Floodplain Manager advises the applicant of all restrictions and requirements that pertain to the proposed work. A Floodplain Plan must show compliance with the City's Floodplain Management Ordinance. When necessary, the owner shall provide a benchmark set on site by a land surveyor or civil engineer. Site inspections shall confirm the work is performed in compliance. An Elevation Certificate (EC) shall be completed by the surveyor at the beginning and end of construction. The City Floodplain Manager maintains a collection of all ECs issued within the City.
What are the barriers to running an effective NFIP program in the community, if any?	Limited budgets and staff time.
<b>Compliance History</b>	
Is the community in good standing with the NFIP?	Y
Are there any outstanding compliance issues (i.e., current violations)?	N
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	CAV – 3/16/2015 CAC – 8/4/2016
Is a CAV or CAC scheduled or needed?	No
<b>Regulation</b>	
When did the community enter the NFIP?	9/1/1978
Are the FIRMs digital or paper?	Digital
Do floodplain development regulations meet or exceed FEMA or State minimum requirements? If so, in what ways?	Exceed requirements. The City requires an additional one foot of freeboard, and for Substantial Improvement determinations, the City tracks cumulative improvement valuations for five years.
Provide an explanation of the permitting process.	All permit applications are reviewed to determine any SGHA designation by checking the information on the data card assigned to the address and checking the parcel boundaries in the GIS flood map layer. If the property is within a SFHA, then the Floodplain Manager advises the applicant of all restrictions and requirements that pertain to the proposed work. A Floodplain Plan must show compliance with the City's Floodplain Management Ordinance. When necessary, the owner shall provide a benchmark set on site by a land surveyor or civil engineer. Site inspections shall confirm the work is performed in compliance. An Elevation Certificate (EC) shall be completed by the surveyor at the beginning and end of construction. The City Floodplain Manager maintains a collection of all ECs issued within the City.
<b>Community Rating System (CRS)</b>	
Does the community participate in CRS?	No

NFIP Topic	Comments
What is the community's CRS Class Ranking?	N/A
What categories and activities provide CRS points and how can the class be improved?	N/A
Does the plan include CRS planning requirements?	N/A

Source: FEMA/City of Lakeport

### 5.1.2. Integration of Mitigation with Post Disaster Recovery and Mitigation Strategy Funding Opportunities

Hazard Mitigation actions are essential to weaving long-term resiliency into all community and City recovery efforts so that at-risk infrastructure, development, and other City assets are stronger and more resilient for the next severe storm event. Mitigation measures to reduce the risk and vulnerability of a community to future disaster losses can be implemented in advance of a disaster event and also as part of post-disaster recovery efforts.

Mitigation applied to recovery helps jurisdictions become more resilient and sustainable. It is often most efficient to fund all eligible infrastructure mitigation through FEMA's Public Assistance mitigation program if the asset was damaged in a storm or other hazard event. Mitigation work can be added to project worksheets if they can be proven to be cost-beneficial. Integration of mitigation into post disaster recovery efforts should be considered by as part of post disaster redevelopment and mitigation policies and procedures.

The City's EOP, through its policies and procedures, seek to mitigate the effects of hazards, prepare for measures to be taken which will preserve life and minimize damage, enhance response during emergencies and provide necessary assistance, and establish a recovery system in order to return Lakeport to its normal state of affairs. Mitigation is emphasized as a major component of recovery efforts.

#### *Mitigation Strategy Funding Opportunities*

An understanding of the various funding streams and opportunities will enable the City to match identified mitigation projects with the grant programs that are most likely to fund them. Additionally, some of the funding opportunities can be utilized together. Mitigation grant pre- and post-funding opportunities include the following.

#### **FEMA HMA Grants**

Cal OES administers three main types of HMA grants: (1) Hazard Mitigation Grant Program, (2) Pre-Disaster Mitigation Program, and (3) Flood Mitigation Assistance Program. Eligible applicants for the HMA include state and local governments, certain private non-profits, and federally recognized Indian tribal governments. While private citizens cannot apply directly for the grant programs, they can benefit from the programs if they are included in an application sponsored by an eligible applicant.



## FEMA Public Assistance Section 406 Mitigation

The Robert T. Stafford Disaster Relief and Emergency Assistance Act provides FEMA the authority to fund the restoration of eligible facilities that have sustained damage due to a presidentially declared disaster. The regulations contain a provision for the consideration of funding additional measures that will enhance a facility's ability to resist similar damage in future events.

## Community Development Block Grants

The California Department of Housing and Community Development administers the State's Community Development Block Grant (CDBG) program with funding provided by the U.S. Department of Housing and Urban Development. The program is available to all non-entitlement communities that meet applicable threshold requirements. All projects must meet one of the national objectives of the program – projects must benefit 51 percent low- and moderate-income people, aid in the prevention or clearance of slum and blight or meet an urgent need. Grant funds can generally be used in federally declared disaster areas for CDBG eligible activities including the replacement or repair of infrastructure and housing damaged during, or as a result of, the declared disaster.

## Small Business Loans

SBA offers low-interest, fixed-rate loans to disaster victims, enabling them to repair or replace property damaged or destroyed in declared disasters. It also offers such loans to affected small businesses to help them recover from economic injury caused by such disasters. Loans may also be increased up to 20 percent of the total amount of disaster damage to real estate and/or leasehold improvements to make improvements that lessen the risk of property damage by possible future disasters of the same kind.

## Increased Cost of Compliance

Increased Cost of Compliance (ICC) coverage is one of several resources for flood insurance policyholders who need additional help rebuilding after a flood. It provides up to \$30,000 to help cover the cost of mitigation measures that will reduce flood risk. ICC coverage is a part of most standard flood insurance policies available under NFIP.

## 5.2 Goals and Objectives

**Requirement §201.6(c)(3)(i): [The hazard mitigation strategy shall include a] description of mitigation goals to reduce or avoid long-term vulnerabilities to the identified hazards.**

Up to this point in the planning process, the HMPC has organized resources, assessed hazards and risks, and documented mitigation capabilities. The resulting goals, objectives, and mitigation actions were developed based on these tasks. The HMPC held a series of meetings and exercises designed to achieve a collaborative mitigation strategy as described further throughout this section. Appendix C documents the information covered in these mitigation strategy meetings, including information on the goal's development and the identification and prioritization of mitigation alternatives by the HMPC.

During the initial goal-setting meeting, the HMPC reviewed the results of the hazard profiles, vulnerability assessment, and capability assessment. This analysis of the risk assessment identified areas where improvements could be made and provided the framework for the HMPC to formulate planning goals and objectives and to develop the mitigation strategy for the City of Lakeport.

Goals were defined for the purpose of this mitigation plan as broad-based public policy statements that:

- Represent basic desires of the City;
- Are nonspecific, in that they refer to the quality (not the quantity) of the outcome;
- Are future-oriented, in that they are achievable in the future; and
- A time-independent, in that they are not scheduled events.

Goals are stated without regard to implementation. Implementation cost, schedule, and means are not considered. Goals are defined before considering how to accomplish them so that they are not dependent on the means of achievement. Goal statements form the basis for objectives and actions that will be used as means to achieve the goals. Objectives define strategies to attain the goals and are more specific and measurable.

HMPC members were provided with the list of sample goals to consider. They were told that they could use, combine, or revise the statements provided or develop new ones, keeping the risk assessment in mind. Each member was given three index cards and asked to write a goal statement on each. Goal statements were collected and grouped into similar themes during the meeting. The goal statements were then grouped into similar topics. New goals from the HMPC were discussed until the team came to consensus. Some of the statements were determined to be better suited as objectives or actual mitigation actions and were set aside for later use. Next, the HMPC developed objectives that summarized strategies to achieve each goal.

Based on the risk assessment review and goal setting process, the HMPC identified the following goals and objectives, which provide the direction for reducing future hazard-related losses within the City of Lakeport Planning Area (including the LFPD).

***Goal 1: Minimize risk and vulnerability of Lakeport to hazards and protect lives and prevent losses to property, economy, and the environment***

- Provide protection for existing and future development
- Provide protection for critical facilities, utilities, and services and minimize disruption
- Provide protection for public health and safety

***Goal 2: Improve Lakeport's capabilities to plan for/prevent/mitigate hazard-related losses and to be prepared for, respond to, and recover from a disaster event***

- Reduce the number of emergency incidents and disaster occurrences
- Improve local capacity to prepare for disasters
- Continued improvements to infrastructure, equipment, facilities, etc. to meet public safety needs
- Improve and maintain emergency communications for community residents and visitors
- Increase the use of shared resources, data sharing, mutual aid and jurisdictional cooperation
- Upgrade and maintain disaster/emergency plans, with a long-term focus to address changing community needs to prevent, minimize, and recover from disasters

- Develop/improve warning, evacuation, and sheltering procedures and information for residents, businesses, visitors, individuals with access and functional needs, and animals

***Goal 3: Increase community outreach, education, and awareness of risk and vulnerability to hazards and promote preparedness and self-responsibility to reduce hazard-related losses***

- Enhance hazard mitigation and preparedness programs
- Establish a Citywide public information program that utilizes a variety of outreach strategies and mechanisms to reach all Lakeport residents and visitors
- Inform and educate residents and businesses about all hazards they are exposed to, where they occur, what they can do to mitigate exposure or damages.

***Goal 4: Increase and maintain wildfire prevention and protection in Lakeport***

- Reduce the wildfire risk and vulnerability in Lakeport
- Focus on fuels/vegetation management throughout the community
- Improve coordination of mitigation efforts throughout the community

***Goal 5: Improve community resiliency to flooding in Lakeport***

- Reduce the flood risk and vulnerability in Lakeport
- Identify and implement development plan for City floodplains

## **5.3 Identification and Analysis of Mitigation Actions**

**Requirement §201.6(c)(3)(ii): [The mitigation strategy shall include a] section that identifies and analyzes a comprehensive range of specific mitigation actions and projects being considered to reduce the effects of each hazard, with particular emphasis on new and existing buildings and infrastructure.**

In order to identify and select mitigation actions to support the mitigation goals, each hazard identified in Section 4.1 was evaluated. Only those hazards that were determined to be a priority hazard for purposes of mitigation action development were considered further in the development of hazard-specific mitigation actions.

These priority hazards (in alphabetical order) are:

- Aquatic Biological Hazards: cyanobacterial bloom
- Aquatic Biological Hazards: quagga mussel
- Climate Change
- Dam Failure
- Drought and Water Shortage
- Earthquake
- Flood: 1%/0.2% Annual Chance
- Flood: Localized/Stormwater
- Hazardous Materials Transport
- Severe Weather: Extreme Heat
- Severe Weather: Heavy Rains, Snow, and Storms
- Severe Weather: High Winds

➤ Wildfire

The HMPC eliminated the hazards identified below from further consideration in the development of mitigation actions because the risk of a hazard event in the City is unlikely or nonexistent, the vulnerability of the City is low, capabilities are already in place to mitigate negative impacts, or the City does not have the authority or control over mitigation of the hazard. The eliminated hazards are:

- Severe Weather: Freeze and Cold
- Landslide and Debris Flows\*
- Levee Failure
- Seiche
- Volcano and Geothermal gas release

\*This was initially a hazard of concern, but after reviewing the vulnerability assessment, the HMPC noted no areas where landslide mitigation actions were needed in the City. As such, this is considered a low significance hazard for mitigation planning.

Priority hazards for the LCFPD are shown in their annex to this Plan.

It is important to note, however, that **all the hazards addressed in this plan are included in the City's multi-hazard public education mitigation action as well as in other multi-hazard, emergency management actions.**

Once it was determined which hazards warranted the development of specific mitigation actions, the HMPC analyzed viable mitigation options that support the identified goals and objectives. The HMPC was provided with the following list of categories of mitigation actions, which originate from the NFIP's Community Rating System:

- Prevention
- Property protection
- Structural projects
- Natural resource protection
- Emergency services
- Public information

The HMPC was provided with examples of potential mitigation actions for each of the above categories. The HMPC was also instructed to consider both future and existing buildings in considering possible mitigation actions. A facilitated discussion then took place to examine and analyze the options. Appendix C provides a detailed review and discussion of the six mitigation categories to assist in the review and identification of possible mitigation activities or projects. Also utilized in the review of possible mitigation measures is FEMA's publication on Mitigation Ideas, by hazard type. Prevention type mitigation alternatives were discussed for each of the priority hazards. This was followed by a brainstorming session that generated a list of preferred mitigation actions by hazard.

### 5.3.1. Prioritization Process

Once the mitigation actions were identified, the HMPC was provided with several decision-making tools, including FEMA's recommended prioritization criteria, STAPLEE; sustainable disaster recovery criteria; Smart Growth principles; and others, to assist in deciding why one recommended action might be more

important, more effective, or more likely to be implemented than another. STAPLEE stands for the following:

- Social: Does the measure treat people fairly? (e.g., different groups, different generations)
- Technical: Is the action technically feasible? Does it solve the problem?
- Administrative: Are there adequate staffing, funding, and other capabilities to implement the project?
- Political: Who are the stakeholders? Will there be adequate political and public support for the project?
- Legal: Does the jurisdiction have the legal authority to implement the action? Is it legal?
- Economic: Is the action cost-beneficial? Is there funding available? Will the action contribute to the local economy?
- Environmental: Does the action comply with environmental regulations? Will there be negative environmental consequences from the action?

In accordance with the DMA requirements, an emphasis was placed on the importance of a benefit-cost analysis in determining action priority. Other criteria used to assist in evaluating the benefit-cost of a mitigation action includes:

- Contribution of the action to save life or property
- Availability of funding and perceived cost-effectiveness
- Available resources for implementation
- Ability of the action to address the problem

The Mitigation Strategy Meeting Handout, which included hazard summaries, mitigation action categories, sample hazard actions, and prioritization criteria is included in Appendix C.

With these criteria in mind, HMPC members were each given a set of nine colored dots, three each of red, blue, and green. The dots were assigned red for high priority (worth five points), blue for medium priority (worth three points), and green for low priority (worth one point). The team was asked to use the dots to prioritize actions with the above criteria in mind. The point score for each action was totaled. Appendix C contains the total score given to each identified mitigation action.

The process of identification and analysis of mitigation alternatives allowed the HMPC to come to consensus and to prioritize recommended mitigation actions. During the voting process, emphasis was placed on the importance of a benefit-cost review in determining project priority; however, this was not a quantitative analysis. The team agreed that prioritizing the actions collectively enabled the actions to be ranked in order of relative importance and helped steer the development of additional actions that meet the more important objectives while eliminating some of the actions which did not garner much support.

Benefit-cost was also considered in greater detail in the development of the Mitigation Action Plan detailed below in Section 5.4. The cost-effectiveness of any mitigation alternative will be considered in greater detail through performing benefit-cost project analyses when seeking FEMA mitigation grant funding for eligible actions associated with this Plan.

Recognizing the limitations in prioritizing actions from multiple jurisdictions and departments and the regulatory requirement to prioritize by benefit-cost to ensure cost-effectiveness, the HMPC decided to pursue actions that contributed to saving lives and property as first and foremost, with additional consideration given to the benefit-cost aspect of a project. This process drove the development of a

determination of a high, medium, or low priority for each mitigation action, and a comprehensive prioritized action plan for the City of Lakeport Planning Area.

## 5.4 Mitigation Action Plan

**Requirement §201.6(c)(3)(iii): [The mitigation strategy section shall include] an action plan describing how the actions identified in section (c)(3)(ii) will be prioritized, implemented, and administered by the local jurisdiction. Prioritization shall include a special emphasis on the extent to which benefits are maximized according to a cost benefit review of the proposed projects and their associated costs.**

This action plan was developed to present the recommendations developed by the HMPC for how the City of Lakeport and the Lakeport Fire Protection District can reduce the risk and vulnerability of people, property, infrastructure, and natural and cultural resources to future disaster losses. Emphasis was placed on both future and existing development. The action plan summarizes who is responsible for implementing each of the prioritized actions as well as when and how the actions will be implemented. Each action summary also includes a discussion of the benefit-cost review conducted to meet the regulatory requirements of the Disaster Mitigation Act.

Table 5-2 identifies the City mitigation actions for this LHMP, while Table 5-3 identifies the LFPD mitigation actions. For each mitigation action item included in Table 5-2, and Table 5-3 the section that follows includes a detailed mitigation implementation strategy by mitigation action for all City and District actions. Detailed mitigation actions for the LFPD can be found in their annex.

Table 5-2 and Table 5-3 identify the mitigation actions and benefiting jurisdiction for each action. Following this summary table of mitigation actions, a detailed implementation description is included for each mitigation action identified in the table. The implementation of any mitigation action in this Plan is subject to available funding of the City and LFPD as the primary implementing jurisdictions for this LHMP.

As described throughout this LHMP, Lakeport and the LFPD have many risks and vulnerabilities to identified hazards. Although many possible mitigation actions, as detailed in Appendix C, were brainstormed and prioritized during the mitigation strategy meetings, the resulting mitigation strategy presented in this Chapter 5 of this LHMP focuses only on those mitigation actions that are both reasonable and realistic for the City and District to consider for implementation over the next 5-years covered by this Plan. Thus, only a portion of the actions identified in Appendix C have been carried forward into the mitigation strategy presented in Table 5-2 for the City and Table 5-3 for the LFPD. Although many good ideas were developed during the mitigation action brainstorming process, the reality of determining which priority actions to develop and include in this Plan came down to the actual priorities of the City and District, individuals and departments based in part on department direction, staffing, and available funding. The overall value of the mitigation action table in Appendix C is that it represents a wide-range of mitigation actions that can be consulted and developed for this LHMP Update during annual plan reviews and the formal 5-year update process.

It is also important to note that the City and District have numerous existing, detailed action descriptions, which include benefit-cost estimates, in other planning documents and programs, such as community

wildfire protection plan/fire plans, stormwater plans, and capital improvement budgets and reports. These actions are considered to be part of this Plan, and the details, to avoid duplication, should be referenced in their original source document. The HMPC also realizes that new needs and priorities may arise as a result of a disaster or other circumstances and reserves the right to support new actions, as necessary, as long as they conform to the overall goals of this LHMP.

Further, it should be clarified that the actions included in this mitigation strategy are subject to further review and refinement; alternatives analyses; reprioritization due to funding availability and/or other criteria; and City Council and District board approval. The City and LFPD are not obligated by this document to implement any or all of these projects. Rather this mitigation strategy represents the desires of the City and District to mitigate the risks and vulnerabilities from identified hazards. The actual selection, prioritization, and implementation of these actions will also be further evaluated in accordance with the mitigation categories and criteria contained in Appendix C.

It should be noted that some of these mitigation efforts are collaborative efforts among multiple local, state, and federal agencies. **In addition, the public outreach and education action, as well as many of the emergency services and other multi-hazard actions, apply to all hazards regardless of hazard priority.** Collectively, this Lakeport multi-hazard mitigation strategy includes only those actions and projects which reflect the actual priorities and capacity of the City and District to implement over the next 5-years covered by this Plan.



*Table 5-2 City of Lakeport's Mitigation Actions*

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP	Mitigation Type
<b>Multi-Hazard Mitigation Actions</b>					
Action 1.Integrate Local Hazard Mitigation Plan into Safety Element of General Plan	Lakeport	X	X		Prevention
Action 2.Public Awareness, Education, Outreach, and Preparedness Program Enhancements.	Lakeport and LFPD	X	X	X	Public Information
Action 3.EOP Update	Lakeport and LFPD	X	X		Prevention Emergency Services
Action 4.Establish Back Up Power/Generators for Critical Facilities	Lakeport and LFPD	X	X		Property Protection Emergency Services
Action 5.Sirens Project - Community Warning System Designed to Ensure Sound Reaches all Incorporated Areas	Lakeport and LFPD	X	X		Emergency Services Public Information
Action 6.Continuity of Operations Planning	Lakeport	X	X		Prevention Emergency Services
Action 7.Training and Exercise	Lakeport and LFPD	X	X		Prevention Emergency Services
Action 8.Update Local Emergency Services Ordinance	Lakeport	X	X		Prevention Emergency Services
Action 9.Update Development Requirements for Undergrounding Utilities Associated with New Development	Lakeport				Prevention Property Protection
Action 10. Mass Care Planning	Lakeport and LFPD	X	X		Prevention Emergency Services
Action 11. In Low-lying Flood-prone Areas Strengthen Base Under Pavement to Prevent Deterioration of Pavement/Asphalt Areas	Lakeport	X	X	X	Property Protection Natural Resource Protection

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP	Mitigation Type
Action 12. Establish a Post-Disaster Recovery Action Plan	Lakeport	X	X		Emergency Services Public Information
<b>Aquatic Biological Hazards: Cyanobacterial Bloom Actions</b>					
Action 13. Install Water Aerators in Stagnant Areas	Lakeport	X	X		Property Protection Natural Resource Protection
Action 14. Establish Additional Testing Areas within Key Areas of the City (e.g., swimming area) and Training of Staff	Lakeport				Property Protection Natural Resource Protection Public Information
Action 15. Establish Nutrient Management Program; Consider Dredging, Paving Roads, Erosion Control, Runoff Basins, Sewer Collection Systems, Etc.	Lakeport	X	X		Prevention Property Protection Natural Resource Protection
<b>Aquatic Biological Hazards: Quagga Mussel Actions</b>					
Action 16. Quagga/Zebra Mussel Threat to Clear Lake: Enhance Public Education	Lakeport	X	X		Prevention Natural Resource Protection Public Information
Action 17. Quagga Mussel Training	Lakeport	X	X		Prevention Natural Resource Protection Public Information
<b>Dam Failure Actions</b>					
Action 18. WWTP Dam - Increase Reservoir Capacity	Lakeport and LFPD	X	X	X	Prevention Property Protection Structural Projects
<b>Drought and Water Shortage Actions</b>					
Action 19. Implement Intertie Projects in Annexation Areas	Lakeport and LFPD	X	X		Property Protection
Action 20. Adoption of State Model Water Efficiency Landscape Ordinance (MWEL0)	Lakeport				Prevention

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP	Mitigation Type
<b>Earthquake Actions</b>					
Action 21. Develop and Implement Non-Structural Mitigation Program	Lakeport	X	X		Property Protection
Action 22. Unreinforced Masonry (URM) and Soft Story Inventory and Retrofits	Lakeport	X	X		Property Protection Structural Projects
Action 23. Retrofit 302 N Main St	Lakeport	X	X		Property Protection Structural Projects
<b>Flood Actions</b>					
Action 24. Flood Insurance Promotion	Lakeport	X	X	X	Public Information
Action 25. Armor Streambeds & Lakefront	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 26. Stormwater Projects: Box Culvert/Drainage Enhancements Multiple Areas	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 27. Elevation Projects - Repetitive Loss and Other Areas	Lakeport	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 28. Continue Headwall (Redirock) 100 feet to east from Main Street	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 29. Evaluate and Mitigate Erosion Shoreline Erosion Impacts from High Winds/Wave Action (Possible Seawall)	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 30. Safety Surfacing Library Park	Lakeport	X	X	X	Property Protection Natural Resource Protection

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP	Mitigation Type
Action 31. Continuation of Sea Wall at Boat Ramp Parking (North of 5th to 3rd Street)	Lakeport	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 32. Identify and Implement Drainage/Streambed Clearance Projects	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
<b>Localized Flood Actions</b>					
Action 33. Enclose Open Ditches	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 34. Stormwater Projects: Upsize Project Improvements to Provide More Volume to Increase Drainage Capacities	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
Action 35. Storm Drainage Related Flooding	Lakeport and LFPD	X	X	X	Property Protection Structural Projects Natural Resource Protection
<b>Hazardous Materials Transport Actions</b>					
Action 36. Multi-Agency Spill Response Plan	Lakeport and LFPD				Prevention Emergency Services
<b>Severe Weather: Extreme Heat and Climate Change Actions</b>					
Action 37. Heat Contingency Plan	Lakeport and LFPD				Prevention Emergency Services
<b>Wildfire Actions</b>					
Action 38. Defensible Space/ Fuel Reduction Projects	Lakeport and LFPD	X	X		Prevention Property Protection Structural Projects Natural Resource Protection
Action 39. Establish Goat Mitigation Plan	Lakeport and LFPD	X	X		Prevention Property Protection Natural Resource Protection

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP	Mitigation Type
Action 40. Establish a Local Firewise Community	Lakeport and LFPD	X	X		Prevention Property Protection Natural Resource Protection
Action 41. Roofing/Eve Vent Retrofit and Adopt More Restrictive Wildfire Codes	Lakeport and LFPD	X	X		Prevention Property Protection Natural Resource Protection
Action 42. Public Safety Power Shutoff (PSPS) Multi-jurisdictional Task Force, Training, and Exercises	Lakeport and LFPD	X	X		Prevention Property Protection Natural Resource Protection

*Table 5-3 Lakeport Fire Protection District's Mitigation Actions*

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP	Mitigation Type
<b>Multi-Hazard Mitigation Actions (Climate Change, Drought and Water Shortage, Earthquake, Hazardous Materials Transport, Localized Flood, Wildfire)</b>					
Action 43. Relocate and Replace Fire Station 50	LFPD and Lakeport	X	X		Prevention Structural Projects Emergency Services
Action 44. Community Wildfire Protection Plan (CWPP)	LFPD and Lakeport	X	X		Prevention Structural Projects Emergency Services
Action 45. Community Wildfire Action Plan	LFPD and Lakeport	X	X		Prevention Property Protection Natural Resource Protection

## *Multi-Hazard Actions*

### *Action 1. Integrate Local Hazard Mitigation Plan into Safety Element of General Plan*

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**Hazards Addressed:** Aquatic Biological Hazards: cyanobacterial bloom, Aquatic Biological Hazards: quagga mussel, Climate Change, Dam Failure, Drought and Water Shortage, Earthquake, Flood: 1%/0.2% Annual Chance, Flood: Localized/Stormwater, Hazardous Materials Transport, Landslide and Debris Flows, Severe Weather: Extreme Heat, Severe Weather: Heavy Rains, Snow, and Storms, Severe Weather: High Winds, Wildfire

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** Local jurisdictional reimbursement for mitigation projects and cost recovery after a disaster is guided by Government Code Section 8685.9 (AB 2140). Current General Plan Safety Element is not compliant with all State statutory requirements.

**Project Description:** Specifically, AB 2140 requires that each jurisdiction adopt a local hazard mitigation plan (LHMP) in accordance with the federal Disaster Mitigation Act of 2000 as part of the Safety Element of its General Plan. This project will update the General Plan Safety Element to include LHMP recommendations and address consistency with State statutory requirements.

**Other Alternatives:** No action

**Existing Planning Mechanisms through which Action will be Implemented:** Safety Element of General Plan

**Responsible Office/Partners:** City of Lakeport Planning Department

**Project Priority:** \$10-15,000

**Benefits (avoided Losses):** Incorporation of an adopted LHMP into the Safety Element of the General Plan will help jurisdictions maximize the cost recovery potential following a disaster.

**Potential Funding:** Lakeport General Fund, CAL OES & FEMA grant funding

**Timeline:** 2020

### *Action 2. Public Awareness, Education, Outreach, and Preparedness Program Enhancements*

---

**Hazards Addressed:** Aquatic Biological Hazards: cyanobacterial bloom, Aquatic Biological Hazards: quagga mussel, Climate Change, Dam Failure, Drought and Water Shortage, Earthquake, Flood: 1%/0.2% Annual Chance, Flood: Localized/Stormwater, Hazardous Materials Transport, Landslide and Debris Flows, Severe Weather: Extreme Heat, Severe Weather: Heavy Rains, Snow, and Storms, Severe Weather: High Winds, Wildfire

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** Educate the community on how to seek information before, during, and after a disaster.

**Project Description:** Improve/Enhance public education, engagement, and preparedness, mitigation, response, and recovery programs for all hazards using multi-media, educate, messaging, target audiences; promote self-responsibility; sustainability. Public awareness activities foster changes in behavior leading towards a culture of risk reduction.

**Other Alternatives:** Continue with limited hazard-based public outreach efforts

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Existing public outreach efforts.

**Responsible Office/Partners:** Lakeport Community Development Department and Public Works Department

**Project Priority:** High

**Cost Estimate:** City Staff Time, other costs TBD

**Benefits (Losses Avoided):** Protect Life and Property, Public Awareness, Community Involvement

**Potential Funding:** FEMA/State Grants, City of Clearlake General Fund

**Timeline:** Immediate/On-going

---

### ***Action 3. EOP Update***

---

**Hazards Addressed:** Aquatic Biological Hazards: cyanobacterial bloom, Aquatic Biological Hazards: quagga mussel, Climate Change, Dam Failure, Drought and Water Shortage, Earthquake, Flood: 1%/0.2% Annual Chance, Flood: Localized/Stormwater, Hazardous Materials Transport, Landslide and Debris Flows, Severe Weather: Extreme Heat, Severe Weather: Heavy Rains, Snow, and Storms, Severe Weather: High Winds, Wildfire

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** The Emergency Operation Plan exists to ensure that the City is ready to respond to a variety of threats and hazards. The EOP should be consistent with SEMS and NIMS and are coordinated with state and federal plans. To ensure that plans are actionable for use during an emergency, key stakeholders from the City and non-governmental groups are engaged in the development and exercise of these plans.

**Project Description:** Update and Maintain EOP (Emergency Operations Plan) with all Annexes

**Other Alternatives:** Do Nothing

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Emergency Service Ordinance



**Responsible Office/Partners:** Lakeport Emergency Management

**Project Priority:** High

**Cost Estimate:** 5000.00

**Benefits (Losses Avoided):** Health and Safety

**Potential Funding:** Grants, General Fund

**Timeline:** 1 year

---

**Action 4.      *Establish Back Up Power/Generators for Critical Facilities***

---

**Hazards Addressed:** Aquatic Biological Hazards: cyanobacterial bloom, Aquatic Biological Hazards: quagga mussel, Climate Change, Dam Failure, Drought and Water Shortage, Earthquake, Flood: 1%/0.2% Annual Chance, Flood: Localized/Stormwater, Hazardous Materials Transport, Landslide and Debris Flows, Severe Weather: Extreme Heat, Severe Weather: Heavy Rains, Snow, and Storms, Severe Weather: High Winds, Wildfire

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** Power interruptions are very likely in emergency event or natural disaster. A back-up source should be immediately available to continue services required for health of safety of population and environment.

**Project Description:** Procure and install permanent/mobile generators assigned to specific critical facilities.

**Other Alternatives:** No action

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** City Engineering/Consultant

**Responsible Office/Partners:** City of Lakeport

**Project Priority:** Medium

**Cost Estimate:** \$1,000,000

**Benefits (Losses Avoided):** Reliability of services for health and safety.

**Potential Funding:** Grants/Low Interest Loans

**Timeline:** 2 Years

**Action 5.      *Sirens Project – Community Warning System Designed to Ensure Sound Reaches all Incorporated Areas***

---

**Hazards Addressed:** Aquatic Biological Hazards: cyanobacterial bloom, Aquatic Biological Hazards: quagga mussel, Climate Change, Dam Failure, Drought and Water Shortage, Earthquake, Flood: 1%/0.2% Annual Chance, Flood: Localized/Stormwater, Hazardous Materials Transport, Landslide and Debris Flows, Severe Weather: Extreme Heat, Severe Weather: Heavy Rains, Snow, and Storms, Severe Weather: High Winds, Wildfire

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** Emergency event or natural disaster (particularly wildfire) may disable traditional emergency communication systems, thus preventing notification to residents. A back-up early warning audible siren system should be available.

**Project Description:** Outdoor sirens are located throughout the City. Audible alarm system needs to be capable of reaching all City of Lakeport residents. Sirens should be capable of activating individually or simultaneously in the event of a city-wide emergency.

**Other Alternatives:** No action

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Community Development Department (site planning, design/aesthetics, public participation), Public Works Department (system maintenance), Consultant (site planning including relevant alarm signal coverage study)

**Responsible Office/Partners:** City of Lakeport

**Cost Estimate:** \$150,000.00

**Benefits (Losses Avoided):** Health and safety of local population

**Potential Funding:** Grants/Low Interest Loans

**Timeline:** 5 Years

**Project Priority:** Medium

**Action 6.      *Continuity of Operations Planning***

---

**Hazards Addressed:** Aquatic Biological Hazards: cyanobacterial bloom, Aquatic Biological Hazards: quagga mussel, Climate Change, Dam Failure, Drought and Water Shortage, Earthquake, Flood: 1%/0.2% Annual Chance, Flood: Localized/Stormwater, Hazardous Materials Transport, Landslide and Debris Flows, Severe Weather: Extreme Heat, Severe Weather: Heavy Rains, Snow, and Storms, Severe Weather: High Winds, Wildfire

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** Continuity of Operations as defined in the national continuity policy implementation plan and the national security presidential directive 51/homeland security presidential directive -20 is an effort within individual executive departments and agencies to ensure that primary missional essential functions continue to be performed during a wide range of emergencies including localized acts of nature, accidents, and technological or attack related emergencies.

**Project Description:** Update Continuity of Operations Plan

**Other Alternatives:** Do nothing

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** EOP, Emergency Services Ordinance

**Responsible Office/Partners:** City of Lakeport Planning

**Project Priority:** High

**Cost Estimate:** 5,000

**Benefits (Losses Avoided):** Life, Health and Safety

**Potential Funding:** General fund, Grants

**Timeline:** 1 Year

---

***Action 7. Training and Exercise***

---

**Hazards Addressed:** Aquatic Biological Hazards: cyanobacterial bloom, Aquatic Biological Hazards: quagga mussel, Climate Change, Dam Failure, Drought and Water Shortage, Earthquake, Flood: 1%/0.2% Annual Chance, Flood: Localized/Stormwater, Hazardous Materials Transport, Landslide and Debris Flows, Severe Weather: Extreme Heat, Severe Weather: Heavy Rains, Snow, and Storms, Severe Weather: High Winds, Wildfire

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** The City will continue to make available emergency management training to enhance its capabilities to minimize the impact of disasters and emergencies on the public.

**Project Description:** Update Emergency training and exercise program for key personnel.

**Other Alternatives:** Do Nothing

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Emergency Service Ordinance

**Responsible Office/Partners:** City of Lakeport Emergency Management

**Project Priority:** High

**Cost Estimate:** 5,000.00

**Benefits (Losses Avoided):** Health and Safety

**Potential Funding:** Grants, General Fund

**Timeline:** 1 year

---

**Action 8.      *Update Local Emergency Services Ordinance***

---

**Hazards Addressed:** Aquatic Biological Hazards: cyanobacterial bloom, Aquatic Biological Hazards: quagga mussel, Climate Change, Dam Failure, Drought and Water Shortage, Earthquake, Flood: 1%/0.2% Annual Chance, Flood: Localized/Stormwater, Hazardous Materials Transport, Landslide and Debris Flows, Severe Weather: Extreme Heat, Severe Weather: Heavy Rains, Snow, and Storms, Severe Weather: High Winds, Wildfire

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** Current Local Emergency Services Ordinance is not consistent with Cal-OES requirement and general City OES operations/procedures.

**Project Description:** Update Local Emergency Services Ordinance to incorporate recommendations in the Local Hazard Mitigation Plan (LHMP) and be consistent with statutory requirements.

**Other Alternatives:** N/A

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Lakeport Municipal Code

**Responsible Office/Partners:** Lakeport Police Department; Community Development Department; and, Public Works Department

**Cost Estimate:** \$3-7k

**Benefits (Losses Avoided):** Aid in reducing losses during natural disasters and ensure City of Lakeport remains eligible for State and Federal disaster related funds.

**Potential Funding:** Lakeport General Fund, CAL OES & FEMA grant funding

**Timeline:** 2020

**Project Priority:** High

---

**Action 9.      *Update Development Requirements for Undergrounding Utilities Associated with New Development***

---

**Hazards Addressed:** Heavy Rains and Storm Events, High Winds, Wildfire

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** Current City of Lakeport development standards do not require utility undergrounding for all new residential and commercial development projects.

**Project Description:** Consider revising existing development standards within the Lakeport Municipal Code requiring utility undergrounding for all new residential and commercial development projects.

**Other Alternatives:** Pursue funding for the undergrounding of existing above ground utilities citywide.

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Lakeport Municipal Code

**Responsible Office/Partners:** Lakeport Community Development Department

**Project Priority:** Low

**Cost Estimate:** \$3-5k

**Benefits (Losses Avoided):** Reduce property losses and utility outage times associated with storm and wildland fire events. Life safety.

**Potential Funding:** Lakeport General Fund, CAL OES & FEMA grant funding

**Timeline:** 3-5 years

### ***Action 10. Mass Care Planning***

---

**Hazards Addressed:** Multi Hazard (Aquatic Biological Hazards: cyanobacterial bloom, Aquatic Biological Hazards: quagga mussel, Climate Change, Dam Failure, Drought and Water Shortage, Earthquake, Flood: 1%/0.2% Annual Chance, Flood: Localized/Stormwater, Hazardous Materials Transport, Landslide and Debris Flows, Severe Weather: Extreme Heat, Severe Weather: Heavy Rains, Snow, and Storms, Severe Weather: High Winds, Wildfire)

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** A Mass Care Plan should provide a structure in which to effectively direct, manage, and control the following activities:

- Mass Care – the provision of shelter, feeding, basic first aid, bulk distribution of needed items and related services (such as support for companion animals) to persons affected by a large-scale incident.
- Housing – the provision of short-term emergency housing for persons displaced from their residence because of a disaster incident. Depending on the severity of the incident, disaster housing may take various forms: (a) Evacuation Center, (b) Short Term Emergency Sheltering, (c) Long Term Sheltering, (d) Interim Housing, and (e) Permanent Housing.
- Basic Health Services – the provision of physical and behavioral health services to support the shelter population. This includes first aid, contagious disease monitoring and control, refill of prescription medications, and monitoring of people with chronic health conditions. It also includes coordination with neighborhood health clinics and use of the Medical Health Mutual Aid System to address local shortfalls.
- Human Services – the provision of very basic supplemental services to support the personal and/or immediate recovery needs of disaster victims. Attention is focused on more vulnerable persons -- persons who because of age, disability, or language may need additional assistance to benefit from the mass care services described above. Effective service delivery requires coordination with non-governmental organizations.

**Project Description:** Develop a Mass Care Plan

**Other Alternatives:** No action

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** LHMP, EOP

**Responsible Office/Partners:** Public Health, City of Lakeport, Leap, Consultant

**Project Priority:** High

**Cost Estimate:** \$20,000

**Benefits (Losses Avoided):** Reduced risk to life safety.

**Potential Funding:** Grants, City Funds

**Timeline:** 5 Years

---

***Action 11. In Low-lying Flood-prone Areas Strengthen Base Under Pavement to Prevent Deterioration of Pavement/asphalt Areas***

---

**Hazards Addressed:** Multi-hazard (hazards requiring evacuation or being affected by flooding)

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** During floods, the roadway become inundated. Traffic continues to use the roadway for evacuation and access even during flooding due to lack of other access.

**Project Description:** Reconstruct streets with more moisture resistant structures (full depth asphalt) to resist loading during flood events. The two locations are Esplanade at Konocti and E Street.

**Other Alternatives:** Continue to repair damaged roadway after events.

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Lakeport City Engineer/Consultant

**Responsible Office/Partners:** City Engineer

**Project Priority:** High

**Cost Estimate:** @ Konocti (2900 sf @\$18/sf = \$52,200; @ E St (3600 sf @ \$18/sf = \$64,800

**Benefits (Losses Avoided):** Avoids continue maintenance after flood events. Provides access during flooding events without severe damage.

**Potential Funding:** Grants

**Timeline:** 1 year

---

***Action 12. Establish a Post-Disaster Recovery Action Plan***

---

**Hazards Addressed:** Multi-Hazard (Aquatic Biological Hazards: cyanobacterial bloom, Aquatic Biological Hazards: quagga mussel, Climate Change, Dam Failure, Drought and Water Shortage, Earthquake, Flood: 1%/0.2% Annual Chance, Flood: Localized/Stormwater, Hazardous Materials Transport, Landslide and Debris Flows, Severe Weather: Extreme Heat, Severe Weather: Heavy Rains, Snow, and Storms, Severe Weather: High Winds, Wildfire)

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** When disasters strike, it is imperative for the City to be able to recover and resume normal operations as quickly as possible. Recovery encompasses both short-term and long-term recovery elements. The amount of time it takes for the City's infrastructure, resources, and the economy to recover will impact the stability of the community moving forward.

**Project Description:** Create a post-disaster recovery plan that outlines the procedures for public information, post-disaster damage assessments, code enforcement, permitting requirements, financial recovery, and redundant operations.

**Other Alternatives:** No action

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Annex to Emergency Operations Plan

**Responsible Office/Partners:** City of Lakeport Emergency Services, Department of Utilities, Community Development and Planning Department

**Project Priority:** High

**Cost Estimate:** \$50,000

**Benefits (Losses Avoided):** A more resilient, stable community and avoided economic loss.

**Potential Funding:** Grants

**Timeline:** 1-3 years



## *Aquatic Biologic Hazards: Cyanobacteria Actions*

### *Action 13. Install Water Aerators in Stagnant Areas*

---

**Hazards Addressed:** Aquatic Biologic Hazards: Cyanobacteria

**Goals Addressed:** 1, 2, 3

**Issue/Background:** Cyanobacteria or Bluegreen Algae are bacteria capable of photosynthesis - creating their own energy from the sun. These organisms occur naturally in surface water such as lakes, ponds, rivers and streams. When conditions are right - excess nutrients, warm temperatures, and sunshine, they can rapidly form blooms of Harmful Algal Blooms characterized by the presence of toxins produced by the bacteria.

**Project Description:** Installation of water aerators near the swim area adjacent to Library Park.

**Other Alternatives:** Do nothing

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Cyanobacterial Program

**Responsible Office/Partners:** Lakeport Public Works

**Project Priority:** Medium

**Cost Estimate:** \$10,000

**Benefits (Losses Avoided):** Tourism, Health & safety

**Potential Funding:** General Fund, Grants

**Timeline:** 5 years

### *Action 14. Establish Additional Testing Areas within Key Areas of the City (e.g., Swimming Area) and Training of Staff*

---

**Hazards Addressed:** Aquatic Biologic Hazards: Cyanobacteria

**Goals Addressed:** 1, 2, 3

**Issue/Background:** Cyanobacteria or Bluegreen Algae are bacteria capable of photosynthesis - creating their own energy from the sun. These organisms occur naturally in surface water such as lakes, ponds, rivers and streams. When conditions are right - excess nutrients, warm temperatures, and sunshine, they can rapidly form blooms of Harmful Algal Blooms characterized by the presence of toxins produced by the bacteria.

**Project Description:** Provide training and materials for more frequent testing of toxins in expanded areas.

**Other Alternatives:** Continued participation in the County Cyanobacteria Work Group

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Safety Element

**Responsible Office/Partners:** Lakeport Public Works

**Project Priority:** Medium

**Cost Estimate:** \$10,000

**Benefits (Losses Avoided):** Tourism, Health & safety

**Potential Funding:** General Fund, Grants

**Timeline:** 5 years

**Action 15.**      *Establish Nutrient Management Program; Consider Dredging, Paving Roads, Erosion Control, Runoff Basins, Sewer Collection Systems, Etc.*

---

**Hazards Addressed:** Aquatic Biological Hazards Cyanobacteria, Flood (1%, 0.2%, and Localized)

**Goals Addressed:** 1, 2, 3

**Issue/Background:** Eutrophic lakes are nutrient rich and very productive, supporting the growth of algae and aquatic plants (macrophytes). Factors contributing to its eutrophication include a fairly large drainage basin to contribute mineral nutrients to the water, shallow and wind mixed water, and no summertime cold water layer to trap the nutrients

**Project Description:** Require all development projects to address water quality impacts through the CEQA review process and through strict enforcement of the City's Erosion Control Ordinance to prevent siltation of water courses. Condition development projects to ensure protection of groundwater and watercourses by using Best Management Practices (BMPs). BMPs may include the following:

- Provide vegetative swale or buffer areas, which could be incorporated into landscaped areas to slow down runoff velocities and allow sediments and other pollutants to settle.
- Provide in-line storage of stormwater to reduce peak discharge, allow settling of pollutants, and reduce potential for downstream erosion.
- Perform street and parking lot cleaning to remove potential debris and pollutants that could be picked up and conveyed by stormwater.
- Design parking lots to direct stormwater to storm drains inlets and away from garbage disposal areas.

**Other Alternatives:** Discourage construction during wet months to prevent siltation.

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Safety Element of the General Plan, Lakeport Municipal Code

**Responsible Office/Partners:** Lakeport Community Development and Public Works Departments

**Project Priority:** High

**Cost Estimate:** 100,000

**Benefits (Losses Avoided):** \$1,000,000

**Potential Funding:** General Fund, Grants, Bond Measures

**Timeline:** 5 Years

## *Aquatic Biological Hazards: Quagga Mussel Actions*

### *Action 16. Quagga/Zebra Mussel Threat to Clear Lake: Enhance Public Education*

---

**Hazards Addressed:** Aquatic Biologic Hazards: Quagga Mussels

**Goals Addressed:** 1, 2, 3

**Issue/Background:** Clear Lake is a source of public drinking water for more than 5,000 Lakeport residents and is a vital component of the area's tourism industry as it provides a variety of recreational opportunities.

Quagga and Zebra Mussels are highly invasive species that pose a known threat to Clear Lake according to Lake County Water Resources Department and Lakeport City staff. There is concern these invasive mussels can spread into Clear Lake via recreational boats previously used in mussel-infested areas. The mussels reproduce quickly, disrupting the ecosystem, and have the potential to clog and damage drinking water intakes and motorboat engines, and litter beaches with jagged, foul smelling shells.

**Project Description:** Enhance public education regarding the threat to Clear Lake from invasive mussel species. Focus on increased water system infrastructure maintenance costs and relationship to utility rates as well as the threat to the Lakeport area's tourism economy.

The public education project will work to increase public awareness of invasive mussel species, which fosters the possibility of early detection and rapid eradication.

Public education will focus on using City's website and social media outlets (Facebook and Twitter). The City found a recent (2016) research paper that concludes "social media is a potentially powerful way to advertise and educate the public on invasive species." The study also notes that "the internet and social media can be a great way to engage the interest across age groups."

The development of a written educational pamphlet about invasive mussels for distribution at City offices and municipal events is another component of the public education project.

**Other Alternatives:** Restricting motorized watercraft use in Clear Lake to prevent the introduction of invasive mussel species. However, significant watercraft restrictions could detrimentally impact the local economy and are therefore discouraged.

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** City of Lakeport staff – Social Media and City Website coordinators. City of Lakeport and/or Vendor to prepare, install and maintain public information signage about invasive mussels near City's boat launch facilities. Vendor for printing services (informational pamphlet)

**Responsible Office/Partners:** City of Lakeport

**Project Priority:** Medium

**Cost Estimate:** \$7,500.00

**Benefits (Losses Avoided):** Continued operation of public water intake equipment; continuance of all recreational opportunities associated with Clear Lake

**Potential Funding:** Grants/Low Interest Loans/General Fund

**Timeline:** 2 Years

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**Action 17.      *Quagga Mussel Training***

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**Hazards Addressed:** Aquatic Biologic Hazards: Quagga Mussel

**Goals Addressed:** 1, 2, 3

**Issue/Background:** Quagga and zebra Mussels are an invasive species of the same genus, *Dreissena*. The two species appear similar and can be mistaken for the other. These mussels are native to Eurasia and have spread across the United States. They have the ability to multiply rapidly and have no natural predator in the United States. When established in a waterbody the mussels become an ecological and economical threat. They can remove food and nutrients necessary for other species, clog pipes, damage boat motors. Quagga and zebra mussels are the size of a thumbnail (see Figure 4-13). The introduction of quagga mussels (often referred to as *Dreissenids*) to the Pacific Southwest Region brings the potential to extend devastating impacts into a geographical area already challenged with water related problems. Figure 4-13 Quagga and Zebra Mussels Source: US Fish and Wildlife Service Zebra mussels are an invasive species first recognized in Lake St. Clair, near Detroit, Michigan, in 1988; shortly thereafter, the quagga mussel was identified. Since then, the Quagga mussel has rapidly spread across much of the western United States and in 2007 was detected at Lake Mead in Nevada. Later surveys found Quagga mussels in Lake Mohave in Nevada, Lake Havasu in Arizona, and the Colorado River Aqueduct System which serves Southern California. In California the first confirmed find of zebra mussels occurred at San Justo Lake in 2008. These mussels have the ability to survive for a number of days on land by their ability to retain moisture. As a result, there is concern these mussels can spread into Clear Lake by transportation on recreational boats. The mussels reproduce quickly, disrupting the ecosystem, and have the potential to clog drinking water intakes and motorboat engines, and litter beaches with jagged, foul smelling shells. Figure 4-14 is an example of mussels clogging a pipe.

**Project Description:** Training for Park Staff to participate in the County's educational public outreach program.

**Other Alternatives:** Do nothing

**Existing Planning Mechanism(s) through which Action Will Be Implemented:**

**Responsible Office/Partners:** Lakeport Public Works

**Project Priority:** Low

**Cost Estimate:** \$1,000.00

**Benefits (Losses Avoided):** Tourism, Health & safety

**Potential Funding:** General Fund, Grants

**Timeline:** 5 years

## ***Dam Failure Actions***

### ***Action 18. WWTP Dam – Increase Reservoir Capacity***

---

**Hazards Addressed:** Dam Failure, Flood (1% and 0.2%, as well as Localized Flood)

**Goals Addressed:** 1, 2, 3, 5

**Issue/Background:** Flood events contribute excessive I&I due to rain and high lake levels. This causes excessive flows to be processed through the plant and finally stored. The reservoir becomes inundated and capacity runs out quickly which may result in a major spill event of secondary treated wastewater into our waterways and finally the lake. This is a major environmental impact and subject to huge fines.

**Project Description:** Remove material from the West side of the reservoir to gain more capacity.

**Other Alternatives:** Mitigate I&I

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** City Engineering/Consultant

**Responsible Office/Partners:** City of Lakeport

**Project Priority:** Medium

**Cost Estimate:** \$5,000,000

**Benefits (Losses Avoided):** Environmental impacts/ Fines

**Potential Funding:** Grants, low-interest loans

**Timeline:** 5 years



## *Drought and Water Shortage Actions*

### *Action 19. Implement Intertie Projects in Annexation Areas*

---

**Hazards Addressed:** Drought/Water Supply, Wildfire

**Goals Addressed:** 1, 2, 3

**Issue/Background:** Interties with other potable water sources creates redundancy for supply.

**Project Description:** Research potential sources and engineer interties accordingly.

**Other Alternatives:** No action

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** In conjunction with other water agencies

**Responsible Office/Partners:** City Engineering/Consultant

**Project Priority:** Medium

**Cost Estimate:** \$500,000

**Benefits (Losses Avoided):** Reliability, drought mitigation.

**Potential Funding:** Grants/Low Interest Loans

**Timeline:** 10 years

### *Action 20. Adoption of State Model Water Efficiency Landscape Ordinance (MWELo)*

---

**Hazards Addressed:** Drought & Water Supply

**Goals Addressed:** 1, 2, 3

**Issue/Background:** Current City of Lakeport irrigation and landscape standards are not consistent with State MWELo regulations.

**Project Description:** Update City of Lakeport irrigation and landscape requirements to be consistent with State MWELo standards and develop monitoring program to ensure ongoing maintenance of public and private development projects.

**Other Alternatives:** Consider adopting other MWELo equivalent specific plan for City of Lakeport

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Lakeport Municipal Code

**Responsible Office/Partners:** Lakeport Community Development Department

**Cost Estimate:** \$5-10k

**Benefits (Losses Avoided):** Reduce demand to local water system and avoid potential penalties from State due to non-compliance.

**Potential Funding:** Lakeport General Fund, CAL OES & FEMA grant funding

**Timeline:** 3-5 years

**Project Priority:** Medium

## *Earthquake Actions*

### *Action 21. Develop and Implement Non-Structural Mitigation Program*

---

**Hazards Addressed:** Earthquake

**Goals Addressed:** 1, 2, 3,

**Issue/Background:** Areas of the City are at risk from earthquake impacts. Certain locations need to secure fuel tanks, goods on shelves, batteries for power chimneys, LPG shut-offs, towers, and steeples.

**Project Description:** Follow procedures in FEMA publication 74-FM “Earthquake Hazard Mitigation for Nonstructural Impacts”

**Other Alternatives:** No action

**Existing Planning Mechanism(s) through which Action Will Be Implemented:**

**Responsible Office/Partners:** Lakeport Community Development Department/Public Works

**Project Priority:** Low

**Cost Estimate:** Staff time

**Benefits (Losses Avoided):** Reduced risk to architectural elements, buildings utility systems, furniture, and contents damage. Reduces potential injury to residents.

**Potential Funding:** Possible grant funds

**Timeline:** As soon as funding is available.

### *Action 22. Unreinforced Masonry (URM) and Soft Story Inventory and Retrofits*

---

**Hazards Addressed:** Earthquake

**Goals Addressed:** 1, 2, 3

**Issue/Background:** Pre-1900s masonry buildings in the City and some 2-story properties are at a high risk of collapse during earthquake shaking. The 1906 San Francisco Earthquake caused some damages in the city. Some 2<sup>nd</sup> story and all 3<sup>rd</sup> stories were removed from buildings at that time. In 1990, the City adopted a URM ordinance (#696)

**Project Description:** Secure or remove all parapets, cornices, and masonry veneer more than 4' above grade after design by civil or structural engineer. Re-evaluate per ASCE 41-13.

**Other Alternatives:** No action

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Chapter 15.05 of the City Municipal Code. Existing URM retrofit list. Need a soft story inventory list.

**Responsible Office/Partners:** Lakeport Community Development, Building Official

**Project Priority:** Medium

**Cost Estimate:** To be determined on a case-by-case basis.

**Benefits (Losses Avoided):** Reduced risk of building collapse during times of earthquake shaking. Reduced risk of injury and death.

**Potential Funding:** Grants and local funding.

**Timeline:** Dependent on funding.

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***Action 23.      Retrofit 302 N Main St***

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**Hazards Addressed:** Earthquake

**Goals Addressed:** 1, 2, 3

**Issue/Background:** URM buildings identified in 1990-93 were all brought into compliance with the exception of 302 N Main

**Project Description:** Seismic upgrades are in progress with current project.

**Other Alternatives:** No action

**Existing Planning Mechanism(s) through which Action Will Be Implemented:**

**Responsible Office/Partners:** Lakeport Community Development

**Project Priority:** Medium

**Cost Estimate:** Unknown

**Benefits (Losses Avoided):** Reduced risk to people and property during earthquakes.

**Potential Funding:** Grants and local funding

**Timeline:** When funding is available

## *Flood: 1%/0.2% Annual Chance, Heavy Rain and Storm, and Wind Actions*

### *Action 24. Flood Insurance Promotion*

---

**Hazards Addressed:** Flood (1% and 0.2% annual chance)

**Goals Addressed:** 1, 2, 3

**Issue/Background:** General public is not greatly aware of available flood insurance options and potential gaps in their existing coverage.

**Project Description:** Increase public awareness of Flood Insurance options to mitigate losses associated with future flood events.

**Other Alternatives:** Consider partnerships with other local jurisdictions and non-profit organizations to increase awareness of flood insurance options.

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** City Website, City Social Media, City Handouts & Publications

**Responsible Office/Partners:** Lakeport Community Development Department

**Project Priority:** Medium

**Cost Estimate:** \$1-5k

**Benefits (Losses Avoided):** Reduce and mitigate losses associated with future flood events.

**Potential Funding:** Lakeport General Fund, CAL OES & FEMA grant funding

**Timeline:** Ongoing

### *Action 25. Armor Streambeds & Lakefront*

---

**Hazards Addressed:** Flood (1% and 0.2% annual chance)

**Goals Addressed:** 1, 2, 3, 4

**Issue/Background:** Flooding has historically been one of Lakeport's major safety concerns. Clear Lake and its tributary drainages have a long history of flooding. Flooding in Lakeport historically results from two distinct types of events: shoreline flooding due to high lake levels and wind velocity, and stream bank flooding caused by high intensity cloudburst storms over one or more of the drainage areas. Conditions in the winter tend to be conducive to both types of flood conditions at the same time.

**Project Description:** Install geo structures and rip rap to minimize soil erosion and volume, velocity of surface runoff as well as wave action.

**Other Alternatives:** Continue to develop, update and implement a City Capital Improvement Program for drainage and work with the Lake County Watershed Protection District to eliminate the most important drainage problems in the Lakeport Planning Area

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** General Plan Safety Element Section X-1- Flood Damage Prevention Ordinance-Floodplain Mitigation Plan-Local Hazard Mitigation Plan

**Responsible Office/Partners:** Lakeport Public Works/Community Development.

**Cost Estimate:** \$1,000,000.00

**Benefits (Losses Avoided):** \$3,000,000.00

**Potential Funding:** General Fund, Grants, Bond Measures

**Timeline:** 5 Years

**Project Priority:** High

---

**Action 26.      *Stormwater Projects: Box Culvert/Drainage Enhancements Multiple Areas***

---

**Hazards Addressed:** Flood (1% and 0.2% annual chance, as well as Localized)

**Goals Addressed:** 1, 2, 3, 4

**Issue/Background:** Flooding has historically been one of Lakeport's major safety concerns. Clear Lake and its tributary drainages have a long history of flooding. Flooding in Lakeport historically results from two distinct types of events: shoreline flooding due to high lake levels and wind velocity, and stream bank flooding caused by high intensity cloudburst storms over one or more of the drainage areas. Conditions in the winter tend to be conducive to both types of flood conditions at the same time.

**Project Description:** Upsize existing culverts, install new box culverts where needed.

**Other Alternatives:** Continue the annual inspection of the drainage systems and informing residents and property owners of illegal structures and debris that must be removed.

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** General Plan Safety Element Section X-1- Flood Damage Prevention Ordinance-Floodplain Mitigation Plan-Local Hazard Mitigation Plan

**Responsible Office/Partners:** Lakeport Public Works / Community Development.

**Cost Estimate:** \$5,000,000.00

**Benefits (Losses Avoided):** \$10,000,000.00

**Potential Funding:** General Fund, Grants, Bond Measures

**Timeline:** 5 Years

**Project Priority:** High

---

**Action 27.      *Elevation Projects – Repetitive Loss and Other Areas***

---

**Hazards Addressed:** Flood (1% and 0.2% annual chance)

**Goals Addressed:** 1, 2, 3, 5

**Issue/Background:** There are 25 RL properties listed in the 2009 Assessment by URS GIS files. This list may need to be updated.

**Project Description:** Encourage owners to apply for elevation funding through FEMA. Assist with applications for funding where available and applicable.

**Other Alternatives:** Remove dwellings and deed restrict property.

**Existing Planning Mechanism(s) through which Action Will Be Implemented:**

**Responsible Office/Partners:** Lakeport Community Development Department

**Project Priority:** Medium – would start with the severe repetitive loss property on Esplanade.

**Cost Estimate:** In excess of \$1 million.

**Benefits (Losses Avoided):** Reduced risk to flooding for people and property.

**Potential Funding:** FEMA grant funding

**Timeline:** As soon as finding is available.

---

**Action 28.      *Continue Headwall (Redirock) 100 feet to east from Main Street***

---

**Hazards Addressed:** Flood (1% and 0.2% annual chance), Bank Erosion causing lake sedimentation during high water flows.

**Goals Addressed:** 1, 2, 3, 5

**Issue/Background:** The south bank of Forbes Creek continues to erode during high water events. Past action has undermined the headwall at Main Street and is the subject of a current potential damage replacement project.



**Project Description:** This project extends from the Main Street headwall (to be constructed under the 2019 Flood Damage repair) to approximately 100 feet downstream. The project corrects past erosion and provides a durable channel lining.

**Other Alternatives:** Fix erosion after it occurs.

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** City Engineer or Consultant for design of bank lining and erosion restoration.

**Responsible Office/Partners:** City of Lakeport

**Project Priority:** High

**Cost Estimate:** \$6,300 per foot or \$630,000 total project cost/

**Benefits (Losses Avoided):** Continued bank erosion including damage to adjacent parking lot.

**Potential Funding:** Grants

**Timeline:** Needs immediate attention. One year to implement after environmental approvals.

---

***Action 29. Evaluate and Mitigate Erosion Shoreline Erosion Impacts from High Winds/Wave Action (Possible Seawall)***

---

**Hazards Addressed:** Flooding and wave impact due to high winds, Erosion, High Winds

**Goals Addressed:** 1, 2, 3, 5

**Issue/Background:** Lakeshore Boulevard parallels the bank of Clearlake between the curve north of Ashe Street and north of Jones Street. A large portion of this shoreline was damaged including the roadway in 2012 and again in 2017. This section was repaired using FHWA funds in 2017. A portion is left unprotected just south of this project (230 lf).

**Project Description:** Install Rip Rap protection to match the repairs just to the north.

**Other Alternatives:** Maintain existing conditions after damage

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** City Engineer/Consultant

**Responsible Office/Partners:** City Engineer

**Project Priority:** Medium

**Cost Estimate:** 230 lf @ \$775=\$178,250

**Benefits (Losses Avoided):** Protect shoreline and roadway from erosion and damage during flooding events and wave action due to high winds

**Potential Funding:** Grants

**Timeline:** Including design, environmental, and permitting, the project should take approximately 3 to 4 years to complete

---

**Action 30.**      *Safety Surfacing Library Park*

---

**Hazards Addressed:** Flood (1% and 0.2% annual chance)

**Goals Addressed:** 1, 2, 3, 5

**Issue/Background:** The Playground areas are currently located in a low-lying area of the Park. When the lake level reaches flood stage the engineered wood, fibers that currently serve as the safety surfacing, become inundated with flood water. As a result, the entire surfacing needs to be removed and replaced.

**Project Description:** Fill in the depressions where the playgrounds are located and install a poured in place safety surface.

**Other Alternatives:** Do Nothing

**Existing Planning Mechanism(s) through which Action Will Be Implemented:**

**Responsible Office/Partners:** Lakeport Public Works / Parks

**Cost Estimate:** 250,000.00

**Benefits (Losses Avoided):** 250,000

**Potential Funding:** Grants, General Fund

**Timeline:** 5 years

**Project Priority:** Low

---

**Action 31.**      *Continuation of Sea Wall at Boat Ramp Parking (North of 5th to 3rd Street)*

---

**Hazards Addressed:** Flood (1% and 0.2% annual chance), Erosion, High Winds

**Goals Addressed:** 1, 2, 3, 5

**Issue/Background:** Portions of the shoreline between

**Project Description:** The project includes removal of ineffective shoreline rip rap and replacement with a sheetpile wall between existing sections of sheet pile wall. To gaps exist. The portion north of the 3rd

street boat ramp is approximately 215 feet long. The one north of the 5th Street boat ramp is approximately 200 feet long

**Other Alternatives:** Continued ongoing repair of the rip rap and back erosion after each damage event.

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** City Engineer/Consultant

**Responsible Office/Partners:** City Engineer

**Project Priority:** Medium

**Cost Estimate:** \$2,000 per foot or \$830,000 for both gaps

**Benefits (Losses Avoided):** The existing seawall made of sheet pile has performed without damage through numerous storm events. Completion of the sheet pile walls will eliminate damage repair after each major event, two such events occurred in 20178 and 2019.

**Potential Funding:** Grants

**Timeline:** Including design, environmental, and permitting, the project should take approximately 3 to 4 years to complete

---

***Action 32. Identify and Implement Drainage/Streambed Clearance Projects***

---

**Hazards Addressed:** Flood (1% and 0.2% annual chance)

**Goals Addressed:** 1, 2, 3, 5

**Issue/Background:** Flooding has historically been one of Lakeport's major safety concerns. Clear Lake and its tributary drainages have a long history of flooding. Flooding in Lakeport historically results from two distinct types of events: shoreline flooding due to high lake levels and wind velocity, and stream bank flooding caused by high intensity cloudburst storms over one or more of the drainage areas. Conditions in the winter tend to be conducive to both types of flood conditions at the same time.

**Project Description:** Maintain unobstructed water flow in the storm drainage system.

**Other Alternatives:** Organize City-led stream clean-up projects in coordination with community groups, volunteer organizations and citizens.

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** General Plan Safety Element Section X-1- Flood Damage Prevention Ordinance-Floodplain Mitigation Plan-Local Hazard Mitigation Plan

**Responsible Office/Partners:** Lakeport Public Works / Community Development.

**Project Priority:** High

**Cost Estimate:** \$100,000

**Benefits (Losses Avoided):** \$1,000,000.00

**Potential Funding:** General Fund, Grants, Bond Measures

**Timeline:** 5 Years

## ***Flood: Localized/Stormwater Actions***

### ***Action 33. Enclose Open Ditches***

---

**Hazards Addressed:** Localized Flooding

**Goals Addressed:** 1, 2, 3, 5

**Issue/Background:** During the development of Lakeport, portions of creeks were channeled into underground storm drainage systems. These systems were usually designed for 100-year capacity. However, the open ditches are immediately adjacent to various streets and pose a hazard to drivers at all times whether flowing with winter runoff or minimal summer flows due to depth, open channels were left between developments, resulting in deep open ditches alongside collector roads. These ditches require maintenance to protect adjacent improvements in addition to creating a potential hazard from drivers on the collector roads.

**Project Description:** The following roadways have such open ditches. Included are pipe sizes provided by the City of Lakeport Master Drainage Plan: Martin Street – West of Estep to Trailer Park (890 lf of 78 inch pipe); S. Russel near 2nd to Compton near Spur (750 lf of 78 inch pipe); 16th Street from Hartley east 245 lf (66 inch pipe).

**Other Alternatives:** Maintain existing ditches

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** City Engineer and Consultant

**Responsible Office/Partners:** City Engineer

**Project Priority:** Medium

**Cost Estimate:** Martin Street (890 lf @ \$600/lf = \$534,000), S. Russel/Compton (750 lf @ \$600/lf = \$450,000 & 16th Street (245 lf @ \$525/lf=\$128,625. Total project cost: \$1,112,625.

**Benefits (Losses Avoided):** Flooding of roadways and private property during peak rainfall events. Provide safe shoulders on collector streets.

**Potential Funding:** Grants

**Timeline:** Including design, environmental, permitting, the project should take approximately 3 to 4 years to complete

### ***Action 34. Stormwater Projects: Upsize Project Improvements to Provide More Volume to Increase Drainage Capacities***

---

**Hazards Addressed:** Localized Flooding

**Goals Addressed:** 1, 2, 3, 5

**Issue/Background:** The existing storm water capacity is severely undersized between 16th street and the lake. This causes flooding during moderate to heavy rainfall events. Upstream development has provided sufficient storm drainage capacity to avoid flooding. However, the constricted downstream ditch and culvert flows cause the water to backup and flood streets and property. This prevents this area from being removed from FEMA flood maps.

**Project Description:** The project would complete the increased system capacity from the ditch along 16th street (included as its own item) to outlet into the Lake in accordance with the City of Lakeport Master Drainage Plan.

**Other Alternatives:** Repair damage as it routinely occurs

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** City Engineer and Consultant

**Responsible Office/Partners:** City Engineer

**Project Priority:** Medium

**Cost Estimate:** 1265 lf of 66 inch to 73 inch pipe @ \$900/lf = \$1,138,500

**Benefits (Losses Avoided):** Removal of area from 100-year flood zone and avoidance of localized flooding.

**Potential Funding:**

**Timeline:** Planning, design, permitting and construction: ~ 4 years

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**Action 35.      *Storm Drainage Related Flooding***

---

**Hazards Addressed:** Localized Flooding

**Goals Addressed:** 1, 2, 3, 5

**Issue/Background:** Heavy rains cause intermittent flooding in areas where storm drainage system is undersized.

**Project Description:** Revise and update both the 1980 Storm Drainage Master Plan and 2003 Floodplain Management Plan

**Other Alternatives:** Smaller improvement projects

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Storm Drainage Master Plan and Floodplain Management Plan.

**Responsible Office/Partners:** Lakeport Public Works/Engineering

**Project Priority:** Medium

**Timeline:** 2-5 years

**Cost Estimate:** \$20-40,000 for study. Projects estimated to be \$4 to \$8 million.

**Benefits (Losses Avoided):** Reduced risks from flooding to people and property. Possibly remove properties from Special Flood Hazard Zone

**Potential Funding:** Grants



## *Hazardous Materials Transport Actions*

### *Action 36. Multi-Agency Spill Response Plan*

---

**Hazards Addressed:** Hazardous Materials Releases

**Goals Addressed:** 1, 2, 3

**Issue/Background:** Immediate dangers from the unexpected release of hazardous materials include fires, explosions and environmental degradation. The release of some toxic gases may cause immediate death, disablement, or sickness if absorbed through the skin, injected, ingested, or inhaled. Contaminated water resources may be unsafe and unusable, depending on the amount of contaminant. Some chemicals cause painful and damaging burns if they come in direct contact with skin. Contamination of air, ground, or water may result in harm to fish, wildlife, livestock, and crops. The release of hazardous materials into the environment may cause debilitation, disease, or birth defects over a long period of time.

Accidents involving the transportation of hazardous materials could be just as catastrophic as accidents involving stored chemicals, possibly more so, since the location of a transportation accident is not predictable. The 2018 Draft Lake County CA Hazard Mitigation Plan details numerous HazMat incidents in Lake County in the past 45+ years and suggests “it is likely a hazardous materials incident will occur in Lake County every 5.2 years.” Clear Lake is a source of Lakeport’s public drinking water and a significant HazMat spill in proximity of Clear Lake has the potential to impact the availability of potable water to the Lakeport community.

**Project Description:** The Multi-Agency Spill Response Plan (MASRP) should include all necessary protocols to ensure timely and thorough response to HazMat spills affecting land or water in the Lakeport vicinity. Plan should address potential for HazMat spills while in-transit and at fixed sites. The MASRP should also address the following:

- Coordination among local agencies and the State (confirm contact info, resources, roles and responsibilities)
- Dissemination of public information
- Clean up procedures including evacuation, spill control, spill response and cleanup
- Spill reporting protocols

**Other Alternatives:** Do not develop a Multi-Agency Spill Response Plan

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Consultant (plan preparation), City of Lakeport / Various Public Agencies (Plan implementation and maintenance)

**Responsible Office/Partners:** City of Lakeport / Various Departments, Lakeport Fire Protection District, County of Lake Environmental Health, County of Lake Water Resources, County of Lake Public Works, California Department of Transportation, City of Clearlake (possible)

**Cost Estimate:** \$40,000.00

**Benefits (Losses Avoided):** Health and safety of local population; protection of public drinking water supply

**Potential Funding:** Grants/Low Interest Loans

**Timeline:** 3 Years

**Project Priority:** Medium

## *Severe Weather and Climate Change Actions*

### *Action 37. Heat Contingency Plan*

---

**Hazards Addressed:** Extreme Heat and Climate Change

**Goals Addressed:** 1, 2, 3

**Issue/Background:** The California Climate Adaptation Strategy (CAS), citing a California Energy Commission study, states that “over the past 15 years, heat waves have claimed more lives in California than all other declared disaster events combined.” This study shows that California is getting warmer, leading to an increased frequency, magnitude, and duration of heat waves.

As temperatures increase, California, including Lakeport, will face increased risk of death from dehydration, heat stroke, heat exhaustion, heart attack, stroke and respiratory distress caused by extreme heat. Heat emergencies are often slow to develop and usually hurt vulnerable populations. According to the CAS report and the 2018 State of California Hazard Mitigation Plan, by 2100, hotter temperatures are expected throughout the state, with projected increases of 3-5.5°F (under a lower emissions scenario) to 8-10.5°F (under a higher emissions scenario). The 2017 Lake County (CA) Climate Change and Health Profile Report includes an analysis of projected temperature changes in Lake County that suggests the annual average temperature could rise by more than five (5) degrees (to 60.5°F) by 2100 in a High Emissions Scenario.

These temperature changes and increased potential for sustained heat waves could lead to an increase in deaths and illness related to extreme heat in Lakeport.

**Project Description:** A Heat Contingency Plan will describe the City of Lakeport’s role during heat-related emergencies and provides guidance for City government, other governmental agencies, local businesses, community-based organizations, and faith-based organizations, in the preparation for, and response to, emergency incidents of extreme heat.

Stanislaus County in northern California has adopted a FEMA-funded Extreme Heat Contingency Plan which can potentially serve as a model for the City of Lakeport plan.

Lakeport’s plan should address the following:

Coordination among local agencies and the State (confirm roles and responsibilities) • Disseminating public information • Identify potential Cool Zones for Lakeport and surrounding area • Identifying potential Cooling Centers • Coordinating and publicizing Cool Zones • Risk communication and monitoring at risk populations • Determine need and benefit for activating Cooling Centers • Transportation needs assessment for vulnerable populations

**Other Alternatives:** Do not develop Heat Contingency Plan

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Consultant (plan preparation), City of Lakeport / Various Departments (Plan implementation and maintenance)

**Responsible Office/Partners:** City of Lakeport, Lakeport Senior Center, County of Lake (possible)

**Project Priority:** Medium

**Cost Estimate:** \$40,000.00

**Benefits (Losses Avoided):** Health and safety of local population

**Potential Funding:** Grants/Low Interest Loans

**Timeline:** 3 Years

## *Wildfire Actions*

### ***Action 38.      Defensible Space/ Fuel Reduction Projects***

---

**Hazards Addressed:** Wildfire

**Goals Addressed:** 1, 2, 3, 4

**Issue/Background:** The wildlands of California are naturally fire prone. Past land and fire management practices have had the effect of increasing the intensity, rate of spread, as well as the annual acreage burned on these lands, primarily due to the hazardous fuel conditions.

**Project Description:** Hazardous fuel reduction generally requires the reduction of surface and ladder fuels. It may also require thinning out dense tree stands, preserving mature sized trees. It can be accomplished using fire, biological methods, chemical and/or mechanical treatments to remove or modify fuels in wildland areas.

**Other Alternatives:** Promote the use of defensible space in order to reduce the risk of structure fires.

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** General Plan Safety Element Section X-1 - Local Hazard Mitigation Plan

**Responsible Office/Partners:** Lakeport Public Works / Community Development.

**Project Priority:** High

**Cost Estimate:** \$1,000,000.00

**Benefits (Losses Avoided):** \$10,000,000.00

**Potential Funding:** General Fund, Grants, Bond Measures

**Timeline:** 5 Years

### ***Action 39.      Establish Goat Mitigation Plan***

---

**Hazards Addressed:** Wildfire

**Goals Addressed:** 1, 2, 3, 4

**Issue/Background:** Wildfires present a significant hazard to the Lakeport community. The threat of wildfire has the potential to cause damage to life and property. Goat mitigation planning can help to reduce this risk.

**Project Description:** Goat mitigation or Managed Grazing:

➤ Creates Fire Breaks

- Reduces Fuel Loads
- Increases Spatial Distance Between Shrubs and Trees
- Prunes Tree Ladder Fuels up to Six Feet off the Ground
- Helps Restore Post-Fire Environments

**Other Alternatives:** Implement other fuel reduction projects

**Existing Planning Mechanism(s) through which Action Will Be Implemented:**

**Responsible Office/Partners:** City of Lakeport, Lakeport Fire Protection District, Fire wise community members

**Project Priority:** High

**Cost Estimate:** 20,000.00

**Benefits (Losses Avoided):** Life and property

**Potential Funding:** Grants, bonds, General Fund

**Timeline:** 3 Years

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**Action 40.      *Establish a Local Firewise Community***

---

**Hazards Addressed:** Wildfire

**Goals Addressed:** 1, 2, 3, 4

**Issue/Background:** Wildfires present a significant hazard to the Lakeport community. The most recent evidence of this risk was a week-long mandatory evacuation of the entire city in 2018 due to the Mendocino Complex Fire, the largest wildfire complex in modern California history. The Firewise USA program provides a collaborative framework for neighbors to reduce wildfire risks at the local level. The national recognition program's criteria are designed to empower and engage residents living in wildfire prone areas with a plan and actions that can increase their home's chances of surviving a wildfire, while also making it safer for firefighters.

**Project Description:** Establish and maintain Lakeport as a Firewise community in accordance with the standards established by the National Fire Protection Association. The Firewise program should include an Action Plan which is a prioritized list of risk reduction projects/investments for the Lakeport community, along with suggested homeowner actions and education activities that participants will strive to complete annually, or over a period of multiple years. Action plans are developed by the local board/committee heading the Firewise project and must be updated at least every three years.

**Other Alternatives:** Do not establish Lakeport as a Firewise community

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Lakeport Fire Protection District, Lake County Fire Safe Council, Firewise USA / National Fire Protection Association,

**Responsible Office/Partners:** Lakeport Fire Protection District, Lake County Fire Safe Council, City of Lakeport, CalFire

**Cost Estimate:** \$5,000.00

**Benefits (Losses Avoided):** Health and safety of local population; protection of structures and other improvements in community

**Potential Funding:** Grants/Fire Protection District Funds/City General Fund

**Timeline:** 5 Years

**Project Priority:** Medium

---

***Action 41.      Roofing/Eve Vent Retrofit and Adopt More Restrictive Wildfire Codes***

---

**Hazards Addressed:** Wildfire

**Goals Addressed:** 1, 2, 3, 4

**Issue/Background:** Wildfire has entered the City Limits in the past. Recent disasters show the urban areas of the City to be vulnerable.

**Project Description:** This project seeks to address issues with codes that exist and add additional restrictions. Address the most vulnerable existing structures first.

**Other Alternatives:** No action.

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Lakeport Municipal Code

**Responsible Office/Partners:** Lakeport Community Development Department

**Project Priority:** High

**Cost Estimate:** To be determined on case-by-case basis for retrofit. Codes portion of this action would have a cost of staff time.

**Benefits (Losses Avoided):** Reduced risk to wildfires.

**Potential Funding:** Unknown

**Timeline:** Within 5 years



***Action 42. Public Safety Power Shutoff (PSPS) Multi-jurisdictional Task Force, Training, and Exercises***

---

**Hazards Addressed:** Wildfire, Extreme Heat, High Winds,

**Goals Addressed:** 1, 2, 3, 4

**Issue/Background:** To help reduce the risk of wildfire and keep people, homes, and businesses safe, PG&E begin proactively turning off power for safety as part of a PSPS in areas of extreme fire risk.

**Project Description:** A multi-jurisdictional task force/working group will be formed to determine how the community can prepare for and maintain critical services during these power shutdowns. This effort will include setting policies and training and exercising for PSPS events. Public outreach will also be a component of this project. Key issues include identifying and establishing backup power supplies for critical facilities, people reliant on powered medical devices; medicine and other perishables requiring refrigeration, and cell phone and other communication systems.

**Other Alternatives:** Each jurisdiction to establish independent protocols for addressing PSPSs

**Existing Planning Mechanism(s) through which Action Will Be Implemented:** Emergency Operation Plans (EOPs)

**Responsible Office/Partners:** County OES, Sutter Hospital, and key City and agency staff

**Cost Estimate:** Staff time; >\$20,000

**Benefits (Losses Avoided):** Ensure the Health and Safety of area residents and visitors.

**Potential Funding:** Staff time, grant funds, private partners

**Timeline:** Immediately

**Project Priority:** High



## Chapter 6 Plan Adoption

**Requirement §201.6(c)(5): [The local hazard mitigation plan shall include] documentation that the plan has been formally approved by the governing body of the jurisdiction requesting approval of the plan (e.g., City Council, county commissioner, Tribal Council).**

The purpose of formally adopting this LHMP is to secure buy-in from the City of Lakeport and Lakeport Fire Protection District, raise awareness of the Plan, and formalize the Plan's implementation. The adoption of this LHMP completes Planning Step 9 of the 10-step planning process: Adopt the Plan, in accordance with the requirements of DMA 2000. This adoption also establishes compliance with AB 2140 for the City requiring adoption by reference or incorporation into the Safety Element of the Lakeport General Plan. Two resolutions were created – one for the City of Lakeport and one for the Lakeport Fire Protection District.

The governing board for each participating jurisdiction has adopted this 2019 Local Hazard Mitigation Plan by passing a resolution. A copy of the generic resolutions and the executed copies are included in Appendix D: Adoption Resolutions.



## Chapter 7 Plan Implementation and Maintenance

**Requirement §201.6(c)(4): [The plan maintenance process shall include a] section describing the method and schedule of monitoring, evaluating, and updating the mitigation plan within a five-year cycle.**

Implementation and maintenance of this 2019 LHMP is critical to the overall success of hazard mitigation planning. This is Planning Step 10 of the 10-step planning process. This chapter provides an overview of the overall strategy for plan implementation and maintenance and outlines the method and schedule for monitoring, updating, and evaluating the Plan. The chapter also discusses incorporating the LHMP into existing planning mechanisms and how to address continued public involvement.

### 7.1 Implementation

Once adopted, this LHMP faces the truest test of its worth: implementation. While this Plan contains many worthwhile actions, the City and LFPD will need to decide which action(s) to undertake first. Two factors will help with making that decision: the priority assigned the actions in the planning process and funding availability. Low or no-cost actions most easily demonstrate progress toward successful LHMP implementation.

An important implementation mechanism that is highly effective and low-cost is incorporation of the LHMP recommendations and their underlying principles into other plans and mechanisms, such as general and strategic plans, stormwater plans, Community Wildfire Protection Plans (CWPPs), Emergency Operations Plans (EOPS), evacuation plans, and other hazard and emergency management planning efforts for Lakeport. The City and LFPD already implement policies and programs to reduce losses to life and property from hazards. This LHMP builds upon the momentum developed through previous and related planning efforts and mitigation programs and recommends implementing actions, where possible, through these other program mechanisms.

Mitigation is most successful when it is incorporated into the day-to-day functions and priorities of the City of Lakeport and LFPD. Implementation can be accomplished by adhering to the schedules identified for each action and through constant, pervasive, and energetic efforts to network and highlight the multi-objective, win-win benefits to each program and the Lakeport community and its stakeholders. This effort is achieved through the routine actions of monitoring agendas, attending meetings, and promoting a safe, sustainable community. Additional mitigation strategies could include consistent and ongoing enforcement of existing policies and vigilant review of programs for coordination and multi-objective opportunities.

Simultaneous to these efforts, it is important to maintain a constant monitoring of funding opportunities that can be leveraged to implement some of the more costly recommended actions. This could include creating and maintaining a bank of ideas on how to meet local match or participation requirements. When funding does become available, the City and LFPD will be in a better position to capitalize on the opportunity. Funding opportunities to be monitored include special pre- and post-disaster funds, state and

federal programs and earmarked funds, benefit assessments, and other state and federal grant programs, including those that can serve or support multi-objective applications.

### ***Responsibility for Implementation of Goals and Activities***

The appointed officials and staff appointed to head each department within the City and LFPD are charged with implementation of various activities in this LHMP. During the annual reviews as described later in this section, an assessment of progress on each of the goals and activities in this LHMP should be determined and noted. At that time, recommendations were made to modify timeframes for completion of activities, funding resources, and responsible entities. On an annual basis, the priority standing of various activities may also be changed. Some activities that are found not to be doable may be deleted from this LHMP entirely and activities addressing problems unforeseen during development of the Plan may be added.

#### **7.1.1. Role of Hazard Mitigation Planning Committee (HMPC) in Implementation and Maintenance**

With adoption of this LHMP, Lakeport will be responsible for Plan implementation and maintenance. The HMPC identified in Appendix A (or a similar committee) will reconvene annually each year to ensure mitigation strategies are being implemented and the City continues to maintain compliance with the NFIP and other applicable mitigation programs. As such, Lakeport will continue its relationship with the HMPC, and:

- Act as a forum for hazard mitigation issues;
- Disseminate hazard mitigation ideas and activities to all participants;
- Pursue the implementation of high-priority, low/no-cost recommended actions;
- Ensure hazard mitigation remains a consideration for City decision makers;
- Maintain a vigilant monitoring of multi-objective cost-share opportunities to help the City implement the Plan's recommended actions for which no current funding exists;
- Monitor and assist in the implementation and update of this LHMP;
- Report on Plan progress and recommended changes to the City governing board; and
- Inform and solicit input from the public.

The primary duty of the City is to see this LHMP successfully carried out and to report to their governing board and the public on the status of plan implementation and mitigation opportunities. Other duties include reviewing and promoting mitigation proposals, considering stakeholder concerns about hazard mitigation, passing concerns on to appropriate entities, and posting relevant information on the City website.

## **7.2 Maintenance**

Plan maintenance implies an ongoing effort to monitor and evaluate Plan implementation and to update this LHMP as progress, roadblocks, or changing circumstances are recognized.

### 7.2.1. Maintenance Schedule

The Lakeport Department of Public Works is responsible for initiating LHMP reviews. In order to monitor progress and update the mitigation strategies identified in the mitigation action plan, the Lakeport Public Works Department, the LFPD, and the HMPC will revisit this Plan annually and following a hazard event. The HMPC will meet annually to review progress on Plan implementation. The HMPC will also submit a five-year written update to the State and FEMA Region IX, unless disaster or other circumstances (e.g., changing regulations) require a change to this schedule. With this LHMP anticipated to be fully approved and adopted in late-2019, the next LHMP Update for the City of Lakeport will occur in 2024.

### 7.2.2. Maintenance Evaluation Process

Evaluation of progress can be achieved by monitoring changes in vulnerabilities identified in this LHMP. Changes in vulnerability can be identified by noting:

- Decreased vulnerability as a result of implementing recommended actions;
- Increased vulnerability as a result of failed or ineffective mitigation actions; and/or
- Increased vulnerability as a result of new development (and/or annexation).
- Increased vulnerability resulting from unforeseen or new circumstances.

Updates to this LHMP will:

- Consider changes in vulnerability due to action implementation;
- Document success stories where mitigation efforts have proven effective;
- Document areas where mitigation actions were not effective;
- Document any new hazards that may arise or were previously overlooked;
- Incorporate new data or studies on hazards and risks;
- Incorporate new capabilities or changes in capabilities;
- Incorporate growth and development-related changes to infrastructure inventories; and
- Incorporate new action recommendations or changes in action prioritization.

Changes will be made to this LHMP to accommodate actions that have failed or are not considered feasible after a review of their consistency with established criteria, time frame, City and LFPD priorities, and/or funding resources. All mitigation actions will be reviewed as well during the monitoring and update of this LHMP to determine feasibility of future implementation. Updating of this LHMP will be by written changes and submissions, as the HMPC deems appropriate and necessary, and as approved by the City and LFPD governing boards. In keeping with the five-year update process, the HMPC will convene public meetings to solicit public input on this LHMP and its routine maintenance and the final product will be again adopted by the City Council and the governing board for other participating jurisdictions.

### *Annual Plan Review Process*

For this LHMP review process, Lakeport Department of Public Works, as lead will be responsible for facilitating, coordinating, and scheduling reviews and maintenance of this LHMP. The LHMP is intended to be a living document. The review of this 2019 LHMP will normally occur on an annual basis each year and will be conducted by the HMPC as follows:

- The Lakeport Department of Public Works will place an advertisement in the local newspaper advising the public of the date, time, and place for each annual review of the LHMP and will be responsible for leading the meeting to review this LHMP.
- Notices will be mailed to the members of the HMPC, federal, state, and local agencies, non-profit groups, local planning agencies, representatives of business interests, neighboring communities, and others advising them of the date, time, and place for the review.
- City officials will be noticed by email and telephone or personal visit and urged to participate.
- Prior to the review, department heads and others tasked with implementation of the various activities will be queried concerning progress on each activity in their area of responsibility and asked to present a report at the review meeting.
- The local news media will be contacted, and a copy of the current Plan will be available for public comment on the Lakeport LHMP website.
- After the review meeting, minutes of the meeting and an annual report will be prepared by the HMPC and forwarded to the news media (public) and all City departments. The report will also be presented to the Lakeport City Council for review, and a request will be made that the City Council take action to recognize and adopt any changes resulting from the review.
- A copy of the 2019 LHMP will be continually posted on the City's website as will the annual status report.

### *Criteria for Annual Reviews*

The criteria recommended in 44 CFR 201 and 206 will be utilized in reviewing and updating this LHMP. More specifically, the reviews should include the following information:

- City growth or change in the past year.
- The number of substantially damaged or substantially improved structures by flood zone.
- The renovations to City infrastructure including water, sewer, drainage, roads, bridges, gas lines, and buildings.
- Natural hazard occurrences that required activation of the Emergency Operations Center (EOC) and whether or not the event resulted in a presidential disaster declaration.
- Natural hazard occurrences that were not of a magnitude to warrant activation of the EOC or a federal disaster declaration but were severe enough to cause damage in the City or closure of offices, schools, or public services.
- The dates of hazard events descriptions.
- Documented damages due to the event.
- Closures of places of employment or schools and the number of days closed.
- Road or bridge closures and other school access routes due to the hazard and the length of time closed.
- Assessment of the number of City buildings damaged and whether the damage was minor, substantial, major, or if buildings were destroyed.
- Review of any changes in federal, state, and local policies to determine the impact of these policies on the City and how and if the policy changes can or should be incorporated into the LHMP.
- Review of the status of implementation of projects and actions (mitigation strategies) including projects completed will be noted. Projects behind schedule will include a reason for delay of implementation.

### **7.2.3. Incorporation into Existing Planning Mechanisms**

Another important implementation mechanism that is highly effective and low-cost is incorporation of this 2019 LHMP recommendations and their underlying principles into other City and District plans and mechanisms. Where possible, the City and District will use existing plans and/or programs to implement hazard mitigation actions. As previously stated in Section 7.1 of this plan, mitigation is most successful

when it is incorporated into the day-to-day functions and priorities of government and development. The point is re-emphasized here. As described in this LHMP's capability assessment, the City and LFPD already implement policies and programs to reduce losses to life and property from hazards. This LHMP builds upon the momentum developed through previous and related planning efforts and mitigation programs and recommends implementing actions, where possible, through these other program mechanisms. These existing mechanisms include:

- City and District general and strategic plans
- City and District Emergency Operations Plans and other emergency management efforts
- City regulations and requirements
- Climate plans
- Fire plans
- Flood/stormwater plans
- Capital improvement plans and budgets
- Other plans and policies outlined in the capability assessment
- Other plans, regulations, and practices with a mitigation focus

HMPC members involved in these other planning mechanisms will be responsible for integrating the findings and recommendations of this LHMP with these other plans, programs, etc., as appropriate. As described in Section 7.1 Implementation, incorporation into existing planning mechanisms will be done through the routine actions of:

- monitoring other planning/program agendas;
- attending other planning/program meetings;
- participating in other planning processes; and
- monitoring community budget meetings for other City and District program opportunities.

The successful implementation of this mitigation strategy will require constant and vigilant review of existing plans and programs for coordination and multi-objective opportunities that promote a safe, sustainable community.

Examples of incorporation of the LHMP into existing programs and planning mechanisms include:

1. As recommended by Assembly Bill 2140, the City should adopt (by reference or incorporation) this LHMP into the Safety Element of their General Plan. Evidence of such adoption (by formal, certified resolution) shall be provided to CAL OES and FEMA.
2. Integration of wildfire actions identified in this mitigation strategy and those established in existing and in process CWPPs and other City and District fire mitigation plans and programs. Key people responsible for mitigation of the wildfire hazard in the City and District participated on the HMPC. City and District wildfire projects were identified and integrated into this LHMP. Actual implementation of these projects will likely occur through existing fire department plans and programs and as part of the City and District specific CWPP to be developed as identified in the mitigation strategy of this LHMP.
3. Integration of this LHMP into City Stormwater and Flood plans. It is anticipated that this LHMP will be used to inform any stormwater and flood plan updates and conversely risk and vulnerability data and flood mitigation strategies contained in these other plans will be integrated into future updates of this LHMP for the City.



4. Use of the LHMP risk assessment and other information to update the hazard analysis in future updates of the City’s Emergency Operations Plans and other emergency planning efforts for the City and District.

Efforts should continuously be made to monitor the progress of mitigation actions implemented through these other program and planning mechanisms and, where appropriate, their priority actions should be incorporated into updates of this LHMP.

#### **7.2.4. Continued Public Involvement**

Continued public involvement is imperative to the overall success of this LHMP’s implementation. The update process provides an opportunity to solicit participation from new and existing stakeholders and to publicize success stories from the Plan implementation and seek additional public comment. The LHMP maintenance and update process will include continued public and stakeholder involvement and input through attendance at designated City meetings, web postings, press releases to local media, and through public hearings.

##### ***Public Involvement Process for Annual Reviews***

The public will be noticed by placing an advertisement in the newspaper specifying the date and time for the review and inviting public participation. The HMPC, local, state, and regional agencies will be notified and invited to attend and participate.

##### ***Public Involvement for Five-year Update***

When the HMPC reconvenes for the update, they will coordinate with all stakeholders participating in the planning process—including those that joined the committee since the planning process began—to update and revise this LHMP. In reconvening, the HMPC will identify a public outreach strategy involving the greater public. The strategy will include a plan for public involvement and will be responsible for disseminating information through a variety of media channels detailing the plan update process. As part of this effort, public meetings will be held and public comments will be solicited on the next plan update draft.



### *Prelude to Jurisdictional Annex*

For this 2019 City of Lakeport LHMP, the **Jurisdictional Annex for the Lakeport Fire Protection District (LFPD)** works in conjunction with the Base Plan, details the hazard mitigation planning elements specific to LFPD, beyond the City which is covered in the Base Plan. This Annex is not intended to be a standalone document, but appends to, supplements, and incorporates by reference the information contained in the Base Plan, as the umbrella document for this planning effort. As such, all Chapters 1-7 of the Base Plan and associated appendices, including the planning process and other procedural requirements and planning elements apply to and were met by each participating jurisdiction.

The Jurisdictional Annex provide additional information specific to LFPD, with a focus on providing additional details on the risk assessment and mitigation strategy beyond that provided in the Base Plan.



## Annex A Lakeport Fire Protection District

### A.1 Introduction

This Annex details the hazard mitigation planning elements specific to the Lakeport Fire Protection District (LFPD). This Annex is not intended to be a standalone document, but appends to and supplements the information contained in the Base Plan document. As such, all sections of the Base Plan, including the planning process and other procedural requirements apply to and were met by the District. This Annex provides additional information specific to the District, with a focus on providing additional details on the risk assessment and mitigation strategy for the District.

### A.2 Planning Process

As described above, the District followed the planning process detailed in Chapter 3 of the Base Plan. In addition to providing representation on the City of Lakeport Hazard Mitigation Planning Committee (HMPC), the District formulated their own internal planning team to support the broader planning process requirements. Internal planning participants, their positions, and how they participated in the planning process are shown in Table A-1. Additional details on plan participation and District representatives are included in Appendix A.

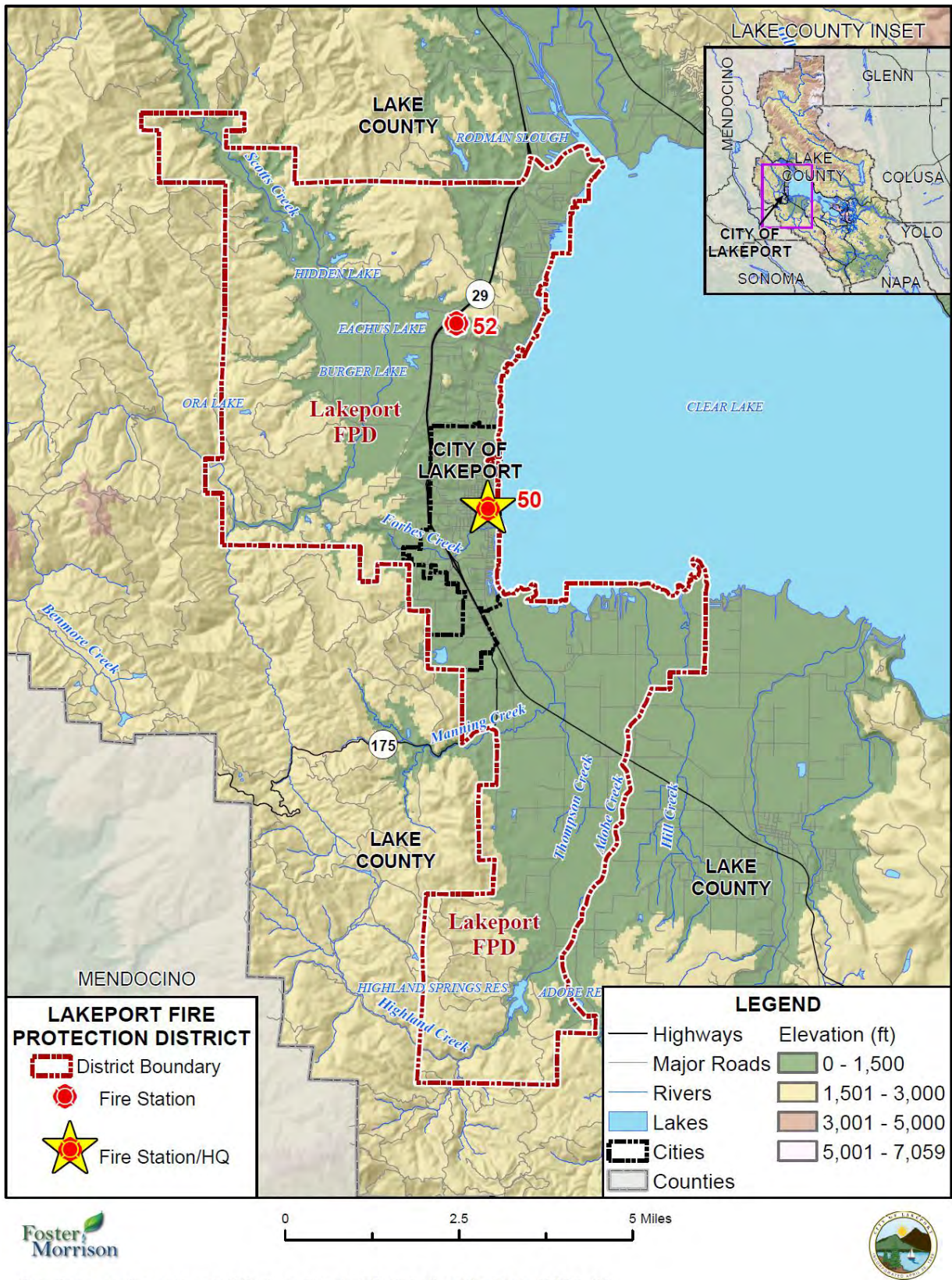
*Table A-1 LFPD Planning Team*

Name	Position/Title	How Participated
Doug Hutchinson	Fire Chief (now retired)	Planning Team meetings. Filled out hazard identification table. Assisted with capability assessment. Provided historic hazards.
Rick Bergem	Fire Chief	Planning team meetings. Assisted with capabilities. Provided mitigation actions.
Bill Gabe	Board Director	Planning team meetings. Assisted with capabilities. Provided mitigation actions.

### A.3 District Profile

The community profile for the District is detailed in the following sections. Figure A-1 displays a map and the location of the District within Lake County and relative to the City of Lakeport.

Figure A-1 LFPD Map



### **A.3.1. Overview and Background**

The Lakeport Fire Protection District was formed in 1956. Lakeport Fire Protection District is an independent all-risk fire district. The LFPD is located in the county seat of Lake County, on the west shore of Clear Lake, California's largest natural fresh-water lake. Lakeport Fire responds to over 3,100 calls per year including structure and wildland Fires, vehicle accidents, technical rescue, hazardous materials, and medical aid. The District's Main Station (Station 50) is staffed with 4 personnel on duty at all times.

The District is a combination department, paid and volunteer. Paid staff includes 1 Chief, 3 Captains, 6 Firefighters, and 1 Administrative Assistant. Volunteer staff includes 1 Deputy Chief, 3 Lieutenants, 5 Fire Apparatus Engineers, and 20 Firefighters. Station 52, located in North Lakeport, is staffed by the Lakeport County Fire Chief's Association operated EMS Inter-facility transfer ambulances and volunteer firefighters.

## **A.4 Hazard Identification**

LFPD's planning team identified the hazards that affect the District and summarized their location, extent, frequency of occurrence, potential magnitude, and significance specific to the District (see Table A-2).



**Table A-2 LFPD – Hazard Identification Assessment**

Hazard	Geographic Extent	Likelihood of Future Occurrences	Magnitude/Severity	Significance	Climate Change Influence
Aquatic Biological Hazards: cyanobacterial bloom	Significant	Highly Likely	Negligible	Low	Medium
Aquatic Biological Hazards: quagga mussel	Significant	Highly Likely	Negligible	Low	Low
Climate Change	Extensive	Likely	Limited	Medium	–
Dam Failure	Limited	Occasional	Negligible	Low	Medium
Drought and Water Shortage	Extensive	Likely	Critical	High	Medium
Earthquake (major/minor)	Extensive	Unlikely/Highly Likely	Catastrophic	High	Low
Flood: 1%/0.2% Annual Chance	Significant	Likely	Negligible	Low	Medium
Flood: Localized/Stormwater	Significant	Highly Likely	Negligible	Low	Medium
Hazardous Materials Transport	Significant	Likely	Limited	Medium	Low
Landslide and Debris Flows	Limited	Highly Likely	Negligible	Low	Medium
Levee Failure	Limited	Unlikely	Negligible	Low	Low
Seiche	Limited	Unlikely	Limited	Low	Low
Severe Weather: Extreme Cold and Freeze	Extensive	Likely	Limited	Low	Medium
Severe Weather: Extreme Heat	Extensive	Highly Likely	Limited	Low	High
Severe Weather: Heavy Rains, Snow, and Storms	Extensive	Highly Likely	Limited	Low	High
Severe Weather: High Winds	Extensive	Highly Likely	Critical	Low	Low
Volcano and Geothermal Gas Release	Extensive	Unlikely/Highly Likely	Critical	Low	Low
Wildfire	Extensive	Highly Likely	Catastrophic	High	Medium
<p><b>Geographic Extent</b>  Limited: Less than 10% of planning area  Significant: 10-50% of planning area  Extensive: 50-100% of planning area  <b>Likelihood of Future Occurrences</b>  Highly Likely: Near 100% chance of occurrence in next year, or happens every year.  Likely: Between 10 and 100% chance of occurrence in next year, or has a recurrence interval of 10 years or less.  Occasional: Between 1 and 10% chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years.  Unlikely: Less than 1% chance of occurrence in next 100 years, or has a recurrence interval of greater than every 100 years.</p> <p><b>Magnitude/Severity</b>  Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths  Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability  Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability  Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid  <b>Significance</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact  <b>Climate Change Influence:</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact</p>					

## A.5 Hazard Profile and Vulnerability Assessment

The intent of this section is to profile LFPD’s hazards and assess the District’s vulnerability separate from that of the Planning Area as a whole, which has already been assessed in Sections 4.2 Hazard Profiles and 4.3 Vulnerability Assessment in the Base Plan. The hazard profiles in the Base Plan discuss overall impacts to the Planning Area and describes the hazard problem description, hazard extent, magnitude/severity, previous occurrences of hazard events and the likelihood of future occurrences. Hazard profile information specific to the District is included in this Annex. This vulnerability assessment analyzes the property, critical facilities, and other assets at risk to hazards ranked of medium or high significance specific to the District. For more information about how hazards affect the City of Lakeport as a whole, see Chapter 4 Risk Assessment in the Base Plan.

### A.5.1. Hazard Profiles

Each hazard vulnerability assessment in Section A.5.3, includes a hazard profile/problem description as to how each medium or high significant hazard affects the District and includes information on past hazard occurrences. The intent of this section is to provide jurisdictional specific information on hazards and further describe how the hazards and risks differ across the Planning Area.

### A.5.2. Vulnerability Assessment and Assets at Risk

This section identifies LFPD’s total assets at risk, including values at risk, populations at risk, critical facilities and infrastructure, natural resources, and historic and cultural resources. Growth and development trends are also presented for the District. This data is not hazard specific but is representative of total assets at risk within the District.

#### *Assets at Risk and Critical Facilities*

This section considers the District’s assets at risk, with a focus on key District assets such as critical facilities, infrastructure, and other District assets and their values. With respect to District assets, the majority of these assets are considered critical facilities as defined for this Plan. A definition of critical facilities can be found in Section 4.3.1 of the Base Plan.

LFPD has facilities located in the City of Lakeport, as well as facilities located in the unincorporated County abutting the City of Lakeport. Table A-3 lists particular critical facilities and other District assets identified by the LFPD planning team as important to protect in the event of a disaster. They are separated into those LFPD’s facilities in the City, and those in the unincorporated County. LFPD’s physical assets, valued at over \$10.5 million, consist of the buildings and infrastructure to support LFPD’s operations.

*Table A-3 LFPD Critical Facilities, Infrastructure, and Other District Assets*

Jurisdiction / Facility	Facility / Equipment	Facility / Content Count	Building Value	Contents Replacement Value
City of Lakeport				
Fire Station 50	FIRE STATION			



Jurisdiction / Facility	Facility / Equipment	Facility / Content Count	Building Value	Contents Replacement Value
	BUILDING			
	FACILITY	1	\$4,356,500	\$0
	<b>FIRE STATION Total</b>	<b>1</b>	<b>\$4,356,500</b>	<b>\$0</b>
	<b>EQUIPMENT</b>			
	AMBULANCE			
	M5011	1	\$0	\$180,000
	M5012	1	\$0	\$180,000
	M5014	1	\$0	\$35,000
	M5015	1	\$0	\$180,000
	PUMPER			
	E5011	1	\$0	\$440,000
	E5012	1	\$0	\$420,000
	QUINT			
	T5011	1	\$0	\$1,200,000
	S-10 UTILITY			
	U5211	1	\$0	\$40,000
	UTILITY			
	C500	1	\$0	\$45,000
	U5011	1	\$0	\$40,000
	WILDLAND			
	E5021	1	\$0	\$380,000
	E5031	1	\$0	\$350,000
	EQUIPMENT	12	\$0	\$3,490,000
	<b>Total</b>	<b>13</b>	<b>\$4,356,500</b>	<b>\$3,490,000</b>
<b>City of Lakeport Total</b>		<b>13</b>	<b>\$4,356,500</b>	<b>\$3,490,000</b>
Unincorporated Lake County				
Fire Station 52	<b>FIRE STATION</b>			
	BUILDING			
	FACILITY	1	\$1,950,000	\$0
	<b>FIRE STATION Total</b>	<b>1</b>	<b>\$1,950,000</b>	<b>\$0</b>
	<b>EQUIPMENT</b>			
	AMBULANCE			
	(UNKNOWN)	2	\$0	\$0
	PUMPER			
	E5211	1	\$0	\$440,000

Jurisdiction / Facility	Facility / Equipment	Facility / Content Count	Building Value	Contents Replacement Value
	WATER TENDER			
	WT5011	1	\$0	\$330,000
	EQUIPMENT Total	4	\$0	\$770,000
	<b>Total</b>	<b>5</b>	<b>\$1,950,000</b>	<b>\$770,000</b>
<b>Unincorporated Lake County Total</b>		<b>5</b>	<b>\$1,950,000</b>	<b>\$770,000</b>
<b>Grand Total</b>		<b>18</b>	<b>\$6,306,500</b>	<b>\$4,260,000</b>

Source: LFPD

### *Natural Resources*

LFPD has a variety of natural resources of value to the District. These natural resources parallels that of Lakeport. Information can be found in Section 4.3.1 of the Base Plan.

### *Historic and Cultural Resources*

LFPD has a variety of historic and cultural resources of value to the District. These historic and cultural resources parallels that of Lakeport. Information can be found in Section 4.3.1 of the Base Plan.

### *Growth and Development Trends*

Growth in the District parallels that of Lakeport. Information can be found in Section 4.3.1 of the Base Plan.

### *Future Development*

The District has no control over future development in areas the LFCPD protects. Future development in these areas parallels that of the City and Lake County as a whole. More general information on growth and development in Lakeport as a whole can be found in “Growth and Development Trends” in Section 4.3.1 City of Lakeport Vulnerability and Assets at Risk of the Base Plan.

## **A.5.3. Vulnerability to Specific Hazards**

This section provides the vulnerability assessment, including any quantifiable loss estimates, for those hazards identified above in Table A-2 as high or medium significance hazards. Impacts of past events and vulnerability of the District to specific hazards are further discussed below (see Section 4.1 Hazard Identification in the Base Plan for more detailed information about these hazards and their impacts on the City of Lakeport). This section focuses on the vulnerability of the LFPD to identified hazards of concern.

An estimate of the vulnerability of the District to each identified priority hazard, in addition to the estimate of probability of future occurrence, is provided in each of the hazard-specific sections that follow. Vulnerability is measured in general, qualitative terms and is a summary of the potential impact based on

past occurrences, spatial extent, and damage and casualty potential. It is categorized into the following classifications:

- **Extremely Low**—The occurrence and potential cost of damage to life and property is very minimal to nonexistent.
- **Low**—Minimal potential impact. The occurrence and potential cost of damage to life and property is minimal.
- **Medium**—Moderate potential impact. This ranking carries a moderate threat level to the general population and/or built environment. Here the potential damage is more isolated and less costly than a more widespread disaster.
- **High**—Widespread potential impact. This ranking carries a high threat to the general population and/or built environment. The potential for damage is widespread. Hazards in this category may have occurred in the past.
- **Extremely High**—Very widespread with catastrophic impact.

### *Climate Change*

**Likelihood of Future Occurrence**—Likely

**Vulnerability**—Medium

### **Hazard Profile and Problem Description**

Climate change is the distinct change in measures of weather patterns over a long period of time, ranging from decades to millions of years. More specifically, it may be a change in average weather conditions such as temperature, rainfall, snow, ocean and atmospheric circulation, or in the distribution of weather around the average. While the Earth's climate has cycled over its 4.5-billion-year age, these natural cycles have taken place gradually over millennia, and the Holocene, the most recent epoch in which human civilization developed, has been characterized by a highly stable climate – until recently.

### **Location**

Climate change is a global phenomenon. It is expected to affect the District, City of Lakeport, Lake County, and State of California.

### **Extent**

There is no scale to measure the extent of climate change. Climate change exacerbates other hazard, such as drought, extreme heat, flooding, wildfire, and others. The speed of onset of climate change is very slow. The duration of climate change is not yet known, but is feared to be tens to hundreds of years.

### **Past Occurrences**

Climate change has never been directly linked to any declared disasters in California. The District Planning Team noted no past occurrences of climate change.

## Vulnerability to Climate Change

All Californians are vulnerable to the health impacts of climate change. Even if one is fortunate to live, work, study, or play in a place without direct contact with wildfires, flooding, or sea level rise, no one can entirely avoid excessive heat or the indirect effects of extreme weather events.

### Impacts

The following are impacts that could occur as a result of climate change:

- Temperature increases
- Decreased precipitation
- Reduced snowpack
- Reduced tourism
- Ecosystem change
- Sensitive species stress
- Increase wildfire

While the effect to District facilities is not high from climate change, impacts to vegetation in the District that may be fuel for wildfires does affect the District.

### Assets at Risk

There are no known assets at risk from climate change at this time for the District. The District noted that the effects of climate change to District assets may not be known for many years to come.

### Future Development

The District could see population fluctuations as a result of climate impacts relative to those experienced in other regions, and these fluctuations are expected to impact demand for housing and other development. For example, extended drought can have an effect on Clear Lake as well as the agricultural industry in the area surrounding the District.

## *Drought and Water Shortage*

**Likelihood of Future Occurrence**–Likely

**Vulnerability**–High

### Hazard Profile and Problem Description

Drought and water shortage have the potential to affect the entire District. Impacts are wide-reaching and may be economic, environmental, and/or societal. The most significant impacts are those related to water intensive activities such as agriculture, municipal usage, commerce, and wildlife preservation. Also, during a drought and water shortage, allocations go down and water costs increase, which results in reduced water availability. Voluntary conservation measures are a normal and ongoing part of system operations and actively implemented during extended droughts. A reduction of electric power generation and water quality deterioration are also potential problems. Drought and water shortage conditions can also cause soil to

compact and not absorb water well, potentially making an area more susceptible to flooding and erosion. Drought can worsen wildfires in the District, as it dries out vegetation that can then be fuel for wildfires. It is during times of drought that water supply for fire suppression purposes can become an issue.

### Location

Drought is a regional phenomenon that affects the entire District.

### Extent

Drought is tracked by the US Drought Monitor. The Drought Monitor includes a scale to measure drought intensity:

- None
- D0 (Abnormally Dry)
- D1 (Moderate Drought)
- D2 (Severe Drought)
- D3 (Extreme Drought)
- D4 (Exceptional Drought)

Drought has a slow onset and long duration. Drought is not initially recognized as a problem because it normally originates in what is considered good weather, which typically includes a dry late spring and summer in Mediterranean climates, such as in California. This is particularly true in Northern California where drought impacts are delayed for most of the population by the wealth of stored surface and ground water. The drought complications normally appear more than a year after a drought begins. The most direct and likely most difficult drought impact to quantify is to local economies, especially agricultural economies. The State has conducted some empirical studies on the economic effects of fallowed lands with regard to water purchased by the State's Water Bank; but these studies do not quantitatively address the situation in Lakeport. It can be assumed, however, that the loss of production in one sector of the economy would affect other sectors. Drought has the potential to affect the entire City.

There is no established scientific scale to measure water shortage. The speed of onset of water shortage tends to be lengthy. The duration of water shortage can vary, depending on the severity of the drought that accompanies it. Factors for extent include the nature, source, and reliability of water. The District has sufficient water supply, which reduces the extent of drought impacts in the District.

### Past Occurrences

There have been past occurrences of drought and water shortage within the District boundaries in 2014 – 2016, as discussed in Section 4.2.10. During these times, there was an impact on dry fuels within the District as well as limited water supply to suppress major building fires.

### Vulnerability to Drought and Water Shortage

Based on historical information, the occurrence of drought in California, including the District, is cyclical, driven by weather patterns. Drought has occurred in the past and will occur in the future. Periods of actual

drought with adverse impacts can vary in duration, and the period between droughts is often extended. Although an area may be under an extended dry period, determining when it becomes a drought is based on impacts to individual water users. The vulnerability of District to drought is Districtwide, but impacts may vary and include reduction in water supply and an increase in dry fuels. Impacts to the District would be mostly from secondary risks to drought and water shortage – mostly from wildfires and their related impacts to property damage and life security, as well as the lack of water for fire suppression.

## Impacts

The most significant qualitative impacts associated with drought in the District are those related to water intensive activities such as wildfire protection, municipal usage, commerce, tourism, recreation, and wildlife preservation. Mandatory conservation measures are typically implemented during extended droughts. Water quality deterioration and increased cyanobacterial bloom are also potential problems. Drought conditions can also cause soil to compact and not absorb water well, potentially making an area more susceptible to flooding.

## Assets at Risk

Drought and water shortage are not expected to affect District facilities. The District may see an increase in the number of calls during these times.

## Future Development

According to the HMPC, the District has access to water through the City's groundwater as well as surface water. However, population growth in the City will add additional pressure to water suppression efforts during periods of drought and water shortage. Water companies will need to continue to plan for and add infrastructure capacity for population growth.

## *Earthquake (major/minor)*

**Likelihood of Future Occurrence**–Unlikely/Highly Likely  
**Vulnerability**–High

## Hazard Profile and Problem Description

An earthquake is caused by a sudden slip on a fault. Stresses in the earth's outer layer push the sides of the fault together. Stress builds up, and the rocks slip suddenly, releasing energy in waves that travel through the earth's crust and cause the shaking that is felt during an earthquake. Earthquakes can cause structural damage, injury, and loss of life, as well as damage to infrastructure networks, such as water, power, gas, communication, and transportation. Earthquakes may also cause collateral emergencies including dam and levee failures, seiches, hazmat incidents, fires, and landslides. The degree of damage depends on many interrelated factors. Among these are: the magnitude, focal depth, distance from the causative fault, source mechanism, duration of shaking, high rock accelerations, type of surface deposits or bedrock, degree of consolidation of surface deposits, presence of high groundwater, topography, and the design, type, and quality of building construction. This section briefly discusses issues related to types of seismic hazards.

## Location

According to the California Geological Survey (CGS) and US Geological Survey (USGS), no faults underlie the District boundaries. The District is at risk to faults outside of the District boundaries. Locations of faults outside the District boundaries can be found in Section 4.2.11 of the Base Plan.

## Extent

The amount of energy released during an earthquake is usually expressed as a magnitude and is measured directly from the earthquake as recorded on seismographs. An earthquake's magnitude is expressed in whole numbers and decimals (e.g., 6.8). Seismologists have developed several magnitude scales. One of the first was the Richter Scale, developed in 1932 by the late Dr. Charles F. Richter of the California Institute of Technology. The Richter Magnitude Scale is used to quantify the magnitude or strength of the seismic energy released by an earthquake. Another measure of earthquake severity is intensity. Intensity is an expression of the amount of shaking at any given location on the ground surface. Seismic shaking is typically the greatest cause of losses to structures during earthquakes.

## Past Occurrences

There has been no state or federal disaster declarations from earthquake. The District Planning Team noted no past occurrences that affected the District.

## Vulnerability to Earthquake

The District is located in an active earthquake area and the potential exists for a significant seismic event in the future. Immediately east of the City, between the City limits and Clear Lake, there is a potentially active rupture zone. Potentially active rupture zones are faults which have been active in the past 2,000 years. Little is known about this shoreline fault rupture zone, however, it represents a potentially significant hazard and must be taken into consideration when development occurs in the vicinity. Within the past 200 years, no major earthquakes have occurred along faults in Lake County.

## Impacts

Impacts from earthquake to the District include damages to District facilities and possible injury to District personnel.

## Assets at Risk

All assets within the District are at risk from an earthquake. Newer District facilities are built to code and expected shaking in the District is not expected to be high for these buildings. However, there are older building in the District that were built before code changes took effect, and are at risk to earthquake.

## Future Development

Although new growth and development would fall in the area affected by earthquake, given the small chance of major earthquake and the building codes in effect, development in the earthquake area will continue to occur. LFPD takes seismic risk into account when siting new facilities.



### ***Flood: 1%/0.2% Annual Chance***

**Likelihood of Future Occurrence**–Likely

**Vulnerability**–Low

### **Hazard Profile and Problem Description**

**Note:** Although considered by the District to be a low significance hazard, due to its importance in the City, County, and State of California, a flood hazard profile and vulnerability assessment is included here.

Flooding is the rising and overflowing of a body of water onto normally dry land. History clearly highlights floods as one of the natural hazards impacting the District. Floods are among the costliest natural disasters in terms of human hardship and economic loss nationwide. Floods can cause substantial damage to structures, landscapes, and utilities as well as life safety issues. Floods can be extremely dangerous, and even six inches of moving water can knock over a person given a strong current. A car will float in less than two feet of moving water and can be swept downstream into deeper waters. This is one reason floods kill more people trapped in vehicles than anywhere else. During a flood, people can also suffer heart attacks or electrocution due to electrical equipment short outs. Floodwaters can transport large objects downstream which can damage or remove stationary structures, such as dam spillways. Ground saturation can result in instability, collapse, or other damage. Objects can also be buried or destroyed through sediment deposition. Floodwaters can also break utility lines and interrupt services. Standing water can cause damage to crops, roads, foundations, and electrical circuits. Direct impacts, such as drowning, can be limited with adequate warning and public education about what to do during floods. Where flooding occurs in populated areas, warning and evacuation will be of critical importance to reduce life and safety impacts from any type of flooding.

### **Location**

Portions of the District fall in the 1% and 0.2% annual chance floodway. This can be seen in Figure A-2.



## Extent

As shown in Figure A-2, some of the District's boundary is subject to areas of 1% and 0.2% annual chance floods. GIS analysis of the DFIRM flood zones and the District service area was performed. Results were broken up by flooding extent by flood zone for the District in both the City of Lakeport and the unincorporated County. This can be seen in Table A-4. As shown in the table for the District, in the City of Lakeport 0.6% and 0.0% of the acres in the City fall in the 1% and 0.2% annual chance floodplains, respectively. In the unincorporated County, 10.9% and 1.3% of the acres of District territory fall in the 1% and 0.2% annual chance floodplains, respectively.

***Table A-4 Lakeport Fire Protection District – Flood Extents***

Flood Zone	Total Acres	% of Total Acres
<b>City of Lakeport</b>		
1% Annual Chance Flood	289	0.6%
0.2% Annual Chance Flood	10	0.0%
Other Areas	1,390	3.0%
<b>City of Lakeport Total</b>	<b>1,689</b>	<b>3.6%</b>
<b>Unincorporated Lake County</b>		
1% Annual Chance Flood	5,103	10.9%
0.2% Annual Chance Flood	619	1.3%
Other Areas	39,266	84.1%
<b>Unincorporated Lake County Total</b>	<b>44,988</b>	<b>96.4%</b>
<b>Grand Total</b>	<b>46,678</b>	<b>100.0%</b>

Source: FEMA DFIRM 9/30/2005, Lakeport Fire Protection District

No District facilities are located in these flood zones. Flood extents are usually measured in depths and aerial extent of flooding. Expected flood depths in the District vary. Flood durations in the District tend to be short to medium term, or until either the storm drainage system can catch up or flood waters move downstream. Flooding in the District tends to have a shorter speed of onset, due to the District's location next to Clear Lake.

## Past Occurrences

The District has experienced flooding in 1998 due to the high lake levels from the series of storms and then again in 2017. Flooding in the low-lying areas of the District occurred in both events.

## Vulnerability to Flood

Floods have been a part of the District's historical past and will continue to be so in the future. During winter months, long periods of precipitation and the timing of that precipitation are critical in determining the threat of flood, and these characteristics further dictate the potential for widespread structural and property damages. Predominantly, the effects of flooding are generally confined to areas near the

waterways and Clear Lake. As waterways grow in size from local drainages, so grows the threat of flood and dimensions of the threat.

### Impacts

Impacts from flooding include damages to infrastructure and District facilities. None of the District facilities fall in the mapped DFIRM floodplains. However, the District has several areas where there is some annual flooding issues. One of the main locations is on Scotts Valley Road. This location floods annually, requiring a long drive around via Hendricks Road. Also, several homes in the area become inaccessible due to the high water and would require specialized high clearance vehicles to access.

### Assets at Risk

None of the District facilities fall in the mapped DFIRM floodplains. Therefore, no assets are considered to be at risk. However, the District did note that, though outside the floodplain, their Main Street fire station is subject to flooding during high flood events

### Future Development

Future development by the District would be performed to existing building codes. The City of Lakeport and Lake County floodplain ordinances would be followed when siting the buildings.

### *Hazardous Materials Transport*

**Likelihood of Future Occurrence**–Likely

**Vulnerability**–Medium

### Hazard Profile and Problem Description

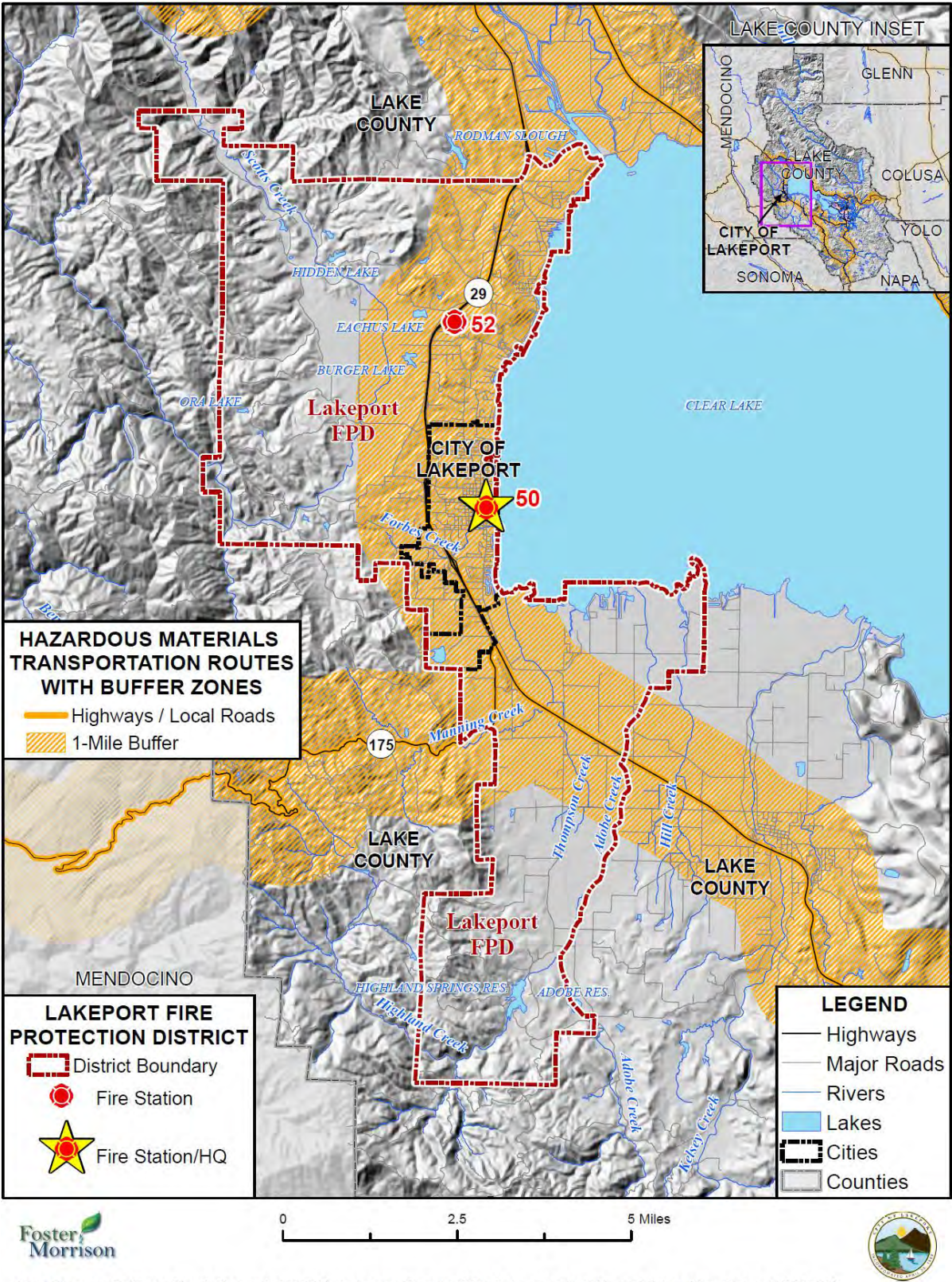
According to the EPA, a hazardous material is any item or agent (biological, chemical, physical) which has the potential to cause harm to humans, animals, or the environment, either by itself or through interaction with other factors. Hazardous materials can be present in any form; gas, solid, or liquid. Environmental or atmospheric conditions can influence hazardous materials if they are uncontained.

### Location

Highways and railways constitute a major threat due to the myriad chemicals and hazardous substances, including radioactive materials, transported in vehicles, trucks, and rail cars. In Lakeport, hazardous materials routes include Highway 29. These are shown in Figure A-3, with a one-mile buffer zone on each side of these routes. In addition, while most routes are known, the District does not have a quantified amount of hazardous materials that are transported through it en route to local deliveries or to adjoining counties.



Figure A-3 Lakeport Fire Protection District Facilities and Hazardous Material Routes



Data Source: CalTrans Truck Network 12/2016, Lakeport County FPD, Lake County GIS, Cal-Atlas; Map Date: 11/20/2018.

## Extent

Accidents involving the transportation of hazardous materials could be just as catastrophic as accidents involving stored chemicals, possibly more so, since the location of a transportation accident is not predictable. The U.S. Department of Transportation divides hazardous materials into nine major hazard classes. A hazard class is a group of materials that share a common major hazardous property, i.e., radioactivity, flammability, etc. These hazard classes were discussed in Section 4.2.14 of the Base Plan.

Highways and railways constitute a major threat due to the myriad chemicals and hazardous substances, including radioactive materials, transported in vehicles, trucks, and rail cars. While most routes are known, the District has not quantified the amount of hazardous materials that are transported through it en route to adjoining counties.

GIS analysis of the hazardous materials buffer zones and the District service area was performed. Results were broken up by route for the District in both the City of Lakeport and the unincorporated County. This can be seen in Table A-6.

*Table A-5 Lakeport Fire Protection District – Hazardous Materials Extents*

Flood Zone	Total Acres	% of Total Acres
<b>City of Lakeport</b>		
HWY 175	0	0.0%
HWY 29	1,204	2.6%
HWY 29 and HWY 175	484	1.0%
Outside of Hazardous Materials Routes	1	0.0%
<b>City of Lakeport Total</b>	<b>1,689</b>	<b>3.6%</b>
<b>Unincorporated Lake County</b>		
HWY 175	5,649	12.1%
HWY 29	6,174	13.2%
HWY 29 and HWY 175	3,690	7.9%
Outside of Hazardous Materials Routes	29,539	63.2%
<b>Unincorporated Lake County Total</b>	<b>45,051</b>	<b>96.4%</b>
<b>Grand Total</b>	<b>46,740</b>	<b>100.0%</b>

Source: CalTrans, Lakeport Fire Protection District

## Past Occurrences

Many local routes are used to deliver hazardous materials. Many of these roads come near Clear Lake, or through residential neighborhoods within the District, however no events have occurred.



## Vulnerability to Hazardous Materials Transport

It is often quite difficult to quantify the potential losses from human-caused hazards. While the facilities themselves have a tangible dollar value, loss from a human-caused hazard often inflicts an even greater toll on a community, both economically and emotionally. The impact to identified assets will vary from event to event and depend on the type, location, and nature of a specific hazardous material incident. Impacts include loss of life, damages to infrastructure, damages to property, and damages to critical facilities. Should hazardous materials be spilled in Clear Lake, damages to the marine environment may occur.

### Impacts

A release or spill of bulk hazardous materials could result in fire, explosion, toxic cloud or direct contamination of water, people, and property. The effects may involve a local site or many square miles. Health problems to District personnel who respond may be immediate, such as corrosive effects on skin and lungs, or be gradual, such as the development of cancer from a carcinogen. Damage to property could range from immediate destruction by explosion to permanent contamination by a persistent hazardous material.

### Assets at Risk

During a hazardous materials transportation spill, it is generally the people that are at risk to the effects of the spill. During a spill, buildings, property, and their values are at a lesser risk; however, given the location of hazardous materials routes in the District, an analysis is performed here. Analysis results for the District is summarized in Table A-6 for both the areas in Lakeport and the unincorporated County.

**Table A-6 Lakeport Fire Protection District – Count and Value of Facilities in Hazardous Material Buffer Zones**

Jurisdiction / Hazardous Materials Route / Facility	Facility / Equipment	Facility / Content Count	Building Value	Contents Replacement Value
City of Lakeport				
HWY 29				
Fire Station 50	<b>FIRE STATION</b>			
	BUILDING			
	FACILITY	1	\$4,356,500	\$0
	<b>FIRE STATION Total</b>	<b>1</b>	<b>\$4,356,500</b>	<b>\$0</b>
	<b>EQUIPMENT</b>			
	AMBULANCE			
	M5011	1	\$0	\$180,000
	M5012	1	\$0	\$180,000
	M5014	1	\$0	\$35,000



Jurisdiction / Hazardous Materials Route / Facility	Facility / Equipment	Facility / Content Count	Building Value	Contents Replacement Value
	M5015	1	\$0	\$180,000
	PUMPER			
	E5011	1	\$0	\$440,000
	E5012	1	\$0	\$420,000
	QUINT			
	T5011	1	\$0	\$1,200,000
	S-10 UTILITY			
	U5211	1	\$0	\$40,000
	UTILITY			
	C500	1	\$0	\$45,000
	U5011	1	\$0	\$40,000
	WILDLAND			
	E5021	1	\$0	\$380,000
	E5031	1	\$0	\$350,000
	<b>EQUIPMENT Total</b>	<b>12</b>	<b>\$0</b>	<b>\$3,490,000</b>
	<b>Total</b>	<b>13</b>	<b>\$4,356,500</b>	<b>\$3,490,000</b>
<b>HWY 29 Total</b>		<b>13</b>	<b>\$4,356,500</b>	<b>\$3,490,000</b>
<b>City of Lakeport Total</b>		<b>13</b>	<b>\$4,356,500</b>	<b>\$3,490,000</b>
<b>Unincorporated Lake County</b>				
<b>HWY 29</b>				
Fire Station 52	<b>FIRE STATION</b>			
	BUILDING			
	FACILITY	1	\$1,950,000	\$0
	<b>FIRE STATION Total</b>	<b>1</b>	<b>\$1,950,000</b>	<b>\$0</b>
	<b>EQUIPMENT</b>			
	AMBULANCE			
	(UNKNOWN)	2	\$0	\$0
	PUMPER			
	E5211	1	\$0	\$440,000
	WATER TENDER			
	WT5011	1	\$0	\$330,000
	<b>EQUIPMENT Total</b>	<b>4</b>	<b>\$0</b>	<b>\$770,000</b>
	<b>Total</b>	<b>5</b>	<b>\$1,950,000</b>	<b>\$770,000</b>
<b>HWY 29 Total</b>		<b>5</b>	<b>\$1,950,000</b>	<b>\$770,000</b>
<b>Unincorporated Lake County Total</b>		<b>5</b>	<b>\$1,950,000</b>	<b>\$770,000</b>

Jurisdiction / Hazardous Materials Route / Facility	Facility / Equipment	Facility / Content Count	Building Value	Contents Replacement Value
<b>Grand Total</b>		<b>18</b>	<b>\$6,306,500</b>	<b>\$4,260,000</b>

Source: Cal Trans, Lakeport Fire Protection District

## Future Development

Development will continue to happen within hazardous materials transportation zones. Those who choose to develop in these areas should be made aware of the risks associated with living within close proximity to a hazardous materials transportation route. District facilities may be located in these zones, as necessary, since they respond to these events.

## Wildfire

**Likelihood of Future Occurrence**–Highly Likely  
**Vulnerability**–Extremely High

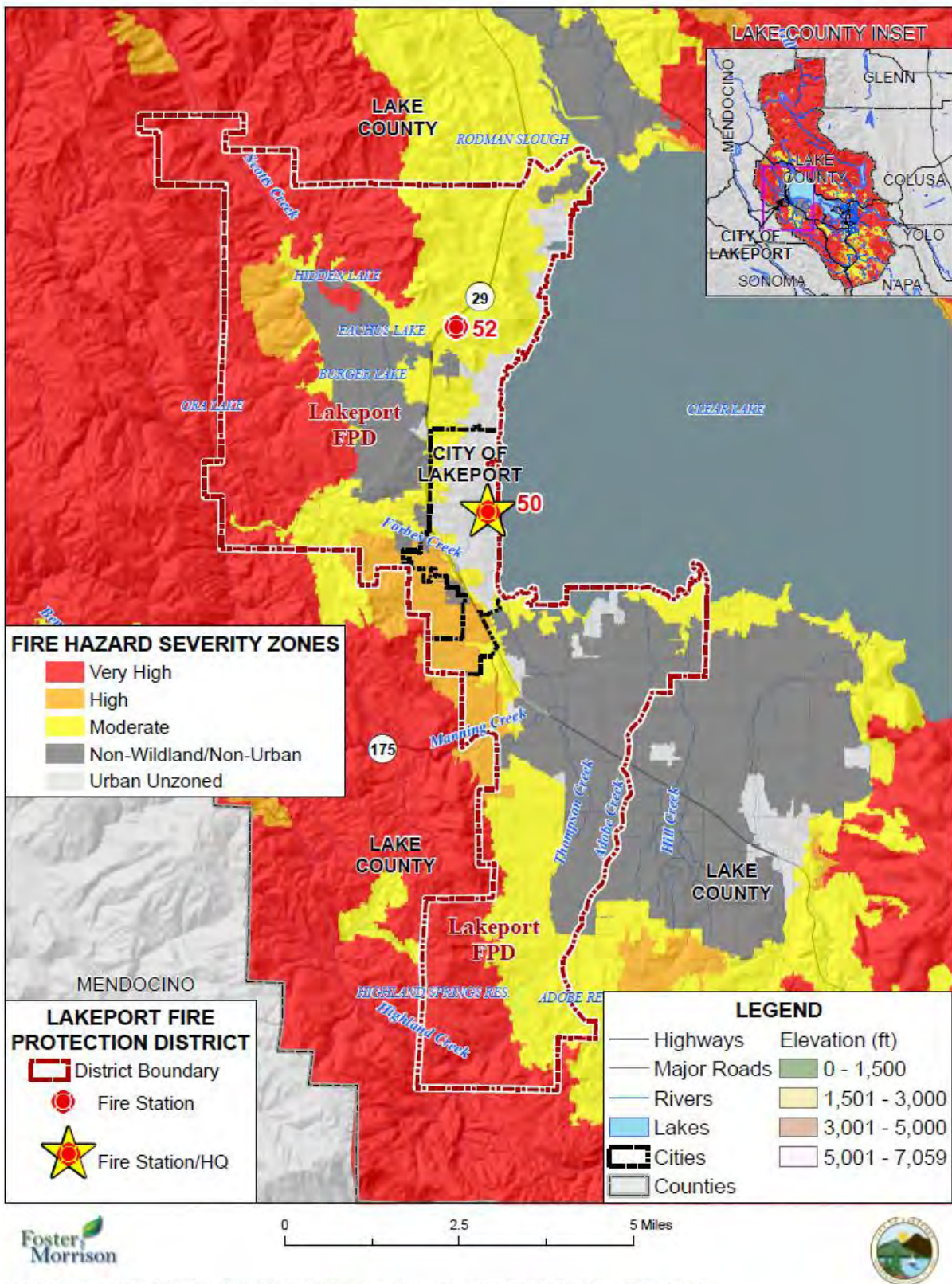
## Hazard Profile and Problem Description

California is recognized as one of the most fire-prone and consequently fire-adapted landscapes in the world. The combination of complex terrain, Mediterranean climate, and productive natural plant communities, along with ample natural and aboriginal ignition sources, has created conditions for extensive wildfires. Wildland fire is an ongoing concern for Lake County, the City of Lakeport and the District. Generally, the fire season extends from early spring through late fall of each year during the hotter, dryer months. However, in recent years, wildfire season is more of a year around event. Fire conditions arise from a combination of high temperatures, low moisture content in the air and fuel, an accumulation of vegetation, and high winds.

## Location

Wildland fires affect grass, forest, and brushlands, as well as any structures located within them. Where there is human access to wildland areas the risk of fire increases due to a greater chance for human carelessness and historical fire management practices. Generally, there are four major factors that sustain wildfires and allow for predictions of a given area’s potential to burn. These factors include fuel, topography, weather, and human actions. CAL FIRE has mapped Fire Hazard Severity Zones in Lake County. Those areas in and around the District are shown on Figure A-4.

Figure A-4 Lakeport Fire Protection District Facilities in Fire Hazard Severity Zones



Data Source: CAL FIRE (Adopted SRA 11/2007 - fhss06\_3\_17 and Draft LRA 9/2007 - c17fhss06\_1), Lakeport County FPD, Lake County GIS, Cal-Atlas; Map Date: 11/20/2018.

## Extent

Wildfires tend to be measured in structure damages, injuries, and loss of life as well as on acres burned. Extents are measured by CAL FIRE in the following categories:

- Very High
- High
- Moderate
- Non-Wildland/Non-Urban
- Urban/Unzoned

GIS analysis of the FHSZs and the District service area was performed. Results were broken up by FHSZ for the District in both the City of Lakeport and the unincorporated County. This can be seen in Table A-7. As shown in the table, in the City of Lakeport 1.0% and 0.6% of the acres in the City fall in the high and moderate FHSZs, respectively. In the unincorporated County, 56.4% falls in the very high FHSZ, 5.3% falls in the high FHSZ, and 18.8% falls in the moderate FHSZ.

*Table A-7 Lakeport Fire Protection District – Wildfire Extents*

Flood Zone	Total Acres	% of Total Acres
<b>City of Lakeport</b>		
High	466	1.0%
Moderate	302	0.6%
Non-Wildland/Non-Urban	52	0.1%
Urban Unzoned	869	1.9%
<b>City of Lakeport Total</b>	<b>1,689</b>	<b>3.6%</b>
<b>Unincorporated Lake County</b>		
Very High	26,292	56.4%
High	2,488	5.3%
Moderate	8,770	18.8%
Non-Wildland/Non-Urban	6,555	14.1%
Urban Unzoned	831	1.8%
<b>Unincorporated Lake County Total</b>	<b>44,936</b>	<b>96.4%</b>
<b>Grand Total</b>	<b>46,625</b>	<b>100.0%</b>

Source: CAL FIRE, Lakeport Fire Protection District

Fires can have a quick speed of onset, especially during periods of drought. Fires can burn for a short period of time, or may have durations lasting for a week or more.

## Past Occurrences

Fire has played a significant historical role in defining the current vegetative strata in Lake County and Lakeport. The District has responded to almost all of the past occurrences outside of the District. These events include, but are not limited to:

**July and August of 2018** – The River Fire occurred in the District. 23 residences and 17 outbuildings were destroyed or damaged. LCFPD assisted in firefighting efforts.

**1981** – The Cow Mountain Fire occurred in the District. District firefighters fought the fire. Before it could be extinguished, 11 structures were destroyed.

**1981** – A wildfire occurred in the District that destroyed 4 structures before it could be extinguished. The fire occurred near 6<sup>th</sup> Street.

More information can be found in Section 4.2.19 of the Base Plan.

## Vulnerability to Wildfire

Risk and vulnerability to the District from wildfire is of significant concern, with some areas of the Planning Area being at greater risk than others as described further in this section. CAL FIRE has mapped areas at risk of fires in the eastern hills surrounding. CAL FIRE has also designated the majority of land within City limits east of SR 53 as a very high fire hazard zone, Cal Fire's highest fire hazard designation. The periphery of Clearlake is a wild land urban interface (WUI) area where structures are at significant risk of fire exposure. Poor road conditions and inadequate water suppression infrastructure can limit the ability of fire crews from successfully fighting fires. An abundance of dead vegetation on the property paired with construction using non-fire-resistant building materials can also increase the potential for structural losses in fires. A number of environmental variables influence home and business exposure to wildfires. Extended periods of hot and dry weather combined with wind are often key variables determining the duration and severity of fires.

## Impacts

Potential losses from wildfire include human life, structures and other improvements, natural and cultural resources, quality and quantity of water supplies, cropland, timber, and recreational opportunities. Economic losses could also result. Smoke and air pollution from wildfires can be a severe health hazard. In addition, catastrophic wildfire can create favorable conditions for other hazards such as flooding, landslides and mudflows, and erosion during the rainy season.

Although the physical damages and casualties arising from wildland-urban interface fires may be severe, it is important to recognize that they also cause significant economic impacts by resulting in a loss of function of buildings and infrastructure. In some cases, the economic impact of this loss of services may be comparable to the economic impact of physical damages or, in some cases, even greater. Economic impacts of loss of transportation and utility services may include traffic delays/detours from road and bridge closures and loss of electric power, potable water, and wastewater services. Fires can also cause major damage to power plants and power lines needed to distribute electricity to operate facilities.



The ongoing serious drought has exacerbated and continues to exacerbate the risk of major wildland/urban interface fires in or near the District. This puts both District facilities and personnel at risk from wildfire.

### Assets at Risk

LFPD provided the locations and values of District facilities. These facilities were mapped in GIS. Lake County, including Lakeport and the unincorporated County, has mapped CAL FIRE Fire Hazard Severity Zones (FHSZs) in order to perform the wildfire analysis. District facilities that fall into each FHSZ can be seen in Table A-8, broken out by areas inside the City and areas in the unincorporated County.

*Table A-8 Lakeport Fire Protection District – Count and Value of Facilities by FHSZ*

Jurisdiction / Fire Hazard Severity Zones / Facility	Facility / Equipment	Facility / Content Count	Building Value	Contents Replacement Value
City of Lakeport				
Urban Unzoned				
Fire Station 50	<b>FIRE STATION</b>			
	BUILDING			
	FACILITY	1	\$4,356,500	\$0
	<b>FIRE STATION Total</b>	<b>1</b>	<b>\$4,356,500</b>	<b>\$0</b>
	<b>EQUIPMENT</b>			
	AMBULANCE			
	M5011	1	\$0	\$180,000
	M5012	1	\$0	\$180,000
	M5014	1	\$0	\$35,000
	M5015	1	\$0	\$180,000
	PUMPER			
	E5011	1	\$0	\$440,000
	E5012	1	\$0	\$420,000
	QUINT			
	T5011	1	\$0	\$1,200,000
	S-10 UTILITY			
	U5211	1	\$0	\$40,000
	UTILITY			
	C500	1	\$0	\$45,000
	U5011	1	\$0	\$40,000
	WILDLAND			
	E5021	1	\$0	\$380,000
	E5031	1	\$0	\$350,000

Jurisdiction / Fire Hazard Severity Zones / Facility	Facility / Equipment	Facility / Content Count	Building Value	Contents Replacement Value
	<b>EQUIPMENT Total</b>	12	\$0	\$3,490,000
<b>Urban Unzoned Total</b>		13	\$4,356,500	\$3,490,000
<b>City of Lakeport Total</b>		13	\$4,356,500	\$3,490,000
<b>Unincorporated Lake County</b>				
<b>Moderate</b>				
Fire Station 52	<b>FIRE STATION</b>			
	BUILDING			
	FACILITY	1	\$1,950,000	\$0
	<b>FIRE STATION Total</b>	1	<b>\$1,950,000</b>	<b>\$0</b>
	<b>EQUIPMENT</b>			
	AMBULANCE			
	(UNKNOWN)	2	\$0	\$0
	PUMPER			
	E5211	1	\$0	\$440,000
	WATER TENDER			
	WT5011	1	\$0	\$330,000
	EQUIPMENT Total	4	\$0	\$770,000
	<b>Total</b>	<b>5</b>	<b>\$1,950,000</b>	<b>\$770,000</b>
Moderate Total		5	\$1,950,000	\$770,000
<b>Unincorporated Lake County Total</b>		<b>5</b>	<b>\$1,950,000</b>	<b>\$770,000</b>
<b>Grand Total</b>		<b>18</b>	<b>\$6,306,500</b>	<b>\$4,260,000</b>

Source: CAL FIRE, Lakeport Fire Protection District

## Future Development

When siting development, the District takes fire risk into account. The District builds all facilities to code, which reduces the District's future risk to wildfires.

## A.6 Capability Assessment

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. This capabilities assessment is divided into five sections: regulatory mitigation capabilities, administrative and technical mitigation capabilities, fiscal mitigation capabilities, mitigation education, outreach, and partnerships, and other mitigation efforts.



### A.6.1. Regulatory Mitigation Capabilities

Table A-9 lists regulatory mitigation capabilities, including planning and land management tools, typically used by local jurisdictions to implement hazard mitigation activities and indicates those that are in place in the District.

*Table A-9 LFPD's Regulatory Mitigation Capabilities*

Plans	Y/N Year	Does the plan/program address hazards? Does the plan identify projects to include in the mitigation strategy? Can the plan be used to implement mitigation actions?
Comprehensive/Master Plan	N	City and County have these.
Capital Improvements Plan	N	Has not been completed.
Economic Development Plan	N	City has this.
Local Emergency Operations Plan	Y	The District falls under the County's plan
Continuity of Operations Plan	N	
Transportation Plan	N	City/County
Stormwater Management Plan/Program	N	City/County
Engineering Studies for Streams	N	City/County
Community Wildfire Protection Plan	Y	County wide plan currently being updated
Other special plans (e.g., brownfields redevelopment, disaster recovery, coastal zone management, climate change adaptation)	N	
<b>Building Code, Permitting, and Inspections</b>	<b>Y/N</b>	<b>Are codes adequately enforced?</b>
Building Code	Y	City/County
Building Code Effectiveness Grading Schedule (BCEGS) Score	N	
Fire department ISO rating:	4/4Y	
Site plan review requirements	Y	
<b>Land Use Planning and Ordinances</b>		
Zoning ordinance	N	City/County
Subdivision ordinance	N	City/County
Floodplain ordinance	N	City/County
Natural hazard specific ordinance (stormwater, steep slope, wildfire)	N	City/County
Flood insurance rate maps	N	City/County
Elevation Certificates	N	City/County
Acquisition of land for open space and public recreation uses	N	City/County
Erosion or sediment control program	N	City/County

Other
How can these capabilities be expanded and improved to reduce risk?
These capabilities could be expanded with additional staffing and funding

Source: LFPD

## A.6.2. Administrative/Technical Mitigation Capabilities

Table A-10 identifies the District staff/roles responsible for activities related to mitigation and loss prevention in the District.

*Table A-10 LFPD's Administrative and Technical Mitigation Capabilities*

Administration	Y/N	Describe capability Is coordination effective?
Planning Commission	N	
Mitigation Planning Committee	N	
Maintenance programs to reduce risk (e.g., tree trimming, clearing drainage systems)	N	
Mutual aid agreements	Y	Yes
Other		
Staff	Y/N FT/PT	Is staffing adequate to enforce regulations? Is staff trained on hazards and mitigation? Is coordination between agencies and staff effective?
Chief Building Official	N	
Floodplain Administrator	N	
Emergency Manager	N	
Community Planner	N	
Civil Engineer	N	
GIS Coordinator	N	
Other	N	
Technical		
Warning systems/services (Reverse 911, outdoor warning signals)	Y	Air horns and loudspeakers on fire apparatus
Hazard data and information	N	
Grant writing	N	
Hazus analysis	N	
Other	N	
How can these capabilities be expanded and improved to reduce risk?		
These capabilities could be expanded with additional staffing and funding		

Source: LFPD

### A.6.3. Fiscal Mitigation Capabilities

Table A-11 identifies financial tools or resources that the District could potentially use to help fund mitigation activities.

*Table A-11 LFPD's Fiscal Mitigation Capabilities*

Funding Resource	Access/ Eligibility (Y/N)	Has the funding resource been used in past and for what type of activities? Could the resource be used to fund future mitigation actions?
Capital improvements project funding	N	
Authority to levy taxes for specific purposes	Y	Currently being used for daily operations, however rates and tax base are limited.
Fees for water, sewer, gas, or electric services	N	
Impact fees for new development	Y	Currently being assessed, however not much development occurring, and can only be used for capital expenditures.
Storm water utility fee	N	
Incur debt through general obligation bonds and/or special tax bonds	Y	Has not been use.
Incur debt through private activities	N	
Community Development Block Grant	Y	Has not been used
Other federal funding programs	Y	Have used AFG for equipment and apparatus
State funding programs	Y	Have used for equipment
Other		
How can these capabilities be expanded and improved to reduce risk?		
These capabilities could be expanded with additional staffing and funding		

Source: LFPD

### A.6.4. Mitigation Education, Outreach, and Partnerships

Table A-12 identifies education and outreach programs and methods already in place that could be/or are used to implement mitigation activities and communicate hazard-related information. More information can be found below the table.

*Table A-12 LFPD's Mitigation Education, Outreach, and Partnerships*

Program/Organization	Yes/No	Describe program/organization and how relates to disaster resilience and mitigation. Could the program/organization help implement future mitigation activities?
Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, access and functional needs populations, etc.	N	

Program/Organization	Yes/No	Describe program/organization and how relates to disaster resilience and mitigation. Could the program/organization help implement future mitigation activities?
Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness, environmental education)	N	
Natural disaster or safety related school programs	N	
StormReady certification	N	
Firewise Communities certification	N	
Public-private partnership initiatives addressing disaster-related issues	N	
Other	N	
<b>How can these capabilities be expanded and improved to reduce risk?</b>		
These capabilities could be expanded with additional staffing and funding.		

Source: LFPD

### A.6.5. Other Mitigation Efforts

LFPD has many other ongoing mitigation efforts and past projects that include the following:

- The District performs public building Fire Safety Inspections
- The District provides plan reviews for new construction
- The District conducts pre fire safety planning

## A.7 Mitigation Strategy

### A.7.1. Mitigation Goals and Objectives

LFPD adopts the hazard mitigation goals and objectives developed by the HMPC and described in Chapter 5 Mitigation Strategy.

### A.7.2. Mitigation Actions

The planning team for the District identified and prioritized the following mitigation actions based on the risk assessment. Background information and information on how each action will be implemented and administered, such as ideas for implementation, responsible office, potential funding, estimated cost, and timeline are also included. Only those hazards that were determined to be a priority hazard for purposes of mitigation action development were considered further in the development of hazard-specific mitigation actions.

These priority hazards (in alphabetical order) are:

- Climate Change
- Drought and Water Shortage

- Earthquake
- Flood: 1%/0.2% Annual Chance
- Hazardous Materials Transport
- Wildfire

The HMPC eliminated the hazards identified below from further consideration in the development of mitigation actions because the risk of a hazard event in the City is unlikely or nonexistent, the vulnerability of the District is low, capabilities are already in place to mitigate negative impacts, or the City does not have the authority or control over mitigation of the hazard. The eliminated hazards are:

- Aquatic Biological Hazards: cyanobacterial bloom
- Aquatic Biological Hazards: quagga mussel
- Dam Failure
- Flood: Localized/Stormwater
- Landslide and Debris Flows
- Levee Failure
- Severe Weather: Extreme Heat
- Severe Weather: Freeze and Cold
- Severe Weather: Heavy Rains, Snow, and Storms
- Severe Weather: High Winds
- Seiche
- Volcano and Geothermal gas release

It should be noted that many of the projects submitted by each jurisdiction in Table 5-2 in the Base Plan benefit the LFPD whether or not they are the lead agency. Further, many of these mitigation efforts are collaborative efforts among multiple local, state, and federal agencies. In addition, the public outreach action, as well as many of the emergency services actions, apply to all hazards regardless of hazard priority. Collectively, this multi-jurisdictional mitigation strategy includes only those actions and projects which reflect the actual priorities and capacity of the District to implement over the next 5-years covered by this Plan.

### ***Multi-Hazard Actions***

#### ***Action 1. Relocate and Replace Fire Station 50***

---

**Hazards Addressed:** Multi-hazard – Earthquake, Flood, Wildfire

**Goals Addressed:** 1, 2, 3, 4, 5

**Issue/Background:** Station 50 was constructed in 1928 as a automobile sales business and it is both showing its age and delayed maintenance. A recent roof leak caused damage to office furnishing, and equipment and, although temporarily repaired, needs a \$90,000 repair according to procured estimates. Black mold has also been discovered after this leak, although it appears at this time remediated. But the now 90-year-old building is in need of major rehabilitation beyond the roof. It has had several remodels and additions through the years, often ill-conceived. The City of Lakeport purchased this building in 1945 and it served as both city hall including police and fire and fire departments, until City offices relocated to another abandoned then donated building 3 blocks away. Although the fire department continues to solely

occupy this building, it lacks a diesel exhaust removal system which leads to contamination of the offices, living quarters, kitchen, meeting room, and apparatus bay with toxic exhaust fumes from fire apparatus. Further the structure comes nowhere near any kind of seismic safety standards. Lakeport received major damage from the 1906 SF earthquake; the adjacent Rodger Creek Fault can be triggered by San Andreas Fault activity.

**Project Description:** Demolish existing building and construct new fire station, or identify new location and construct.

**Other Alternatives:** Relocating to Park Way Station

**Existing Planning Mechanisms through which Action will be Implemented:** New Construction

**Responsible Office:** Lakeport Fire Protection District, City of Lakeport, Lake County

**Priority (H, M, L):** High

**Cost Estimate:** \$1.5 to 2.0 million

**Potential Funding:** FEMA, AFG, USDA, HUD, DHS

**Benefits (avoided Losses):** Potential loss of firefighting/EMS apparatus due to seismic activity. Eliminate potential health hazards to personnel.

**Schedule:** 2-3 years after securing funding

---

***Action 2. Community Wildfire Protection Plan (CWPP)***

---

**Hazards Addressed:** Wildfire, Climate Change, Drought and Water Shortage

**Goals Addressed:** 1, 2, 3, 4

**Issue/Background:** The City of Lakeport is at a high risk to loss of property and life from wildland urban interface fires. The risk and vulnerability of the District to these wildfires is compounded by other priority hazards such as Climate Change, Drought and Water Shortage.

**Project Description:** This project seeks to create a Community Wildfire Protection Plan (CWPP), specific to the District and the City that identifies project priorities to reduce risks and hazards from wildfire.

**Other Alternatives:** Continue participation in the Countywide CWPP

**Existing Planning Mechanisms through which Action will be Implemented:** There is no existing planning mechanism that exists for this action. This action would create a planning mechanism.

**Responsible Office:** Lakeport Fire Protection District, City of Lakeport, Lake County

**Priority (H, M, L):** High

**Cost Estimate:** Staff time

**Potential Funding:** Existing budgets, grant funding

**Benefits (avoided Losses):** Reduced risk to property, increased life safety.

**Schedule:** 2-3 years

***Action 3.       Vegetation Abatement***

---

**Hazards Addressed:** Wildfire, Climate Change, Drought and Water Shortage

**Goals Addressed:** 1, 2, 3, 4

**Issue/Background:** Lakeport has had a long history of wildfires. These fires are exacerbated by drought, heat, high winds, and climate change. These conditions put people and property at greater risk to wildfire.

**Project Description:** In order to reduce wildfire risk, LFPD seek to establish defensible space with the result of fuels reduction, thus lowering the risk to structures from wildfires.

**Other Alternatives:** No action

**Existing Planning Mechanisms through which Action will be Implemented:** Vegetation abatement ordinance. FireWise program. Community Risk Reduction Program.

**Responsible Office:** Lakeport Fire Protection District, City of Lakeport

**Priority (H, M, L):** High

**Cost Estimate:** To be determined

**Potential Funding:** CAL FIRE and GEMA grants

**Benefits (avoided Losses):** Reduced risk to property, increased life safety.

**Schedule:** within 5 years





## Appendix A Planning Process

### A.1 Lists of HMPC Invites/Stakeholders

*Table A-1 Initial LHMP Invite List*

Department and Title	Name	Email
Public	Adckinjo Esutoki	adckinjo@att.net
Clearlake Public Works	Adeline Brown	abrown@clearlake.ca.us
Public	Arnaud Hubert	arnaudh@yahoo.com
Public	Betsy Cawn	epi-center@sbcglobal.net
Public	Ellen Karnowski	nature1194@hotmail.com
Public	Jim Knox	jknoxol@digitalpath.net
Public	Joan Moss	do.it.n@hotmail.com
Public	John Colon	jjcolon@adidam.org
Public	Judy Cox	Judithc98@gmail.com
Public	Leroy Stilwell	leroy@adidam.org
Public	Mike Dunlap	lomike@earthlink.net
Siegler Springs Firewise	Magdalena Valderrama	magdalenavh@sscra.org
Public	Tom Benton	tom.benton@vom.com
Hidden Valley Lake CSD	Alyssa Gordon	agordon@hvlcsd.org
Lakeport Public Works	Andrew Britton	abritton@cityoflakeport.com
Big Valley Rancheria	Anthony Jack	ajack@big-valley.net
Elem Indian Colony	Augustin Garcia	a.garcia@elemindiancolony.org
Lake County Planning	Bill Davidson	william.davidson@lakecountycal.gov
Lakeport Police Chief	Brad Rasmussen	brasmussen@lakeportpolice.org
PG&E	Brian Bottair	brian.bottari@pge.com
Lake County Community Development	Byron Turner	byron.turner@lakecountycal.gov
Cal Fire	Chris Vallerga	chris.vallerga@fire.ca.gov
Lake County	Chris Veach	Christopher.Veach@lakecountycal.gov
Koi Nation	Darren Beltran	kn@koination.com
Lake County Health Services	Denise Pomeroy	denise.pomeroy@lakecountycal.gov
Lake County Air Quality	Doug Gearhart	dougg@lcaqmd.net
Former Lakeport Fire Chief	Doug Hutchison	chief500@lakeportfire.com
Scotts Valley Band of Pomo Indians	Irenia Quitiquit	iquitiquit@svpomo.org
Lake County Special Districts	Janet Coppinger	janet.coppinger@lakecountycal.gov

Department and Title	Name	Email
North Shore Fire - Chief	Jay Beristianos	chief800@northshorefpd.com
Elem Indian Colony Drinking Water	Karola Kennedy	kkarolaepa@gmail.com
Lake County	Katherine Vanderwall	katherine.vanderwall@lakecountycal.gov
Habematolel Pomo of Upper Lake	Linda Rose	lrosas@hpultribe-nsn.gov
Lake County GIS	Lon Sharp	Lon.Sharp@lakecountycal.gov
Lakeport City Manager	Margaret Silveria	msilveira@cityoflakeport.com
Public	Melanie Garrett	melanie.fgarrett@gmail.com
Lakeport Public Works	Michelle Humphrey	mhumphrey@cityoflakeport.com
National Weather Service	Michelle Mead	michelle.mead@noaa.gov
Robinson Rancheria	Mike Schaver	mschaver@robinsonrancheria.org
Public	Mike Josephson	beef8458@aol.com
Lakeport Finance Director	Nicholas Walker	nwalker@cityoflakeport.com
Lake Pillsbury FPD	Phillip Harrison	LPFPD953@gmail.com
Lake County Assessor	Richard Ford	Richard.Ford@lakecountycal.gov
Lake County Office of Education	Rob Young	ryoung@lakecoe.org
Lakeport Public Works	Ron Ladd	rladd@cityoflakeport.com
Cal Fire	Rudy Baltazar	rudy.baltazar@fire.ca.gov
Big Valley Band of Pomo Indians	Sarah Ryan	sryan@big-valley.net
Lake County Director of Public Works	Scott DeLeon	Scott.DeLeon@lakecountycal.gov
Cal Fire	Sean O'Hara	sohara@fire.ca.gov
Habematolel Pomo of Upper Lake	Sherry Treppa	streppa@hpultribe-nsn.gov
Lake County	Steve Hajik	Steven.Hajik@lakecountycal.gov
City of Clearlake PD	Tim Celli	timcelli90@gmail.com
City of Clearlake PD	Tim Hobbs	thobbs@clearlakepd.org
Lakeport Public Works	Doug Grider	dgrider@cityoflakeport.com
Clearlake Public Works	Doug Herren	dherren@clearlake.ca.us
Lake County Environmental Health	Jasjit Kang	jasjit.kang@lakecountycal.gov
Public	Leeann McKay	mrsleeannmckay@gmail.com
Middletown Rancheria	Sally Peterson	speterson@middletownrancheria.com
Lake County Sheriff	Brian Martin	brian.martin@lakecountycal.gov
Lake County Sheriff's Department	Chris Macedo	chris.macedo@lakecountycal.gov
Lake County OES	Dale Carnathan	dale.carnathan@lakecountycal.gov
Lake County OES	Teresa Stewart	teresa.stewart@lakecountycal.gov
Cal OES Mitigation	Victoria La Mar-Hass	Victoria.laMar-Haas@CalOES.ca.gov
Lake County	Willie Sepeta	fdchf700@yahoo.com
Foster Morrison	Jeanine Foster	jeanine.foster@fostermorrison.com
Lakeport Community Development Dir.	Kevin Ingram	kingram@cityoflakeport.com

Department and Title	Name	Email
Lakeport Community Development Depart.	Daniel Chance	dchance@cityoflakeport.com
Lakeport Public Works - Utilities	Paul Harris	pharris@cityoflakeport.com
Lakeport Public Works - Utilities	Alex Sharp	asharp@cityoflakeport.com

*Table A-2 HMPC Participant List*

Department and Title	Name	Email
Clearlake Public Works	Adeline Brown	abrown@clearlake.ca.us
Lakeport Public Works - Utilities	Alex Sharp	asharp@cityoflakeport.com
Hidden Valley Lake CSD	Alyssa Gordon	agordon@hvlcsd.org
Lakeport Public Works	Andrew Britton	abritton@cityoflakeport.com
Public	Betsy Cawn	epi-center@sbcglobal.net
Ledoc	Bill Eaton	wge@usa.net
Lakeport FPD	Bill Gabe	Hobbgage327@yahoo.com
Lakeport Police Chief	Brad Rasmussen	brasmussen@lakeportpolice.org
Howell Consulting	Brenna Howell	brenna@brennahowell.com
Lake County OES	Dale Carnathan	dale.carnathan@lakecountycal.gov
HPUL Tribe	Damon Jones	djones@hpultribe-nsn.gov
Lakeport Community Development Depart.	Daniel Chance	dchance@cityoflakeport.com
Lake County Water Resources	David Cowan	David.cowan@lakecountycal.gov
Lakeport Public Works	Doug Grider	dgrider@cityoflakeport.com
Former Lakeport Fire Chief	Doug Hutchison	chief500@lakeportfire.com
Lake County Public Health	Erin Gustafson	Erin.gustafson@lakecountycal.gov
Hidden Valley Lake CSD	Ernesto Ruvalcaba	eruvalcaba@civicspark.lgc.org
Public	George Spark	mecies@oridugyn.net
Cal Fire	Jake Hannan	jakehannan@fire.ca.gov
Foster Morrison	Jeanine Foster	jeanine.foster@fostermorrison.com
City of Lakeport Public Works	Jim Kennedy	jkennedy@cityoflakeport.com
Lakeport Administrative Services	Kelly Brendia	kbrindia@cityoflakeport.com
Lakeport Community Development Dir.	Kevin Ingram	kingram@cityoflakeport.com
Habematolel Pomo of Upper Lake	Linda Rose	lrosas@hpultribe-nsn.gov
Lake County GIS	Lon Sharp	Lon.Sharp@lakecountycal.gov
Lakeport City Manager	Margaret Silveria	msilveria@cityoflakeport.com
Cal Fire	Matt Ryan	Mike.wink@fire.ca.gov
Small Business Consultant	Melanie Garrett	melaniefae@theravensmouth.com
Hidden Valley Lake CSD	Michael Burley	mburley@civicspark.lgc.org
Lakeport Public Works	Michelle Humphrey	mhumphrey@cityoflakeport.com

Department and Title	Name	Email
Lakeport Finance Director	Nicholas Walker	nwalker@cityoflakeport.com
Public	Oliver Kleven	okleven@att.net
Lakeport Public Works - Utilities	Paul Harris	pharris@cityoflakeport.com
Lakeport FPD	Rick Begem	Chief500@lakeportfire.com
Lakeport Public Works	Ron Ladd	rladd@cityoflakeport.com
Lake County OES	Teresa Stewart	teresa.stewart@lakecountysca.gov
Lake County BOD	Tina Scott	Tina.scott@lakecountysca.gov
City of Lakeport Community Development	Tom Carlton	tcarlton@cityoflakeport.com
Lake County Water Resources	Yuliya Osetrova	Yuliya.osetrova@lakecountysca.gov

## A.2 Website for Hazard Mitigation Plan

### Local Hazard Mitigation Plan Draft



FEMA defines **Hazard Mitigation** as any action taken to reduce or eliminate the long-term risk to human life and property from hazards. Hazard mitigation planning is a process for state and local governments to identify community-level policies and actions to mitigate and thus reduce the impacts of natural hazards.

In accordance with the Disaster Mitigation Act of 2000, the City of Lakeport is developing a Local Hazard Mitigation Plan (LHMP). The purpose of the LHMP development process is to help reduce the impacts of natural hazards to the citizens, property, and critical infrastructure in the City. Wildfire, drought, flood, and other severe weather hazards are just a few of the hazards to the Lakeport community. While natural hazards such as these cannot be prevented, an LHMP forms the foundation for a community's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction. Communities with a DMA-compliant, FEMA-approved LHMP are eligible for FEMA pre- and post-disaster grant funding and are better positioned to respond and recover when disasters occur.

#### Opportunities for Input

Members of the community have a very important role in this process. A draft of the 2019 LHMP Update will be available on this website in early summer of 2019 for review and comment by the public and all interested stakeholders.

Planning team and public meetings will also be held as part of the plan development process. In addition to plan participation by the City of Lakeport and stakeholders from other local, state and federal agencies, the public is encouraged to attend and participate in our upcoming public meetings. Information on specific meeting times and locations are detailed below.

#### Upcoming Meetings

Upcoming Meetings	Date/Time/Location
LHMP Public Meeting	Wednesday, July 10, 2019 1pm-3pm  Lakeport City Hall – City Council Chambers

You can download the Lakeport Public Review Draft at [https://www.dropbox.com/show/2k7do5t1wbrq8/AAA2kdoV3H\\_5wq\\_MU1HxcDua?di=0](https://www.dropbox.com/show/2k7do5t1wbrq8/AAA2kdoV3H_5wq_MU1HxcDua?di=0)

## A.3 Kickoff Meeting

### A.3.1. Kickoff Meeting Invite to Stakeholders

**From:** Michelle Humphrey <[mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)>

**Sent:** Tuesday, November 13, 2018 3:52 PM

**To:** [adckinjo@att.net](mailto:adckinjo@att.net); [abrown@clearlake.ca.us](mailto:abrown@clearlake.ca.us); [arnaudh@yahoo.com](mailto:arnaudh@yahoo.com); [epi-center@sbcglobal.net](mailto:epi-center@sbcglobal.net); [nature1194@hotmail.com](mailto:nature1194@hotmail.com); [jknol@digitalpath.net](mailto:jknol@digitalpath.net); [do.it.n@hotmail.com](mailto:do.it.n@hotmail.com); [jjcolon@adidam.org](mailto:jjcolon@adidam.org); [Judithc98@gmail.com](mailto:Judithc98@gmail.com); [QRSRSPeace@gmail.com](mailto:QRSRSPeace@gmail.com); [tom.benton@vom.com](mailto:tom.benton@vom.com); [win.cary3243@gmail.com](mailto:win.cary3243@gmail.com); [agordon@hvlcsd.org](mailto:agordon@hvlcsd.org); Andrew Britton <[abritton@cityoflakeport.com](mailto:abritton@cityoflakeport.com)>; [ajack@big-valley.net](mailto:ajack@big-valley.net); [a.garcia@elemindiancolony.org](mailto:a.garcia@elemindiancolony.org); [william.davidson@lakecountyca.gov](mailto:william.davidson@lakecountyca.gov); Brad Rasmussen <[brasmussen@lakeportpolice.org](mailto:brasmussen@lakeportpolice.org)>; [brian.bottari@pge.com](mailto:brian.bottari@pge.com); [byron.turner@lakecountyca.gov](mailto:byron.turner@lakecountyca.gov); [iquitquit@svpomo.org](mailto:iquitquit@svpomo.org); [janet.coppinger@lakecountyca.gov](mailto:janet.coppinger@lakecountyca.gov); [chief800@northshorefpd.com](mailto:chief800@northshorefpd.com); [jfruzell@ucanr.edu](mailto:jfruzell@ucanr.edu); [karen.tait@lakecountyca.gov](mailto:karen.tait@lakecountyca.gov); [kkarolaepa@gmail.com](mailto:kkarolaepa@gmail.com); [katherine.vanderwall@lakecountyca.gov](mailto:katherine.vanderwall@lakecountyca.gov); [cnegrete@middletownrancheria.com](mailto:cnegrete@middletownrancheria.com); [chris.vallerga@fire.ca.gov](mailto:chris.vallerga@fire.ca.gov); [Christopher.Veach@lakecountyca.gov](mailto:Christopher.Veach@lakecountyca.gov); [kn@koination.com](mailto:kn@koination.com); [denise.pomeroy@lakecountyca.gov](mailto:denise.pomeroy@lakecountyca.gov); [dougg@lcaqmd.net](mailto:dougg@lcaqmd.net); [agordon@hvlcsd.org](mailto:agordon@hvlcsd.org); Andrew Britton <[abritton@cityoflakeport.com](mailto:abritton@cityoflakeport.com)>; [ajack@big-valley.net](mailto:ajack@big-valley.net); [a.garcia@elemindiancolony.org](mailto:a.garcia@elemindiancolony.org); [william.davidson@lakecountyca.gov](mailto:william.davidson@lakecountyca.gov); Brad Rasmussen <[brasmussen@lakeportpolice.org](mailto:brasmussen@lakeportpolice.org)>; [brian.bottari@pge.com](mailto:brian.bottari@pge.com); [byron.turner@lakecountyca.gov](mailto:byron.turner@lakecountyca.gov); [cnegrete@middletownrancheria.com](mailto:cnegrete@middletownrancheria.com); [chris.vallerga@fire.ca.gov](mailto:chris.vallerga@fire.ca.gov); [Christopher.Veach@lakecountyca.gov](mailto:Christopher.Veach@lakecountyca.gov); [kn@koination.com](mailto:kn@koination.com); [denise.pomeroy@lakecountyca.gov](mailto:denise.pomeroy@lakecountyca.gov); [dougg@lcaqmd.net](mailto:dougg@lcaqmd.net); [Lars.Ewing@lakecountyca.gov](mailto:Lars.Ewing@lakecountyca.gov); [firesafelc@gmail.com](mailto:firesafelc@gmail.com); [lrosas@hpultribe-nsn.gov](mailto:lrosas@hpultribe-nsn.gov); [Lon.Sharp@lakecountyca.gov](mailto:Lon.Sharp@lakecountyca.gov); Margaret Silveira <[msilveira@cityoflakeport.com](mailto:msilveira@cityoflakeport.com)>; [melanie.fgarrett@gmail.com](mailto:melanie.fgarrett@gmail.com); [michelle.mead@noaa.gov](mailto:michelle.mead@noaa.gov); [mschaver@robinsonrancheria.org](mailto:mschaver@robinsonrancheria.org); [beef8458@aol.com](mailto:beef8458@aol.com); Nicholas Walker <[nwalker@cityoflakeport.com](mailto:nwalker@cityoflakeport.com)>; [d.cowan@lakecountyca.gov](mailto:d.cowan@lakecountyca.gov); [LPPFD953@gmail.com](mailto:LPPFD953@gmail.com); [Richard.Ford@lakecountyca.gov](mailto:Richard.Ford@lakecountyca.gov); [ryoung@lakeco.e.gov](mailto:ryoung@lakeco.e.gov); [Robert.Massarelli@lakecountyca.gov](mailto:Robert.Massarelli@lakecountyca.gov); [Roger.sigtermans@CalOES.ca.gov](mailto:Roger.sigtermans@CalOES.ca.gov); Ron Ladd <[rladd@cityoflakeport.com](mailto:rladd@cityoflakeport.com)>; [rudy.baltazar@fire.ca.gov](mailto:rudy.baltazar@fire.ca.gov); [sryan@big-valley.net](mailto:sryan@big-valley.net); [Scott.DeLeon@lakecountyca.gov](mailto:Scott.DeLeon@lakecountyca.gov); [sohara@fire.ca.gov](mailto:sohara@fire.ca.gov); [streppa@hpultribe-nsn.gov](mailto:streppa@hpultribe-nsn.gov); [Steven.Hajik@lakecountyca.gov](mailto:Steven.Hajik@lakecountyca.gov); [timcelli90@gmail.com](mailto:timcelli90@gmail.com); [thobbs@clearlakepd.org](mailto:thobbs@clearlakepd.org); Doug Grider <[dgrider@cityoflakeport.com](mailto:dgrider@cityoflakeport.com)>; [dherren@clearlake.ca.us](mailto:dherren@clearlake.ca.us); [jasjit.kang@lakecountyca.gov](mailto:jasjit.kang@lakecountyca.gov); [mrsleeannmckay@gmail.com](mailto:mrsleeannmckay@gmail.com); [speterson@middletownrancheria.com](mailto:speterson@middletownrancheria.com); [teresa.jolin@lakecountyca.gov](mailto:teresa.jolin@lakecountyca.gov)  
**Cc:** [brian.martin@lakecountyca.gov](mailto:brian.martin@lakecountyca.gov); [chris.macedo@lakecountyca.gov](mailto:chris.macedo@lakecountyca.gov); [dale.carnathan@lakecountyca.gov](mailto:dale.carnathan@lakecountyca.gov); [teresa.stewart@lakecountyca.gov](mailto:teresa.stewart@lakecountyca.gov); [Victoria.laMar-Haas@CalOES.ca.gov](mailto:Victoria.laMar-Haas@CalOES.ca.gov); [fdchf700@yahoo.com](mailto:fdchf700@yahoo.com); Jeanine Foster <[jeanine.foster@fostermorrison.com](mailto:jeanine.foster@fostermorrison.com)>; Kevin Ingram <[kingram@cityoflakeport.com](mailto:kingram@cityoflakeport.com)>; Daniel Chance <[dchance@cityoflakeport.com](mailto:dchance@cityoflakeport.com)>; Paul Harris <[pharris@cityoflakeport.com](mailto:pharris@cityoflakeport.com)>; Alex Sharp <[asharp@cityoflakeport.com](mailto:asharp@cityoflakeport.com)>  
**Subject:** 2020 City of Lakeport Hazard Mitigation Plan Kickoff Meeting

Good Afternoon:

The City of Lakeport is kicking off efforts to develop a Local Hazard Mitigation Plan (LHMP). The purpose of the LHMP process is to help reduce the impacts of natural hazards to the citizens, property, and critical infrastructure in the City. The Disaster Mitigation Act of 2000 (DMA 2000) requires that local governments have a FEMA-approved LHMP in place in order to be eligible for certain pre- and post-disaster mitigation funding to protect communities from future disaster-related losses. You are receiving this notice because we would like to invite you to take part in this plan update as a member of the Hazard Mitigation Planning Committee (HMPC).

City and agency participation and coordination is a requirement of an approved plan, as is the inclusion of any hazard data, information, and mitigation projects your department or agency

agency may want to see included in this plan. Thus, your input will be critical to the success of this project. Participation includes:

- Attending and participating in the HMPC meetings (5 anticipated over the next 6-8 months)
- Providing available data/information requested of the HMPC
- Reviewing and providing comments on the plan drafts

City of Lakeport, Department of Public Works, is taking the lead on coordinating this project for the City. A project kickoff meeting will be held at the following location and time:

*Wednesday November 28, 2018 from 1pm - 4:00 pm  
Lakeport City Hall  
Council Chambers  
225 Park Street  
Lakeport, CA 95453*

The kickoff meeting will explain the process and how you can be involved. A public stakeholder meeting will also be held the evening of the same day of the kickoff meeting. Details on the public meetings will be forthcoming.

Please RSVP and plan on attending or delegating attendance to this important meeting.

Sincerely,

## **Michelle Humphrey**

City of Lakeport  
Administrative Specialist  
Department of Public Works  
Phone # : 707-263-3578  
Fax # 707-263-1514  
[mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)

### **A.3.2. Kickoff Meeting Agenda**

**CITY OF LAKEPORT  
LOCAL HAZARD MITIGATION PLAN (LHMP)  
HMPC MEETING #1  
November 28, 2018**

1. Introductions
2. Hazard Mitigation & the Disaster Mitigation Act Planning Requirements
3. The Role of the Hazard Mitigation Planning Committee (HMPC)
4. Planning for Public Input
5. Coordinating with other Agencies
6. Hazard Identification
7. Schedule
8. Data Needs
9. Questions and Answers



### A.3.3. Kickoff Meeting Sign-in Sheets

1 of 2

**SIGN-IN SHEET**  
**City of Lakeport**  
**LOCAL HAZARD MITIGATION PLANNING PROJECT**  
**HMPC Kickoff Meeting #1**  
**November 28, 2018**

Name/Title	Email Address	Phone	Department/Organization/ Affiliation
Michael Burley	mburley@civicspark.lgc.org		Hidden Valley Lake CSD
Ernesto Ruvalcaba	eruvalecaba@civicspark.lgc.org		Hidden Valley Lake CSD
Teresa Stewart	teresa.stewart@lakecounty.ca.gov	263-3450	LCSD - OES
Linda Rosas-Bice	lrosas@healthcare-nrn.gov	275-0737	Hagerman/Local Public of Upper Kings Tribe
Matt Ryan	mike.wink@fire.ca.gov	889-4225	CAL FIRE
Douglas Guder	dguder@cityoflakeport.com	263-3528	City of Lakeport
Andrew Britton	abritton@cityoflakeport.com	263-3578	City of Lakeport
Alex Sharp	asharp@cityoflakeport.com		City of Lakeport
Paul Harris	pharris@cityoflakeport.com	707-263-3528	City of Lakeport
Dave Chandler	DCHANDLER@CITYOF LAKEPORT.COM	707-263-3050	CITY OF LAKEPORT
Jale Carnathan	jale.carnathan@lakecounty.ca.gov	707-263-3450	LCSD - OES
Nick Walker	nwalker@cityoflakeport.com	707-263-5615	City of Lakeport
Ken Ladd	kladd@cityoflakeport.com	707-263-5615	City of Lakeport

2 of 2.

SIGN-IN SHEET  
City of Lakeport  
LOCAL HAZARD MITIGATION PLANNING PROJECT  
HMPC Kickoff Meeting #1  
November 28, 2018

Name/Title	Email Address	Phone	Department/Organization/ Affiliation
Kelly Brundia Lakeport HKP/ City Center	Kbrundia@cityoflakeport.com	263-5615	Lakeport Admin Svcs
Alyssa Gard - WQS	agard@hulcs.org	987-9209	HVCSO
Melanie Garrett	melaniefue@theravensmouth.com	707-666-5541	small biz consultant communications/marketing
Jim Kennedy	kennedy@cityoflakeport.com	707-484-5948	City of Lakeport
Patricia Laun EPI-Center			
Michelle Humphrey	mhumphrey@cityoflakeport.com	707 263 3578	P.W.
Barad Rasmussen	brasmussen@verizon	707 367-6035	PD Lakeport

## A.4 Risk Assessment Meetings

### A.4.1 Emailed Invites to Risk Assessment Meetings

-----Original Appointment-----

**From:** Michelle Humphrey <[mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)>

**Sent:** Tuesday, December 18, 2018 5:07 PM

**To:** Michelle Humphrey; Doug Grider; Ron Ladd; Jeanine Foster

**Subject:** LHMP Meeting Hold on Calendar

**When:** Wednesday, February 20, 2019 9:00 AM-12:00 PM (UTC-08:00) Pacific Time (US & Canada).

**Where:** City Hall Council Chambers

Hello

This is just a SAVE the DATE for the next meeting with Jeanine.

I will send out an official invite to the entire LHMP kick off team when we get back from the Holidays.

Thanks,

Michelle

-----Original Appointment-----

**From:** Michelle Humphrey <[mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)>

**Sent:** Tuesday, January 15, 2019 10:31 AM

**To:** Michelle Humphrey; Alex Sharp; Alyssa Gordon; Andrew Britton; Betsy Cawn; Brad Rasmussen; Dale Carnathan; Daniel Chance; Dave Cowan; Doug Grider; Doug Hutchinson; Erin Gustafson; Ernesto Ruvalcaba; George Spurr; Jan Coppinger; Jason Ferguson; Jim Kennedy; Kelly Buendia; Kevin Ingram; Linda Rosas; Margaret Silveira; Matt Ryan; Melanie Garrett; Michael Burley; Nicholas Walker; Paul Harris; Rob Young; Ron Ladd; Teresa Stewart; Tina Scott; Tom Carlton; Willy Sapeta; Jeanine Foster

**Subject:** Lakeport Hazard Mitigation Plan - Risk Assessment Meeting

**When:** Wednesday, February 20, 2019 9:00 AM-12:00 PM (UTC-08:00) Pacific Time (US & Canada).

**Where:** Lakeport City Hall - Council Chambers

Hazard Mitigation Planning Committee:

The City of Lakeport will host the LHMP Risk Assessment Meeting from 9:00 A.M to 12:00 P.M at City Hall on February 20, 2019.

We hope to see you all there.

Kindest Regards,

Michelle Humphrey  
Administrative Specialist

#### **A.4.2. Risk Assessment Meeting Agenda**

**City of Lakeport  
Local Hazard Mitigation Plan (LHMP) Update  
Risk Assessment Meeting  
February 20, 2018**

1. Introductions
2. Status of the DMA Planning Process
3. Review (and discussions/input) of the Risk Assessment
4. Review of Data Needs
5. Next Steps



### A.4.3. Risk Assessment Meeting Sign in Sheets

**SIGN-IN SHEET**  
**City of Lakeport**  
**LOCAL HAZARD MITIGATION PLANNING PROJECT**  
**HMPC Meeting #2 – Risk Assessment**  
**February 20, 2019**

Name/Title	Email Address	Phone	Department/Organization/ Affiliation
Michelle Humphrey		263 3578	City of Lakeport
Jeanine Foster	jeanine.foster@cityoflakeport.com	303 717-7171	Foster Wilson
Tina Scott/ Boss	Tina.Scott@lakeport.ca.gov	849.4414	
Jake Hannan B1418	jakehannan@fire.ca.gov	(707) 339-0195	CAL FIRE
Arck Walber	nwalbr@lakeport.ca.gov	225-2725	City of Lakeport
Puliya Ostrava	puliya.ostrava@lakeport.ca.gov	263-2344	WR
David Coward	david.coward@lakeport.ca.gov	11	11
Bill Leahy	bill@lakeport.ca.gov	807-349-5955	Sageport Fire
Andrew Britton Compliance Officer	abritton@cityoflakeport.com	707 243 3578	City of Lakeport
Onk Gustafson	erin.gustafson@lakeport.ca.gov	263-1090	LC Public Health
Deborah Jones Solid Waste Technician	djones@lakeport.ca.gov	707-245-1015	HPUL
Tim Kennedy PW	tkennedy@cityoflakeport.com	707-484-5948	City of Lakeport



## A.5 Mitigation Strategy Meetings

### A.5.1. Email Invites to Mitigation Strategy Meetings

**From:** Michelle Humphrey <[mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)>  
**Sent:** Tuesday, March 19, 2019 1:45 PM  
**To:** Alex Sharp <[asharp@cityoflakeport.com](mailto:asharp@cityoflakeport.com)>; Alyssa Gordon <[agordon@hvlcsd.org](mailto:agordon@hvlcsd.org)>; Andrew Britton <[abritton@cityoflakeport.com](mailto:abritton@cityoflakeport.com)>; Betsy Cawn <[epi-center@sbcglobal.net](mailto:epi-center@sbcglobal.net)>; Bill Gabe <[billgabe327@yahoo.com](mailto:billgabe327@yahoo.com)>; Brad Rasmussen <[brasmussen@lakeportpolice.org](mailto:brasmussen@lakeportpolice.org)>; Dale Carnathan <[dale.carnathan@lakecountyca.gov](mailto:dale.carnathan@lakecountyca.gov)>; Damon Jonas <[Djonas@hpultribe.nsn.gov](mailto:Djonas@hpultribe.nsn.gov)>; Daniel Chance <[dchance@cityoflakeport.com](mailto:dchance@cityoflakeport.com)>; Dave Cowan <[david.cowan@lakecountyca.gov](mailto:david.cowan@lakecountyca.gov)>; Doug Grider <[dgrider@cityoflakeport.com](mailto:dgrider@cityoflakeport.com)>; Doug Hutchinson <[chief500@lakeportfire.com](mailto:chief500@lakeportfire.com)>; Erin Gustafson <[erin.gustafson@lakecountyca.gov](mailto:erin.gustafson@lakecountyca.gov)>; Ernesto Ruvalcaba <[eruvalcaba@civicspark.lgc.org](mailto:eruvalcaba@civicspark.lgc.org)>; George Spurr <[gspurr@cityoflakeport.com](mailto:gspurr@cityoflakeport.com)>; Jake Hannan B1418 <[jake.hannan@fire.ca.gov](mailto:jake.hannan@fire.ca.gov)>; Jan Coppinger <[janet.coppinger@lakecountyca.gov](mailto:janet.coppinger@lakecountyca.gov)>; Jason Ferguson <[jferguson@lakeportpolice.org](mailto:jferguson@lakeportpolice.org)>; Jim Kennedy <[jkennedy@cityoflakeport.com](mailto:jkennedy@cityoflakeport.com)>; Kelly Buendia <[kbuendia@cityoflakeport.com](mailto:kbuendia@cityoflakeport.com)>; Kevin Ingram <[kingram@cityoflakeport.com](mailto:kingram@cityoflakeport.com)>; Linda Rosas <[rosas@hpultribe.nsn.gov](mailto:rosas@hpultribe.nsn.gov)>; Margaret Silveira <[msilveira@cityoflakeport.com](mailto:msilveira@cityoflakeport.com)>; Matt Ryan <[mike.wink@fire.ca.gov](mailto:mike.wink@fire.ca.gov)>; Melanie Garrett <[melaniefae@theravensmouth.com](mailto:melaniefae@theravensmouth.com)>; Michael Burley <[mburley@civicspark.lgc.org](mailto:mburley@civicspark.lgc.org)>; Michelle Humphrey <[mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)>; Nicholas Walker <[nwalker@cityoflakeport.com](mailto:nwalker@cityoflakeport.com)>; Paul Harris <[pharris@cityoflakeport.com](mailto:pharris@cityoflakeport.com)>; Rob Young <[ryoung@lakeco.eo.gov](mailto:ryoung@lakeco.eo.gov)>; Ron Ladd <[rladd@cityoflakeport.com](mailto:rladd@cityoflakeport.com)>; Teresa Stewart <[teresa.stewart@lakecountyca.gov](mailto:teresa.stewart@lakecountyca.gov)>; Tina Scott <[tina.scott@lakecountyca.gov](mailto:tina.scott@lakecountyca.gov)>; Tom Carlton <[tcarlton@cityoflakeport.com](mailto:tcarlton@cityoflakeport.com)>; Willy Sapeta <[fdchf700@yahoo.com](mailto:fdchf700@yahoo.com)>; yuliya osetrova <[yuliya.osetrova@lakecountyca.gov](mailto:yuliya.osetrova@lakecountyca.gov)>  
**Cc:** Jeanine Foster <[jeanine.foster@fostermorrison.com](mailto:jeanine.foster@fostermorrison.com)>  
**Subject:** Lakeport Local Hazard Mitigation Planning Team Meeting

All,

You are invited to the next set of meetings for the LHMP – the Mitigation Strategy Meetings scheduled as follows:

**Tuesday/Wednesday April 2 (1pm – 4pm) & 3 (9am – noon). City of Lakeport, City Hall Council Chambers, 225 Park Street, Lakeport, CA 95453**

Please see attached Chapter 4 – Risk Assessment - in advance of these upcoming meetings:



**Tuesday/Wednesday April 2 (1pm – 4pm) & 3 (9am – noon). City of Lakeport, City Hall Council Chambers, 225 Park Street, Lakeport, CA 95453**

Please see attached Chapter 4 – Risk Assessment - in advance of these upcoming meetings:

**Chapter 4 – Risk Assessment.** A draft, in-progress Risk Assessment document is available for review and input. It can be downloaded from the following Dropbox link: <https://www.dropbox.com/sh/r9hmoyicku4o1l3/AADatyMI3StQELEgGSe-tiTHa?dl=0>. There is a folder titled First Draft of Risk Assessment that contains a pdf copy of Chapter 4, as well as an items to complete document.

There are still a few gaps and we are working to incorporate some additional information. Anything highlighted in yellow are areas where we still need some local input from the planning team. The green highlighting are items for us to complete, in some cases with input from the planning team. Please take some time to review.

**Prep for Upcoming Mitigation Strategy meetings. Identify and bring your mitigation projects to the meetings!!** These are the two most important meetings for this plan: **Please make sure everyone attends that has mitigation projects to include in the LHMP for all identified priority hazards.** Attached is a **FEMA publication – Mitigation Ideas** that has mitigation ideas organized by hazard. Take a look – it is easy to skim through. I am also attaching the Mitigation Action Worksheet that will need to be completed for each mitigation project/action to be included in the plan - just in case you want to complete for any projects and bring to the meeting.

Please let me know if anyone has questions. Thanks very much and see you at the meetings.

**\*\*The City of Lakeport, in complying with the Americans with Disabilities Act (ADA), requests individuals who require special accommodations to access, attend and/or participate in the City meeting due to disability, to please contact the City Clerk's Office, (707) 263-5615, 72 hours prior to the scheduled meeting to ensure reasonable accommodations are provided.**

## Michelle Humphrey

City of Lakeport  
Administrative Specialist  
Department of Public Works  
Phone # : 707-263-3578  
Fax # 707-263-1514  
[mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)

## **A.5.2. Mitigation Strategy Meeting Agenda**

### **City of Lakeport Local Hazard Mitigation Plan (LHMP) Mitigation Strategy Meetings April 2 & 3, 2019**

#### **HMPC Meeting #3:**

1. Introductions
2. Status of the DMA Planning Process
3. Risk Assessment Update
4. Outstanding Items
5. Develop Updated Plan Goals and Objectives
6. Identify and Review Mitigation Alternatives/Projects

#### **HMPC Meeting #4:**

1. Introductions
2. Identify and discuss Mitigation Alternatives/Projects
3. Review Mitigation Selection Criteria
4. Prioritize Mitigation Projects
5. Mitigation Action Worksheet
6. Review of Schedule/Next Steps

### A.5.3. Mitigation Strategy Meeting Sign in Sheets

**SIGN-IN SHEET**  
**City of Lakeport**  
**LOCAL HAZARD MITIGATION PLANNING PROJECT**  
**HMPC Meeting #3**  
**April 2, 2019**

Name/Title	Email Address	Phone	Department/Organization/ Affiliation
Alex Sharp	asharp@cityoflakeport.com		
Bill GABE	billgabe324@lakeport.com	707-349-5755	Fire
Bill Eaton	wgep@usa.net	707-533-8638	Ledac
Sarah	mtm@phrcityoflakeport.com	707 263 3578	P.W.
Ron LADO	rlado@cityoflakeport.com		P.W.
Oliver Kleven	okleven@att.net	510-861-2176	
Andrew Britton	abritton@cityoflakeport.com	707 263 3578 x4103	Lakeport PD
Jim Kennedy	jkennedy@cityoflakeport.com	707-484-5448	PW
Pick Bergum	chief500@lakeportfire.com	707-263-4396	FD
DAN CHANCE	DCHANCE@CITYOF LAKEPORT.COM	707 263-3056 #203	CDD
Erin Gushkin	erin.gushkin@lakeport.us	707-263-1890	Public Health

**SIGN-IN SHEET**  
City of Lakeport  
**LOCAL HAZARD MITIGATION PLANNING PROJECT**  
HMPC Meeting #4  
April 3, 2019

Name/Title	Email Address	Phone	Department/Organization/ Affiliation
<i>Scotty</i>	mhamprey@cityoflakeport.com	263-3578	P.W city of lakeport.
<i>Bill Gaby</i>	billgaby327@yahoo.com	707-349-5755	Fire Dist.
<i>Elm Gustafson, Health Officer</i>	erin.gustafson@lakecountycasiv	707-263-7190	Public Health
<i>George Spaul</i>	meecies@prodigy.net	707 367 5620	city
<i>Jim Kennedy</i>	jkennedy@cityoflakeport.com	707-484-5948	PW
<i>Andrews Britton</i>	abritton@cityoflakeport.com	707 263 3578	Lakeport PW
<i>Dan Chance</i>	DCHANCE@CITY OF LAKEPORT.COM	707-263-3076 263-5615 ext 202	CDD
<i>Terri Carlton, Bldg Officer</i>	terricarlton@cityoflakeport.com	263-4396	City Lkpt CDD
<i>Rick Bergem</i>	chief500@lakeportfire.com	263-4396	Fire Dept.
<i>Jeanine Foster</i>	jeanine.foster@fosterwalton.com	303 717-7171	Foster Walston
<i>Brenna Howell</i>	brenna@brennabowell.com	916 207-2635	Howell Contracting



## A.6 Final Team Meeting

### A.6.1. Final Team Meeting Invite

**From:** Michelle Humphrey <[mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)>

**Sent:** Monday, June 24, 2019 5:29 PM

**To:** Alex Sharp <[asharp@cityoflakeport.com](mailto:asharp@cityoflakeport.com)>; Alyssa Gordon <[agordon@hvlcsd.org](mailto:agordon@hvlcsd.org)>; Andrew Britton <[abritton@cityoflakeport.com](mailto:abritton@cityoflakeport.com)>; Betsy Cawn <[epi-center@sbcglobal.net](mailto:epi-center@sbcglobal.net)>; Bill Gabe <[billgabe327@yahoo.com](mailto:billgabe327@yahoo.com)>; Brad Rasmussen <[brasmussen@lakeportpolice.org](mailto:brasmussen@lakeportpolice.org)>; Dale Carnathan <[dale.carnathan@lakecountyca.gov](mailto:dale.carnathan@lakecountyca.gov)>; Damon Jonas <[Djonas@hpultribe.nsn.gov](mailto:Djonas@hpultribe.nsn.gov)>; Daniel Chance <[dchance@cityoflakeport.com](mailto:dchance@cityoflakeport.com)>; Dave Cowan <[david.cowan@lakecountyca.gov](mailto:david.cowan@lakecountyca.gov)>; Doug Grider <[dgrider@cityoflakeport.com](mailto:dgrider@cityoflakeport.com)>; Erin Gustafson <[erin.gustafson@lakecountyca.gov](mailto:erin.gustafson@lakecountyca.gov)>; Ernesto Ruvalcaba <[eruvalcaba@civicspark.lgc.org](mailto:eruvalcaba@civicspark.lgc.org)>; George Spurr <[gspurr@cityoflakeport.com](mailto:gspurr@cityoflakeport.com)>; Jake Hannan B1418 <[jake.hannan@fire.ca.gov](mailto:jake.hannan@fire.ca.gov)>; Jan Coppinger <[janet.coppinger@lakecountyca.gov](mailto:janet.coppinger@lakecountyca.gov)>; Jason Ferguson <[jferguson@lakeportpolice.org](mailto:jferguson@lakeportpolice.org)>; Jim Kennedy <[jkennedy@cityoflakeport.com](mailto:jkennedy@cityoflakeport.com)>; Kelly Buendia <[kbuendia@cityoflakeport.com](mailto:kbuendia@cityoflakeport.com)>; Kevin Ingram <[kingram@cityoflakeport.com](mailto:kingram@cityoflakeport.com)>; Linda Rosas <[lrosas@hpultribe.nsn.gov](mailto:lrosas@hpultribe.nsn.gov)>; Margaret Silveira <[msilveira@cityoflakeport.com](mailto:msilveira@cityoflakeport.com)>; Matt Ryan <[mike.wink@fire.ca.gov](mailto:mike.wink@fire.ca.gov)>; Melanie Garrett <[melaniefae@theravensmouth.com](mailto:melaniefae@theravensmouth.com)>; Michael Burley <[mburley@civicspark.lgc.org](mailto:mburley@civicspark.lgc.org)>; Michelle Humphrey <[mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)>; Nicholas Walker <[nwalker@cityoflakeport.com](mailto:nwalker@cityoflakeport.com)>; Paul Harris <[pharris@cityoflakeport.com](mailto:pharris@cityoflakeport.com)>; Rick <[chief500@lakeportfire.com](mailto:chief500@lakeportfire.com)>; Rob Young <[ryoung@lakecooe.org](mailto:ryoung@lakecooe.org)>; Ron Ladd <[rladd@cityoflakeport.com](mailto:rladd@cityoflakeport.com)>; Teresa Stewart <[teresa.stewart@lakecountyca.gov](mailto:teresa.stewart@lakecountyca.gov)>; Tina Scott <[tina.scott@lakecountyca.gov](mailto:tina.scott@lakecountyca.gov)>; Tom Carlton <[tcarlton@cityoflakeport.com](mailto:tcarlton@cityoflakeport.com)>; Willy Sapeta <[fdchf700@yahoo.com](mailto:fdchf700@yahoo.com)>; yuliya osetrova <[yuliya.osetrova@lakecountyca.gov](mailto:yuliya.osetrova@lakecountyca.gov)>

**Cc:** Jeanine Foster <[jeanine.foster@fostermorrison.com](mailto:jeanine.foster@fostermorrison.com)>; [wshock@mchsi.com](mailto:wshock@mchsi.com)

**Subject:** LHMP Public Review Draft and Public Meeting

Hello Everyone,

Please see below information on the final steps for the City of Lakeport LHMP:

**LHMP Public Review Draft and Public Meeting.** The LHMP Public Review Draft is up on the City website for public review and comment at: [https://www.cityoflakeport.com/news\\_detail\\_T14\\_R21.php](https://www.cityoflakeport.com/news_detail_T14_R21.php) There is a Public Review Draft that includes:

Complete pdf of the plan  
Pdf of chapters only  
Pdf of annex for the LFPD  
Pdf of appendices

A hard copy of the LHMP has also been placed at City Hall for review. A public meeting on the Draft LHMP Update will be held Wednesday, July 10 from 1-3:00 pm at the City of Lakeport Council Chambers. A press release is being issued by the City. Please help get the word out to the public.

**Final HMPC Meeting.** Also, our final planning team meeting is scheduled for Thursday, July 11 from 9 – 11, at the City of Lakeport Council Chambers. It is important that everyone attend this final meeting to address any public comments received and to finalize all input to the plan.

**Final LHMP Input.** All final planning team input to the Draft LHMP needs to be provided **no later than July 18**. Please take this time to download and review the document from the City website.

Also note that the yellow highlighted areas in the document are where we still need planning team input. The green highlighted areas will be filled in by Foster Morrison. This information is critical to ensure our plan will be approved by Cal OES and FEMA.

If you have any questions, please contact myself or [Jeanine.foster@fostermorrison.com](mailto:Jeanine.foster@fostermorrison.com) or 303.717.7171.

Thank you for your continued engagement in the process.

Michelle Humphrey  
City of Lakeport Public Works  
707-263-3578 ext 405

## **A.6.2. Final Team Meeting Agenda**

**AGENDA**  
**City of Lakeport**  
**Local Hazard Mitigation Plan (LHMP)**  
**Final HMPC Meeting #5**  
**July 11, 2019**

1. Introductions
2. Status of the LHMP Update Process
3. Addressing Public Comments
4. Public Input: Data/Projects
5. Next Steps




### A.6.3. Final Team Meeting Sign in Sheet

**SIGN-IN SHEET**  
City of Lakeport  
**LOCAL HAZARD MITIGATION PLANNING PROJECT**  
HMPC Meeting #5  
July 11, 2019

Name/Title	Email Address	Phone	Department/Organization/ Affiliation
Nichelle Humphrey Admin Spec.	n Humphrey@cityoflakeport.com	707 263 3578	Public Works - City of Lakeport
Rick Bergem	chief500@lakeportfire.com	707-263-4396	Fire Dept
Alex Sharp	asharp@cityoflakeport.com		Public Works - City of Lakeport
Andrew Britton	abritton@cityoflakeport.com	263 4103	" "
Mark Waller	nwalker@cityoflakeport.com	263-5615	City of Lakeport
Paul Harris	pharris@cityoflakeport.com	263-5615 403	RW
Dan Chance	DChance@cityoflakeport.com	263-5613	COD
Erin Gustafson	erin.gustafson@lakeport.ca.gov	707-263-403	Public Health
Kuliyga Ostroma	yuliyga.ostroma@lakeport.ca.gov	707 263 2344	Water Resources LC
Ron Ladd	rladd@cityoflakeport.com	707-416-8456	C.O.C.
Tom Carlton CEO	tcarrlton@cityoflakeport.com	263 3056 x202	C.O.C. C.D.P.
Douglas Girdler Director	dgirdler@cityoflakeport.com	707-263-3598	Public Works - City of Lakeport
Jim Kennedy	jkennedy@cityoflakeport.com	707-484-5948	PW

## A.7 Public Involvement

### A.7.1. Kickoff Meeting Press Release




# LOCAL HAZARD MITIGATION PLAN MEETING

The City of Lakeport is developing a Local Hazard Mitigation Plan (LHMP). The purpose of the LHMP is to help reduce the impacts of natural hazards to the citizens, property, and critical infrastructure in our City. Wildfire, drought, flood, and other severe weather hazards are just a few of the hazards to the Lakeport community. The LHMP will form the foundation for Lakeport's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction.

Lakeport must prepare a FEMA-approved LHMP to remain eligible for FEMA pre- and post-disaster grant funding and to be better prepared to respond and recover when disasters occur.

Members of the community have an important role in the development of the LHMP. Planning team and public meetings will be held as part of the plan development process. In addition to participation by the City of Lakeport and stakeholders from other local, state and federal agencies, the public is encouraged to attend and participate in our upcoming public meetings.



**WEDNESDAY  
NOVEMBER 28, 2018  
6:00 PM**

**COUNCIL CHAMBERS  
LAKEPORT CITY HALL  
225 PARK STREET  
LAKEPORT**

For more information on this project and how to be involved, contact Michelle Humphrey at (707) 263-3578 x405 or via email at [mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)

**CITY OF LAKEPORT**  
225 Park Street  
Lakeport, CA 95453  
707.263.5615  
[cityoflakeport.com](http://cityoflakeport.com)  
Follow us on Facebook & Twitter!





### A.7.3. Kickoff Meeting Article on Lake County News Website – 11/20/2018

Monday, 25 February 2019

# LAKE COUNTY NEWS

Award winning independent local news from the shores of Clear Lake, California | [www.lakeconews.com](http://www.lakeconews.com)

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## City of Lakeport to host meeting on local hazard mitigation plan

LAKE COUNTY NEWS REPORTS POSTED ON TUESDAY, 20 NOVEMBER 2018 03:43 [f](#) [t](#) [G+](#) [in](#) [p](#) 20 NOVEMBER 2018

LAKEPORT, Calif. – A local hazard mitigation plan is being developed by the city of Lakeport.

The city will host a meeting on the plan's development from 6 to 7:30 p.m. Wednesday, Nov. 28, in the council chambers at Lakeport City Hall, 225 Park St.

Fires, drought, floods and severe weather are just a few of the hazards to be addressed in the plan.

While hazards such as these cannot be prevented, a hazard mitigation plan forms the foundation for a community's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction.

Additionally, only communities with a Federal Emergency Management Agency-approved hazard mitigation plan are eligible to apply for both pre- and post-disaster mitigation grant funding.

Nationwide, taxpayers pay billions of dollars annually helping communities, organizations, businesses, and individuals recover from disaster.


Some disasters are predictable and, in many cases, much of the damage can be reduced or even eliminated through hazard mitigation planning.

The people most aware of potential hazards are the people who live and work in the affected community.


In addition to plan participation by local, state and federal agencies, the community is seeking all interested community members to hear



## A.7.4. Kickoff Meeting Public Meeting Invite– City of Lakeport Website


**CITY OF LAKEPORT**

[VISITORS](#)
[RESIDENTS](#)
[BUSINESS](#)
[LOCAL GOVERNMENT](#)
[DEPARTMENTS](#)
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[You are here: Home / Hot Topics / Hot Topic](#)

### Hot Topics

- Local Hazard Mitigation Plan Workshop--Feb. 19th
- Current Job Openings!
- Emergency Telephone Notification System
- Requests for Proposals (RFP): Finance Department
- Input Needed: Local Hazard Mitigation Plan
- RFP for Eleventh Street Corridor Project
- Lake Walks Survey
- Fall 2018 Street Sweeping Schedule
- Online Voter Registration Links
- 2018 Hazardous Weed Abatement Information
- Adopted Cannabis Ordinances
- Abandoned Vehicle Program Reactivation
- New Ordinance Regulating Solicitation

## Input Needed: Local Hazard Mitigation Plan



### Get Involved!

#### HELP YOUR COMMUNITY BE HAZARD-READY!

City of Lakeport, CA:

A **Local Hazard Mitigation Plan** is being developed by the City of Lakeport. Fires, drought, floods, and severe weather are just a few of the hazards to be addressed in the plan. While hazards such as these cannot be prevented, a Hazard Mitigation Plan forms the foundation for a community's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction. Additionally, only communities with a FEMA-approved Hazard Mitigation Plan are eligible to apply for both pre- and post-disaster mitigation grant funding.

Nationwide, taxpayers pay billions of dollars annually helping communities, organizations, businesses, and individuals recover from disaster. Some disasters are predictable and, in many cases, much of the damage can be reduced or even eliminated through hazard mitigation planning.

The people most aware of potential hazards are the people that live and work in the affected community. In addition to plan participation by local, state and federal agencies, the community is seeking all interested community members to hear more about our Local Hazard Mitigation Planning project. We encourage attendance and participation from the general public at our upcoming public meeting to kick off the project.

### COMMUNITY NEWS

[2/19/2019: LOCAL HAZARD MITIGATION PLAN: HELP YOUR COMMUNITY BE HAZARD-READY!](#)

[2/6/2019: JOIN THE 2020 CENSUS TEAM](#)

[View News Archive](#)

### THE GAZEBO CITY NEWSLETTER

[Volume 2018, Issue 2 \(282kb\)](#)

### UPCOMING EVENTS

[3/5/2019: City Council Meeting](#)

[3/19/2019: City Council Meeting](#)

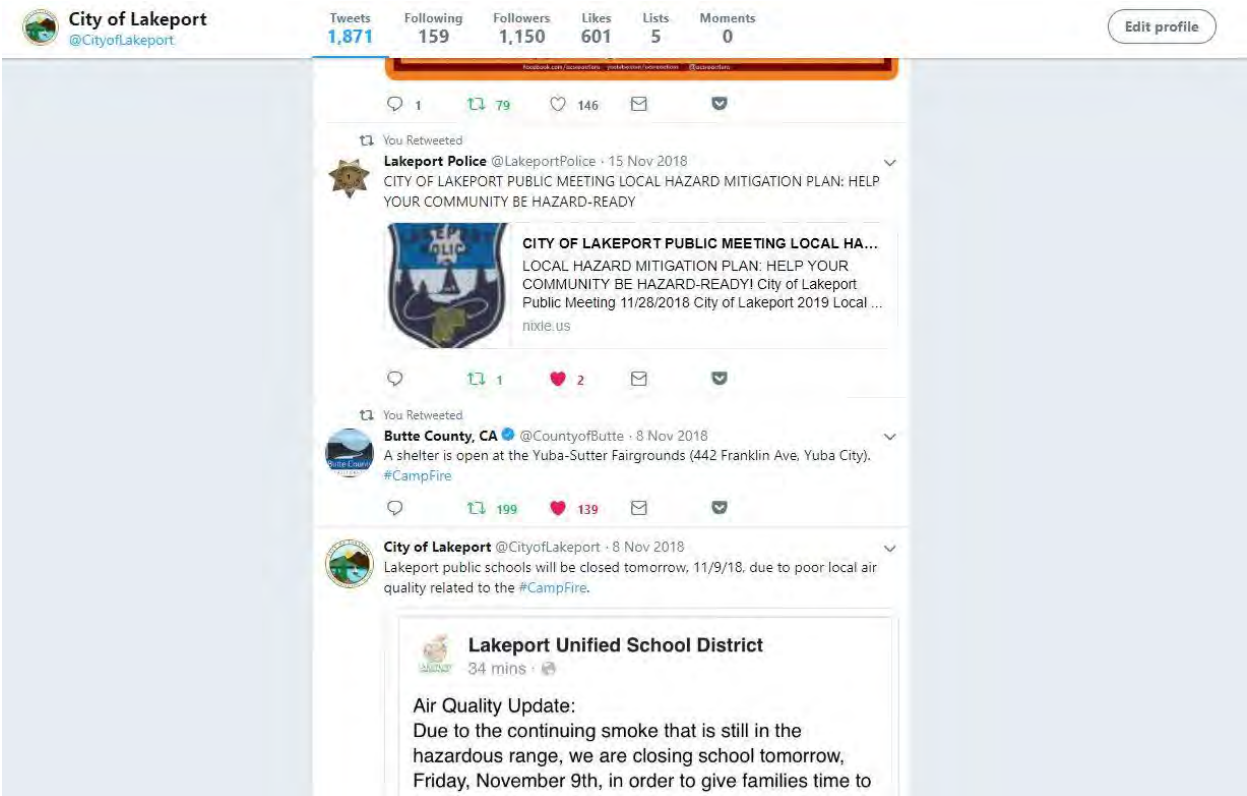
[4/2/2019: City Council Meeting](#)

[4/16/2019: City Council Meeting](#)

[5/7/2019: City Council Meeting](#)

[View Event Calendar](#)

A.7.5. Kickoff Meeting Public Meeting Invite on Twitter



## A.7.6. Kickoff Meeting Invite on City Facebook Page

The screenshot shows the Facebook profile of the City of Lakeport. The page header includes navigation links: Page, Inbox (1), Manage Jobs, Notifications (1), Insights, Publishing To..., More, Settings, and Help. The profile picture is the City of Lakeport seal, and the cover photo is a blue banner for a "LOCAL HAZARD MITIGATION PLAN MEETING".

**City of Lakeport**  
@CityofLakeport  
November 27, 2018 ·

Wednesday night's public meeting is a great opportunity to help the Lakeport community develop a new Hazard Mitigation Plan! See the flyer for details or email [mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com) to learn more!

**LOCAL HAZARD MITIGATION PLAN MEETING**

The City of Lakeport is developing a Local Hazard Mitigation Plan (LHMP). The purpose of the LHMP is to help reduce the impacts of natural hazards to the citizens, property, and critical infrastructure in our City. Wildfire, drought, flood, and other severe weather hazards are just a few of the hazards to the Lakeport community. The LHMP will form the foundation for Lakeport's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction.

Lakeport must prepare a FEMA-approved LHMP to remain eligible for FEMA pre- and post-disaster grant funding and to be better prepared to respond and recover when disasters occur.

Members of the community have an important role in the development of the LHMP. Planning team and public meetings will be held as part of the plan development process. In addition to participation by the City of Lakeport and stakeholders from other local, state and federal agencies, the public is encouraged to attend and participate in our upcoming public meetings.

**WEDNESDAY  
NOVEMBER 28, 2018  
6:00 PM**

**COUNCIL CHAMBERS  
LAKEPORT CITY HALL  
225 PARK STREET  
LAKEPORT**

For more information on this project and how to be involved, contact Michelle Humphrey at (707) 263-3578 x405 or via email at [mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)

**CITY OF LAKEPORT**  
225 Park Street  
Lakeport, CA 95453  
707.263.5615  
[cityoflakeport.com](http://cityoflakeport.com)  
Follow us on Facebook & Twitter!

Visitor Posts:

- Rachel Hembree**  
January 16 at 8:28 PM  
Where can we get sandbags?! 🌧️ My garage is flooding!  
Like · Comment · Message
- Ariana Siva**  
November 11, 2018 at 6:00 AM  
Lake County's turn.  
Like · Comment · Share
- Dan Fitzsimmons**  
October 31, 2018 at 2:44 PM  
Like · Comment · Share

English (US) · Español · Português (Brasil) · Français (France) · Deutsch

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Facebook © 2019



**A.7.7. Kickoff Meeting – Public Agenda**

**CITY OF LAKEPORT  
LOCAL HAZARD MITIGATION PLAN (LHMP)  
PUBLIC MEETING #1  
NOVEMBER 28, 2018**

1. Introductions
2. Hazard Mitigation & the Disaster Mitigation Act Planning Requirements
3. Hazard Identification and Profiles
4. Opportunities for Public Participation and Input
5. Schedule
6. Questions and Answers

# A.7.8. Kickoff Meeting – Public Sign in Sheets

1 of 2

## SIGN-IN SHEET City of Lakeport LOCAL HAZARD MITIGATION PLANNING PROJECT Public Meeting #1 November 28, 2018

Name/Title	Email Address	Phone	Organization/ Affiliation
Bill Eaton	wge@usa.net	707-533-8638	SterlingShore
Nathan Maxman	nmaxman@gmail.com	707-245-3855	
George Sporen	gsporen@cityoflakeport.com	707-367-5070	city Council
Marye Rudolph	sillyreindeer@yahoo.com	707-245-0465	
Julio Ambroz	Julio@amresto.com	707-972-9169	American Restoration
Ken LADD	Rlad@cityoflakeport.com	707-263-5615	

2 of 2

**SIGN-IN SHEET**  
City of Lakeport  
**LOCAL HAZARD MITIGATION PLANNING PROJECT**  
Public Meeting #1  
November 28, 2018

Name/Title	Email Address	Phone	Organization/ Affiliation
Tina Scott	Tina.Scott@lakecounty.ca.gov	849.4414	BOS
Jordan Blough	bloughj@lacoassociates.com	707-463-0337	LACO Associates
Erin Gustafson	erin.gustafson@lakecounty.ca.gov	707-263-1090	LC Public Health
Tristen Merich	Tristen@firstpiledbuilders.com	707-391-8585	American Restoration
Kevin M. Ingram	Kingram@cityoflakeport.com	707-263-5615	City of Lakeport
BRAH RASMUSSEN	BRASMUSSEN@LAKEPORT.PUBLIC.ORG	707-263-5491	LAKEPORT POLICE
Margaret Silveira	msilveira@cityoflakeport.com	707-263-5615	City of Lakeport
J Taylor	SPARKTHOMAS@SILVERMOUNTAIN.COM		City of Lakeport P.W.
Nicholas Humphrey	nhumphrey@cityoflakeport.com	707-263-3578	City of Lakeport

# A.7.9. Risk Assessment Meeting Notice on Twitter





## A.7.10. Risk Assessment Meeting Announcement on Facebook

The screenshot shows a Facebook event page for a public meeting. The event is titled "Public Meeting: Local Hazard Mitigation Plan" and is scheduled for Tuesday, February 19, 2019, at 1 PM to 2:30 PM PST at Lakeport City Hall. The event is hosted by the City of Lakeport and the Lakeport Public Works Department. The page includes a cover image with the text "LOCAL HAZARD MITIGATION PLAN PUBLIC MEETING TUESDAY FEBRUARY 19 1 pm to 2:30 pm @ LAKEPORT CITY HALL". Below the cover image, there are buttons for "Interested" and "Going". The event details section states: "The City of Lakeport is preparing a Local Hazard Mitigation Plan. Fires, drought, floods, and severe weather are just a few of the hazards to be addressed in the plan. We are seeking all interested community members to hear more about the Local Hazard Mitigation Planning project. We encourage attendance and participation from the general public at our upcoming public meeting regarding Risk Assessment." The "About Lakeport Public Works Department" section includes a photo of workers in orange safety gear and text describing the department's responsibilities: "City of Lakeport CA Public Works Department page. The department includes Water, Sewer, Streets, Underground and Parks divisions."

**Public Meeting: Local Hazard Mitigation Plan**  
Public · Hosted by City of Lakeport and Lakeport Public Works Department

★ Interested ✓ Going

Tuesday, February 19, 2019 at 1 PM – 2:30 PM PST  
6 days ago

City of Lakeport [Show Map](#)

**About** Discussion

**6 Went · 17 Interested**  
Share this event with your friends

**Details**

The City of Lakeport is preparing a Local Hazard Mitigation Plan. Fires, drought, floods, and severe weather are just a few of the hazards to be addressed in the plan. We are seeking all interested community members to hear more about the Local Hazard Mitigation Planning project. We encourage attendance and participation from the general public at our upcoming public meeting regarding Risk Assessment.

**About Lakeport Public Works Department**

**Lakeport Public Works Department**  
Government Organization  
City of Lakeport CA Public Works Department page. The department includes Water, Sewer, Streets, Underground and Parks divisions.

**Related Events** [See More](#)

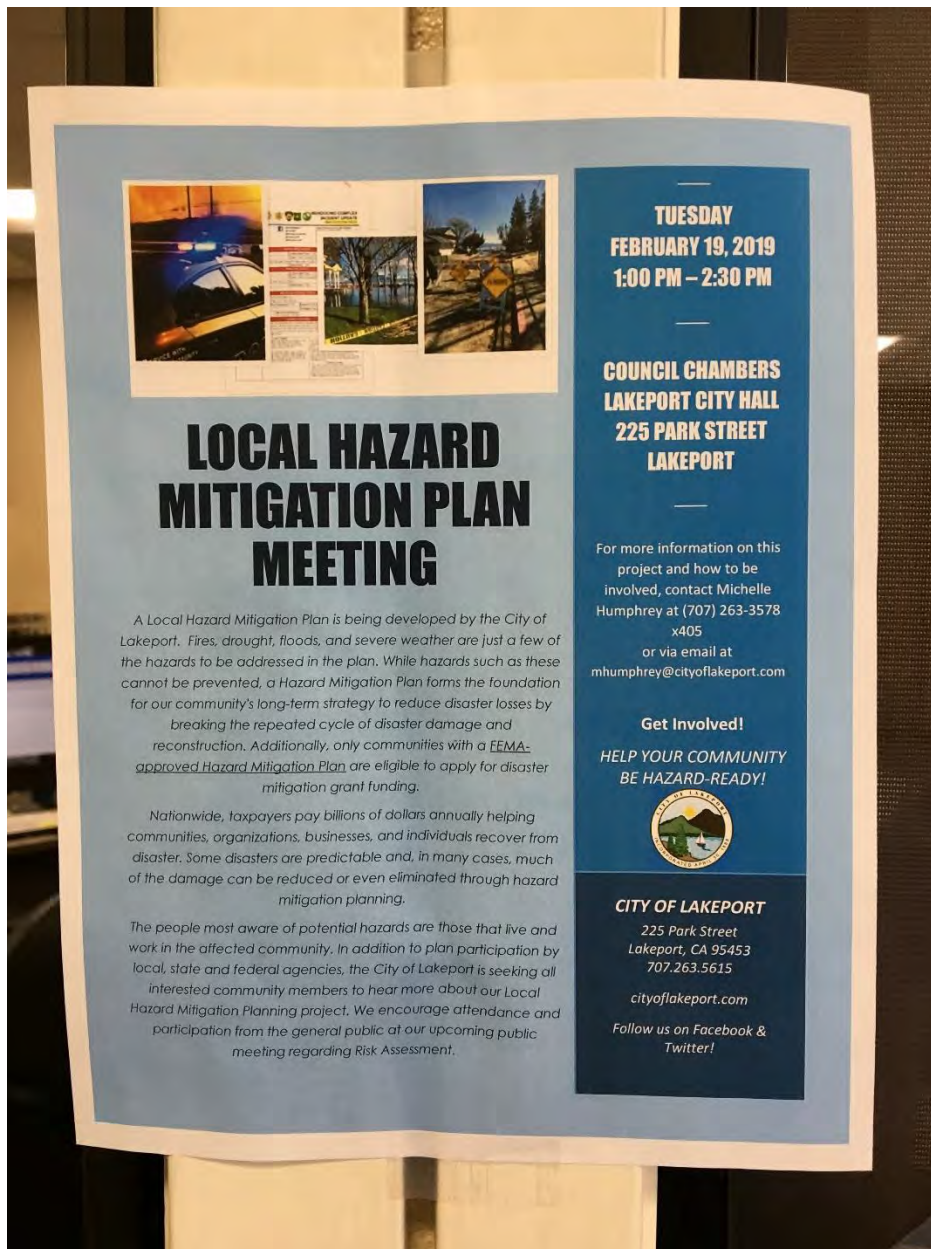
- Evening Meeting & Social**  
Thursday PST at Don Angel Cel...  
80 guests  
[Interested](#) [Going](#)
- Lake Friends of NRA Annual B...**  
Sat, Apr 6 PDT at 401 Martin St, ...  
236 guests  
[Interested](#) [Going](#)
- Clearlake K9 Benefit dinner!**  
Sat, Jun 1 PDT at 3245 Bowers...  
475 guests  
[Interested](#) [Going](#)
- Redding Sportsman's Expo**  
Sat, Apr 6 PDT at Redding Civic...  
163 guests  
[Interested](#) [Going](#)
- Operation Color Run - 5K Walk...**  
Sat, Apr 27 PDT at 350 Lange S...  
777 guests  
[Interested](#) [Going](#)
- Konocti Challenge 2019**  
Sat, Oct 5 PDT at Skylark Shore...  
236 guests  
[Interested](#) [Going](#)

English (US) · Español · Português (Brasil) · Français (France) · Deutsch

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Facebook © 2019

**A.7.11. Public Outreach for Risk Assessment Meeting (posted in City Hall)**



## A.7.12. Risk Assessment Meeting – Public Notice on Nixle

Message sent via Nixle | [Go to nixle.com](https://www.nixle.com) | [Unsubscribe](#)



Monday February 11, 2019, 11:18 AM

### Lakeport Police Department

#### Community: LAKEPORT HAZARD MITIGATION PLAN MEETING: 02/19/19 FROM 1-2:30 PM AT CITY HALL, 225 PARK STREET

Dear Brad Rasmussen,

#### **Get Involved!**

*HELP YOUR COMMUNITY BE HAZARD-READY!*

**City of Lakeport, CA:** A Local Hazard Mitigation Plan is being developed by the City of Lakeport. Fires, drought, floods, and severe weather are just a few of the hazards to be addressed in the plan. While hazards such as these cannot be prevented, a Hazard Mitigation Plan forms the foundation for a community's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction. Additionally, only communities with a FEMA-approved Hazard Mitigation Plan are eligible to apply for both pre- and post-disaster mitigation grant funding.

Nationwide, taxpayers pay billions of dollars annually helping communities, organizations, businesses, and individuals recover from disaster. Some disasters are predictable and, in many cases, much of the damage can be reduced or even eliminated through hazard mitigation planning.

The people most aware of potential hazards are the people that live and work in the affected community. In addition to plan participation by local, state and federal agencies, the community is seeking all interested community members to hear more about our Local Hazard Mitigation Planning project. We encourage attendance and participation from the general public at our upcoming public meeting regarding Risk Assessment:

**February 19, 2019**

Public Meeting: **1:00 -2:30**

Location **City Hall, Council Chambers, 225 Park Street, Lakeport CA**

For additional information, please contact Michelle Humphrey at (707) 263-3578 or email at [mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)



### A.7.13. Risk Assessment Meeting Invite – Nextdoor.com



[View on Nextdoor](#)



Chief of Police Brad Rasmussen, Lakeport Police  
Department **AGENCY**

Get Involved! HELP YOUR COMMUNITY BE HAZARD-READY! City of Lakeport, CA: A Local Hazard Mitigation Plan is being developed by the City of Lakeport. Fires, drought, floods, and severe weather are just a few of the hazards to be addressed in the plan. While hazards such as these cannot be prevented, a Hazard Mitigation Plan forms the foundation for a community's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction. Additionally, only communities with a FEMA-approved Hazard Mitigation Plan are... [See more](#)

Crime & Safety · Feb 11 to subscribers of Lakeport Police Department



Thank



Private message



[View or Reply](#)

This message is intended for [brasmussen@lakeportpolice.org](mailto:brasmussen@lakeportpolice.org). [Unsubscribe here](#).  
Nextdoor, 875 Stevenson Street, Suite 700, San Francisco, CA 94103

## A.7.14. Risk Assessment Meeting Invite – Lake County Chamber

### **CITY OF LAKEPORT**

*Over 130 years of community  
pride, progress and service.*

### **City Manager's Report February 2019**



### **Lakeport Hazard Mitigation Plan Meeting**

**Get involved and help your community be hazard-ready!**

**Public Meeting: Tuesday, February 19, 2019, 1:00-2:30 p.m.  
City Hall, Council Chambers, 225 Park Street, Lakeport**

A Local Hazard Mitigation Plan is being developed by the City of Lakeport. Fires, drought, floods, and severe weather are just a few of the hazards to be addressed in the plan. While hazards such as these cannot be prevented, a Hazard Mitigation Plan forms the foundation for a community's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction.

Only communities with a FEMA-approved Hazard Mitigation Plan are eligible to apply for both pre- and post-disaster mitigation grant funding.

Nationwide, taxpayers pay billions of dollars annually helping communities, organizations, businesses, and individuals recover from disaster. Some disasters are predictable and, in many cases, much of the damage can be reduced or even eliminated through hazard mitigation planning.

The people most aware of potential hazards are the people living and working in the affected communities. In addition to Plan participation by local, state and federal agencies, we are seeking interested community members to hear more about our Local Hazard Mitigation Plan project.

The general public is encouraged to participate in the upcoming public meeting regarding Risk Assessment. For more information, please contact Michelle Humphrey at 263-3578 or email at [mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com).

### **Lakeport Police Department Report for 2018**

During his recent annual report to the City Council, Chief Brad Rasmussen noted he is pleased with department response times in 2018 compared with the previous year. Calls are reported in different priority levels with priority one, emergencies, having an average of three minutes response time.

225 PARK STREET • LAKEPORT, CALIFORNIA 95453 • TELEPHONE (707) 263-5615 • FAX (707) 263-8584

## **A.7.15. Risk Assessment Meeting – Public Agenda**

### **CITY OF LAKEPORT LOCAL HAZARD MITIGATION PLAN (LHMP) PUBLIC MEETING #2 FEBRUARY 29, 2019**

1. Introductions
2. LHMP Project Overview and Status
3. Risk Assessment Overview
4. Next Steps/Schedule
5. Questions and Answers

## A.7.16. Risk Assessment Meeting – Public Sign in Sheets

**SIGN-IN SHEET**  
City of Lakeport  
**LOCAL HAZARD MITIGATION PLANNING PROJECT**  
Public Meeting #2 - Risk Assessment  
February 19, 2019

Name/Title	Email Address	Phone	Department/Organization/ Affiliation
Jessica Harris	jessharris158@hotmail.com	707-349-5434	—
Lucas Arredondo		707-349-5434	
Merry Jo Velasquez	merryjo.velasquez@yahoo.com		
DAVID VELASQUEZ	djvelasquez@citlink.net	651.238-7833	
Bill GABE	billgabe327@yahoo.com	349 707 5755	LAKEPORT FIRE DISTRICT BOARD MEMBER
TARA GABE	iamtara923@gmail.com	707.533.9536	—
George Spurr	gspurr@cityoflakeport.ca	707.367.5010	city council
Keith Rutledge	keithr@sherwoodfirewise.org	456.9571	Sherwood Firewise
Brian Weller	brianw@sherwoodfirewise.org	458 4499	SHERWOOD FIREWISE
BESSY CAWEN		<del>262-97700</del>	<del>TRUF</del>
Rob Young	ryoung@lakecoe.org	262-4100	LCOE
Susan Kueh			
David Poorn			94512 T59C

Lucy Green gwendolueg@gmail.com 227-6298 Resident

**SIGN-IN SHEET**  
**City of Lakeport**  
**LOCAL HAZARD MITIGATION PLANNING PROJECT**  
**Public Meeting #2 - Risk Assessment**  
**February 19, 2019**

Name/Title	Email Address	Phone	Department/Organization/ Affiliation
Ken LADY	Rladu@cityoflakeport.com	416-8458	C.O.L.
William G. Eaton	wge@usa.net	707 533 8638	private
Pat/Reine	doreant@mc451.com	263 0587	—
Nick Walker	nwalker@cityoflakeport.com	295 2725	City of Lakeport
Walter Hoeck	walterhoeck@gmail.com	262-1748	
Kevin M. Ingram	kingram@cityoflakeport.com	263-3615 x201	COO/City of Lakeport
Nathan Speed	nathan.speed2@gmail.com	707-228-6137	
Erin Gustafson	erin.gustafson@cityoflakeport.com	707-263-1810	Public Health
Jean Vignone	jean.vignone@gmail.com	707 862 1582	Home Doctor
Douglas Guiden	dguiden@cityoflakeport.com	707-263-3578	Lakeport D.P.W.
M BAKER	MBAKE195@gmail.com	413 3126	
Debra Franklin	Debrafranklin@gmail.com	263-8651	resident
Michelle Humphrey	mhumphrey@cityoflakeport.com	263-3578	City Employee. P.W.



## A.7.17. Press Release Invite to Final Review of Plan – Public



### **City of Lakeport Invites Comments on their Hazard Mitigation Plan!**

*HELP YOUR COMMUNITY BE HAZARD-READY!*

**City of Lakeport CA:** A Local Hazard Mitigation Plan (LHMP) is being developed by the City of Lakeport in conjunction with the Lakeport Fire Protection District. Fires, floods, earthquakes, and severe weather are just a few of the hazards to the Lakeport community. While natural hazards such as these cannot be prevented, a Hazard Mitigation Plan forms the foundation for a community's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction. Additionally, only communities with a FEMA-approved Hazard Mitigation Plan are eligible to apply for both pre- and post-disaster mitigation grant funding.

The process began in November 2018 with an initial public meeting and the establishment of a planning committee comprised of City departments and other key stakeholders. The plan is scheduled to be finalized and submitted to Cal OES and FEMA in July 2019.

#### **Public Review Draft**

The Public Review Draft of the LHMP is available online (pdf format) at [https://www.cityoflakeport.com/news\\_detail\\_T14\\_R21.php](https://www.cityoflakeport.com/news_detail_T14_R21.php). It is also available (in printed copy) at the following Lakeport location: City Hall

#### **Open Public Meetings**

A final public meeting to review and provide comments on the Public Review draft LHMP is scheduled as follows:

July 10, 2019 – 1:00 – 3:00 pm

City of Lakeport City Hall in the Council Chambers

225 Park Street

Lakeport, CA 95453

We encourage attendance and input from the general public at our upcoming meeting.

#### **Comments on the Public Review Draft**

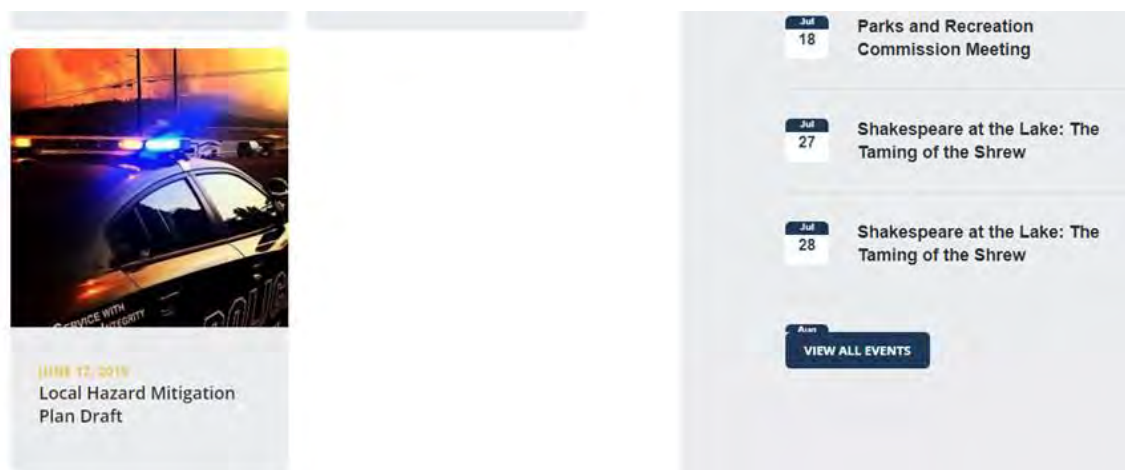
There are several options for providing comments on the LHMP Public Review Draft:

- Email comments to [Jeanine.foster@fostermorrison.com](mailto:Jeanine.foster@fostermorrison.com) or [mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)
- Drop off written comments or send by mail to: City of Lakeport Public Works Department, Attn. Michelle Humphrey 225 Park Street, Lakeport CA 95453
- Bring comments to the public meeting

### For More Information

Contact Michelle Humphrey at 707-263-3578 email at [mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)

### A.7.18. Website Invitation to Final public Meeting





## A.7.19. Advertisement to Public for Final Plan Review on Twitter



**City of Lakeport** @CityofLakeport · Jul 8

A public meeting to review & provide comments on the Public Review draft of our Local Hazard Mitigation Plan is scheduled for Wednesday July 10 from 1:00 to 3:00 pm at Lakeport City Hall. We encourage input from the general public.  
#Lakeport #DisasterPlanning #LHMP #LakeCountyCA

**LOCAL HAZARD MITIGATION PLAN PUBLIC DRAFT REVIEW MEETING**

A *Draft* Local Hazard Mitigation Plan has been prepared by the City of Lakeport. The Draft Plan was developed with valuable input from our local community and key stakeholders over the course of several public meetings.

Fires, drought, floods, and severe weather are just a few of the hazards addressed in the Hazard Mitigation Plan. The plan forms the foundation for our community's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction. Additionally, only communities with a FEMA-approved Hazard Mitigation Plan are eligible to apply for disaster mitigation grant funding.

A final public meeting to review the Draft Plan and provide comments will take place on Wednesday, July 10<sup>th</sup> at Lakeport

**WEDNESDAY  
JULY 10, 2019  
1:00 PM – 3:00 PM**

**COUNCIL CHAMBERS  
LAKEPORT CITY HALL  
225 PARK STREET  
LAKEPORT**

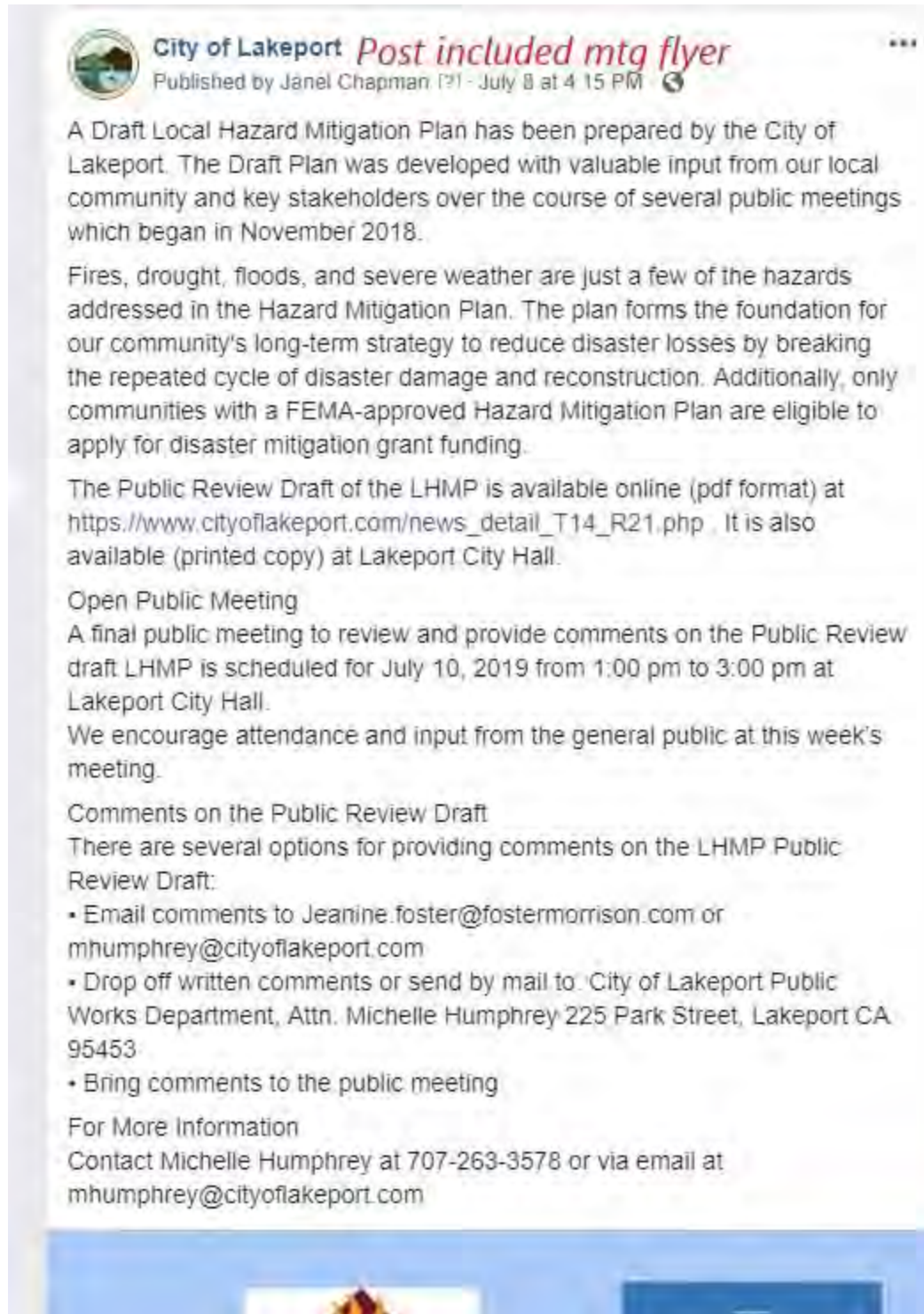
For more information on this project, contact Michelle Humphrey at (707) 263-3578 x405  
or via email at [mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)

**Get Involved!**  
**HELP YOUR COMMUNITY  
BE HAZARD-READY!**

**CITY OF LAKEPORT**

### A.7.20. Advertisement to Public for Final Plan Review on Facebook





The image is a screenshot of a Facebook post from the City of Lakeport. The post header shows the City of Lakeport logo and the text "City of Lakeport" followed by "Post included mtg flyer" in red. Below this, it says "Published by Janel Chapman (2) · July 8 at 4:15 PM". The main text of the post discusses a draft Local Hazard Mitigation Plan (LHMP) prepared by the City of Lakeport, mentioning public meetings and the availability of the draft for review. It includes details about an open public meeting on July 10, 2019, and provides instructions on how to provide comments on the draft, including email addresses and a physical address. The post ends with contact information for Michelle Humphrey.

**City of Lakeport** *Post included mtg flyer*  
Published by Janel Chapman (2) · July 8 at 4:15 PM

A Draft Local Hazard Mitigation Plan has been prepared by the City of Lakeport. The Draft Plan was developed with valuable input from our local community and key stakeholders over the course of several public meetings which began in November 2018.

Fires, drought, floods, and severe weather are just a few of the hazards addressed in the Hazard Mitigation Plan. The plan forms the foundation for our community's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction. Additionally, only communities with a FEMA-approved Hazard Mitigation Plan are eligible to apply for disaster mitigation grant funding.

The Public Review Draft of the LHMP is available online (pdf format) at [https://www.cityoflakeport.com/news\\_detail\\_T14\\_R21.php](https://www.cityoflakeport.com/news_detail_T14_R21.php). It is also available (printed copy) at Lakeport City Hall.

**Open Public Meeting**  
A final public meeting to review and provide comments on the Public Review draft LHMP is scheduled for July 10, 2019 from 1:00 pm to 3:00 pm at Lakeport City Hall.  
We encourage attendance and input from the general public at this week's meeting.

**Comments on the Public Review Draft**  
There are several options for providing comments on the LHMP Public Review Draft:

- Email comments to [Jeanine.foster@fostermorrison.com](mailto:Jeanine.foster@fostermorrison.com) or [mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)
- Drop off written comments or send by mail to: City of Lakeport Public Works Department, Attn. Michelle Humphrey 225 Park Street, Lakeport CA 95453
- Bring comments to the public meeting

**For More Information**  
Contact Michelle Humphrey at 707-263-3578 or via email at [mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com)



## A.7.21. Public Meeting Invitation in June 25 Lake County Chamber e-Letter



**Local Hazard Mitigation Plan – Public Meeting**  
**Wednesday, July 10, 1:00-3:00 PM**  
**City Council Chambers, City Hall**  
**225 Park Street, Lakeport**

FEMA defines Hazard Mitigation as any action taken to reduce or eliminate the long-term risk to human life and property from hazards. Hazard mitigation planning is a process for state and local governments to identify community-level policies and actions to mitigate and thus reduce the impacts of natural hazards to the citizens, property and critical infrastructure.

In accordance with the Disaster Mitigation Act of 2000, the City of Lakeport is developing a Local Hazard Mitigation Plan (LHMP) that addresses wildfire, drought, flood and severe weather among other hazards. The LHMP forms the foundation for a community's long-term strategy to reduce disaster losses by breaking the repeated cycle of disaster damage and reconstruction. Communities with a DMA-compliant, FEMA-approved LHMP are eligible for FEMA pre- and post-disaster grant funding and are better positioned to respond and recover when disasters occur.

The final steps in the Lakeport LHMP include public review of the draft plan on **Wednesday, July 10, 1:00-3:00 p.m.** at Lakeport City Hall. The document may be found at: [https://www.cityoflakeport.com/news\\_detail\\_T14\\_R21.php](https://www.cityoflakeport.com/news_detail_T14_R21.php).

A copy of the plan is available at City Hall. Please contact Michelle Humphrey, City of Lakeport Public Works, (707) 263-3578, ext. 405, or [mhumphrey@cityoflakeport.com](mailto:mhumphrey@cityoflakeport.com).

*Margaret Silveira, City Manager*

225 PARK STREET • LAKEPORT, CALIFORNIA 95453 • TELEPHONE (707) 263-5615 • FAX (707) 263-8584

## A.7.22. Public Meeting Invitation in July 2 Lake County Chamber e-Letter

Madi volunteered at the Seventh Day Adventist Church and Kelseyville High School evacuation centers during the recent fires in Lake County. She set up tents and organized donations to assist fire victims. Throughout high school, Madi worked at Quail Run Fitness and Park Place restaurant, finding it challenging to balance school, work and sports.

Among her many personal goals, Madi wants to establish herself as a successful woman and show her parents that their efforts were worth the sacrifices they made while raising her.

Jason Ferguson, Madi's father, served with the Lake County Sheriff's Office for two years, 1996-1998, and has been with the Lakeport Police Department since 1998.



Madison Ferguson receiving scholarship funds from City Manager Margaret Silveira.

**Local Hazard Mitigation Plan – Public Meeting**  
**Wednesday, July 10, 1:00-3:00 PM, City Council Chambers, City Hall**

*Margaret Silveira, City Manager*

225 PARK STREET • LAKEPORT, CALIFORNIA 95453 • TELEPHONE (707) 263-5615 • FAX (707) 263-8584

### **A.7.23. Final Review of Plan – Public Agenda**

**AGENDA**  
**City of Lakeport**  
**Local Hazard Mitigation Plan (LHMP)**  
**Final Public Meeting**  
**July 10, 2019**

1. Introductions
2. Status of the LHMP Update Process
3. Addressing Public Comments
4. Final HMPC Input: Data/Projects
5. Next Steps

A.7.24. Final Review of Plan – Public Sign in Sheets

**SIGN-IN SHEET**  
**City of Lakeport**  
**LOCAL HAZARD MITIGATION PLANNING PROJECT**  
**Final Public Meeting**  
**July 10, 2019**

Name/Title	Email Address	Phone	Organization/ Affiliation
Ischelle Humphrey	mhumphrey@cityoflakeport.com	263 3578	City of Lakeport
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Nick Waller	nwallen@cityoflakeport.com	263-5615	



## A.8 Meeting Handouts

Below are the handouts for each meeting. Handouts specific to the Risk Assessment Meeting can be found in Appendix C.

### A.8.1. Kickoff Meeting Handouts for Public and HMPC Meetings

#### *Lake County State and Federal Disaster Declarations, 1950-2018*

Year	Disaster Name	Disaster Type	Disaster Cause	Disaster #	State Declaration #	Federal Declaration #
2018	Mendocino Complex Fires	Fire	Fire	DR-4382	—	8/4/2018
2017	California Wildfires	Fire	Fire	DR-4344	—	10/10/2017
2017	Sulphur Fire	Fire	Fire	FM-5221	—	10/9/2017
2017	California Severe Winter Storms, Flooding, Mudslides	Flood	Storms	DR-4308	—	4/1/2017
2017	California Severe Winter Storms, Flooding, Mudslides	Flood	Storms	DR-4301	—	2/14/2017
2016	Clayton Fire	Fire	Fire	FM-5145	—	8/14/2016
2015	Valley Fire and Butte Fire	Fire	Fire	DR-4240	—	8/22/2015
2015	Valley Fire	Fire	Fire	FM-5112	—	9/12/2015
2015	Rocky Fire	Fire	Fire	FM-5093	—	7/29/2015
2014	California Drought	Drought	Drought	GP 2014-13	1/17/2014	—
2012	Wye Fire	Fire	Fire	FM-5004	—	8/13/2012
2006	2006 June Storms	Flood	Storms	DR 1646	—	6/5/2006
2005/2006	2005/06 Winter Storms	Flood	Storms	DR-1628	—	2/3/2006
2005	Hurricane Katrina Evacuations	Economic	Hurricane	EM-3248 2005	—	9/13/2005
2003	State Road Damage	Road Damage	Flood	GP 2003	1/1/2003	—
2001	Energy Emergency	Economic	Greed	GP 2001	1/1/2001	—
1998	1998 El Nino Floods	Flood	Storms	DR-1203	Proclaimed	2/19/1998
1997	1997 January Floods	Flood	Storms	DR-1155	1/2/97-1/31/97	1/4/1997
1996	Lake County Fire	Fire	Fire	DC-96-03	—	8/1/1996

Year	Disaster Name	Disaster Type	Disaster Cause	Disaster #	State Declaration #	Federal Declaration #
1995	California Severe Winter Storms, Flooding, Landslides, Mud Flows	Flood	Storms	DR-1046	Proclaimed	3/12/1995
1995	1995 Severe Winter Storms	Flood	Storms	DR-1044	1/6/95-3/14/95	1/13/1995
1987	1987 Fires	Fire	Fire	GP	9/10/87, 9/3/87	—
1986	1986 Storms	Flood	Storms	DR-758	2/18-86-3/12/86	2/18/1986
1985	Hidden Valley Lake Fire	Fire	Fire	FM-2055	—	7/11/1985
1983	Winter Storms	Flood	Flood	DR-677	12/8/82-3/21/83	2/9/1983
1980	April Storms	Flood	Storms	—	4/1/1980	—
1979	Gasoline Shortage	Economic	OPEC	—	5/8/1979-11/13/79	—
1977	1977 Drought	Drought	Drought	EM-3023	1/20/1977	—
1972	1972 Freeze	Freeze	Freeze	—	7/13/1972	—
1970	1970 Freeze	Freeze	Freeze	—	5/1/70, 5/19/70, 6/8/70, 6/10/70, 7/24/70	—
1970	1970 Northern California Flooding	Flood	Flood	DR 283	1/27/1970 - 3/2/1970	2/16/1970
1964	1964 Late Winter Storms	Flood	Storms	DR-183	—	12/24/1964
1963	1963 Floods and Rains	Flood	Storms	DR-145	2/7/63, 2/26/63, 2/29/63, & 4/22/63	2/25/63
1963	1963 Floods	Flood	Storms	—	2/14/1964	—
1958	1958 April Storms and Floods	Flood	Storms	DR-52	4/5/1958	4/4/1958
1958	1958 February Storms and Floods	Flood	Storms	CDO 58-03	2/26/1958	—
1955	1955 Floods	Flood	Flood	DR-47	12/22/1955	12/23/1955
1950	1950 Floods	Flood	Flood	OCD 50-01	11/21/1950	—

Source: Cal OES, FEMA

### *Lake County – State and Federal Disaster Declarations Summary 1950-2012*

Disaster Type	Federal Declarations		State Declarations	
	Count	Years	Count	Years
Drought	0	—	2	1977, 2014
Economic	0	—	2	1979, 2001
Fire	10	1985, 1996, 2012, 2015 (three times), 2016, 2017(twice), 2018	1	1987
Flood (including heavy rains and storms)	15	1955, 1958, 1963, 1964, 1970, 1983, 1986, 1995 (two times), 1997, 1998, 2005/2006, 2006, 2017 (two times)	14	1950, 1955, 1958 (twice), 1963 (twice), 1970, 1980, 1983, 1986, 1995 (twice), 1997, 1998
Freeze	0	—	2	1970, 1972
Hurricane	1	2005	0	—
Road Damage	0	—	1	2003
<b>Totals</b>	<b>24</b>	—	<b>22</b>	—

Source: Cal OES, FEMA

### *Lake County NCDC Storm Events 1/1/1950-6/31/2018\**

Event Type	Number of Events	Deaths	Deaths (indirect)	Injuries	Injuries (indirect)	Property Damage	Crop Damage
Blizzard	1	0	0	0	0	\$0	\$0
Debris Flows	2	0	0	0	0	\$300,000	\$0
Drought	15	0	0	0	0	\$0	\$0
Flash Flood	1	0	0	0	0	\$0	\$0
Flood	10	1	0	1	0	\$23,410,000	\$0
Frost/Freeze	2	0	0	0	0	\$0	\$0
Hail	1	0	0	0	0	\$0	\$0
Heat	1	0	0	0	0	\$0	\$0
Heavy Rain	5	0	0	0	0	\$0	\$0
Heavy Snow	3	0	0	0	0	\$0	\$0
High Wind	12	0	0	0	0	\$168,000	\$0
Strong Wind	1	0	0	0	0	\$1,000	\$0
Wildfire	12	5	0	25	5	\$1,500,000	\$0
Winter Storm	62	0	0	0	0	\$0	\$0
Winter Weather	6	0	0	0	0	\$0	\$0
<b>Total</b>	<b>134</b>	<b>6</b>	<b>0</b>	<b>26</b>	<b>5</b>	<b>\$25,379,000</b>	<b>\$0</b>

Source: NCDC

\*Note: Losses reflect totals for all impacted areas

### *Hazards Comparison List*

Lakeport Safety Element and EOP Hazards	Lake County LHMP	2018 State of California Plan Applicable Hazards	Proposed 2018/2019 Hazards
–	Agricultural Hazards	Insects/Pests	Agricultural Hazards
–	Aquatic Biological Hazards: cyanobacterial bloom	Aquatic Invasive Species	Aquatic Biological Hazards: cyanobacterial bloom
–	Aquatic Biological Hazards: quagga mussel	Aquatic Invasive Species	Aquatic Biological Hazards: quagga mussel
–	Climate Change	Climate Change & Related Hazards	Climate Change
Dam Failure	Dam Failure	Dam Failure	Dam Failure
Water Supply Quality	Drought and Water Shortage	Droughts and Water Shortage	Drought and Water Shortage
Earthquake	Earthquake	Earthquake	Earthquake
Flood	Flood: 1%/0.2% Annual Chance	Riverine, Stream, and Alluvial Flood	Flood: 1%/0.2% Annual Chance
Storm Drainage	Flood: Localized/Stormwater	Riverine, Stream, and Alluvial Flood	Flood: Localized/Stormwater
Hazardous Materials	Hazardous Materials Transport	Hazardous Materials Release/Oil Spills	Hazardous Materials Transport
Landslide	Landslide and Debris Flows	Landslide and Other Earth Movements	Landslide and Debris Flows
–	Levee Failure	Levee Failure	Levee Failure
Seiches	--	Tsunami and Seiche	Seiche
–	Severe Weather: Extreme Heat	Extreme Heat/Freeze	Severe Weather: Extreme Heat
–	Severe Weather: Heavy Rains, Snow, and Storms	Severe Weather and Storms	Severe Weather: Heavy Rains, Snow, and Storms
–	Severe Weather: High Winds	Severe Weather and Storms	Severe Weather: High Winds
–	Subsidence	–	Subsidence
–	Volcano and Geothermal Gas Release	Volcano	Volcano and Geothermal Gas Release
Wildland and Urban Fire	Wildfire	Wildfire	Wildfire

### City of Lakeport Hazard Identification Table

Hazard	Geographic Extent	Probability of Future Occurrences	Magnitude/Severity	Significance	Climate Change Influence
Agricultural Hazards					
Aquatic Biological Hazards: cyanobacterial bloom					
Aquatic Biological Hazards: quagga mussel					
Climate Change					
Dam Failure					
Drought and Water Shortage					
Earthquake					
Flood: 1%/0.2% Annual Chance					
Flood: Localized/Stormwater					
Hazardous Materials Transport					
Landslide and Debris Flows					
Levee Failure					
Seiche					
Severe Weather: Extreme Heat					
Severe Weather: Heavy Rains, Snow, and Storms					
Severe Weather: High Winds					
Subsidence					
Volcano and Geothermal Gas Release					
Wildfire					
<div> <div> <b>Geographic Extent</b>  Limited: Less than 10% of planning area  Significant: 10-50% of planning area  Extensive: 50-100% of planning area  <b>Probability of Future Occurrences</b>  Highly Likely: Near 100% chance of occurrence in next year, or happens every year.  Likely: Between 10 and 100% chance of occurrence in next year, or has a recurrence interval of 10 years or less.  Occasional: Between 1 and 10% chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years.  Unlikely: Less than 1% chance of occurrence in next 100 years, or has a recurrence interval of greater than every 100 years. </div> <div> <b>Magnitude/Severity</b>  Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths  Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability  Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability  Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid  <b>Significance</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact </div> </div>					

## City of Lakeport 2019 Local Hazard Mitigation Plan Participating Jurisdiction: Vulnerability & Capability Worksheets

### *Risk and Vulnerability Questions*

#### **Localized/Stormwater Flooding**

1. Please describe the localized/stormwater flood issue specific to your jurisdiction in paragraph form. In addition, please complete a table similar to the below example detailing types and location of localized/stormwater flooding problems. If available, also attach a map of problem areas.

#### *Text Description*

#### *Localized Flooding Areas*

Road Name	Flooding	Pavement Deterioration	Washouts	High Water/ Creek Crossing	Landslides/ Mudslides	Debris	Downed Trees



**Landslides, Mudslides, and Debris Flow**

1. Please describe the landslide, mudslide, hillside erosion and debris flow issues specific to the City in paragraph form. In addition, please complete a table similar to the below example detailing types and location of landslide, mudslide, and debris flow problems. If available, also provide a map of problem areas.

*Text Description:*

*Table 2 Landslides, Mudslides, and Debris Flow Areas*

Location	Detail Nature and Extent of Landslide Issues	

## Earthquake Vulnerability

1. Number of unreinforced masonry buildings. If available, please provide an inventory of URM buildings specific to your jurisdiction. Include any tables and/or maps. Is this a layer available in GIS?

## Special Populations

1. Describe any hazard-related concerns or issues regarding the vulnerability of special needs populations, such as the elderly, disabled, low-income, or migrant farm workers.

## Development Trends

1. Describe development trends and expected growth areas and how they relate to hazard areas and vulnerability concerns/issues. Please provide zoning maps and maps and tables detailing areas targeted for future development within your jurisdiction.

## ***CAPABILITY ASSESSMENT***

Capabilities are the programs and policies currently in use to reduce hazard impacts or that could be used to implement hazard mitigation activities. Please complete the tables and questions in the worksheet as completely as possible.

### **Planning and Regulatory**

The following planning and land management tools are typically used by local jurisdictions to implement hazard mitigation activities. Please indicate which of the following your jurisdiction has in place. If your jurisdiction does not have this capability or authority, please indicate in the comments column if a higher level of government has the authority.

Plans	Y/N Year	Does the plan/program address hazards? Does the plan identify projects to include in the mitigation strategy? Can the plan be used to implement mitigation actions?
General Plan		
Capital Improvements Plan		
Economic Development Plan		
Local Emergency Operations Plan		
Continuity of Operations Plan		
Transportation Plan		
Stormwater Management Plan/Program		
Engineering Studies for Streams		
Community Wildfire Protection Plan		
Other special plans (e.g., brownfields redevelopment, disaster recovery, coastal zone management, climate change adaptation)		
<b>Building Code, Permitting, and Inspections</b>	<b>Y/N</b>	<b>Are codes adequately enforced?</b>
Building Code		
Building Code Effectiveness Grading Schedule (BCEGS) Score		
Fire department ISO rating:		
Site plan review requirements		
<b>Land Use Planning and Ordinances</b>	<b>Y/N</b>	<b>Is the ordinance an effective measure for reducing hazard impacts? Is the ordinance adequately administered and enforced?</b>
Zoning ordinance		
Subdivision ordinance		
Floodplain ordinance		

Natural hazard specific ordinance (stormwater, steep slope, wildfire)
Flood insurance rate maps
Elevation Certificates
Acquisition of land for open space and public recreation uses
Erosion or sediment control program
Other
How can these capabilities be expanded and improved to reduce risk?

### Administrative/Technical

Identify the technical and personnel resources responsible for activities related to hazard mitigation/loss prevention within your jurisdiction. For smaller jurisdictions without local staff resources, if there are public resources at the next higher level government that can provide technical assistance, please indicate so in the comments column.

Administration	Y/N	Describe capability Is coordination effective?
Planning Commission		
Mitigation Planning Committee		
Maintenance programs to reduce risk (e.g., tree trimming, clearing drainage systems)		
Mutual aid agreements		
Other		
Staff	Y/N FT/PT	Is staffing adequate to enforce regulations? Is staff trained on hazards and mitigation? Is coordination between agencies and staff effective?
Chief Building Official		
Floodplain Administrator		
Emergency Manager		
Community Planner		
Civil Engineer		
GIS Coordinator		
Other		
Technical	Y/N	Describe capability Has capability been used to assess/mitigate risk in the past?
Warning systems/services (Reverse 911, outdoor warning signals)		

Hazard data and information
Grant writing
Hazus analysis
Other
How can these capabilities be expanded and improved to reduce risk?

## Fiscal

Identify whether your jurisdiction has access to or is eligible to use the following financial resources for hazard mitigation

Funding Resource	Access/ Eligibility (Y/N)	Has the funding resource been used in past and for what type of activities? Could the resource be used to fund future mitigation actions?
Capital improvements project funding		
Authority to levy taxes for specific purposes		
Fees for water, sewer, gas, or electric services		
Impact fees for new development		
Storm water utility fee		
Incur debt through general obligation bonds and/or special tax bonds		
Incur debt through private activities		
Community Development Block Grant		
Other federal funding programs		
State funding programs		
Other		
How can these capabilities be expanded and improved to reduce risk?		

## Education and Outreach

Identify education and outreach programs and methods already in place that could be/or are used to implement mitigation activities and communicate hazard-related information.

Program/Organization	Yes/No	Describe program/organization and how relates to disaster resilience and mitigation. Could the program/organization help implement future mitigation activities?
Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, access and functional needs populations, etc.		
Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness, environmental education)		
Natural disaster or safety related school programs		
StormReady certification		
Firewise Communities certification		
Public-private partnership initiatives addressing disaster-related issues		
Other		
How can these capabilities be expanded and improved to reduce risk?		



## National Flood Insurance Program (NFIP) Worksheet

Use this worksheet to collect information on your community's participation in and continued compliance with the NFIP, as well as identify areas for improvement that could be potential mitigation actions.

NFIP Topic	Comments
<b>Insurance Summary</b>	
How many NFIP policies are in the community? What is the total premium and coverage?	41 policies FM TO GET PREMIUMS \$10,798,700 coverage
How many claims have been paid in the community? What is the total amount of paid claims? How many of the claims were for substantial damage?	1 paid claim \$750.00 No substantial damage claims
How many structures are exposed to flood risk within the community?	FM to complete
Describe any areas of flood risk with limited NFIP policy coverage	
<b>Staff Resources</b>	
Is the Community Floodplain Administrator or NFIP Coordinator certified?	
Provide an explanation of NFIP administration services (e.g., permit review, GIS, education or outreach, inspections, engineering capability)	
What are the barriers to running an effective NFIP program in the community, if any?	
<b>Compliance History</b>	
Is the community in good standing with the NFIP?	
Are there any outstanding compliance issues (i.e., current violations)?	
When was the most recent Community Assistance Visit (CAV) or Community Assistance Contact (CAC)?	
Is a CAV or CAC scheduled or needed?	
<b>Regulation</b>	
When did the community enter the NFIP?	FM to complete
Are the FIRMs digital or paper?	FM to complete
Do floodplain development regulations meet or exceed FEMA or State minimum requirements? If so, in what ways?	
Provide an explanation of the permitting process.	
<b>Community Rating System</b>	
Does the community participate in CRS?	
What is the community's CRS Class Ranking?	
What categories and activities provide CRS points and how can the class be improved?	
Does the plan include CRS planning requirements?	

Prepared by:	Date	Email	Phone

## ***HISTORIC HAZARD EVENTS WORKSHEET***

Please fill out one sheet for each significant hazard event with as much detail as possible. Attach supporting documentation, photocopies of newspaper articles, or other original sources.

Type of event		
Nature and magnitude of event		
Location		
Date of event		
Injuries		
Deaths		
Property damage		
Infrastructure damage		
Crop damage		
Business/economic impacts		
Road/school/other closures		
Other damage		
Insured losses		
Federal/state disaster relief funding		
Opinion on likelihood of occurring again		
Source of information		
Comments		
	Please return worksheets by mail, email, or fax to: Jeanine Foster, Foster Morrison 5628 West Long Place Littleton, CO 80123 fax: (720) 893-0863 email: <a href="mailto:jeanine.foster@fostermorrison.com">jeanine.foster@fostermorrison.com</a>	
Prepared by:		
Phone:		
Email:		
Date:		

**A.8.2. Risk Assessment Meeting Handouts for HMPC Meeting**

**AGENDA**  
**City of Lakeport**  
**Local Hazard Mitigation Plan (LHMP)**  
**HMPC Meeting #2 - Risk Assessment**  
**February 20, 2019**

6. Introductions
7. Status of the DMA Planning Process
8. Review of Risk Assessment
9. Review of Data Needs
10. Next Steps

**Contact Info:**

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*Foster Morrison Consulting, Ltd.*

*Brenna Howell ([brenna@brennahowell.com](mailto:brenna@brennahowell.com))*

*Howell Consulting, Inc.*

## Hazard Identification & Profiles: City of Lakeport

Hazard	Geographic Extent	Likelihood of Future Occurrences	Magnitude/Severity	Significance	Climate Change Influence
Aquatic Biological Hazards: cyanobacterial bloom	Significant	Highly Likely	Critical	High	Medium
Aquatic Biological Hazards: quagga mussel	Significant	Highly Likely	Critical	High	Low
Climate Change	Extensive	Likely	Limited	Medium	–
Dam Failure	Limited	Occasional	Critical	High	Medium
Drought and Water Shortage	Extensive	Likely	Critical	High	High
Earthquake (major/minor)	Extensive	Unlikely/Highly Likely	Catastrophic	Medium	Low
Flood: 1%/0.2% Annual Chance	Significant	Likely	Critical	High	Medium
Flood: Localized/Stormwater	Significant	Highly Likely	Limited	Medium	Medium
Hazardous Materials Transport	Significant	Likely	Critical	Medium	Low
Landslide and Debris Flows	Limited	Highly Likely	Limited	Medium	Medium
Levee Failure	Limited	Unlikely	Negligible	Low	Low
Seiche	Limited	Unlikely	Limited	Low	Low
Severe Weather: Extreme Cold and Freeze	Extensive	Likely	Limited	Low	Medium
Severe Weather: Extreme Heat	Extensive	Highly Likely	Limited	Medium	High
Severe Weather: Heavy Rains, Snow, and Storms	Extensive	Highly Likely	Limited	Medium	Medium
Severe Weather: High Winds	Extensive	Highly Likely	Critical	Medium	Low
Volcano and Geothermal Gas Release	Extensive	Unlikely/ Highly Likely	Critical	Low	Low
Wildfire	Extensive	Highly Likely	Catastrophic	High	High
<div> <div> <b>Geographic Extent</b>  Limited: Less than 10% of planning area  Significant: 10-50% of planning area  Extensive: 50-100% of planning area </div> <div> <b>Likelihood of Future Occurrences</b>  Highly Likely: Near 100% chance of occurrence in next year, or happens every year.  Likely: Between 10 and 100% chance of occurrence in next year, or has a recurrence interval of 10 years or less.  Occasional: Between 1 and 10% chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years.  Unlikely: Less than 1% chance of occurrence in next 100 years, or has a recurrence interval of greater than every 100 years. </div> <div> <b>Magnitude/Severity</b>  Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths  Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability  Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability  Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid  <b>Significance</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact  <b>Climate Change Influence:</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact </div> </div>					

## Risk Assessment Methodology

### *Calculating Likelihood of Future Occurrence*

The frequency of past events is used in this section to gauge the likelihood of future occurrences. Based on historical data, the likelihood of future occurrence is categorized into one of the following classifications:

- **Highly Likely:** Near 100% chance of occurrence in next year, or happens every year.
- **Likely:** Between 10 and 100% chance of occurrence in next year, or has a recurrence interval of 10 years or less.
- **Occasional:** Between 1 and 10% chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years.
- **Unlikely:** Less than 1% chance of occurrence in next 100 years, or has a recurrence interval of greater than every 100 years.

### *Calculating Vulnerability*

Vulnerability is measured in general, qualitative terms, and is a summary of the potential impact based on past occurrences, spatial extent, and damage and casualty potential:

- **Extremely Low:** The occurrence and potential cost of damage to life and property is very minimal to non-existent.
- **Low:** Minimal potential impact. The occurrence and potential cost of damage to life and property is minimal.
- **Medium:** Moderate potential impact. This ranking carries a moderate threat level to the general population and/or built environment. Here the potential damage is more isolated and less costly than a more widespread disaster.
- **High:** Widespread potential impact. This ranking carries a high threat to the general population and/or built environment. The potential for damage is widespread. Hazards in this category may have already occurred in the past.
- **Extremely High:** Very widespread and catastrophic impact.

### *Defining Significance (Priority) of a Hazard*

Defining the significance or priority of a hazard to a community is based on a subjective analysis of several factors. This analysis is used to focus and prioritize hazards and associated mitigation measures for the plan. These factors include the following:

- **Past Occurrences:** Frequency, extent, and magnitude of historic hazard events.
- **Likelihood of Future Occurrences:** Based on past hazard events.
- **Ability to Reduce Losses through Implementation of Mitigation Measures:** This looks at both the ability to mitigate the risk of future occurrences as well as the ability to mitigate the vulnerability of a community to a given hazard event.

## Risk Assessment Summary: City of Lakeport Planning Area

### *Aquatic Biological Hazards: Cyanobacterial Bloom*

- Cyanobacteria (blue green algae) is becoming an increasingly significant hazard in Clear Lake. Cyanobacteria can produce toxins that can be harmful for animals and people when consumed at high levels.
- Cyanobacterial bloom is an annual event in Clear Lake. The severity of it varies by year. Biologists predict that this phenomenon is likely to recur for an unknown period of time. Although research has demonstrated only low levels of cyanotoxins to date, the risk for toxin production in algal blooms is known to vary widely with time and location.
- DETAILS ON PAST OCCURRENCES, EXTENT, IMPACTS/CONCERNS TO THE CITY?
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: High
- Priority Hazard

### *Aquatic Biological Hazards: Quagga Mussel*

- Quagga and zebra mussels are an invasive non-native species that breed very fast, have no known predators, and can quickly colonize new areas within California waters. Once established, these mussels can clog water intake and delivery pipes, dam intake gates and pipes, adhere to boats, pilings, and most hard and some soft substrates.
- While Quagga Mussels have not been found in Clear Lake, they have been found during boat inspections in the County/City?
- ANY UNIQUE ISSUES/IMPACTS/CONCERNS TO THE CITY?
- Likelihood of Future Occurrence: Likely
- Vulnerability: High
- Priority Hazard

### *Climate Change*

- The 2013 State of California Multi-Hazard Mitigation Plan stated that climate change is already affecting California. Sea levels have risen by as much as seven inches along the California coast over the last century, increasing erosion and pressure on the state's infrastructure, water supplies, and natural resources. The State has also seen increased average temperatures, more extreme hot days, fewer cold nights, a lengthening of the growing season, shifts in the water cycle with less winter precipitation falling as snow, and both snowmelt and rainwater running off sooner in the year. Climate Change has the potential to alter the nature and frequency of most hazards.
- In Lakeport, each year it seems to get a bit warmer and snow seems to start at higher levels. Rain events also seem to be of greater intensity.
- ANY HMPC INPUT ON CLIMATE CHANGE ISSUES IN LAKEPORT?
- Likelihood of Future Occurrence: Likely
- Vulnerability: Medium
- Priority Hazard

### *Dam failure*

- According to data provided by Cal OES and National Performance of Dam's data, there are 21 dams in Lake County constructed for flood control, storage, electrical generation, and recreational purposes. Of these, 11 are high hazard, 4 are significant hazard, and 6 are low hazard.
- Dams of concern to the City includes only one dam: Lakeport Wastewater Treatment Plant Dam, owned by the City.
- ARE THERE ANY PAST OCCURRENCES OF DAM FAILURES/DESCRIBE INUNDATION AREA?
- Likelihood of Future Occurrence: Unlikely
- Vulnerability: High?
- Priority Hazard

### *Drought and Water Shortage*

- Historical drought data for the Lakeport planning area and region indicate there have been 5 significant droughts in the last 84 years.
- Since 2012, snowpack levels in California had dropped dramatically. 2015 estimates place snowpack as 5 percent of normal levels. However, snowpack levels increased in 2016 and in 2017 snowpack levels were the highest they've been in 22 years. However, drought has started to creep back in to the Northern California area.
- 2 disaster declarations (1977 and 2014) for Lake County since 1950. There have been 15 NCDC drought events in Lake County. All of these were for the 2014-2016 drought, but no damages, injuries, or losses were reported in the NCDC database.
- HMPC – CAN YOU PROVIDE DAMAGES OR RESTRICTIONS THAT HAVE OCCURRED IN THE CITY RECENTLY DUE TO THE MOST RECENT DROUGHT. WHAT HAS BEEN IMPACTED THE MOST? WHAT IS THE PRIMARY SOURCE OF WATER AND HOW HAS WATER SUPPLY BEEN AFFECTED IN THE CITY?
- Likelihood of Future Occurrence: Likely – Drought; Occasional – Water Shortage
- Vulnerability: Medium
- Priority Hazard

### *Earthquake*

- Within the past 200 years, no major earthquakes have occurred along faults in Lake County. The San Andreas fault and the Healdsburg fault, 30 and 15 miles away, respectively are two significant faults of concern to the City. Both of these faults have been responsible for moderate to major seismic events in the past. The maximum earthquake magnitudes observed to date are 8.5 for the San Andreas fault and 6.75 (Richter Scale) for the Healdsburg fault.
- Throughout Lake County there are several small active faults, with most centered in the Cobb Mountain area. Minor earthquakes occur almost daily in the south county geothermal fields near the geysers influenced region.
- The poorly consolidated younger alluvium that occupies valley floor areas of the county near Clear Lake basin are considered to have high to very high potential for liquefaction.
- The U.S. Geological Survey (USGS) issues National Seismic Hazard Maps as reports that provide acceleration and probabilities for various time periods. This data indicates that the expected severity of earthquakes in the region is moderate to high.



- There have been no disaster declarations in the County. No major earthquakes have been recorded within the County and City; although the City has felt ground shaking from earthquakes with epicenters located elsewhere. HMPC – WERE THERE ISSUES/DAMAGES IN THE CITY FROM THE HISTORICAL EARTHQUAKES? DO CITY BUILDINGS NEED TO BE EVALUATED FOR EARTHQUAKE RETROFITS? IS THERE A URM INVENTORY?
- Likelihood of Future Occurrence: Unlikely – large, damaging earthquake; Likely – minor earthquake
- Vulnerability: Medium
- Priority Hazard

### ***Flood Hazards***

#### **100/500 year**

- Historically, portions of Lakeport have always been at risk to flooding because of its annual percentage of rainfall in the winter, the proximity to Clear Lake and local streams and drainages. The 2014 Preliminary FIS noted that flooding in the planning area results from prolonged heavy rainfall over tributary areas during the period from November through March.
- Of the 22 state and 23 federal declarations from 1950-present– 14 state and 15 federal declarations were for severe winter weather, storms, heavy rains, or flooding. Flooding is an ongoing issue for the planning area.
- HMPC - REVIEW RISK ASSESSMENT AND ADD INFORMATION ON MAJOR FLOOD EVENTS. CHECK EOC ACTIVATIONS. PROVIDE RESULTS OF PA WORKSHEETS POST FLOOD EVENTS.
- Likelihood of Future Occurrence: 100-Occasional; 500-Unlikely
- Vulnerability: High
- Priority Hazard

#### **Localized/Stormwater flooding**

- Significant localized flood history in the City – occurs annually.
- IDENTIFY LOCALIZED FLOODING PROBLEM AREAS. PROVIDE DETAILS ON PAST OCCURRENCES IN THESE AREAS? PICTURES/DESCRIPTIONS. PROVIDE RESULTS OF PA WORKSHEETS POST FLOOD EVENTS.
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Medium
- Priority Hazard

### ***Hazardous Materials Transport***

- Most of the hazardous materials transported through and near the Lakeport is carried by truck on the State Highways. Other roads are used as needed for local deliveries.
- In Lakeport, hazardous materials routes include Highways 29. 175 buffer zone near City.
- KEY AREAS OF CONCERN WITHIN THE CITY INCLUDE?
- NEED INFORMATION ON PAST OCCURRENCES THAT AFFECTED THE CITY.
- The United States Department of Transportation Pipeline and Hazardous Materials Safety Administration's (PHMSA) tracks transportation incidents: 9 incidents have happened in transport since 1987; 5 of these at 1275 Craig Ave - UPS

- Likelihood of Future Occurrence: Likely
- Vulnerability: Medium
- Priority Hazard

### *Landslides and Debris Flows*

- There have been no disaster declarations associated with landslides in Lake County. The NCDC contains no records of landslides.
- The Lakeport GP noted : Landslides are a significant geologic constraint to development in the Lakeport Planning Area. The landslide potential of an area is a function of the area's hydrology, geology, and seismic characteristics. Clay soils, which underlie many hillsides in Lakeport are particularly susceptible to sliding. Although landslides generally occur in areas with steep slopes, they may occur on slopes with a grade of 20% or less in geologically unstable areas.
- WHAT SPECIFIC AREAS ARE AT RISK TO LANDSLIDES – BOTH SLOPED AREAS WITHIN THE CITY AND AREAS THAT MIGHT BE AFFECTED BY LANDSLIDING FROM AREAS WITHIN THE COUNTY?
- CAN THE CITY PROVIDE INFORMATION ON PAST LANDSLIDE EVENTS?
- Likelihood of Future Occurrence: Likely
- Vulnerability: Medium
- Priority Hazard

### *Levee Failure*

- Agricultural and engineer levees exist throughout the County. However, there are no levees in or near Lakeport that protect the City or would affect the City if they failed.
- Likelihood of Future Occurrence: Unlikely
- Vulnerability: Extremely Low
- Non-Priority Hazard

### *Severe weather*

#### **Extreme Cold and Freeze**

- Annual occurrences of cold temperatures. Lowest recorded daily extreme was 9°F on Dec 9, 1972. In a typical year, maximum temperatures fall below 32°F on 75.5 days, with no days falling below 0°F.
- Only 1 extreme heat event (NCDC) from 1993-2018; No state or federal disaster declarations
- PLEASE PROVIDE DETAILS ON EXTREME COLD AND FREEZE EVENTS IN THE CITY. ISSUES/CONCERNS/IMPACTS
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Low
- Non-Priority Hazard

#### **Extreme Heat**

- Annual occurrences of hot temperatures. The highest recorded daily extreme was 114°F on June 30, 1977. In a typical year, maximum temperatures exceed 90°F on 77.5 days.
- Only 1 extreme heat event (NCDC) from 1993-2018; No state or federal disaster declarations

- PLEASE PROVIDE DETAILS ON EXTREME HEAT EVENTS IN THE CITY. ISSUES/CONCERNS/IMPACTS
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Medium
- Priority Hazard

### Heavy rains, snow, and storms

- Significant County/City history: annual occurrences. Snow extremely rare.
- The NCDC data recorded 78 hail, heavy rains, and storms events for Lake County since 1950.
- There have been 15 federal declarations since 1950 for flooding and severe storms.
- PLEASE PROVIDE DETAILS ON HEAVY RAIN AND STORM EVENTS IN THE CITY.
- Severe storms/heavy rains are the primary cause of most major flooding
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Medium
- Priority Hazard

### High Winds

- Significant County/City history: annual occurrences
- The NCDC data recorded 13 high wind events for Lake County since 1950.
- PLEASE PROVIDE DETAILS ON HIGH WIND EVENTS IN THE CITY.
- High winds exacerbate wildfires
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Medium
- Priority Hazard?

### Seiche

- A seiche is a standing wave oscillating in a body of water. A seiche occurring in Clear Lake, is possible, but one causing significant damage to shorelines and developed areas is remote. Causes of a seiche include earthquake activity and landslides, debris flows into the lake.
- ARE THERE SPECIFIC AREAS WITHIN THE CITY THAT ARE LIKELY TO BE THE GREATEST CONCERN?
- Likelihood of Future Occurrence: Unlikely
- Vulnerability: Medium
- Non-Priority Hazard

### Volcano

- Of the approximately 20 volcanoes in the State, only a few are active and pose a threat. Of these, Clear Lake volcano is the closest, with last significant activity 10,000 years ago.
- The area has intense geothermal activity, caused by a large, still hot silicic magma chamber about 14 km wide and 7 km beneath the surface. The area has numerous geothermal sources and mineral springs that release (potentially harmful) gases through surface vents. Hydrogen sulfide, carbon dioxide and methane gases leach out from underground magma through hot springs and during volcanic activity.
- Numerous recent events of geothermal gas releases. BUT DOES THIS AFFECT THE CITY?

- SIGNIFICANT PAST OCCURRENCES? MAJOR ISSUES? PROBLEM AREAS?
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Medium
- Non-Priority Hazard

### *Wildfire*

- Wildfires occur on an annual basis in the Lakeport Planning Area
- Numerous named fires causing a variety of damages and impacts throughout the County and Cities.
- Any ignition has the potential to become an out of control wildfire.
- 10 federal disaster declarations for Wildfire since 1950 in the County; 8 of these since 2012
- FOR THE 8 FEDERAL DISASTER DECLARATION FIRES SINCE 2012, CAN YOU PROVIDE INFORMATION SPECIFIC TO THE CITY ON: AREA AFFECTED, STRUCTURES LOST, DAMAGES, IMPACTS, EVACUATIONS, CLOSURES ETC.
- WHICH FIRES HAVE IMPACTED LAKEPORT? HOW?
- The City's #1 Natural Hazard with potentially catastrophic outcomes
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Extremely High
- Priority Hazard

## **A.8.3. Risk Assessment Meeting Handouts for Public Meeting**

### *City of Lakeport 2018/2019 Hazards*

- Aquatic Biological Hazards: cyanobacterial bloom
- Aquatic Biological Hazards: quagga mussel
- Climate Change
- Dam Failure
- Drought and Water Shortage
- Earthquake
- Flood: (100/500 year)
- Flood: Localized/Stormwater
- Hazardous Materials Transportation
- Landslide and Debris Flows
- Levee Failure
- Seiche
- Severe Weather: Extreme Cold and Freeze
- Severe Weather: Extreme Heat
- Severe Weather: Heavy Rains and Storms
- Severe Weather: High Winds
- Volcanic and Geothermal Gas Release
- Wildfire

### *City of Lakeport Historic Hazard Worksheet (Past Occurrences)*

Please fill out one sheet for each significant hazard event with as much detail as possible. Attach supporting documentation, photocopies of newspaper articles, or other original sources.

Type of event		
Nature and magnitude of event		
Location		
Date of event		
Injuries		
Deaths		
Property damage		
Infrastructure damage		
Crop damage		
Business/economic impacts		
Road/school/other closures		
Other damage		
Insured losses		
Federal/state disaster relief funding		
Opinion on likelihood of occurring again		
Source of information		
Comments		
	Please return worksheets by mail, email, or fax to: Jeanine Foster, Foster Morrison 5628 West Long Place Littleton, CO 80123 fax: (720) 893-0863 email: <a href="mailto:jeanine.foster@fostermorrison.com">jeanine.foster@fostermorrison.com</a>	
Prepared by:		
Phone:		
Email:		
Date:		

## A.8.4. Mitigation Strategy Meeting Handouts

These can be found in Appendix C of this Plan.

## A.8.5. Final Meeting Handouts for HMPC

### *Items to Complete*

Page #	Section	Item
2-4	2.4	Verify commercial base
4-145, 4-147	4.2.19	Other past wildfire info
4-171	4.3.1	Future populations
4-176	4.3.1	Disadvantaged populations; population projections
4-252	4.3.12	Landslide future development question
4-276	4.4.1	Fill out table
4-292	4.4.2	Fill out table
4-293	4.4.3	Fill out tables
4-294	4.4.4	Fill out tables
5-10	5.4	Need climate change action
Annex A-31	A.7.2	Need more actions. Need earthquake, drought, hazmat, and more wildfire.
App. A-1	A.1	Need the departments and titles column filled out

## A.8.6. Final Meeting Handouts for Public

### CITY OF LAKEPORT Local Hazard Mitigation Plan (LHMP) FINAL PUBLIC MEETING

#### *Hazards List*

- Aquatic Biological Hazards: Cyanobacterial Bloom\*
- Aquatic Biological Hazards: Quagga Mussel\*
- Climate Change\*
- Dam Failure\*
- Drought and Water Shortage\*
- Earthquake\*
- Flood: (100/500 year)\*
- Flood: Localized/Stormwater\*
- Hazardous Materials Transportation\*
- Landslide and Debris Flows
- Levee Failure
- Seiche
- Severe Weather: Extreme Cold and Freeze
- Severe Weather: Extreme Heat\*
- Severe Weather: Heavy Rains and Storms\*
- Severe Weather: High Winds\*
- Volcanic and Geothermal Gas Release
- Wildfire\*

\*Priority Hazard

#### *Mitigation Strategy: Goals*

**Goal 1: Minimize risk and vulnerability of Lakeport to hazards and protect lives and prevent losses to property, economy, and the environment**

- Provide protection for existing and future development
- Provide protection for critical facilities, utilities, and services and minimize disruption
- Provide protection for public health and safety

**Goal 2: Improve Lakeport's capabilities to plan for/prevent/mitigate hazard-related losses and to be prepared for, respond to, and recover from a disaster event**

- Reduce the number of emergency incidents and disaster occurrences
- Improve local capacity to prepare for disasters
- Continued improvements to infrastructure, equipment, facilities, etc. to meet public safety needs
- Improve and maintain emergency communications for community residents and visitors
- Increase the use of shared resources, data sharing, mutual aid and jurisdictional cooperation
- Upgrade and maintain disaster/emergency plans, with a long-term focus to address changing community needs to prevent, minimize, and recover from disasters



- Develop/improve warning, evacuation, and sheltering procedures and information for residents, businesses, visitors, individuals with access and functional needs, and animals risk areas

### **Goal 3: Increase community outreach, education, and awareness of risk and vulnerability to hazards and promote preparedness and self-responsibility to reduce hazard-related losses**

- Enhance hazard mitigation and preparedness programs
- Establish a Citywide public information program that utilizes a variety of outreach strategies and mechanisms to reach all Lakeport residents and visitors
- Inform and educate residents and businesses about all hazards they are exposed to, where they occur, what they can do to mitigate exposure or damages.

### **Goal 4: Increase and maintain wildfire prevention and protection in Lakeport**

- Reduce the wildfire risk and vulnerability in Lakeport
- Focus on fuels/vegetation management throughout the community
- Improve coordination of mitigation efforts throughout the community

### **Goal 5: Improve community resiliency to flooding in Lakeport**

- Reduce the flood risk and vulnerability in Lakeport
- Identify and implement development plan for City floodplains

## Mitigation Strategy: Mitigation Actions

### City of Lakeport

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP
<b>Multi-Hazard Mitigation Actions</b>				
Action 1.Integrate Local Hazard Mitigation Plan into Safety Element of General Plan	Lakeport	X	X	
Action 2.Public Awareness, Education, Outreach, and Preparedness Program Enhancements.	Lakeport and LFPD	X	X	X
Action 3.EOP Update	Lakeport and LFPD	X	X	
Action 4.Establish Back Up Power/Generators for Critical Facilities	Lakeport and LFPD	X	X	
Action 5.Sirens Project - Community Warning System Designed to Ensure Sound Reaches all Incorporated Areas	Lakeport and LFPD	X	X	
Action 6.Continuity of Operations Planning	Lakeport	X	X	
Action 7.Training and Exercise	Lakeport and LFPD	X	X	
Action 8.Update Local Emergency Services Ordinance	Lakeport	X	X	
Action 9.Update Development Requirements for Undergrounding Utilities Associated with New Development	Lakeport			
Action 10. Mass Care Planning	Lakeport and LFPD	X	X	
Action 11. In Low-lying Flood-prone Areas Strengthen Base Under Pavement to Prevent Deterioration of Pavement/Asphalt Areas	Lakeport	X	X	X
Action 12. Establish a Post-Disaster Recovery Action Plan	Lakeport	X	X	
<b>Aquatic Biological Hazards: Cyanobacterial Bloom Actions</b>				

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP
Action 13. Install Water Aerators in Stagnant Areas	Lakeport	X	X	
Action 14. Establish Additional Testing Areas within Key Areas of the City (e.g., swimming area) and Training of Staff	Lakeport			
Action 15. Establish Nutrient Management Program; Consider Dredging, Paving Roads, Erosion Control, Runoff Basins, Sewer Collection Systems, Etc.	Lakeport	X	X	X
<b>Aquatic Biological Hazards: Quagga Mussel Actions</b>				
Action 16. Quagga/Zebra Mussel Threat to Clear Lake: Enhance Public Education	Lakeport	X	X	
Action 17. Quagga Mussel Training	Lakeport	X	X	
<b>Climate Change Actions</b>				
Action 18.				
<b>Dam Failure Actions</b>				
Action 19. WWTP Dam - Increase Reservoir Capacity	Lakeport and LFPD	X	X	X
<b>Drought and Water Shortage Actions</b>				
Action 20. Implement Intertie Projects in Annexation Areas	Lakeport and LFPD	X	X	
Action 21. Adoption of State Model Water Efficiency Landscape Ordinance (MWELO)	Lakeport			
<b>Earthquake Actions</b>				
Action 22. Develop and Implement Non-Structural Mitigation Program	Lakeport	X	X	
Action 23. Unreinforced Masonry (URM) and Soft Story Inventory and Retrofits	Lakeport	X	X	
Action 24. Retrofit 302 N Main St	Lakeport	X	X	
<b>Flood Actions</b>				

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP
Action 25. Flood Insurance Promotion	Lakeport	X	X	X
Action 26. Armor Streambeds & Lakefront	Lakeport	X	X	X
Action 27. Stormwater Projects: Box Culvert/Drainage Enhancements Multiple Areas	Lakeport	X	X	X
Action 28. Continue Headwall (Redirock) 100 feet to east from Main Street	Lakeport	X	X	X
Action 29. Evaluate and Mitigate Erosion Shoreline Erosion Impacts from High Winds/Wave Action (Possible Seawall)	Lakeport	X	X	X
Action 30. Safety Surfacing Library Park	Lakeport	X	X	X
Action 31. In Low-lying Flood-prone Areas Strengthen Base Under Pavement to Prevent Deterioration of Pavement/asphalt Areas	Lakeport	X	X	X
Action 32. Continuation of Sea Wall at Boat Ramp Parking (North of 5th to 3rd Street)	Lakeport	X	X	X
Action 33. Identify and Implement Drainage/Streambed Clearance Projects	Lakeport	X	X	X
<b>Localized Flood Actions</b>				
Action 34. Enclose Open Ditches	Lakeport	X	X	X
Action 35. Stormwater Projects: Upsize Project Improvements to Provide More Volume to Increase Drainage Capacities	Lakeport	X	X	X
Action 36. Storm Drainage Related Flooding	Lakeport	X	X	X
<b>Hazardous Materials Transport Actions</b>				
Action 37. Multi-Agency Spill Response Plan	Lakeport and LFPD			
<b>Landslide and Debris Flows Actions</b>				
Action 38.				
<b>Severe Weather: Extreme Heat, Heavy Rains, Storms, and Winds Actions</b>				

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP
Action 39. Heat Contingency Plan	Lakeport			
<b>Wildfire Actions</b>				
Action 40. Defensible Space/ Fuel Reduction Projects	Lakeport and LFPD	X	X	
Action 41. Establish Goat Mitigation Plan	Lakeport and LFPD	X	X	
Action 42. Establish a Local Firewise Community	Lakeport and LFPD	X	X	
Action 43. Roofing/Eve Vent Retrofit and Adopt More Restrictive Wildfire Codes	Lakeport and LFPD	X	X	

## Lakeport Fire Protection District

Action Title	Benefitting Jurisdiction	Address Current Development	Address Future Development	Continued Compliance with NFIP
<b>Multi-Hazard Mitigation Actions</b>				
Action 44. Relocate and Replace Fire Station 50		X	X	
<b>Earthquake and Landslide Actions</b>				
Action 45.				
<b>Hazardous Materials Actions</b>				
Action 46.				
<b>Floods, Localized Floods, Heavy Rains and Storms Actions</b>				
Action 47.				
<b>Wildfire Actions</b>				
Action 48. Community Wildfire Protection Plan		X	X	



## Appendix B References

2008 Lake County Community Wildfire Protection Plan

2013 Lake County Drought Management Plan

2014 California Climate Adaptation Strategy

2017 Sulphur Fire WERT Report

2018 Lake County Local Hazard Mitigation Plan

2018 State of California Hazard Mitigation Plan

2018 State of California Multi-Hazard Mitigation Plan

Baynature.org Clear Lake Algae Problems (<https://baynature.org/article/satellites-to-the-rescue-for-clear-lake-algae-problems/>)

CAL FIRE

CAL FIRE GIS Datasets

Cal OES Dam Inundation Data

Cal-Atlas

Cal-DWR Disadvantage Community Mapping Tool

California Adaptation Planning Guide

California Department of Finance

California Department of Fish and Wildlife

California Department of Parks and Recreation Office of Historic Preservation

California Department of Water Resources Best Available Maps

California Department of Water Resources Division of Safety of Dams

California Division of Mines and Geology

California Geologic Survey

California Natural Diversity Database

California Natural Resource Agency

California State Water Resources Control Board

California's Adaptation Planning Guide: Understanding Regional Characteristics

California's Drought of 2007-2009, An Overview. State of California Natural Resources Agency, California Department of Water Resources

California's Fourth Climate Change Assessment

California's Sustainable Groundwater Management Act

CalTrans Truck Network

City of Lakeport 2025 General Plan Background Report

City of Lakeport 2025 General Plan Land Use Element

City of Lakeport 2025 General Plan Safety Element

City of Lakeport Emergency Operations Plan

City of Lakeport General Plan

City of Lakeport General Plan Environmental Impact Report

City of Lakeport General Plan Safety Element

Climate Change and Health Profile Report – Lake County

Climate Institute

Climate.org website (<http://climate.org/algae-cyanobacteria-blooms-and-climate-change/>)

Federal Emergency Management Agency

FEMA - Understanding Your Risks—Identifying Hazards and Estimating Losses.

FEMA Disaster Declaration Database

FEMA Hazus 4.0

FEMA Lake County Digital Flood Insurance Rate Map 9/30/2005

FEMA Lake County Flood Insurance Study 9/30/2005



FEMA Lake County Flood Insurance Study 9/30/2005

FEMA Lake County Preliminary Flood Insurance Study 6/18/2014

FEMA Multi-Hazard Identification and Risk Assessment

FEMA National Flood Insurance Program

FEMA NFIP Data for Lakeport

Final Clear Lake Watershed Sanitary Survey 2012 Update

Harmful Cyanobacteria Blooms and Their Toxins in Clear Lake and The Sacramento-San Joaquin Delta

HMPC input

Intergovernmental Panel on Climate Change

Lake County 2008 General Plan

Lake County Assessor's Data

Lake County Climate and Health Profile Report

Lake County Emergency Operations Plan

Lake County GIS

Lake County News: *Updated U.S. Volcanic Threat Assessment puts Clear Lake Volcanic Field in 'high' risk category.* October 28, 2018.

Levees in History: The Levee Challenge. Dr. Gerald E. Galloway, Jr., P.E., Ph.D., Water Policy Collaborative, University of Maryland, Visiting Scholar, USACE, IWR.

NASA

National Center for Atmospheric Research in Boulder, Colorado

National Climate Assessment

National Drought Mitigation Center

National Drought Mitigation Center Drought Impact Reporter

National Integrated Drought Information System

National Interagency Fire Center

National Levee Database

National Oceanic and Atmospheric Administration

National Oceanic and Atmospheric Administration's National Climatic Data Center

National Performance of Dams Program at Stanford University

National Weather Service

NOAA Storm Prediction Center

Petersen, M. et al., 2018 One-Year Seismic Hazard Forecast for the Central and Eastern United States from Induced and Natural Earthquakes - Seis. Res. Lett., doi.org/10.1785/0220180005

Proceedings of the National Academy of Sciences

Public Health Alliance of Southern California

Science magazine

Southern California Association of Governments

Surface Water Ambient Monitoring Program Harmful Algal Bloom Field Guide

U.S. Army Corps of Engineers

U.S. Fish and Wildlife Service

U.S. Geological Survey

U.S. Geological Survey Landslide Data

UNFCCC Conference of Parties Paris Agreement of 2015

United State Geologic Survey, Earthquake Intensity Zonation and Quaternary Deposits, Miscellaneous Field Studies Map 9093, 1977

United States Department of Transportation Pipeline and Hazardous Materials Safety Administration's Office of Hazardous Materials Safety

United States Geological Survey Open File Report 2015-3009

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University of California, Davis

University of California, Santa Cruz

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US Census Bureau

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US Occupational Safety and Health Administration

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(<https://portal.nifa.usda.gov/web/crisprojectpages/1003732-climate-change-and-invasive-mussels-interacting-effects-on-new-york-lakes.html>)

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USGS ([https://landslides.usgs.gov/hazards/postfire\\_debrisflow/detail.php?objectid=213](https://landslides.usgs.gov/hazards/postfire_debrisflow/detail.php?objectid=213))

USGS ([https://landslides.usgs.gov/hazards/postfire\\_debrisflow/detail.php?objectid=214](https://landslides.usgs.gov/hazards/postfire_debrisflow/detail.php?objectid=214))

USGS Publication 2014-3120

Vaisala National Lightning Detection Network

Western Regional Climate Center

World Health Organization



## Appendix C Mitigation Strategy

### City of Lakeport Local Hazard Mitigation Plan Mitigation Strategy Meetings April 2 & 3, 2019

#### *Table of Contents:*

#### **Agenda**

##### *Day 1:*

- Hazard Identification & Profiles...4
- Risk Assessment Methodology...5
- Risk Assessment Summary ...6
- City of Lakeport Priority Hazards...12
- Mitigation Strategy: Goals...13
- Sample Goals from Other Plans...14
- Goals Development...17

##### *Day 2:*

- Mitigation Strategy: Actions ...19
- Categories of Mitigation Measures...19
- Mitigation Strategy: Action Plan...24
- Mitigation Criteria ...24
- Initial Prioritization Instructions...27
- Mitigation Action Worksheet ...28

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## AGENDA

City of Lakeport  
Local Hazard Mitigation Plan (LHMP)  
Mitigation Strategy Meetings  
April 2 & 3, 2019

*HMPC Meeting #3:*

1. Introductions
2. Status of the DMA Planning Process
3. Risk Assessment Status
4. Develop Plan Goals and Objectives
5. Identify and discuss Mitigation Alternatives/Actions/Projects

*HMPC Meeting #4:*

1. Introductions
2. Identify and discuss Mitigation Alternatives/Actions/Projects
3. Review Mitigation Selection Criteria
4. Prioritize Mitigation Projects
5. Review of Schedule/Data Needs

## Mitigation Strategy Meetings

### Day 1

## Hazard Identification & Profiles

Hazard	Geographic Extent	Likelihood of Future Occurrences	Magnitude / Severity	Significance	Climate Change Influence
Aquatic Biological Hazards: cyanobacterial bloom	Significant	Highly Likely	Critical	High	Medium
Aquatic Biological Hazards: quagga mussel	Significant	Highly Likely	Critical	High	Low
Climate Change	Extensive	Likely	Limited	Medium	–
Dam Failure	Limited	Unlikely	Critical	Medium	Medium
Drought and Water Shortage	Extensive	Likely	Critical	High	High
Earthquake (major/minor)	Extensive	Unlikely/Highly Likely	Catastrophic	Medium	Low
Flood: 1%/0.2% Annual Chance	Significant	Likely	Critical	High	Medium
Flood: Localized/Stormwater	Significant	Highly Likely	Limited	Medium	Medium
Hazardous Materials Transport	Significant	Likely	Critical	Medium	Low
Landslide and Debris Flows	Limited	Highly Likely	Limited	Medium	Medium
Levee Failure	Limited	Unlikely	Negligible	Low	Low
Seiche	Limited	Unlikely	Limited	Low	Low
Severe Weather: Extreme Cold and Freeze	Extensive	Likely	Limited	Low	Medium
Severe Weather: Extreme Heat	Extensive	Highly Likely	Limited	Medium	High
Severe Weather: Heavy Rains, Snow, and Storms	Extensive	Highly Likely	Limited	Medium	Medium
Severe Weather: High Winds	Extensive	Highly Likely	Critical	Medium	Low
Volcano and Geothermal Gas Release	Extensive	Unlikely/ Highly Likely	Critical	Low	Low
Wildfire	Extensive	Highly Likely	Catastrophic	High	High
<div> <div> <b>Geographic Extent</b>  Limited: Less than 10% of planning area  Significant: 10-50% of planning area  Extensive: 50-100% of planning area  <b>Likelihood of Future Occurrences</b>  Highly Likely: Near 100% chance of occurrence in next year, or happens every year.  Likely: Between 10 and 100% chance of occurrence in next year, or has a recurrence interval of 10 years or less.  Occasional: Between 1 and 10% chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years.  Unlikely: Less than 1% chance of occurrence in next 100 years, or has a recurrence interval of greater than every 100 years. </div> <div> <b>Magnitude/Severity</b>  Catastrophic—More than 50 percent of property severely damaged; shutdown of facilities for more than 30 days; and/or multiple deaths  Critical—25-50 percent of property severely damaged; shutdown of facilities for at least two weeks; and/or injuries and/or illnesses result in permanent disability  Limited—10-25 percent of property severely damaged; shutdown of facilities for more than a week; and/or injuries/illnesses treatable do not result in permanent disability  Negligible—Less than 10 percent of property severely damaged, shutdown of facilities and services for less than 24 hours; and/or injuries/illnesses treatable with first aid  <b>Significance</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact  <b>Climate Change Influence:</b>  Low: minimal potential impact  Medium: moderate potential impact  High: widespread potential impact </div> </div>					

## Risk Assessment Methodology



### *Calculating Likelihood of Future Occurrence*

The frequency of past events is used in this section to gauge the likelihood of future occurrences. Based on historical data, the likelihood of future occurrence is categorized into one of the following classifications:

- **Highly Likely:** Near 100% chance of occurrence in next year, or happens every year.
- **Likely:** Between 10 and 90% chance of occurrence in next year, or has a recurrence interval of 10 years or less.
- **Occasional:** Between 1 and 10% chance of occurrence in the next year, or has a recurrence interval of 11 to 100 years.
- **Unlikely:** Less than 1% chance of occurrence in next 100 years, or has a recurrence interval of greater than every 100 years.

### *Calculating Vulnerability*

Vulnerability is measured in general, qualitative terms, and is a summary of the potential impact based on past occurrences, spatial extent, and damage and casualty potential:

- **Extremely Low:** The occurrence and potential cost of damage to life and property is very minimal to non-existent.
- **Low:** Minimal potential impact. The occurrence and potential cost of damage to life and property is minimal.
- **Medium:** Moderate potential impact. This ranking carries a moderate threat level to the general population and/or built environment. Here the potential damage is more isolated and less costly than a more widespread disaster.
- **High:** Widespread potential impact. This ranking carries a high threat to the general population and/or built environment. The potential for damage is widespread. Hazards in this category may have already occurred in the past.
- **Extremely High:** Very widespread and catastrophic impact.

### *Defining Significance (Priority) of a Hazard*

Defining the significance or priority of a hazard to a community is based on a subjective analysis of several factors. This analysis is used to focus and prioritize hazards and associated mitigation measures for the plan. These factors include the following:

- **Past Occurrences:** Frequency, extent, and magnitude of historic hazard events.
- **Likelihood of Future Occurrences:** Based on past hazard events.
- **Ability to Reduce Losses through Implementation of Mitigation Measures:** This looks at both the ability to mitigate the risk of future occurrences as well as the ability to mitigate the vulnerability of a community to a given hazard event.

## Risk Assessment Summary: City of Lakeport

### *Aquatic Biological Hazards: Cyanobacterial Bloom*

- Cyanobacteria (blue green algae) is becoming an increasingly significant hazard in Clear Lake. Cyanobacteria can produce toxins that can be harmful for animals and people when consumed at high levels.
- Cyanobacterial bloom is an annual event in Clear Lake. The severity of it varies by year. Biologists predict that this phenomenon is likely to recur for an unknown period of time. Although research has demonstrated only low levels of cyanotoxins to date, the risk for toxin production in algal blooms is known to vary widely with time and location.
- DETAILS ON PAST OCCURRENCES, EXTENT, IMPACTS/CONCERNS TO THE CITY?
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: High
- Priority Hazard

### *Aquatic Biological Hazards: Quagga Mussel*

- Quagga and zebra mussels are an invasive non-native species that breed very fast, have no known predators, and can quickly colonize new areas within California waters. Once established, these mussels can clog water intake and delivery pipes, dam intake gates and pipes, adhere to boats, pilings, and most hard and some soft substrates.
- While Quagga Mussels have not been found in Clear Lake, they have been found during boat inspections in the County/City?
- ANY UNIQUE ISSUES/IMPACTS/CONCERNS TO THE CITY?
- Likelihood of Future Occurrence: Likely
- Vulnerability: High
- Priority Hazard

### *Climate Change*

- The 2013 State of California Multi-Hazard Mitigation Plan stated that climate change is already affecting California. Sea levels have risen by as much as seven inches along the California coast over the last century, increasing erosion and pressure on the state's infrastructure, water supplies, and natural resources. The State has also seen increased average temperatures, more extreme hot days, fewer cold nights, a lengthening of the growing season, shifts in the water cycle with less winter precipitation falling as snow, and both snowmelt and rainwater running off sooner in the year. Climate Change has the potential to alter the nature and frequency of most hazards.
- In Lakeport, each year it seems to get a bit warmer and snow seems to start at higher levels. Rain events also seem to be of greater intensity.
- ANY HMPC INPUT ON CLIMATE CHANGE ISSUES IN LAKEPORT?
- Likelihood of Future Occurrence: Likely
- Vulnerability: Medium
- Priority Hazard

### *Dam failure*

- According to data provided by Cal OES and National Performance of Dam's data, there are 21 dams in Lake County constructed for flood control, storage, electrical generation, and recreational purposes. Of these, 11 are high hazard, 4 are significant hazard, and 6 are low hazard.
- Dams of concern to the City includes only one dam: Lakeport Wastewater Treatment Plant Dam, owned by the City.
- ARE THERE ANY PAST OCCURRENCES OF DAM FAILURES/DESCRIBE INUNDATION AREA?
- Likelihood of Future Occurrence: Unlikely
- Vulnerability: High?
- Priority Hazard

### *Drought and Water Shortage*

- Historical drought data for the Lakeport planning area and region indicate there have been 5 significant droughts in the last 84 years.
- Since 2012, snowpack levels in California had dropped dramatically. 2015 estimates place snowpack as 5 percent of normal levels. However, snowpack levels increased in 2016 and in 2017 snowpack levels were the highest they've been in 22 years. However, drought has started to creep back in to the Northern California area.
- 2 disaster declarations (1977 and 2014) for Lake County since 1950. There have been 15 NCDC drought events in Lake County. All of these were for the 2014-2016 drought, but no damages, injuries, or losses were reported in the NCDC database.
- WHAT HAS BEEN IMPACTED THE MOST? WHAT IS THE PRIMARY SOURCE OF WATER AND HOW HAS WATER SUPPLY BEEN AFFECTED IN THE CITY?
- Likelihood of Future Occurrence: Likely – Drought; Occasional – Water Shortage
- Vulnerability: Medium
- Priority Hazard

### *Earthquake*

- Within the past 200 years, no major earthquakes have occurred along faults in Lake County. The San Andreas fault and the Healdsburg fault, 30 and 15 miles away, respectively are two significant faults of concern to the City. Both of these faults have been responsible for moderate to major seismic events in the past. The maximum earthquake magnitudes observed to date are 8.5 for the San Andreas fault and 6.75 (Richter Scale1) for the Healdsburg fault.
- Throughout Lake County there are several small active faults, with most centered in the Cobb Mountain area. Minor earthquakes occur almost daily in the south county geothermal fields near the geysers influenced region.
- The poorly consolidated younger alluvium that occupies valley floor areas of the county near Clear Lake basin are considered to have high to very high potential for liquefaction.
- The U.S. Geological Survey (USGS) issues National Seismic Hazard Maps as reports that provide acceleration and probabilities for various time periods. This data indicates that the expected severity of earthquakes in the region is moderate to high.

- There have been no disaster declarations in the County. No major earthquakes have been recorded within the County and City; although the City has felt ground shaking from earthquakes with epicenters located elsewhere.
- WERE THERE ISSUES/DAMAGES IN THE CITY FROM THE HISTORICAL EARTHQUAKES? DO CITY BUILDINGS NEED TO BE EVALUATED FOR EARTHQUAKE RETROFITS? IS THERE A URM INVENTORY?
- Likelihood of Future Occurrence: Unlikely – large, damaging earthquake; Likely – minor earthquake
- Vulnerability: Medium
- Priority Hazard

### ***Flood Hazards***

#### **100/500 year**

- Historically, portions of Lakeport have always been at risk to flooding because of its annual percentage of rainfall in the winter, the proximity to Clear Lake and local streams and drainages. The 2014 Preliminary FIS noted that flooding in the planning area results from prolonged heavy rainfall over tributary areas during the period from November through March.
- Of the 22 state and 23 federal declarations from 1950-present– 14 state and 15 federal declarations were for severe winter weather, storms, heavy rains, or flooding. Flooding is an ongoing issue for the planning area.
- REVIEW RISK ASSESSMENT AND ADD INFORMATION ON MAJOR FLOOD EVENTS. CHECK EOC ACTIVATIONS. PROVIDE RESULTS OF PA WORKSHEETS POST FLOOD EVENTS.
- Likelihood of Future Occurrence: 100-Occasional; 500-Unlikely
- Vulnerability: High
- Priority Hazard

#### **Localized/Stormwater flooding**

- Significant localized flood history in the City – occurs annually.
- IDENTIFY LOCALIZED FLOODING PROBLEM AREAS. PROVIDE DETAILS ON PAST OCCURRENCES IN THESE AREAS? PICTURES/DESCRIPTIONS. PROVIDE RESULTS OF PA WORKSHEETS POST FLOOD EVENTS.
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Medium
- Priority Hazard

### ***Hazardous Materials Transport***

- Most of the hazardous materials transported through and near the Lakeport is carried by truck on the State Highways. Other roads are used as needed for local deliveries.
- In Lakeport, hazardous materials routes include Highways 29, 175 buffer zone near City.
- KEY AREAS OF CONCERN WITHIN THE CITY INCLUDE?
- NEED INFORMATION ON PAST OCCURRENCES THAT AFFECTED THE CITY.

- The United States Department of Transportation Pipeline and Hazardous Materials Safety Administration's (PHMSA) tracks transportation incidents: 9 incidents have happened in transport since 1987; 5 of these at 1275 Craig Ave - UPS
- Likelihood of Future Occurrence: Likely
- Vulnerability: Medium
- Priority Hazard

### *Landslides and Debris Flows*

- There have been no disaster declarations associated with landslides in Lake County. The NCDC contains no records of landslides.
- The Lakeport GP noted : Landslides are a significant geologic constraint to development in the Lakeport Planning Area. The landslide potential of an area is a function of the area's hydrology, geology, and seismic characteristics. Clay soils, which underlie many hillsides in Lakeport are particularly susceptible to sliding. Although landslides generally occur in areas with steep slopes, they may occur on slopes with a grade of 20% or less in geologically unstable areas.
- WHAT SPECIFIC AREAS ARE AT RISK TO LANDSLIDES – BOTH SLOPED AREAS WITHIN THE CITY AND AREAS THAT MIGHT BE AFFECTED BY LANDSLIDING FROM AREAS WITHIN THE COUNTY?
- CAN THE CITY PROVIDE INFORMATION ON PAST LANDSLIDE EVENTS?
- Likelihood of Future Occurrence: Likely
- Vulnerability: Medium
- Priority Hazard

### *Levee Failure*

- Agricultural and engineer levees exist throughout the County. However, there are no levees in or near Lakeport that protect the City or would affect the City if they failed.
- Likelihood of Future Occurrence: Unlikely
- Vulnerability: Extremely Low
- Non-Priority Hazard

### *Severe weather*

#### **Extreme Cold and Freeze**

- Annual occurrences of cold temperatures. Lowest recorded daily extreme was 9°F on Dec 9, 1972. In a typical year, maximum temperatures fall below 32°F on 75.5 days, with no days falling below 0°F.
- Only 1 extreme heat event (NCDC) from 1993-2018; No state or federal disaster declarations
- PLEASE PROVIDE DETAILS ON EXTREME COLD AND FREEZE EVENTS IN THE CITY. ISSUES/CONCERNS/IMPACTS
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Low
- Non-Priority Hazard

## Extreme Heat

- Annual occurrences of hot temperatures. The highest recorded daily extreme was 114°F on June 30, 1977. In a typical year, maximum temperatures exceed 90°F on 77.5 days.
- Only 1 extreme heat event (NCDC) from 1993-2018; No state or federal disaster declarations
- PLEASE PROVIDE DETAILS ON EXTREME HEAT EVENTS IN THE CITY. ISSUES/CONCERNS/IMPACTS
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Medium
- Priority Hazard

## Heavy rains, snow, and storms

- Significant County/City history: annual occurrences. Snow extremely rare.
- The NCDC data recorded 78 hail, heavy rains, and storms events for Lake County since 1950.
- There have been 15 federal declarations since 1950 for flooding and severe storms.
- PLEASE PROVIDE DETAILS ON HEAVY RAIN AND STORM EVENTS IN THE CITY.
- Severe storms/heavy rains are the primary cause of most major flooding
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Medium
- Priority Hazard

## High Winds

- Significant County/City history: annual occurrences
- The NCDC data recorded 13 high wind events for Lake County since 1950.
- PLEASE PROVIDE DETAILS ON HIGH WIND EVENTS IN THE CITY.
- High winds exacerbate wildfires
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Medium
- Priority Hazard?

## *Seiche*

- A seiche is a standing wave oscillating in a body of water. A seiche occurring in Clear Lake, is possible, but one causing significant damage to shorelines and developed areas is remote. Causes of a seiche include earthquake activity and landslides, debris flows into the lake.
- Likelihood of Future Occurrence: Unlikely
- Vulnerability: Medium
- Non-Priority Hazard

## *Volcano*

- Of the approximately 20 volcanoes in the State, only a few are active and pose a threat. Of these, Clear Lake volcano is the closest, with last significant activity 10,000 years ago.
- The area has intense geothermal activity, caused by a large, still hot silicic magma chamber about 14 km wide and 7 km beneath the surface. The area has numerous geothermal sources and mineral springs

that release (potentially harmful) gases through surface vents. Hydrogen sulfide, carbon dioxide and methane gases leach out from underground magma through hot springs and during volcanic activity.

- Numerous recent events of geothermal gas releases. BUT DOES THIS AFFECT THE CITY?
- SIGNIFICANT PAST OCCURRENCES? MAJOR ISSUES? PROBLEM AREAS?
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Medium
- Non-Priority Hazard

### *Wildfire*

- Wildfires occur on an annual basis in the Lakeport Planning Area
- Numerous named fires causing a variety of damages and impacts throughout the County and Cities.
- Any ignition has the potential to become an out of control wildfire.
- 10 federal disaster declarations for Wildfire since 1950 in the County; 8 of these since 2012
- FOR THE 8 FEDERAL DISASTER DECLARATION FIRES SINCE 2012, CAN YOU PROVIDE INFORMATION SPECIFIC TO THE CITY ON: AREA AFFECTED, STRUCTURES LOST, DAMAGES, IMPACTS, EVACUATIONS, CLOSURES ETC.
- WHICH FIRES HAVE IMPACTED LAKEPORT? HOW?
- The City's #1 Natural Hazard with potentially catastrophic outcomes
- Likelihood of Future Occurrence: Highly Likely
- Vulnerability: Extremely High
- Priority Hazard



## City of Lakeport Priority Hazards

- Aquatic Biological Hazards: cyanobacterial bloom
- Aquatic Biological Hazards: quagga mussels
- Climate Change
- Dam Failure
- Drought & Water Shortage
- Earthquake
- Flood: 1%/0.2% annual chance
- Flood: Localized/Stormwater
- Hazardous Materials Transport
- Landslide, Mud, and Debris Flows
- Severe Weather: Extreme Heat
- Severe Weather: Heavy Rains and Storms (wind, hail, lightning)
- Severe Weather: High Winds
- Wildfire

### ***Non-Priority Hazards:***

- Severe Weather: Freeze and Cold
- Levee Failure
- Seiche
- Volcano/Geothermal gas release

## Mitigation Strategy: Goals

The most important element of the LHMP is the resulting mitigation strategy which serves as the long-term blueprint for reducing the potential losses identified in the risk assessment. The mitigation strategy is comprised of three components:

1. Mitigation Goals
2. Mitigation Actions
3. Action (Implementation) Plan

### *Mitigation Goals*

Up to now, the HMPC has been involved in collecting and providing data for the City of Lakeport Local Hazard Mitigation Plan. From this information, a Risk Assessment has been developed that describes the risk and vulnerability of the Lakeport planning area to identified hazards and includes an assessment of the area's current capabilities for countering these threats through existing policies, regulations, programs, and projects.

This analysis identifies areas where improvements could or should be made. Formulating Goals will lead us to incorporating these improvements into the Mitigation Strategy portion of the plan. Our planning goals should provide direction for what loss reduction activities can be undertaken to make the planning area more disaster resistant.

Mitigation Goals are general guidelines that represent the community's vision for reducing or avoiding losses from identified hazards. Goals are stated without regard for achievement, that is, implementation cost, schedule, and means are not considered. Goals are public policy statements that:

- Represent basic desires of the jurisdiction;
- Encompass all aspects of planning area, public and private;
- Are nonspecific, in that they refer to the quality (not the quantity) of the outcome;
- Are future-oriented, in that they are achievable in the future; and
- Are time-independent, in that they are not scheduled events.

While goals are not specific (quantitative), they should not be so general as to be meaningless or unachievable.

Goals statements will form the basis for objectives. They should be stated in such a way as to develop one or more objectives related to each goal.

The key point in writing goals is to remember that they must deal with results, not the activities that produce those results.

Finally, before we formulate our goals, we should discuss other planning area goals from other regional/county/city programs and priorities. This keeps us from "reinventing the wheel," as well as being consistent with Multi-Objective Management --- or "MOM" --- where communities strive for efficiency by combining projects/needs that are similar in nature or location. Utilizing "MOM" effectively can result in

identifying multiple sources of funding that can be “packaged” and broadening the supporting constituency base by including “outcomes” desired by various stakeholder groups.

Types/Sources of other area mitigation plans and programs include:

- General Plans
- Stormwater Program and Plans
- Flood/Watershed Management Plans and Studies
- Drought Plans
- Community Wildfire Protection Plans
- Strategic Fire Plans
- Dam Emergency Action Plans
- Emergency Operations Plans
- Climate Adaptation Plans
- Other?

## Sample Goals from other Plans

### *Goals from the 2018 California State Hazard Mitigation Plan*

1. Significantly reduce life loss and injuries.
2. Minimize damage to structures and property, as well as minimizing interruption of essential services and activities.
3. Protect the environment.
4. Promote community resilience through integration of hazard mitigation with public policy and standard business practices.

### *Goals from the City of Lakeport 2025 General Plan, 2009*

#### Land Use Element

OBJECTIVE LU5: 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.

OBJECTIVE LU7: o develop and maintain a storm drainage system which ensures the safety AND WELFARE OF RESIDENTS, VISITORS AND PROPERTY IN LAKEPORT.

#### Safety Element

OBJECTIVE S1: To protect the community from injury, loss of life and property damage resulting from natural catastrophes and any hazardous conditions relating to seismic, geologic, and flooding hazards.

OBJECTIVE S2: To reduce the impact of pollution as well as hazardous materials and hazardous waste on the well-being and health of the community.

OBJECTIVE S3: To maintain an effective emergency response system.

OBJECTIVE S3: Reduce the risk of damage and destruction from wild land fires.

Objective SA 1.4: Reduce the risk of loss of life, personal injury and damage to property resulting from seismic hazards.

Goal SA 3: A community with low impact risk of hazardous materials on its well-being and health.

Objective SA 3.1: Protect public health from the hazards associated with the transportation, storage and disposal of hazardous wastes.

Goal SA 4: An effective emergency response system.

Objective SA 4.1: Build local capacity to prepare for disasters and coordinate with other regional stakeholders.

Objective SA 4.2: Establish essential emergency relief facilities that will function adequately in the event of a disaster.

Objective SA 4.4: Inform the public of what actions to take in the event of an emergency or disaster.

Objective SA 4.4: Designate emergency evacuation routes to provide a means to evacuate the community

### ***Lake County Community Wildfire Protection Plan (CWPP), 2009: Purpose***

- To identify priority projects that reduce risks and hazards from wildfire while protecting conservation values in Lake County. Goals are to be achieved principally through prioritization and implementation of fuel hazard reduction, fire safety, community education, and fire-protection projects and activities.
- To provide community priorities for conservation-based fuel reduction on public lands, and to provide community direction for federal land management in Lake County.
- To provide conservation-based, fire-safety educational information to residents of Lake County.
- To provide a positive balance among fire prevention, conservation, and wildlife protection.
- To coordinate fire protection strategies across property boundaries, including evacuation planning and preparation.
- To encourage the integration of private land management goals with community needs and expectations for fire safety.
- To create ecologically sustainable biomass utilization and removal projects within Lake County.
- To provide a guiding document for future actions of the Lake County Fire Safe Council, land management agencies, private landowners, and local emergency service providers.
- To provide a guiding document for governmental agencies in developing fire safe practices and policies.
- To meet the requirements under the National Fire Plan and other government funding sources.

## *Goals Development*

You will each be given 3 sticky notes. On each note you will write what you think the goals for this mitigation planning effort should be. To get you started, provided below are possible goals for this mitigation plan. You may reword these or develop your own. These goal statements should serve as examples. It is vital that our Hazard Mitigation Planning Committee establish its own goals. Use one note card for each goal. The purpose of the goal development is to reach a consensus on plan goals.

- Minimize risk and vulnerability from natural hazards
- Increase communities' awareness of vulnerability to hazards
- Increase the use of shared resources
- Improve communities' capabilities to mitigate losses
- Maintain coordination of disaster plans with changing DHS/FEMA needs
- Maintain FEMA eligibility/position jurisdictions for grant funding
- Maintain/enhance the flood mitigation program to provide 200/500-year flood protection
- Maintain current service levels
- Provide protection for existing buildings from hazards
- Provide protection for future development from hazards
- Provide protection for natural and cultural resources from hazard impacts
- Provide protection for people's lives from hazards
- Provide protection for public health
- Provide protection for critical services (fire, police, etc.) from hazard impacts
- Provide protection for critical lifeline utilities from hazard impacts
- Reduce exposure to hazard related losses
- Reduce the number of emergency incidents
- Make better use of technology

When done, we will:

- Pin/tape them to the wall/easel-chart and arrange them by category
- Combine and reword them into 3-4 goals for the plan.

## Mitigation Strategy Meetings Day 2

## Mitigation Strategy: Actions

Mitigation Actions are specific projects and activities that help achieve the goals and accomplish risk reduction in the community.

### *Categories of Mitigation Measures*

**PREVENTION:** Preventive measures are designed to keep the problem from occurring or getting worse. Their objective is to ensure that future development is not exposed to damage and does not increase damage to other properties.

- Planning
- Zoning
- Open Space Preservation
- Land Development Regulations
  - ✓ Subdivision regulations
  - ✓ Building Codes
    - Fire-Wise Construction
  - ✓ Floodplain development regulations
  - ✓ Geologic Hazard Areas development regulations (for roads too!)
- Storm Water Management
- Fuels Management, Fire-Breaks

**EMERGENCY SERVICES:** protect people during and after a disaster. A good emergency services program addresses all hazards. Measures include:

- Warning (flooding, tornadoes, winter storms, geologic hazards, fire)
  - ✓ NOAA Weather Radio
  - ✓ Sirens
  - ✓ “Reverse 911” (Emergency Notification System)
- Emergency Response
  - ✓ Evacuation & Sheltering
  - ✓ Communications
  - ✓ Emergency Planning
    - Activating the EOC (emergency management)
    - Closing streets or bridges (police or public works)
    - Shutting off power to threatened areas (utility company)
    - Holding/releasing children at school (school district)
    - Ordering an evacuation (mayor)
    - Opening emergency shelters (Red Cross)
    - Monitoring water levels (engineering)
    - Security and other protection measures (police)
- Critical Facilities Protection (Buildings or locations vital to the response and recovery effort, such as police/fire stations, hospitals, sewage treatment plants/lift stations, power substations)



- ✓ Buildings or locations that, if damaged, would create secondary disasters, such as hazardous materials facilities and nursing homes
- ✓ Lifeline Utilities Protection
- Post-Disaster Mitigation
- Building Inspections
  - ✓ ID mitigation opportunities & funding before reconstruction

**PROPERTY PROTECTION:** Property protection measures are used to modify buildings subject to damage rather than to keep the hazard away. A community may find these to be inexpensive measures because often they are implemented by or cost-shared with property owners. Many of the measures do not affect the appearance or use of a building, which makes them particularly appropriate for historical sites and landmarks.

- Retrofitting/disaster proofing
  - ✓ Floods
    - Wet/Dry floodproofing (barriers, shields, backflow valves)
    - Relocation/Elevation
    - Acquisition
    - Retrofitting
  - ✓ High Winds/Tornadoes
    - Safe Rooms
    - Securing roofs and foundations with fasteners and tie-downs
    - Strengthening garage doors and other large openings
  - ✓ Winter Storms
    - Immediate snow/ice removal from roofs, tree limbs
    - “Living” snow fences
  - ✓ Geologic Hazards (Landslides, earthquakes, sinkholes)
    - Anchoring, bracing, shear walls
    - Dewatering sites, agricultural practices
    - Catch basins
  - ✓ Drought
    - Improve water supply (transport/storage/conservation)
    - Remove moisture competitive plants (Tamarisk/Salt Cedar)
    - Water Restrictions/Water Saver Sprinklers/Appliances
    - Grazing on CRP lands (no overgrazing-see Noxious Weeds)
    - Create incentives to consolidate/connect water services
    - Recycled wastewater on golf courses
  - ✓ Wildfire, Grassfires
    - Replacing building components with fireproof materials
    - Roofing, screening
    - Create “Defensible Space”
    - Installing spark arrestors
    - Fuels Modification

- ✓ Noxious Weeds/Insects
  - Mowing
  - Spraying
  - Replacement planting
  - Stop overgrazing
  - Introduce natural predators
- Insurance

**NATURAL RESOURCE PROTECTION:** Natural resource protection activities are generally aimed at preserving (or in some cases restoring) natural areas. In so doing, these activities enable the naturally beneficial functions of floodplains and watersheds to be better realized. These natural and beneficial floodplain functions include the following:

- storage of floodwaters
- absorption of flood energy
- reduction in flood scour
- infiltration that absorbs overland flood flow
- groundwater recharge
- removal/filtering of excess nutrients, pollutants, and sediments from floodwaters
- habitat for flora and fauna
- recreational and aesthetic opportunities

Methods of protecting natural resources include:

- Wetlands Protection
- Riparian Area/Habitat Protection/Threatened-Endangered Species
- Erosion & Sediment Control
- Best Management Practices

Best management practices (“BMPs”) are measures that reduce nonpoint source pollutants that enter the waterways. Nonpoint source pollutants come from non-specific locations. Examples of nonpoint source pollutants are lawn fertilizers, pesticides, and other farm chemicals, animal wastes, oils from street surfaces and industrial areas and sediment from agriculture, construction, mining and forestry. These pollutants are washed off the ground’s surface by stormwater and flushed into receiving storm sewers, ditches and streams. BMPs can be implemented during construction and as part of a project’s design to permanently address nonpoint source pollutants. There are three general categories of BMPs:

4. Avoidance: setting construction projects back from the stream.
  5. Reduction: Preventing runoff that conveys sediment and other water-borne pollutants, such as planting proper vegetation and conservation tillage.
  6. Cleanse: Stopping pollutants after they are en route to a stream, such as using grass drainageways that filter the water and retention and detention basins that let pollutants settle to the bottom before they are drained
- Dumping Regulations
  - Set-back regulations/buffers

- Fuels Management
- Water Use Restrictions
- Landscape Management
- Weather Modification

**STRUCTURAL:** Projects that have traditionally been used by communities to control flows and water surface elevations. Structural projects keep flood waters away from an area. They are usually designed by engineers and managed or maintained by public works staff. These measures are popular with many because they “stop” flooding problems. However, structural projects have several important shortcomings that need to be kept in mind when considering them for flood hazard mitigation:

- They are expensive, sometimes requiring capital bond issues and/or cost sharing with Federal agencies, such as the U.S. Army Corps of Engineers or the Natural Resources Conservation Service.
- They disturb the land and disrupt natural water flows, often destroying habitats or requiring Environmental Assessments.
- They are built to a certain flood protection level that can be exceeded by a larger flood, causing extensive damage.
- They can create a false sense of security when people protected by a structure believe that no flood can ever reach them.
- They require regular maintenance to ensure that they continue to provide their design protection level.

Structural measures include:

- Detention/Retention structures
- Erosion and Sediment Control
- Basins/Low-head Weirs
- Channel Modifications
- Culvert resizing/replacement/Maintenance
- Levees and Floodwalls
- Anchoring, grading, debris basins (for landslides)
- Fencing (for snow, sand, wind)
- Drainage System Maintenance
- Reservoirs (for flood control, water storage, recreation, agriculture)
- Diversions
- Storm Sewers

**PUBLIC INFORMATION:** A successful hazard mitigation program involves both the public and private sectors. Public information activities advise property owners, renters, businesses, and local officials about hazards and ways to protect people and property from these hazards. These activities can motivate people to take protection

- Hazard Maps and Data
- Outreach Projects (mailings, media, web, speakers, displays)
- Library Resources
- Real Estate Disclosure
- Environmental Education

## Mitigation Strategy: Action Plan

The mitigation action plan describes how the mitigation actions will be implemented, including how those actions will be prioritized, administered, and incorporated into the community's existing planning mechanism. Each participating jurisdiction must have a mitigation action(s) and an action plan specific to that jurisdiction and its priority hazards and vulnerabilities.

### *Mitigation Criteria*

For use in selecting and prioritizing Proposed Mitigation Measures

#### 1. STAPLEE

**Social: Does the measure treat people fairly? (different groups, different generations)**

- Community Acceptance
- Effect on Segment of Population
- Social Benefits

**Technical: Will it work? (Does it solve the problem? Is it feasible?)**

- Technical Feasibility
- Reduce Community Risk
- Long Term Solution/Sustainable
- Secondary Impacts

**Administrative: Do you have the capacity to implement & manage project?**

- Staffing
- Funding Allocated
- Maintenance/Operations

**Political: Who are the stakeholders? Did they get to participate? Is there public support? Is political leadership willing to support?**

- Political Support
- Local Champion
- Public Support
- Achieves Multiple Objectives
- Supported by a broad array of Stakeholders

**Legal: Does your organization have the authority to implement? Is it legal? Are there liability implications?**

- Existing Local Authority
- State Authority
- Potential Legal Challenges

**Economic: Is it cost-beneficial? Is there funding? Does it contribute to the local economy or economic development?**

- Benefit of Action
- Cost of Action
- Cost Effective/Economic Benefits
- Economically Viable
- Outside Funding Required

**Environmental: Does it comply with Environmental regulations?**

- Effect on Land/Water
- Effect on Endangered Species
- Effect on Cultural Resources
- Effect on Hazmat sites
- Consistent with Community Environmental Goals
- Consistent with Environmental Laws
- Environmental Benefits

## **2. SUSTAINABLE DISASTER RECOVERY**

- Quality of Life
- Social Equity
- Hazard Mitigation
- Economic Development
- Environmental Protection/Enhancement
- Community Participation

## **3. SMART GROWTH PRINCIPLES**

- Infill versus Sprawl
- Efficient Use of Land Resources
- Full Use of Urban Resources
- Mixed Uses of Land
- Transportation Options
- Detailed, Human-Scale Design

## **4. OTHER**

- Does measure address area with highest risk?
- Does measure protect ...
  - ✓ The largest # of people exposed to risk?
  - ✓ The largest # of buildings?
  - ✓ The largest # of jobs?
  - ✓ The largest tax income?
  - ✓ The largest average annual loss potential?
  - ✓ The area impacted most frequently?

- ✓ Critical Infrastructure (access, power, water, gas, telecommunications)
- Timing of Available funding
- Visibility of Project
- Community Credibility

## Mitigation Action Prioritization Instructions

Our Team recommendations are listed on flip-chart paper around the room.

You each have 3 sets of colored dots:

- 3 red dots
- 3 blue dots
- 3 green dots

The red dots are for high priority (5 points each)

The blue dots are for medium priority (3 points each)

The green dots are for low priority (1 point each)

Place your dots on the recommendations, using the different colors to indicate your priority. You may use as many of your dots, of any color, on any recommendation --- or you may spread them out using as few of your dots as you wish. The dots will indicate the consensus of the team.

Use your list of criteria to help you make your determinations.

After the totals are counted, we will discuss them further to confirm or change any of the results as we see fit.



## Mitigation Action Worksheet

<b>Jurisdiction:</b>	
<b>Mitigation Action/Project Title:</b>	
<b>Hazards Addressed:</b>	
<b>Issue/Background:</b>	
<b>Project Description:</b>	
<b>Other Alternatives:</b>	
<b>Existing Planning Mechanism(s) through which Action Will Be Implemented:</b>	
<b>Responsible Office/Partners:</b>	
<b>Cost Estimate:</b>	
<b>Benefits (Losses Avoided):</b>	
<b>Potential Funding:</b>	
<b>Timeline:</b>	
<b>Project Priority:</b>	

<b>Worksheet completed by:</b>	
<b>Name and Title:</b>	
<b>Phone:</b>	

**Lakeport  
Local Hazard Mitigation Plan  
Mitigation Strategy Meetings: Mitigation Actions v/1  
March 2 & 3, 2019**

Responsible Department/ Staff	Mitigation Action Title	Hazards Addressed	Points/ Worksheet Status
	Public awareness, education, outreach, and preparedness program enhancements for all hazards (multi-media, educate and clarify various emergency systems, messaging and training; promote self- responsibility)	Multi-hazard	30
	Incorporate LHMP Update by reference through council adoption into the safety element of the General Plan	Multi-hazard	N/A*
	Sirens Project – Assessment of system and ensure sound reaches all areas/map areas of coverage	Multi-hazard	29
	Alert and Warning Program Enhancement/Education	Multi-hazard	2
	Update and maintain EOP with all annexes	Multi-hazard	32
	Establish emergency training and exercise program for key personnel	Multi-hazard	14
	Evacuation planning and signage for all hazards; include establishment of sheltering in place requirements. and refuge areas	Multi-hazard	39
	Mass Care planning to include establishment of refuge areas (at risk populations, medical, ADA, animals, and with outreach components)	Multi-hazard	20
	Identification of vulnerable populations	Multi-hazard/	3
	Continuity of Operations Planning	Multi-hazard	
	Recovery Planning	Multi-hazard	N/A*
	Ham Radio Group coordination and integration into ER planning	Multi-hazard	9
	Establish backup power/generators for critical facilities	Multi-hazard	32
	Evaluate and update local emergency services ordinance	Multi-hazard	22
	Establish nutrient management program; consider dredging, paving roads, erosion control, runoff basins, sewer collection systems, etc.	Aquatic Biologic Hazards: Cyanobacteria	N/A
	Establish additional testing areas within key areas of the City (e.g., swimming area) and training of staff	Aquatic Biologic Hazards: Cyanobacteria	4
	Install water aerators in stagnant areas	Aquatic Biologic Hazards: Cyanobacteria	10
	Enhance Public Education (additional signage, water bill info, cross training of staff)	Aquatic Biologic Hazards: Quagga Mussels	3

Responsible Department/ Staff	Mitigation Action Title	Hazards Addressed	Points/ Worksheet Status
	Establish permanent boat inspection and washing/decontamination station at 5 <sup>th</sup> street boat washing station	Aquatic Biologic Hazards: Quagga Mussels	1
	WWTP Dam – increase pond storage	Dam Failure	3
	Enforce MELO ordinance	Drought & Water Supply	1
	Establish reclaimed water lines (purple pipe) for irrigation of parks and other City areas	Drought & Water Supply	1
	Implement intertie projects in annexation areas	Drought & Water Supply	2
	Development and implementation of Integrated Regional Water Management Plan	Drought & Water Supply	N/A
	URM and soft story inventory and retrofits	Earthquake	6
	Retrofit 302 N. Main Street	Earthquake	0
	Develop/implement non-structural mitigation program	Earthquake	1
	Update and implement stormwater master plan	Flood	5
	Remapping of storm drain improvement project areas	Flood	15
	Flood insurance promotion	Flood	1
	Identify and implement drainage/streambed clearance projects	Flood	17
	Treatment Plant reservoir – replace and repair I & I issues/increase storage area of reservoir	Flood	13
	Armor stream beds	Flood	12
	Stormwater projects: box culvert/drainage enhancements multiple areas	Flood	18
	Stormwater projects: Upsize project improvements to provide more volume to increase drainage capacities	Flood	15
	Enclose open ditches	Flood	12
	Continue Headwall (readyrock wall) 100 feet to east from Main street	Flood	11
	Forbes Creek Brush Clearance work with Fish and Game	Flood	9
	Continuation of sea wall	Flood/high winds	23
	In low-lying flood-prone areas strengthen base under pavement to prevent deterioration of pavement/asphalt areas	Flood	9
	Replace surfacing of playground in floodprone area to permanent surface	Flood	14
	Elevation projects (single family/multi-units) repetitive loss and other areas	Flood	1
	Develop Heat Contingency Plan with options for cooling center, transportation, public education	Extreme Heat	10

Responsible Department/ Staff	Mitigation Action Title	Hazards Addressed	Points/ Worksheet Status
	Update development requirements for new development (residential and commercial) to underground utilities	Heavy Rains and Storm, High Winds	0
	Develop /enhance formalized tree trimming program in conjunction with PG&E. Evaluate need for Tree Ordinance	Heavy Rains and Storm, High Winds Wildfire	7
	Evaluate and mitigate erosion shoreline erosion impacts from high winds/wave action (seawall?)	High Winds	11
	Develop a multi-agency spill response plan	Hazardous Materials Transportation	0
	Relocate and replace fire station 50	Earthquake/ Wildfire/ Local Flood	33
	Upgrades to water delivery systems, lines, and storage tanks (upgrade pipes to 1 inch for fire retrofit)	Drought/ Wildfire	10
	Expansion of water system to annexation areas	Drought/ Wildfire	10
	Develop CWPP for local City/District areas	Wildfire	17
	Establish local Firewise communities	Wildfire	15
	Debris clearance/defensible space projects in ROW areas with Caltrans (Hwy 29/ other areas?)	Wildfire	7
	Establish goat mitigation project	Wildfire	6
	City/District defensible space projects	Wildfire	20
	City/District fuel modification projects	Wildfire	4
	Roofing (Eve Vent) retrofit project (ember prevention)	Wildfire	1
	Adoption of more restrictive building/fire codes	Wildfire	5

\*N/A – scoring is not applicable; project added after mitigation strategy meetings



## Appendix D Adoption Resolution

**Note to Reviewers:** When this plan has been reviewed and approved pending adoption by FEMA Region IX, the adoption resolutions will be signed by the participating jurisdictions and added to this appendix. A model resolution is provided below:

Resolution # \_\_\_\_\_

### *Sample Resolution: City of Lakeport*

#### **Adopting the City of Lakeport Local Hazard Mitigation Plan**

**Whereas**, the City of Lakeport recognizes the threat that natural hazards pose to people and property within our community; and

**Whereas**, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

**Whereas**, the U.S. Congress passed the Disaster Mitigation Act of 2000 (“Disaster Mitigation Act”) emphasizing the need for pre-disaster mitigation of potential hazards;

**Whereas**, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments;

**Whereas**, an adopted Local Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

**Whereas**, the City of Lakeport fully participated in the FEMA-prescribed mitigation planning process to prepare this local hazard mitigation plan; and

**Whereas**, the California Office of Emergency Services and Federal Emergency Management Agency, Region IX officials have reviewed the City of Lakeport Local Hazard Mitigation Plan and approved it contingent upon this official adoption of the participating governing body;

**Whereas**, the City of Lakeport desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the City of Lakeport Local Hazard Mitigation Plan;

**Whereas**, adoption by the governing body for the City of Lakeport, demonstrates the jurisdiction’s commitment to fulfilling the mitigation goals and objectives outlined in this Local Hazard Mitigation Plan.

**Whereas**, adoption of this legitimacies the plan and authorizes responsible agencies to carry out their responsibilities under the plan.

**Now, therefore, be it resolved**, that the City of Lakeport adopts the City of Lakeport Local Hazard Mitigation Plan as an official plan; and

**Be it resolved**, that the City of Lakeport adopts the City of Lakeport Local Hazard Mitigation Plan by reference into the safety element of their general plan in accordance with the requirements of AB 2140, and

**Be it further resolved**, the City of Lakeport will submit this adoption resolution to the California Office of Emergency Services and FEMA Region IX officials to enable the plan's final approval in accordance with the requirements of the Disaster Mitigation Act of 2000 and to establish conformance with the requirements of AB 2140.

Passed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Certifying Official

*Sample Resolution: Lakeport Fire Protection District*

Resolution # \_\_\_\_\_

**Adopting the City of Lakeport Local Hazard Mitigation Plan**

**Whereas**, (Name of Government/District/Organization seeking FEMA approval of hazard mitigation plan) recognizes the threat that natural hazards pose to people and property within our community; and

**Whereas**, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

**Whereas**, the U.S. Congress passed the Disaster Mitigation Act of 2000 (“Disaster Mitigation Act”) emphasizing the need for pre-disaster mitigation of potential hazards;

**Whereas**, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments;

**Whereas**, an adopted Local Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

**Whereas**, (Name of Government/District/Organization) fully participated in the FEMA-prescribed mitigation planning process to prepare this local hazard mitigation plan; and

**Whereas**, the California Office of Emergency Services and Federal Emergency Management Agency, Region IX officials have reviewed the Colusa County Local Hazard Mitigation Plan and approved it contingent upon this official adoption of the participating governing body;

**Whereas**, the (Name of Government/District/Organization) desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the Colusa County Local Hazard Mitigation Plan;

**Whereas**, adoption by the governing body for the (Name of Government/District/Organization), demonstrates the jurisdiction’s commitment to fulfilling the mitigation goals and objectives outlined in this Local Hazard Mitigation Plan.

**Whereas**, adoption of this legitimizes the plan and authorizes responsible agencies to carry out their responsibilities under the plan.

**Now, therefore, be it resolved**, that the (Name of Government/District/Organization) adopts the Colusa County Local Hazard Mitigation Plan as an official plan; and

**Be it further resolved**, (Name of Government/District/Organization) will submit this adoption resolution to the California Office of Emergency Services and FEMA Region IX officials to enable the plan’s final approval in accordance with the requirements of the Disaster Mitigation Act of 2000.



Passed: \_\_\_\_\_  
(date)

\_\_\_\_\_  
Certifying Official



## Appendix E Critical Facilities

*Table E-1 City of Lakeport – Critical Facility Inventory*

Facility Category	Facility Type	Name	Address	Landslide Incidence and Susceptibility Area	Fire Hazard Severity Zone	DFIRM Flood Zone	Hazardous Material Route	Inundated from WWTP Dam Breach Scenario - North	Inundated from WWTP Dam Breach Scenario - North
At Risk Population Facilities	Assisted Living	Evergreen Lakeport Health Care	1291 Craig Avenue	High	High	Zone X (unshaded)	HWY 29	N	N
At Risk Population Facilities	Assisted Living	Rocky Point Care Center	625 16th Street	High	Urban Unzoned	Zone AO	HWY 29	N	N
At Risk Population Facilities	Assisted Living Senior Apt Complex	Sunshine Manor	2031 Giselman Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
At Risk Population Facilities	Child Care	Head Start Pre-School Center	2548 Howard Avenue	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
At Risk Population Facilities	Child Care	Head Start Pre-School Center (EHS)	896 Lakeport Blvd	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
At Risk Population Facilities	School	Clear Lake High School	350 Lange Street	High	Urban Unzoned	Zone AO	HWY 29	N	N
At Risk Population Facilities	School	Lakeport Continuation School	455 S. Forbes Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
At Risk Population Facilities	School	Lakeport Elem School	150 Lange Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N

Facility Category	Facility Type	Name	Address	Landslide Incidence and Susceptibility Area	Fire Hazard Severity Zone	DFIRM Flood Zone	Hazardous Material Route	Inundated from WWTP Dam Breach Scenario - North	Inundated from WWTP Dam Breach Scenario - North
At Risk Population Facilities	School	Mendo-Lake Comm College	1005 Parallel Drive	High	Moderate	Zone X (unshaded)	HWY 29	N	N
At Risk Population Facilities	School	Natural High School	100 Lange Street	High	Urban Unzoned	Zone AE	HWY 29	N	N
At Risk Population Facilities	School	Terrace School	250 Lange Street	High	Urban Unzoned	Zone AO	HWY 29	N	N
At Risk Population Facilities	Senior Apt Complex	Bella Vista Apt Complex	1075 Martin Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
At Risk Population Facilities	Senior Apt Complex	Bevins Court Apartments	958 Bevins Court	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
At Risk Population Facilities	Senior Apt Complex	Lakeview Apartments	525 Bevins Street	High	Moderate	Zone X (unshaded)	HWY 29	N	N
At Risk Population Facilities	Senior Apt Complex	Martin Street Apartments	1255 Martin Street	High	Moderate	Zone X (unshaded)	HWY 29	N	N
At Risk Population Facilities	Senior Apt Complex	Sunshine Manor	2031 Giselman Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Animal	Main Street Veterinary Clinic	2530 S. Main Street	High	Moderate	Zone X (unshaded)	HWY 29	N	Y
Essential Services Facilities	Commerce	Brunos Shopmart	355 Lakeport Boulevard	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N

Facility Category	Facility Type	Name	Address	Landslide Incidence and Susceptibility Area	Fire Hazard Severity Zone	DFIRM Flood Zone	Hazardous Material Route	Inundated from WWTP Dam Breach Scenario - North	Inundated from WWTP Dam Breach Scenario - North
Essential Services Facilities	Commerce	CVS	949 11th Street	High	Urban Unzoned	Zone AO	HWY 29	N	N
Essential Services Facilities	Commerce	Fairgrounds	401 Martin Street	High	Urban Unzoned	Zone AO	HWY 29	N	N
Essential Services Facilities	Commerce	Grocery Outlet	1155 S. Main Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Commerce	Kmart	2019 S. Main Street	High	Urban Unzoned	Zone AO	HWY 29	N	N
Essential Services Facilities	Commerce	Mendo Mill	2465 S. Main Street	High	High	Zone X (unshaded)	HWY 29	Y	Y
Essential Services Facilities	Commerce	Safeway Lakeport	1071 11th Street	High	Urban Unzoned	Zone AO	HWY 29	N	N
Essential Services Facilities	Communications	Central Dispatch	1373 Hoyt Avenue	High	Moderate	Zone D (unmapped)	HWY 29	N	N
Essential Services Facilities	Communications	KNTI - Radio	140 N. Main Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Communications	KXBX - Radio	2190 S. Main Street	High	Moderate	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Community Center	Community Center (Proposed)	500 N. Main Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N

Facility Category	Facility Type	Name	Address	Landslide Incidence and Susceptibility Area	Fire Hazard Severity Zone	DFIRM Flood Zone	Hazardous Material Route	Inundated from WWTP Dam Breach Scenario - North	Inundated from WWTP Dam Breach Scenario - North
Essential Services Facilities	Construction - Engineering	City of Lakeport - Public Works Yard	591 Martin Street	High	Urban Unzoned	Zone AO	HWY 29	N	N
Essential Services Facilities	Fire - Rescue	Lakeport Fire - Station 50	445 N. Main Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Government	City Hall	225 Park Street	High	Urban Unzoned	Zone AE	HWY 29	N	N
Essential Services Facilities	Government	City of Lakeport - Courthouse	255 N. Forbes Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Government	Department of Public Health	922 Bevins Court	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Government	DMV	965 Parallel Drive	High	Moderate	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Government	Lakefront Public Park	200 Park Street	High	Urban Unzoned	Zone AE	HWY 29	N	N
Essential Services Facilities	Government	USPS	1151 11th Street	High	Urban Unzoned	Zone AO	HWY 29	N	N
Essential Services Facilities	Law	Lake County OES Fire Operations Center	1375 Hoyt Avenue	High	Moderate	Zone D (unmapped)	HWY 29	N	N

Facility Category	Facility Type	Name	Address	Landslide Incidence and Susceptibility Area	Fire Hazard Severity Zone	DFIRM Flood Zone	Hazardous Material Route	Inundated from WWTP Dam Breach Scenario - North	Inundated from WWTP Dam Breach Scenario - North
Essential Services Facilities	Law	Lakeport Police Station	2025 S. Main Street	High	Urban Unzoned	Zone AO	HWY 29	N	N
Essential Services Facilities	Law	Sheriff Administration	1220 Martin Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Law	Sheriff Main Station	1220 Martin Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Medical - Clinic	Adventist Health Clinic	800 11th Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Medical - Clinic	Davita Dialysis Treatment Center (current)	800 11th Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Medical - Clinic	Davita Dialysis Treatment Center (planned)	244 Peckham Court	High	Moderate	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Medical - Clinic	Northlake Pharmacy	347 Lakeport Boulevard	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Medical - Clinic	Sutter Family Clinic	987 Parallel Drive	High	High	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Medical - Clinic	Tribal Health	925 Bevins Court	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Medical - Clinic	Tribal Health Pediatrics	359 Lakeport Boulevard	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N

Facility Category	Facility Type	Name	Address	Landslide Incidence and Susceptibility Area	Fire Hazard Severity Zone	DFIRM Flood Zone	Hazardous Material Route	Inundated from WWTP Dam Breach Scenario - North	Inundated from WWTP Dam Breach Scenario - North
Essential Services Facilities	Medical - Clinic	Ukiah Valley Rural Health Center	487 S. Main Street #122	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Medical - Hospital	Sutter Lakeside Hospital	5176 Hill Road	High	Moderate	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Pump Stations	Ashe St Lift Station	1949 Lakeshore Blvd	High	Urban Unzoned	Zone AE	HWY 29	N	N
Essential Services Facilities	Pump Stations	C Street Lift Station	36 C Street	High	Urban Unzoned	Zone AE	HWY 29	N	N
Essential Services Facilities	Pump Stations	Clearlake Ave Lift Station	15 Clearlake Avenue	High	Urban Unzoned	Zone AE	HWY 29	N	N
Essential Services Facilities	Pump Stations	Lakeport Blvd Lift Station	1015 S. Main Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Pump Stations	Lakeport Lagoons Lift Station	1800 S. Main Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Pump Stations	Larrecou Lane Lift Station	591 Martin Street	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Pump Stations	Linda Lane Lift Station	695 Linda Lane	High	High	Zone X (unshaded)	HWY 29	N	Y
Essential Services Facilities	Pump Stations	Martin Street Lift Station	591 Martin Street	High	Urban Unzoned	Zone AO	HWY 29	N	N



Facility Category	Facility Type	Name	Address	Landslide Incidence and Susceptibility Area	Fire Hazard Severity Zone	DFIRM Flood Zone	Hazardous Material Route	Inundated from WWTP Dam Breach Scenario - North	Inundated from WWTP Dam Breach Scenario - North
Essential Services Facilities	Pump Stations	Pier 1900 Lift Station	1900 S. Main Street	High	Urban Unzoned	Zone AO	HWY 29	N	N
Essential Services Facilities	Pump Stations	Rose Avenue Lift Station	80 Rose Avenue	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Senior Activity Center	Lakeport Senior Center	527 Konocti Avenue	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Sewer Treatment Plant	City of Lakeport - Sewer Treatment Plant	795 Linda Lane	High	High	Zone X (unshaded)	HWY 29	N	Y
Essential Services Facilities	Transportation	Lakeport USD Transportation Department	2503 Howard Avenue	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Water Intake	City of Lakeport - Water Intake	23 K Street	High	Urban Unzoned	Zone AE	HWY 29	N	N
Essential Services Facilities	Water Storage	City of Lakeport - Ground Water Storage Tanks (2)	1832 Riggs Road	High	Non-Wildland/Non-Urban	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Water Storage	City of Lakeport - Surface Water Storage Tank	590 Konocti Avenue	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N

Facility Category	Facility Type	Name	Address	Landslide Incidence and Susceptibility Area	Fire Hazard Severity Zone	DFIRM Flood Zone	Hazardous Material Route	Inundated from WWTP Dam Breach Scenario - North	Inundated from WWTP Dam Breach Scenario - North
Essential Services Facilities	Water Treatment Plant	City of Lakeport - Water Treatment Plant	590 Konocti Avenue	High	Urban Unzoned	Zone X (unshaded)	HWY 29	N	N
Essential Services Facilities	Water Wells	City of Lakeport - Well	1604 Riggs Road	High	Non-Wildland/Non-Urban	Zone X (unshaded)	HWY 29	N	N
Hazardous Materials Facilities	Hazardous Material	Mendo-Lake Home Respiratory Services	843 Parallel Drive	High	High	Zone X (unshaded)	HWY 29	N	N
Hazardous Materials Facilities	Hazardous Material	Suburban Propane	2255 S. Main Street	High	Moderate	Zone X (unshaded)	HWY 29	N	N

Source: City of Lakeport GIS





## ***Foster Morrison Consulting***

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## Appendix D Adoption Resolution

Resolution # 2732 (2019)

### ***Resolution: City of Lakeport***

#### **Adopting the City of Lakeport Local Hazard Mitigation Plan**

**Whereas**, the City of Lakeport recognizes the threat that natural hazards pose to people and property within our community; and

**Whereas**, undertaking hazard mitigation actions will reduce the potential for harm to people and property from future hazard occurrences; and

**Whereas**, the U.S. Congress passed the Disaster Mitigation Act of 2000 ("Disaster Mitigation Act") emphasizing the need for pre-disaster mitigation of potential hazards;

**Whereas**, the Disaster Mitigation Act made available hazard mitigation grants to state and local governments;

**Whereas**, an adopted Local Hazard Mitigation Plan is required as a condition of future funding for mitigation projects under multiple FEMA pre- and post-disaster mitigation grant programs; and

**Whereas**, the City of Lakeport fully participated in the FEMA-prescribed mitigation planning process to prepare this local hazard mitigation plan; and

**Whereas**, the California Office of Emergency Services and Federal Emergency Management Agency, Region IX officials have reviewed the City of Lakeport Local Hazard Mitigation Plan and approved it contingent upon this official adoption of the participating governing body;

**Whereas**, the City of Lakeport desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the City of Lakeport Local Hazard Mitigation Plan;

**Whereas**, adoption by the governing body for the City of Lakeport, demonstrates the jurisdiction's commitment to fulfilling the mitigation goals and objectives outlined in this Local Hazard Mitigation Plan.

**Whereas**, adoption of this legitimacies the plan and authorizes responsible agencies to carry out their responsibilities under the plan.

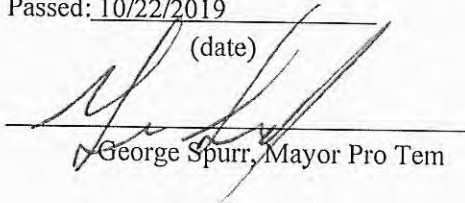
**Now, therefore, be it resolved**, that the City of Lakeport adopts the City of Lakeport Local Hazard Mitigation Plan as an official plan; and

**Be it resolved**, that the City of Lakeport adopts the City of Lakeport Local Hazard Mitigation Plan by reference into the safety element of their general plan in accordance with the requirements of AB 2140, and

**Be it further resolved**, the City of Lakeport will submit this adoption resolution to the California Office of Emergency Services and FEMA Region IX officials to enable the plan's final approval in accordance with the requirements of the Disaster Mitigation Act of 2000 and to establish conformance with the requirements of AB 2140.

Passed: 10/22/2019

(date)



George Spurr, Mayor Pro Tem

## Legislative: 27920445

Name	Attachments
27920445	No

### Applications

City of Lakeport Business Loan Program

**Linked Form: Profile**

## Legislative Data

HCD is legally obligated to make sure that legislative representatives, from both U.S. Congress and the California State Legislature, are informed about the programs and projects funded through HCD administered resources. As legislative districts are periodically updated and representatives change, it is important that our jurisdiction partners keep us informed of the different legislators with an interest in CDBG funded Activities. Please complete the information below for your proposed Activity to help us make sure we have your most current legislative representation documented. Please use the full service area of your program or project to determine which congressional and legislative representatives should be notified. If your service area crosses legislative borders, please include information for all of congressional and legislative representatives whose constituents will be eligible for the Activity. This means you may have two or more representatives at the U.S. House of Representatives, California State Senate, and California State Assembly. Indicate how many members for each legislative body need to be informed and then include all of the requested information. Failure to complete this section thoroughly will result in a lack of notification, and can impact your future eligibility for awards, so please be complete. If you have any questions about how to complete this section, please reach out to the CDBG team for further guidance.

**Indicate the number Congressperson(s) are in the boundaries of this activity/project?**

1

**Indicate the number of State Senator(s) are in the boundaries of this activity/project?**

1

**Indicate the number of State Assembly Member(s) are in the boundaries of this activity/project?**

1

**Congressperson #1 Name:**

Mike

**Congressperson #1 Last Name:**

Thompson

**Congressperson #1 District Number:**

5

**Congressperson #1 Street Address:**

268 Cannon Office Building, Washington DC 20515

**State Senator #1 Name:**

Mike

**State Senator #1 Last Name:**

McGuire

**State Senator #1 District Number:**

2

**State Senator #1 Room Number:**

5,061

**State Assembly Member #1 Name:**

Cecilia

**State Assembly Member #1 Last Name:**

Aguilar-Curry

**State Assembly Member #1 District Number:**

4

**State Assembly Member #1 Room Number:**

0

**By typing my name, I hereby understand and certify the legislative data provided herein is true, and correct as presented:**

Deborah Swartz



Budget: 37258634

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**Application**

City of Lakeport Business Loan Program

**Please use the following link to view the application budget. This link will open in a new window.**

<https://portal.ecivis.com/#/peerBudget/2AEF1007-4FDC-4AC9-B1DD-A93481D9EC3C>

**Budget Status**

Not Approved

## Budget Report

**Passthrough Agency:** California Department of Housing and Community Development  
**Program:** CDBG - Economic Development 2021  
**Stage:** Pre-Award

**Report Date:** 08/01/2022  
**Requested By:** Nicholas Walker  
[nwalker@cityoflakeport.com](mailto:nwalker@cityoflakeport.com)

### Budget Items

Category	Title	Description	Units	Unit Cost	Extended Cost	Direct Cost	Indirect Cost	GL Account	Cost Share	Type
<b>Activity</b>										
	Business Assistance	18-A	0	\$0.00	\$0.00	\$415,000.00	\$0.00		\$0.00	Direct Cost
	Activity Delivery	18-A AD Costs	0	\$0.00	\$0.00	\$50,000.00	\$0.00		\$0.00	Direct Cost
<b>Activity Total</b>			<b>0</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$465,000.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	
<b>General Administration</b>										
	Administration	21-A	0	\$0.00	\$0.00	\$35,000.00	\$0.00		\$0.00	Direct Cost
<b>General Administration Total</b>			<b>0</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$35,000.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	
<b>Activity Delivery</b>										
<b>Activity Delivery Total</b>			<b>0</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	
<b>Other</b>										
<b>Other</b>										
<b>Other Total</b>			<b>0</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	
<b>Grant Total</b>			<b>0</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$500,000.00</b>	<b>\$0.00</b>		<b>\$0.00</b>	

Budget Report, Created by Nicholas Walker, [nwalker@cityoflakeport.com](mailto:nwalker@cityoflakeport.com), 08/01/2022  
Source: eCivis™ Portal  
<http://www.ecivis.com/>