

LAKEPORT LAKEFRONT REVITALIZATION PLAN

PREPARED FOR THE CITY OF LAKEPORT
MAY 2017



PREPARED BY

DESIGNWORKSHOP

128 MARKET STREET, SUITE 3E, PO BOX 5666
STATELINE, NV 89449
775.588.5929



CONTENTS

1.0 INTRODUCTION	1
1.1 INTRODUCTION	2
1.2 PROJECT AREA	2
1.3 PROJECT PURPOSE	2
1.4 PROJECT PROCESS	4
2.0 EXISTING INFORMATION & SITE ANALYSIS	7
2.1 INTRODUCTION	8
2.2 GOALS	8
2.3 EXISTING STUDIES	8
2.4 EXISTING CONDITIONS	10
2.5 PUBLIC OUTREACH EFFORTS	14
2.6 REAL ESTATE AND MARKET ASSESSMENT	18
2.7 ENVIRONMENTAL ASSESSMENT	22
2.8 ENVIRONMENTAL ASSESSMENT	25
3.0 PRELIMINARY CONCEPTS	33
3.1 PRELIMINARY CONCEPT ALTERNATIVES	34
3.2 ALTERNATIVE 1	34
3.3 ALTERNATIVE 2	38
3.4 ALTERNATIVE 3	40
3.5 ALTERNATIVE 3A	42
3.6 KEY FINDINGS	44
3.7 PREFERRED ALTERNATIVE	46
3.8 ECONOMIC ASSESSMENT OF HOTEL ALTERNATIVES	46
3.9 KEY PRIORITIES	47
4.0 FINAL RECOMMENDATION & IMPLEMENTATION	49
4.1 FINAL RECOMMENDATIONS & IMPLEMENTATION	50
4.2 MULTI-USE EVENT SPACE REVITALIZATION ZONE	54
5.0 APPENDIX	89
6.1 PUBLIC MEETING & SURVEY RESULTS	90
6.2 MARKET ASSESSMENT REPORT	(ATTACHMENT)
6.3 EVALUATION OF ALTERNATIVES MEMO	(ATTACHMENT)
6.4 ENVIRONMENTAL RESOURCES CONSTRAINTS ANALYSIS	(ATTACHMENT)



1.0 INTRODUCTION

1.1 INTRODUCTION

The City of Lakeport (City) is located on the western shore of Clear Lake, a natural lake with over 100 miles of shoreline, located in Lake County (County), California. Lakeport is the County seat and the only other incorporated city within the County is Clearlake. As the County seat, the City benefits from a higher percentage of employment in the public sector which tends to result in a stable workforce in the areas of legal services, healthcare occupations, administration support, financial occupations, community services and media and forestry occupations. This helps to support a higher level of commercial and retail businesses, yet over the years the County and City have seen a decline in visitors that has impacted the economic health of the area.

Historically, Clear Lake has been a destination for water-oriented summer recreation for those residing in northern California and specifically the Bay Area. The City of Lakeport boasts the finest boat ramps and lake access on Clear Lake and all access points are free. Lakeport has three primary points of access to Clear Lake at First, Third and Fifth streets. Seven lanes of boat access to Clear Lake are available at these three ramp facilities. The City, with approximately 3.8 miles of shoreline, a public marina and recreation-based businesses, has attracted a high number of visitors interested in boating, fishing and other water-related activities. Over the years there has been a number of factors that have resulted in the decline of visitors to the area which have led to the decline of business activity and growth in the region. These include but are not limited to the development of reservoirs providing similar recreation activities, the closing of Konocti Harbor Resort and Spa, the water quality of Clear Lake and the growth of the Napa Valley wine industry. However, in recent years with the expansion of the wine industry in Lake County, housing prices in surrounding counties, and an influx of retired people with free time, there has been an increase of interest and activity in the county and the city.

Recognizing that the lakefront area plays a critical role in the City's identity for both the residents and visitors, this planning effort is focused on identifying opportunities to improve the lakefront area physically, environmentally, economically and socially. This study is funded in part by the California Department of Housing and Community Development (CDBG) and by the City of Lakeport.

1.2 PROJECT AREA

The primary study area for the Lakeport Lakefront Revitalization Plan (LLRP) includes public and private property south of Clear Lake Avenue, north of C Street. The study area is bound on the east side by the waterfront and extends the width of all the adjacent properties. On the north end the adjacent properties also front Main Street while the rest of the properties south of the former Natural High parcel front businesses that are in between the lakefront and Main Street.

1.3 PROJECT PURPOSE

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. The following provides a summary of the planning process and public engagement.



Figure 2: Project Study Area



Figure 1: Regional Map



Figure 3: Context Map

CLEAR LAKE



1.4 PROJECT PROCESS

The City retained the consultant team led by Design Workshop with economic assessment from BAE Urban Economics, and a preliminary environmental assessment of the lakefront area from Rincon Consultants. Engaging the community in the planning process was a critical step in developing a plan that reflects community needs and will be supported in its adoption and implementation. The following is a summary of the various methods and opportunities where public input was obtained with a greater level of detail from each of the meetings included within the appropriate sections where they occurred.

- **Management Team Meetings (MT):** This includes key staff from the City and the Design Team. Meetings and phone calls were held throughout the process to discuss elements such as public outreach and outcomes from these meetings, review preliminary assessments, reports and plans and to discuss management aspects such as project schedule, progress and project deliverables.
- **Stakeholder Meetings:** Meetings with key user groups and/ or business owners and individuals that have an interest in the redevelopment and reinvestment in the waterfront and the downtown area were conducted.
- **Lakeport Unified School District Meetings:** Since the Natural High property owned by the LUSD makes up approximately 33% of the public open space in the lakefront project area and is currently underutilized, it was critical to understand the options available for improvements on the property and opportunities for joint venture with the City if the LUSD retains ownership.
- **Lakeport Summer Concert Booth:** To reach a broader audience in the community that may not necessarily attend a public meeting, the Design Team set up a booth at the June 24 Concert In The Park to solicit opinions about the Lakeport.
- **Public Forums:** Two Public Forums were held to present information and ideas to the community and discuss their thoughts related to the information provided.
- **Surveys:** Online surveys were available for those unable to attend the public forums where the information and questions presented at the meetings were available for reviewing and responding.
- **Presentations to Boards**
- **Presentations by City staff:** Presentations were made to LUSD school board and High School Senior Government classes.

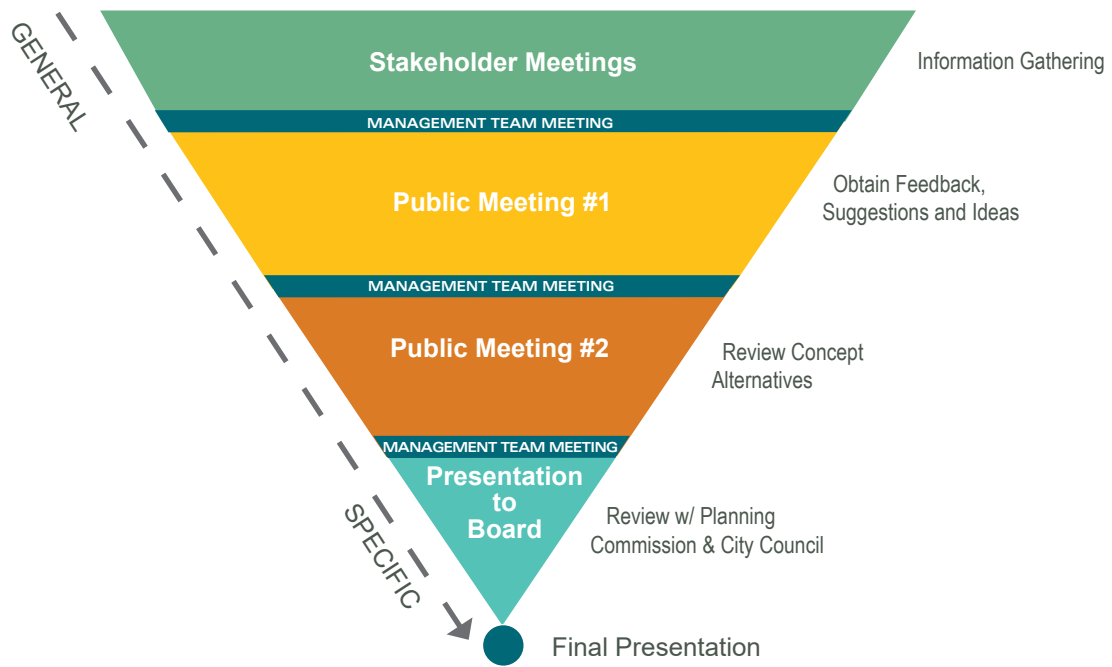
This plan was developed in four phases. The first phase included reviewing previous work that was done for the City and specifically the lakefront area, assessing the existing site conditions through field inventory and base mapping, data and a market assessment of the region. This is summarized in **Section Two, Existing Information & Site Analysis Section.**

With information from the community, preliminary concepts were prepared that captured ideas in various alternatives, summarized the benefits and challenges to these alternatives and gathered feedback from the community and stakeholders. While the study is focused on the lakefront area, the relationship of the downtown Main Street district and the businesses that front onto the lake were considered when developing alternatives for the lakefront area. This is summarized in **Section Three, Preliminary Alternatives.**

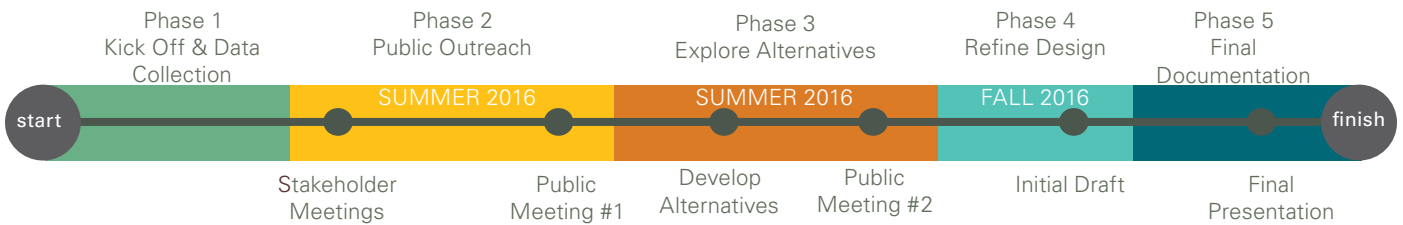
Based on direction from the City and input from the community a draft preferred plan was prepared which captured the best aspects of the alternatives and aligned with the market study. Recommendations for improvements to publicly-owned land as well as opportunities for key private properties that could play a large role in the future of the lakefront were explored and included. This is summarized in **Section Four, Preferred Plan.**

With additional public input and direction from City staff and elected officials, a final master plan and implementation strategies were prepared. This is summarized in **Section Five, Final Recommendations and Implementation.**

PROCESS



SCHEDULE





2.0 EXISTING INFORMATION & SITE ANALYSIS

2.1 INTRODUCTION

This section is focused on understanding the existing physical, environmental and market conditions related to the waterfront area. Existing land uses and previous planning efforts were reviewed and examples of other waterfront developments that provide insight to opportunities for Lakeport were provided.

As part of the process establishing some goals and objectives enabled the City, the design team and the community to identify the critical elements this process and the final master plan should achieve for the lakefront area. To help identify some initial goals for the project, a project kick-off meeting occurred with City staff and the design team to achieve the following:

- To gain an understanding of the current conditions in the City
- To identify aspects that will need to be considered during the process
- To review previous studies that have been prepared that may influence the outcome of this process
- To identify current and near future projects that are underway with the City
- To discuss the overall public engagement process and schedule.

2.2 GOALS

The Lakeport Lakefront Revitalization Plan will serve as a guiding document for the community, City staff and elected officials when making future decisions for improving the quality of the waterfront area. The following provides an overview of what will be included in the final document:

- Identifying the current use of the parcels, underutilized parcels, and the best use for those properties that maximizes their potential economic viability.
- Identify both short-term and long-term goals for the shoreline area
- Identify the best use of all vacant and under-utilized properties in the study area.

Develop a plan that strengthens the connections between the City of Lakeport's downtown commercial area and Clear Lake with regard to economic, commercial and recreational opportunities for those properties adjacent to the lake

2.3 EXISTING STUDIES

As part of understanding the previous planning work for the lakefront area, the following documents provided by the City were reviewed and summarized for relevance to this planning effort.

- Lake County Comprehensive Economic Development Strategy (CEDS), dated 2016.
- Lakeport Downtown Improvements- North Main Street: Prepared by Crawford Associates, dated February 2016. This was a downtown improvement streetscape project for Main Street from First Street to Fourth Street.
- Lakeport Carnegie Library Reuse and Feasibility Study, dated 2014.
- Lake County Economic Development and Marketing Strategic Plan, dated 2011-2013.
- Westside Community Park, dated 2010. Phase I of this City park was built in 1999 and Phase II was built in 2000 and included many of the active uses proposed earlier from the lakefront area such as sports fields and play fields.

- City of Lakeport Redevelopment Study Area Master Plan, prepared by PMC, dated 2009. This plan showed aggressive redevelopment from Third Street to Clear Lake Avenue extending from the shoreline to Main Street. The proposed improvements on this plan show the removal of nearly all buildings within this area with an emphasis on a new, mixed-use program.
- City of Lakeport Conceptual Lakefront Master Plan, prepared by Green Valley Consulting Engineers, dated 2008. This master plan consists of a site plan showing proposed improvements on private land, City land and school district land from First Street to Clear Lake Avenue extending from the shoreline to Main Street. Significant improvements are shown removing buildings and reshaping Dutch Harbor including two new hotels, retail/restaurant buildings, and a pedestrian promenade with a bridge over Dutch Harbor. No elements of the plan were implemented.
- Lakefront Park Master Plan, prepared by Roberts Associates, dated 1987. This plan showed improvements from First Street to Dutch Harbor with a central piece being a new pier and marina centered on Fourth Street. A park and sports fields were proposed at the Natural High property along with a reconfiguration of Library Park.
- City of Lakeport General Plan Land Use Designations, prepared by Quad Knopf, dated 2009. This map shows land use designations for all properties within the City. It should be noted that some designations are in conflict with the City's zoning map.



2.4 EXISTING CONDITIONS

The environmental elements, the market conditions that may influence the master plan and the relationship of existing land uses including the Main Street district, on-site assessments and market research were analyzed to understand the physical condition of the lakefront area. The following is a summary of this analysis with complete studies included in the appendix.

SITE INVENTORY AND ASSESSMENT

As part of the site inventory and assessment, base maps were created using GIS and ownership information provided by the City, Aerial photography from Google Earth and our teams' visual assessment collected during our visits to the site. These maps will be used to gain a more comprehensive understanding of the factors influencing the lakefront and will help to address issues and opportunities when developing the plan. For assessing the physical conditions of the project area, we have defined the areas as follows and use these terms throughout the document.

Primary Study Area - Waterfront

This area includes the land immediately adjacent to the water and the land that would be included in any public access and waterfront trail. It includes the boat launch area, the marina and the existing waterfront promenade associated with Library Park. The waterfront is approximately 5,429 linear feet in which 54% is on private land and 46% is publicly-owned. Our initial site observations for this area are as follows.

- Private property from Clear Lake Avenue to City-owned property near Tenth Street: This area is land privately-owned and consists of five hotel/motel businesses, one mobile home park and many of the properties have private piers and boat slips. There are a few retail / restaurant establishments that front Main Street and are described in the Main Street section below. Because of private ownership, the opportunity to provide a waterfront public promenade to Clear Lake Avenue is currently limited.
- City Property (including Dutch Harbor) and Lakeport Unified School District Site: The entire water's edge along this section consists of overgrown vegetation impacting visibility of and access to the lake. There is one privately-owned parcel to the east that is landlocked. For this reason, it is highly unlikely the property will be built on. There are numerous homeless camps along the lakefront in this area.
- Public Land from Sixth Street to First Street: This section of the waterfront includes the existing promenade along Library Park, a public marina, three public boat launches, the existing Lakeport Yacht Club building and two public restrooms.

Benches and picnic tables provide opportunities to sit and enjoy the lake. The shoreline in this area has a steep drop-off depending on lake level and is fortified by either a wall or rock rip rap. In addition, based on the floods of 2017 and the damages that have resulted in it, repairs to this area need to be addressed.

- Private Property from First Street to C Street: This area is known as Willow Point and is a privately-owned waterfront area. Public access is restricted like what occurs from Clear Lake Avenue to Tenth Street. However, since there are very few structures near the waterfront, there is potential opportunity for public access. There are two separate property owners for this area with the parcel to the south being undeveloped and unused except for a few homeless camps. The parcel to the north is primarily used as a mobile home park and seasonal RV campground along with a building at the boat ramp on First Street formerly used as a lakefront restaurant that is now vacant. Forbes Creek bisects this parcel with the bridge internal to the property.

Primary Study Area - Lakefront Area

This area includes the parcels immediately adjacent to the waterfront area and the Lakefront Business District. It is most of the land within the study area and includes both public and private ownership. Our intimate site observations for this area are as follows.

- Private Property from Clear Lake Avenue to City-owned Property near Tenth Street: This includes seven privately-owned properties that provides most hotel/ motel lodging opportunities in the lakefront area. Most of the parcels are narrow, single loaded one and two story structures with surface parking and have limited opportunities for redevelopment without property consolidation. All but one of these parcels extends from the lake edge to Main Street.
- City Property (including Dutch Harbor) and LUSD Site: The LUSD area includes the former Natural High school building, a small restroom facility, a fenced-in area used by the sculling club and parking areas that have not been maintained over the years. An existing chain linked fence that is overgrown with vegetation along the south property line creates a visual and physical barrier from the adjacent existing parking lot. Currently people are accessing the site at the lake edge yet it is not easily accessible and appears unsafe. Most of the site is a large unmaintained grass area that is used primarily as an informal dog park where owners allow their dogs to play off leash. The City-owned property north of the LUSD property includes Dutch Harbor and undeveloped land with the exception of a small retail building that fronts Main Street. People access the waterfront for fishing and has been used occasionally for construction staging. Once a

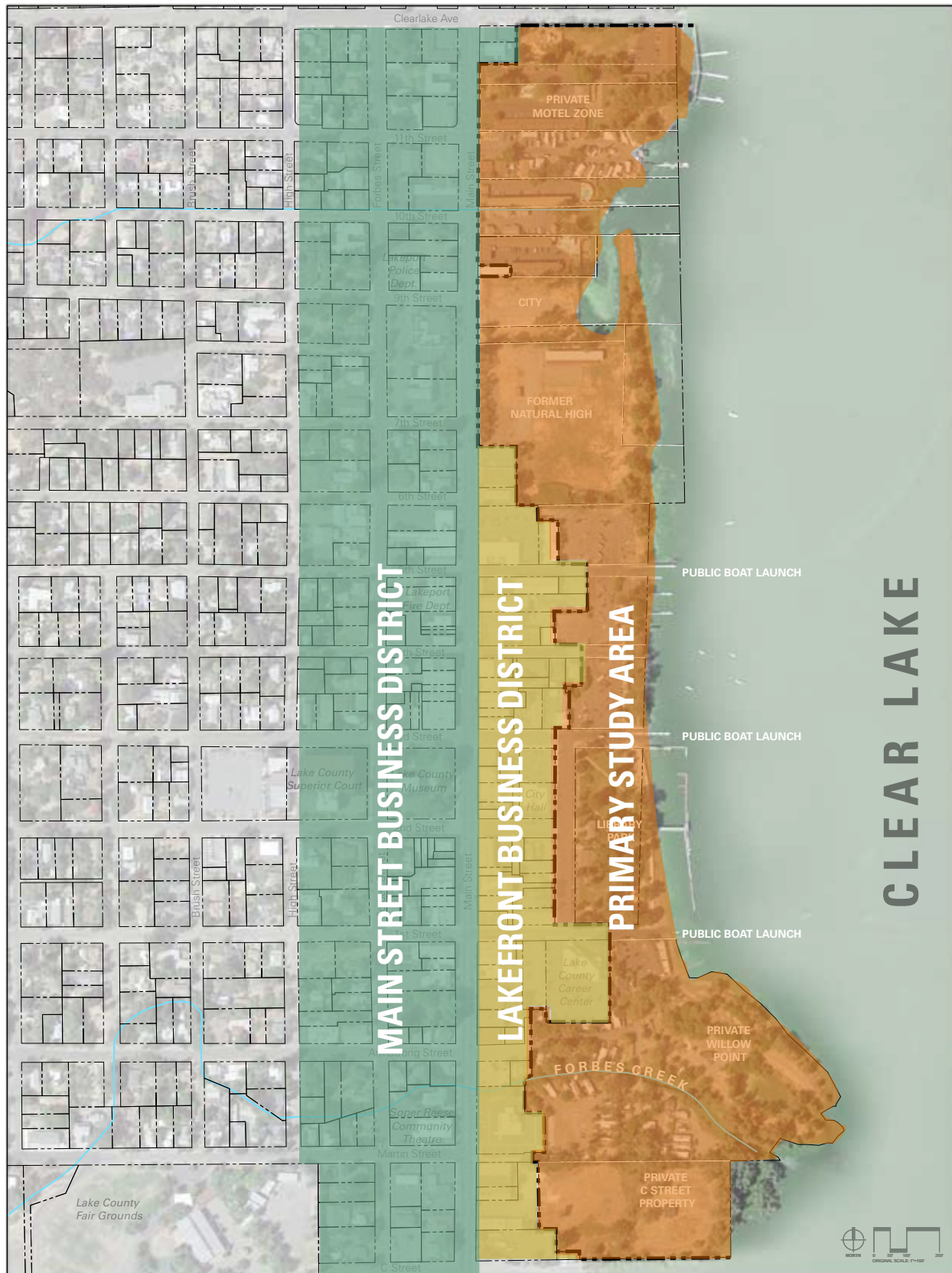


Figure 4: Study Area

year the seaplane fly in event called the Clear Lake Splash In stages planes out of the water on this large open area.

- Public Land from Sixth Street to First Street: This can be described as the working portion of the lakefront area. It provides parking for vehicles with and without boat trailers, public boat ramps and parking for public parking for Library Park (described below), City offices and the businesses that comprise the Lakeport Business District. Much of the area is dominated by boat parking and services and lacks clear pedestrian connectivity to the Main Street district.
- Private Property from First Street to C Street (Willow Point): As described previously, this privately-owned land is used primarily as long-term residential and seasonal camping with the land next to C Street vacant. The boat ramp area to the north of this property has been used primarily as a non-motorized vessel launch and rentals. The commercial property has provided waterfront dining yet has remained vacant in recent years. Willow Point has been a focus of potential development in the recent past and is currently being assessed by property owners. Because of the limited “fixed” facilities on-site, and the size of each of the properties, this area has the potential of elevating the overall character, clientele and experience in the project area.

Lakefront Business District

The Lakefront Business District benefits from its immediate adjacency to the lake, park and open spaces. This area includes the land adjacent to the Lakefront area and the Main Street Business District. It includes both public and private ownership. Our initial site observations for this area are as follows.

- Private Property from Clear Lake Avenue to City-owned Property near Tenth Street: There is no property defined as Lakefront Business District in this section as all but one property extends from the lake edge to Main Street.
- City Property (including Dutch Harbor) and County-owned school site: There is no property defined as Lakefront Business District in this section.
- Private Land from Fifth Street to First Street: This area has the greatest opportunity for improving the lakefront area from an economic perspective. Yet there are under-utilized properties, small parcels which can restrict larger businesses and lack of visibility for those traveling through the city on Main Street. Even with City Hall and public services located in the area, the area seems to struggle with developing and maintaining a vibrant business district.
- Private Property from First Street to C Street:

- Because of the proximity to the lakefront business district, retail and commercial opportunities for these private properties would best take advantage of their unique setting. The existing commercial property at the end of First Street and on the water could provide a unique waterfront restaurant opportunity with investment and redevelopment of the property. One popular restaurant that could serve as a model for redevelopment is the Park Place. Additional opportunities exist along Park Street and with the creation of vibrant alleys that run North-South behind the Main Street buildings.
- The Lakefront Business District benefits from its immediate adjacency to the lake, park and open spaces. Yet there are under-utilized properties, small parcels which can restrict larger businesses and lack visibility for those traveling through the city on Main Street. Even with City Hall and public services located in the area, the area seems to struggle with developing and maintaining a vibrant business district.

Main Street Business District

This area includes the parcels that front Main Street and create the core of Lakeport’s downtown. Our initial site observations for this area are as follows.

- The Main Street Business District appears to be active with most retail and commercial space leased or locally owned and operated. Several financial institutions are along Main Street which are auto oriented and not consistent with the Historic character of Downtown.
- Architecturally the buildings within the blocks of First Street and Fourth Street reflect the historic character of the City and include many of the “walkable aspects” of a downtown experience. Included in this area is the Lake County Museum, restaurants, and shopping. However, there are still some prime storefront that remain vacant. This area recently has recently been improved in 2016 with new sidewalks, curbs and gutter and site furnishing to improve the pedestrian experience. Yet much of the activity that occurs in this area is focused around daily business hours and many of the establishments are closed in the early evening reducing the opportunity for evening activity in this area.

LAND USES/OWNERSHIP

Per the City’s General Plan, the land uses within the project area comprise of the following.

Primary Study Area: The total Study area is approximately 39 acres.

- Resort Residential: This is approximately 16.8 acres in size and makes up approximately 43% of lakefront project area. Property is both privately and

publicly-owned. The Natural High School land owned by the Lakeport Unified School District and undeveloped City-owned property north of the school site including Dutch Harbor makes up the public ownership while the land north of the City property up to Clear Lake Avenue and the property referred to as Willow Point make up the privately-owned land.

- Open Space Parkland: This is approximately 7.7 acres in size and makes up approximately 20% of the lakefront project area. This includes Library Park, the Carnegie Library and areas for vehicle and boat parking.
- Willow Point: This is approximately 14 acres in size and makes up approximately 37% of the study area. The land is all privately-owned and consists of two separately owned parcels.

Lakefront Business District: All property included in this district has a Central Business District land use designation.

Main Street Business District: While not part of the study area, the types of land uses help inform the lakefront master plan. Most land use designation is Central Business District and a modest

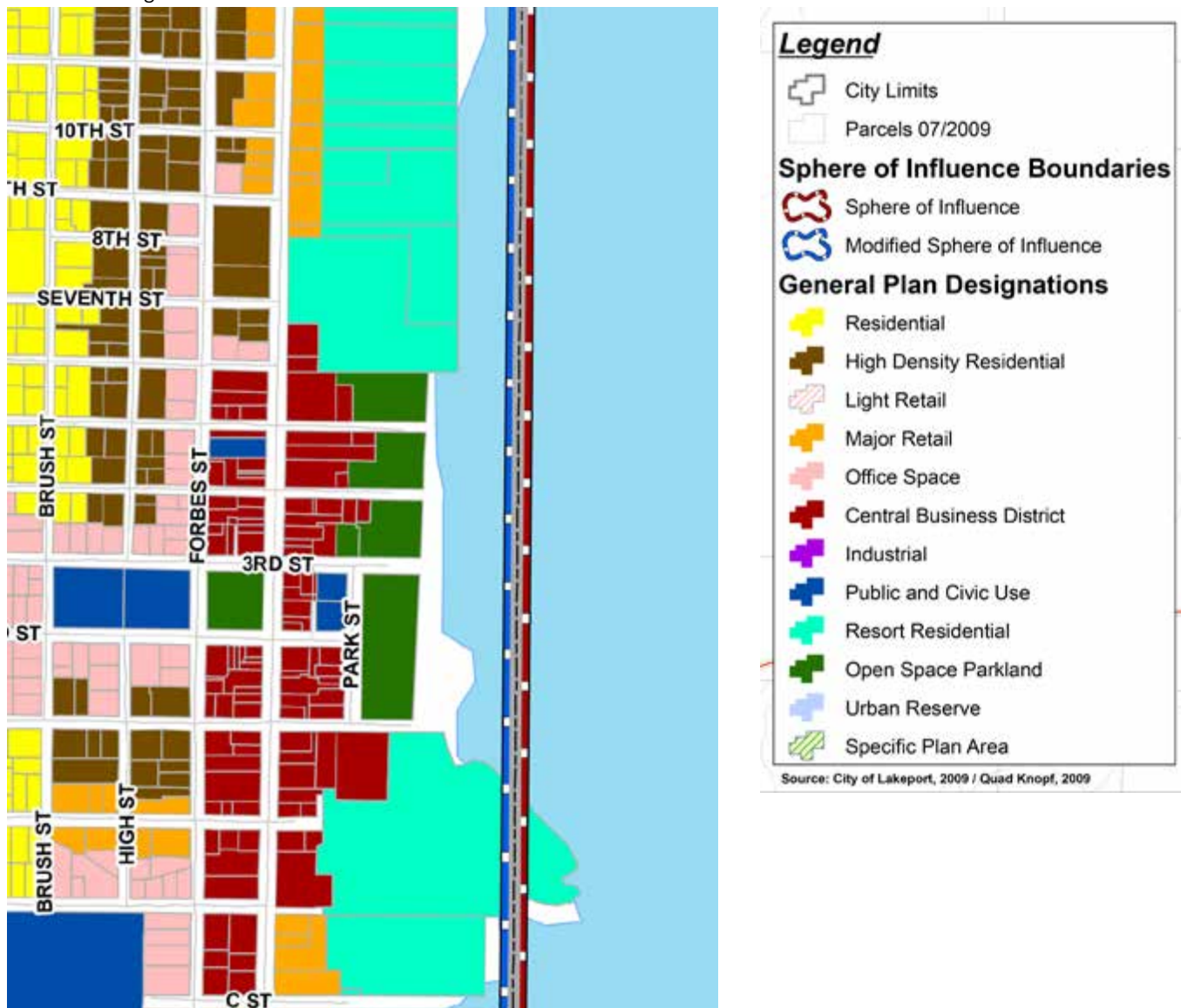


Figure 5: Land Use

2.5 PUBLIC OUTREACH EFFORTS

STAKEHOLDER MEETINGS

Meetings with key user groups and/ or individuals that have an interest in the redevelopment and reinvestment in the waterfront and the downtown area were conducted on May 11, 2016. To accommodate various schedules and interest of stakeholders there were three meetings held over the course of the day in which the same information was presented and discussed. These include the following:

- Business Owners Stakeholder Meeting:
1:30 pm - 2:45 pm
 - » Lakeport Main Street Association
 - » Lakeport Economic Development Advisory Committee (LEDAC)
 - » Lake County Chamber of Commerce
 - » User Groups/ Organizations (Boating, fishing, water sports)
- City and Public Agency Stakeholder Meeting:
3:00 pm - 4:15 pm
 - » Environmental/ Nonprofit Groups
 - » Agencies and other City departments
- Stakeholder Outreach Meeting:
5:30 pm – 7:30 p

At the meetings, an overview of the project was provided and a discussion around the group's thoughts regarding the strengths, weaknesses, opportunities and concerns related to the city and the lakefront area occurred. In addition at the evening meeting a keypad polling exercise was conducted which asked a series of questions related to the downtown and lakefront area



and participants were divided into three groups, provided base maps of the area and ask to illustrate their thoughts around key aspects of the project area on the maps. The following is a summary of these meetings with the full meeting minutes included in the appendix.

Preliminary Goals

- Circulation
 - » Create a pedestrian loop along waterfront and downtown with bridges and boardwalks
 - » Provide connections to neighborhood
 - » Use vegetation to separate downtown from neighborhood
 - » Provide connected bike paths
 - » Tie promenade in with Esplanade
- Public Spaces
 - » Lakefront provides opportunity for paths/ parks
 - » Willow Point is a huge opportunity, City to work with private property owners
 - » More people should arrive by boat, improve boat-ability and connections from docks
 - » Take advantage where the street runs to the lake
 - » Bring in a ferry, bring back the 'port'
 - » Take advantage of County public spaces
 - » Provide interpretative and wayfinding signage
 - » Highlight Forbes Creek with trail and environmental improvements
 - » Natural High and Dutch Harbor improvements
- Environment
 - » Improve Forbes Creek
 - » Improve and open space at Natural High
 - » Improve creek on Tenth Street
 - » More osprey nests
 - » Create a cohesive low water use landscape
 - » Soften the downtown and waterfront area with more plants, there is a lot buildings and hardscape now
- Economics
 - » More events
 - » Lakefront amphitheater and other venues in addition to Library Park gazebo
 - » Marina with ability to lease out spots and slip fees
 - » Bring in regular base of tourists
 - » Provide consistency between downtown and lakefront, tie in visually

LAKEPORT UNIFIED SCHOOL DISTRICT MEETINGS

Since the Natural High property owned by the LUSD makes up approximately 34% of the public open space in the lakefront project area and is currently underutilized, it was critical to understand the options available for improvements on the property, opportunities for joint venture with the City and methods to dispose of the site. Two meetings were held to discuss the possibilities. In summary, the school district was not opposed to working with the City on improvements to their property. Yet with limited available funding, there would need to be a cooperative agreement between the City and the District particularly since removing the existing building poses a challenge because of environmental hazard issues. There was less excitement from the District with commercial development on their site yet it is open to potentially sell the property to an interested buyer. Talks between the City and LUSD will need to continue to make beneficial improvements to this crucial property.

LAKEPORT SUMMER CONCERT BOOTH

To reach a broader audience in the community that may not necessarily attend a public meeting, the design team set up a booth at the June 24 Concert In The Park to solicit opinions about the Lakeport lakefront. Information about the project included maps and images describing the project area and the purpose of the master plan. A brief questionnaire was provided for those interested in responding as well as conversations to help understand the process and answer any specific questions. Approximately 60 questionnaires were collected and the following summarizes the comments.

LAKEPORT LAKEFRONT QUESTIONNAIRE
WHAT ARE YOUR "VISIONS" FOR THE LAKEPORT SHORELINE?

WHAT DO YOU CURRENTLY DO AT THE LAKEFRONT AREA?

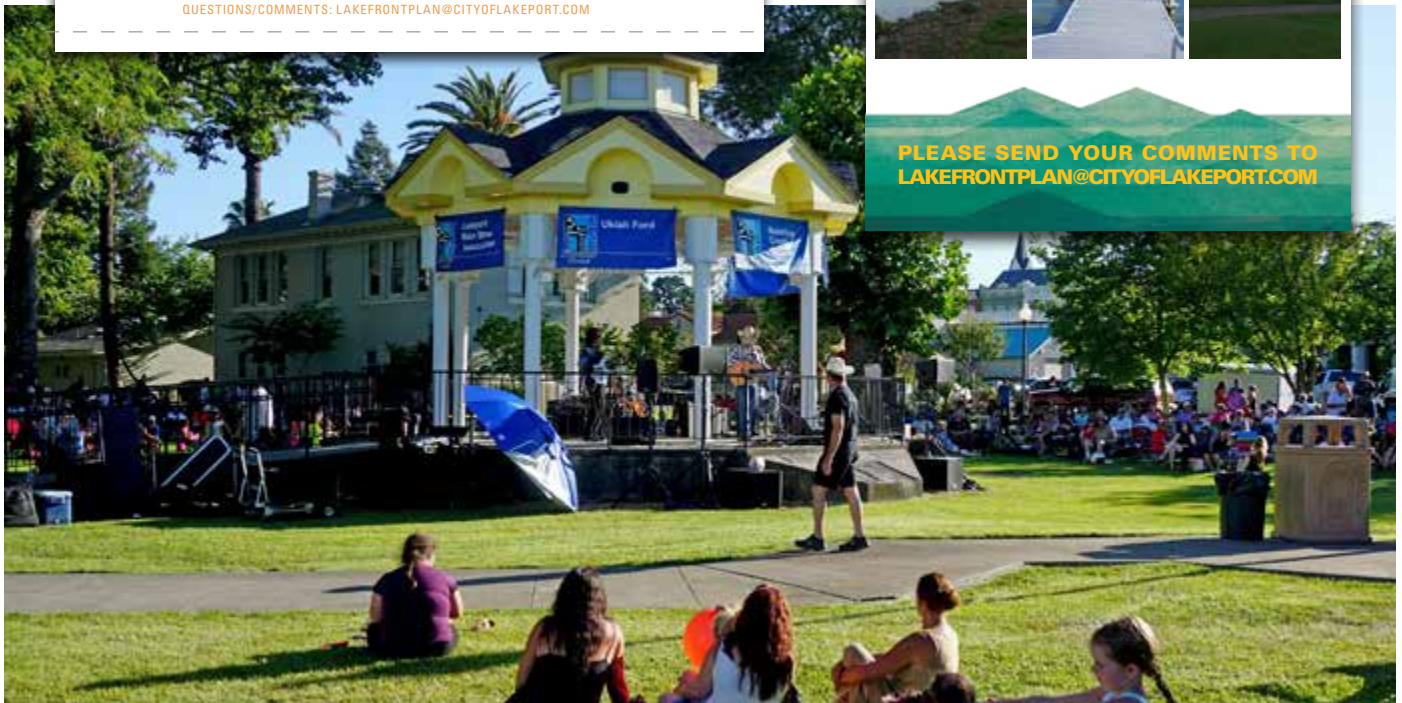
WHAT DO YOU FEEL IS MISSING FROM THE LAKEFRONT AREA?

QUESTIONS/COMMENTS: LAKEFRONTPLAN@CITYOFLAKEPORT.COM

What Are Your
"Visions" for the
Future of the
Lakeport Lakefront?



PLEASE SEND YOUR COMMENTS TO
LAKEFRONTPLAN@CITYOFLAKEPORT.COM



LAKEPORT SUMMER CONCERT BOOTH | COMMENT CARD RESULTS

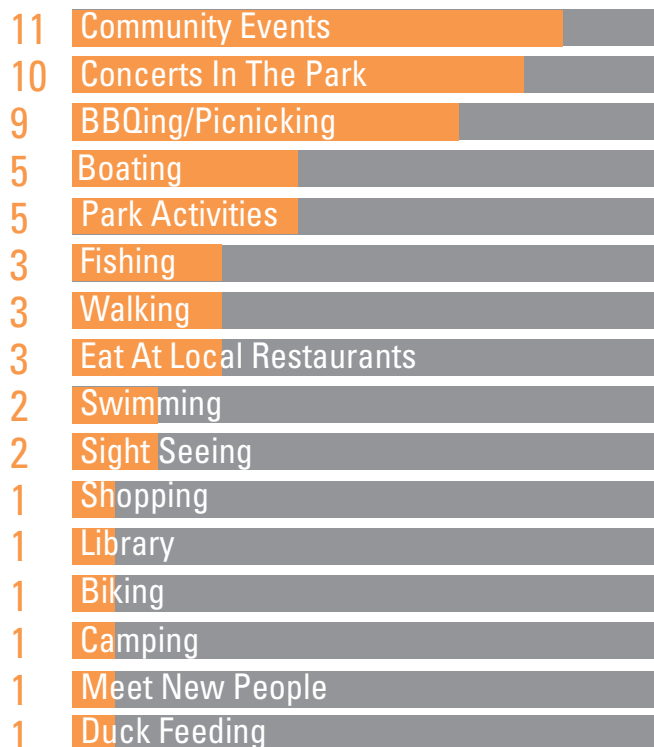
What are your visions for the Lakeport area?

Votes Visions for Lakeport area



What do you currently do at the lakefront area?

Votes Current lakefront activities



What do you feel is missing from the lakefront area?

Votes Amenities missing from the lakefront



LAKEPORT PUBLIC FORUM # 1

On Wednesday July 8, 2016, the first of two public forums were conducted. It was held at City Hall from 5:30 to 7:30 p.m. A series of questions about the lakefront and Main Street districts were asked to understand current issues and opportunities for the lakefront area followed by an open public discussion. Approximately 15 people attended the meeting. In addition, for those who did not attend the meeting, an online survey was available from July 8 through August 22, 2016. The information presented and questionnaire were available online for response. The following is a summary of public comment and the results of the online responders.

We Need Your Ideas!

LAKEPORT LAKEFRONT REVITALIZATION PLAN

→ PUBLIC FORUM ←

PROJECT AREA



PURPOSE: TO GATHER INPUT FROM THE COMMUNITY FOR FUTURE LAKEFRONT IMPROVEMENTS

WHEN: WEDNESDAY, JULY 6
5:30 - 7:30 PM

WHERE: CITY HALL
225 PARK DRIVE, LAKEPORT

CONTACT: BEN FISH,
DESIGN WORKSHOP
775.588.5923
BFISH@DESIGNWORKSHOP.COM
OR
DANIEL CHANCE,
CITY OF LAKEPORT
707.233.5615 EXT. 19
DCHANCE@CITYOFLAKEPORT.COM





COMMENT CARD
(PLEASE FILL IN ANY ADDITIONAL COMMENTS YOU HAVE THAT ARE NOT ADDRESSED IN THE KEYPAD POLLING CHOICES)

When you go to recreate at the lakefront, what do you do?

What events do you attend in the lakefront area?


Lakeport Lakefront Revitalization Plan

**Public Forum
July 6, 2016**



LAKEPORT LAKEFRONT REVITALIZATION PLAN

PUBLIC FORUM - JULY 6, 2016



PROJECT DESCRIPTION

The lakefront area plays a critical role in the City of Lakeport's identity while providing a wide range of recreation opportunities for residents and visitors and an important environmental resource for wildlife. With Downtown Lakeport and Main Street a block from water's edge, improving the visual and physical connections will reinforce the importance between the business district and the lake. There have been previous efforts to develop a vision for the lakefront area yet with current challenges, such as the lack of incentives redevelopment agencies could provide, the ability to attract reinvestment into communities such as Lakeport have been challenging.

We will take an implementable approach in developing the Lakeport Lakefront Revitalization Plan by understanding existing land uses, current market conditions and community needs. With this information we will develop a master plan that will illustrate opportunities within the project area for improving public access and recreation, summarize goals for improving the natural environment and identify opportunity sites for redevelopment and reinvestment. The plan will provide the community and elected officials with a road map for future improvements as well as encouraging reinvestment.

AGENDA - JULY 6, 2016 5:30 PM - 7:30 PM

Welcome & Project Overview

- Project Team & Introductions
- Project Area

Previous Studies

- Summary of previous studies

Preliminary Economic Findings

Key Pad Polling Exercise

Stakeholder Input

Questions / Next Steps

2.6 REAL ESTATE AND MARKET ASSESSMENT

As part of the assessment process, BAE Urban economics was retained to prepare a preliminary real estate and market assessment. It provided information regarding local and regional economic and demographic conditions and trends, real estate market conditions, and growth projections with the objective of identifying the best use of under-utilized parcels located along and near the City's waterfront on Clear Lake. The complete report is included in the appendix section and the following is a summary of the findings.

REAL ESTATE DEVELOPMENT OPPORTUNITIES

Residential:

Residential: The projected citywide increase in demand for residential units is 100 to 600 new units by 2035. Lakeport and the waterfront area is well-positioned within Lake County for this type of residential real estate development considering the high sales prices and rental rates, and low vacancy rates. Because of this, when developing the alternatives for the lakefront area the City:

- would benefit by targeting a portion of the future demand for higher density residential units on infill sites within the downtown area.
- support and encourage higher density residential units with a mix of affordability in the downtown to support downtown retailers and expand the evenings and weekend presence.

Lodging:

Growth trends and local real estate and lodging professionals indicate a potential need for a boutique lodging facility to attract more overnight visitation and continue to support the tourist-serving retail establishments. The potential increase in demand for local lodging rooms ranges up to about 70 new hotel rooms by 2035. Demand may only be sufficient to support two to three small Bed & Breakfast establishments, and a higher demand may support a small boutique hotel. In an aggressive scenario that includes full revitalization of the downtown area, with new shops and restaurants oriented to higher end tourists, along with successful marketing of the larger Clear Lake region as a wine-tourism destination, a boutique waterfront hotel of somewhat more than 70 rooms could be supported. Based on future demand and current unmet upper-end lodging accommodations in the Lake County region, this type of development would be an ideal establishment to target in the downtown area given the proximity to various amenities ranging from restaurants and retail to the lakefront as well as the area's seasonal special events.



Retail:

Demand for new resident-serving retail space is limited, potentially supporting an additional 30,000 to 100,000 square feet of retail space citywide, through 2035. The current supply of vacant retail space is adequate to accommodate increased demand and the need for new retail space will be limited. However, adding to the roster of tourist-serving retail, restaurant, and service establishments is an opportunity to further position Lakeport as a center for tourist activity within Lake County. Specific types of tourist-serving establishments appropriate for the downtown area include specialty retail stores, upscale dining, and arts and entertainment venues.

Office:

Based on the current low citywide and countywide office vacancy rates and projected growth in employment, the downtown area is an appropriate location to accommodate a significant portion of the City’s future office development, which is estimated at a modest 16,000 square foot net increase by 2035. It is worth noting that while the Lake County Superior Court functions currently located in downtown may be relocated out of the downtown area, many of the County administrative functions will remain in current locations.

ECONOMIC DEVELOPMENT OPPORTUNITIES

The primary economic development opportunities for the City include capturing retail leakage yet will likely require successful marketing and promotion to attract additional tourist spending. As one of the few concentrations of retail establishments within Lake County, the City is able to attract new retailers and foster collaborations among tourist-serving establishments that will help bolster the tourist economy. Considering the wine industry is a growing draw for Lake County visitors, Lakeport may be able to position itself as the overnight hub for winery and vineyard tourists. The previously-mentioned boutique hotel and upscale dining options would help cater to the clientele associated with wine tourism and other visitor-serving activities, such as the many events scheduled throughout the year. By attracting Lake County visitors, new downtown Lakeport lodging would increase the proportion of visitors who stay overnight. Per capita expenditures of overnight visitors tend to be significantly higher than per capita expenditures for day visitors, due not only to the lodging expenditures, but also additional expenditures made on food, goods and services, and recreational activities.



ECONOMIC SUMMARY

The City of Lakeport could be well positioned to benefit from targeted economic development activities, which could help to bolster the community's ability to support additional growth and development along the Clear Lake waterfront. With relatively low proportions of children and relatively high proportions of seniors, higher density multifamily housing will likely be an attractive residential product type. Without significant economic development, however, the community will likely continue to rely on significant injections of retail demand from visitors and households who live in the unincorporated areas of western Lake County to support the local economy.

The above average proportion of residents employed in Administrative Support may be due, at least in part, to a concentration of local governmental employees, given that Lakeport is the County seat. Also, the above average proportion of residents employed in agriculture is likely influenced by the expanding wine production within the region. The concentration of residents employed in Health Care and Support occupations within the City of Lakeport may be due to a high percentage of retirement age residents, as well as the fact that Lakeport is one of the few urban areas within the County which functions as a center for the provision of health care services.

Another opportunity for the City of Lakeport to broaden the existing economic base includes targeting certain office-using industries to help support the expansion of existing establishments and encourage new establishments to locate within the City. Based on countywide employment projections, the primary industries to target will include health care and social service providers and professional and business services, as these are the major office-using industries with the most anticipated growth. However, the potential relocation of the Lake County Superior Court represents a potential loss of important weekday office activity, which could discourage recruitment and retention of other office users, such as attorneys, in the downtown area. However, the retention of the Lake County Administrative Office in the downtown will help to promote year-round day-time visitation from employees and office patrons within the commercial core, which can help to even out seasonal, tourist-driven fluctuations in demand for retail and food service uses.





2.7 ENVIRONMENTAL ASSESSMENT

As part of the site assessment process a preliminary environmental assessment was performed by Rincon Environmental. This included a review of relevant literature and the results of a reconnaissance-level field survey. The following is a summary of findings with the complete report provided in the appendix.

Aquatic Habitats:

Several wetland habitats were identified in the project area and are divided into three main groups including lacustrine, riverine and palustrine.

- The lacustrine wetland areas include deep water habitat (≥ 8.2 feet deep) which transition with decreasing depth towards the shoreline to vegetated littoral habitats that are dominated by aquatic plant species and unvegetated shore which includes rocky areas, beaches and artificial surfaces such as concrete launching facilities.
- Palustrine areas are transitional zone where aquatic plants become persistent and in addition to the lacustrine – littoral plants (cottonwood, willow, sandbar willow, bulrush, cattail) are present. Located above the ordinary high water mark, near Willow Point are four seasonal wetlands or shallow palustrine wetlands with vernal pool characteristics. These seasonal wetlands are either degraded pre-existing vernal pools or artificially created from soil scraping, grading and resulting compaction.
- Riverine habitat was associated with Forbes Creek in the project area and exhibited the same persistent vegetation as the palustrine habitat.

Wildlife Species:

Wildlife species observed during the field survey include: western grebe, mallard, cliff swallow, bronze-headed cowbird, western scrub-jay, Canada goose house sparrow, black phoebe, osprey, green heron, great blue heron, black-crowned night heron, great egret, and common carp. A green heron nesting colony was observed at Library Park. The native and ornamental tree species in the park area were observed to have active nests in them.

Soils:

Three soil map units occur within the project area: Cole variant clay loam, calcareous substratum; Still loam, stratified substratum; and Wappo loam, 2 to 8 percent slopes. Wappo loam, 2 to 8 percent slopes is the dominant soil type in all upland areas except for the Willow Point area where Still loam, stratified substratum is the predominant soil type. Most of the soils in the project area are the result of imported fill material during the historic development of the City.

Sensitive Natural Communities:

Two sensitive natural communities were identified as occurring within five miles of the project area: Coastal and Valley Freshwater Marsh and Clear Lake Drainage Seasonal Lakefish Spawning Stream. There are remnants of the coastal and valley freshwater marsh community in the project area; however, the small stands of cattails and tules are not large enough to be classified as a distinct plant community. The Clear Lake Drainage Seasonal Lakefish Spawning Stream is associated with Kelsey and Cole Creeks located approximately 4.5 miles southeast of the project area.



Riparian and Wetland Habitats:

Riparian and wetland habitats are continuous along the Clear Lake shoreline and drainages in the project area. Vernal pools are seasonal wetlands in the form of shallow pools and depressions above an impervious or semi-impervious substrate that does not allow water to percolate through the soil column. Four very shallow vernal pools in the Willow Point area were observed and historic aerial imagery and current site conditions were reviewed. It appears this area has received periodical surficial soil disturbance from what appears to be scraping and/or grading to expose new bare earth roadways.

Special Status Plant Species:

Bent flowered fiddleneck is an annual plant species known to occur in valley and foothill grasslands. Its blooming period or period of identification is typically from March to June. A known occurrence, recorded in 2010, is located approximately 0.6 mile southwest of the southern project area boundary. Limited habitat for this species is in the grassy ruderal areas of the project area. However, the likelihood of this species occurring in this area is very low.

Special Status Animal Species:

- The Sacramento perch is a native freshwater fish species that is known to occur in vegetated sloughs, pools of slow flowing rivers, and lakes. Optimal habitat for this species is present in the lacustrine and riverine non-persistent emergent habitat areas located in the project area. The CNDDDB records indicate the most recent record was from 1937 and this species is possibly extirpated from Clear Lake. Therefore the likelihood of this species occurring in the project area is very low.

- The Clear Lake hitch is a native freshwater fish species that is endemic to the tributaries, vegetated sloughs, and open surface waters of Clear Lake. This species is a migratory fish and historically utilized the tributaries of Clear Lake for spawning habitat during the spring months and would return to the lake before the streams dried or reduced in flow enough to create migration barriers. There have also been reports of the Clear Lake hitch spawning in the gravelly shore areas of the lake. Currently the only known spawning habitat is located in Kelsey Creek and Adobe Creek and to a lesser extent in Middle, Scotts, Cole and Manning creeks. Forbes Creek, located in the project area, is a historic spawning area for the Clear Lake hitch; however, spawning is not known to occur in Forbes Creek currently.
- The osprey is a piscivorous raptor species found near marine and fresh, fish bearing bodies of water. Ospreys nest in the top of large trees typically near open water habitats but may also nest up to 15 miles away from foraging habitat. A single osprey was observed as a fly over during the reconnaissance survey; however, no nest sites were observed. The presence of osprey in the project area should be assumed.
- The tricolored blackbird is a non-migratory, colonial nesting bird closely associated with aquatic habitats. This species nests in emergent vegetation such as tules and cattails but may also nest in shrub and tree thickets adjacent to water. Small stands of this habitat are present but are likely too small to support a nesting colony of the tricolored blackbird. This species has the potential to be present in the project area, as described, where there is the least amount of disturbance.



- The western pond turtle is most commonly found in lakes, ponds, marshes, rivers, streams, and irrigation ditches among woodlands, grasslands and open forests, from elevations near sea level to over 5,000 feet. Western pond turtles require terrestrial habitat for nesting and also use terrestrial habitats to migrate or disperse, overwinter and aestivate. This species will often utilize floating vegetation or emergent logs and boulders for basking sites. The Willow Point area at the south end of the project area has the most suitable year-round habitat for the western pond turtle. The closest recorded habitat area is located near Kelseyville approximately 3.6 miles southeast of the project area. While no western pond turtles or their sign were observed during the reconnaissance survey, their presence in the project area should be assumed.



Clear Lake Hitch



Sacramento Perch



Tricolored Blackbird



Western Pond Turtle

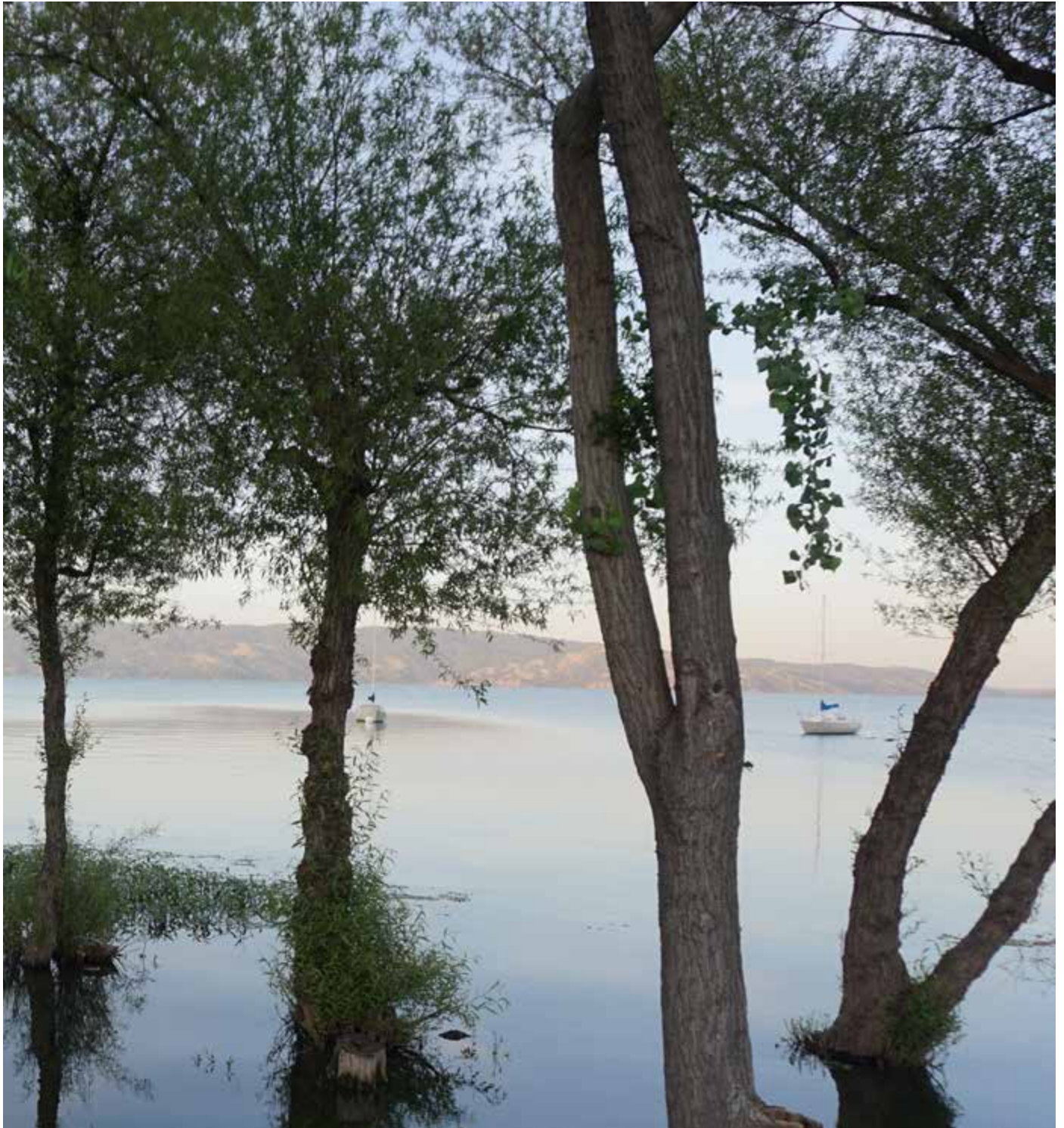
ENVIRONMENTAL CONCLUSIONS AND RECOMMENDATIONS

The project area contains suitable habitat for special status species and sensitive habitat areas that are protected by state and and/or federal regulations. The following studies are recommended to address potential project-related impacts to sensitive biological and aquatic resources:

- A jurisdictional delineation will likely be required to identify and map potentially jurisdictional features within the project area that may be impacted by project activities.
- Project impacts to jurisdictional waters, including wetlands, typically require a Department of the Army permit from the USACE and a Water Quality Certification from the RWQCB. Impacts to jurisdictional waters that also qualify as streams, lakes or riparian habitat typically require a Streambed Alteration Agreement from the CDFW.
- If potential USACE jurisdiction cannot be avoided, the jurisdictional delineation should be submitted with a request for an Approved or Preliminary Jurisdictional Determination and the project would be evaluated to determine if it would qualify for a Section 404 Nationwide Permit or if an Individual Permit would be required to obtain USACE approval of the project.
- Standard mitigation measures for impacts to waters of the U.S. and State would generally include avoidance and minimization of impacts to jurisdictional features and compensatory mitigation for impacts to jurisdictional features where avoidance is not practicable.
- Because the project area is located within the Mountain House Conservation Bank and the Seigler Valley Wetland Mitigation Bank service areas, purchasing mitigation bank credits is a potential mitigation option.
- Botanical resource surveys will likely be required in grassy ruderal areas of the project area and should be conducted between March and June to adequately identify bent flowered fiddleneck during its blooming period, if present.
- Special Status and General Animal Species Project implementation has the potential to impact fish and wildlife within adjacent areas resulting from increased noise, lighting, trash, and human presence during construction which can be mitigated with proper precautions and monitoring.

2.8 PRECEDENT STUDIES

The purpose of precedent studies is to identify other communities and cities where waterfront revitalization has been successful and the types of improvements that may be relevant to Lakeport. While recognizing each project is unique including the physical site, environmental influences, financial and funding opportunities, community support and political will, these examples do provide inspiration for ideas and potential uses to consider in the planning process. The following are just a few of several examples reviewed in the initial analysis for this master plan.



PRECEDENT STUDIES

HARRISON AVENUE TO LAKEVIEW COMMONS

South Lake Tahoe, California



SIZE: 6 ACRES

PROGRAM: Terraced event space, picnic tables, lawn, plaza, wayfinding signage, bike paths, bus stop, concessionaire

The Harrison Avenue business district is a classic example of an area built in the beginning of automobile dominance. Located adjacent to one of the most scenic beach fronts in South Lake Tahoe, it serves as a model for positive business transformation and joint partnership between the City and the business owners.

The creation of a special district provided the private funding mechanism to ensure the City's investment into this area would result in sustainable change. Working extensively with business and property owners a design for this 5 block district was developed that embraced the unique architecture and connected the commercial area with the surrounding natural environment. Existing conflicts between pedestrians, bicyclists and vehicles have been resolved to improve overall safety as well preserving commercial parking spaces. Connectivity to adjacent destinations such as the lake, recreation center and the school district have been improved with new sidewalks and a bike path. The resulting improvements to the pedestrian and cyclist experience has promoted alternative modes of transportation. Creative options for new community gathering spaces are knit into the design along with benches, bike racks, and pedestrian lighting. Options for temporary street closures allow for larger special event space.

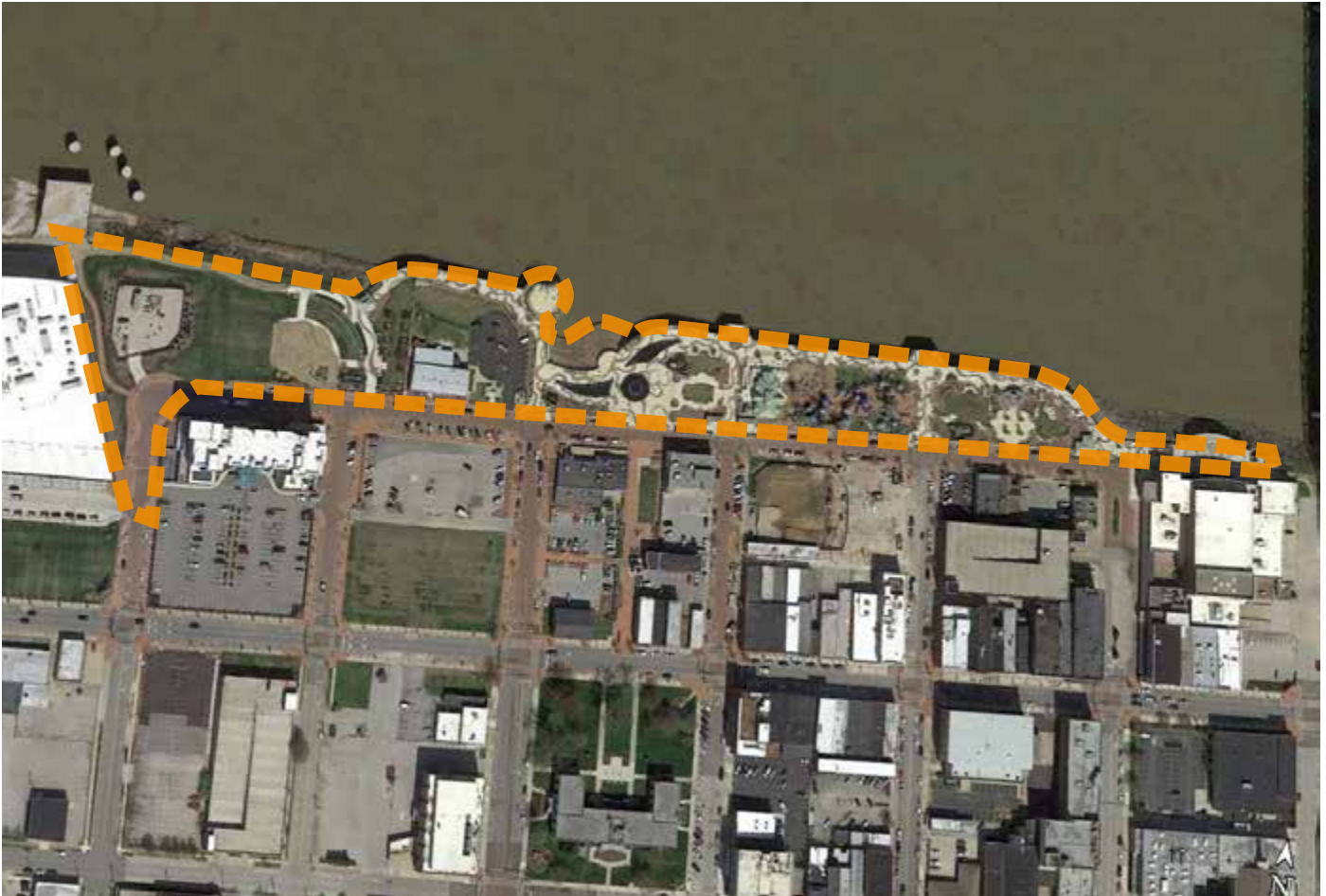
In relationship to the revitalization of the Lakeport lakefront, the Harrison Ave project is an excellent example of enhancing locals businesses by creating strong connections between the lakefront and main street. Additionally, the scale of the event space, open space and flexible plaza space is appropriately applicable to Lakeport.



PRECEDENT STUDIES

Owensboro Riverfront

Owensboro, Kentucky



SIZE: 770 Acres

PROGRAM: Riverwalk Promenade, Marina Facilities, Adventure Playground, Amphitheater, Plaza

The Owensboro Riverfront District spans approximately 1.4 miles along the southern edge of the Ohio River, including the downtown, residential neighborhoods, and major civic open spaces. The intent of the Riverfront District Master Plan is to reclaim the riverfront as a major public area and icon for the City of Owensboro. The master plan includes a riverwalk promenade connection from the downtown area to a signature park along the river; the creation of a major downtown public space; marina facilities including seasonal docks and an inland harbor marina; streetscape improvements; and pocket parks overlooking the riverwalk promenade.

EDSA has led a series of sustained community consensus building efforts resulting in a master plan for riverfront development and implementation of several strategic projects including outdoor patio improvements at the local cultural center, a public/private partnership to create an outdoor amphitheater and plaza, relocation of a boat ramp which turned into a gateway park on the Ohio River and ongoing efforts in developing a world-class riverfront park.

The Owensboro Riverfront, although much grander in scale, is relevant to the Lakeport lakefront by exhibiting an array of programming and how each work together to provide a cohesive experience for the user. The programming consists of elements similar to what the City is considering for their lakefront and begins to paint a picture of what that could look like.



PRECEDENT STUDIES

Cumberland Park

Nashville, Tennessee



SIZE: 6.5 Acres

PROGRAM: Esplanade, Adventure Playground, Ampitheater, Native Riparian Buffer, Nature Trail

Cumberland Park demonstrates Nashville's commitment to both its children and to sustainability through brownfield remediation, floodplain preservation, stormwater harvesting, improved biodiversity, and interpretation of cultural and natural resources. It is a park that showcases its distinctive site qualities to attract families for imaginative play, events, and interaction with Nashville's rich riverfront history. No two experiences will be the same in a park that encourages free and organized play, exploration, learning, risk taking, and environmental awareness.

The park is an integral part of the larger city effort to encourage non-motorized transportation and use of public transit, introducing a new trail head for cycle networks and greenways. The park also restores native riparian buffer, reduces un-shaded pavement by 60%, increases native plant biodiversity 100%, utilizes regional materials and manufacturers to stimulate local economy, and captures an estimated 1,000,000 gallons of stormwater annually to be reused as irrigation. Cumberland Park and the neighboring redeveloped Bridge Building are the first constructed phases of a master plan prioritized to draw residents and visitors back to the river and downtown.

The applicability of Cumberland Park to Lakeport's lakefront relies strongly on the park's trail system and commitment to sustainability. The park provides a trail system that helps to tie the lakefront together, act as a greenway connection for the community and provide recreation along the river. The habitat restoration aspect and natural interpretation of the site can be directly translated to the waterfront at Lakeport and is an example of how the city can approach the restoration and celebration of the natural landscape.





3.0 PRELIMINARY CONCEPTS

3.1 PRELIMINARY CONCEPT ALTERNATIVES

With the design team's assessment of the site and market conditions, input from the community and stakeholders and the team's experience with other waterfront projects, preliminary concepts were prepared that captured ideas and various uses expressed. While each alternative has similarities, there are aspects unique to each concept. The following summarizes key elements and how they vary with each alternative.

PROMENADE

Improvements and the extension of the promenade along the waterfront ranked high in public opinion. Each of the alternatives include extending the promenade from Third Street Boat Ramp to the point at the entrance to Dutch Harbor. There is a strong desire to continue the promenade south through the Willow Point area to C Street and north to Clear Lake Avenue yet this would require gaining access across private property. For planning purposes, these connections are not shown on the alternatives yet are discussed within the final master plan section of this document.

CITY/LUSD PROPERTY

Combined, these two properties offer the opportunity for providing improvements in the lakefront area on publicly-owned land. This includes all the property that fronts onto Main Street from Ninth Street to Sixth street to the lake.

PARKING AND CIRCULATION

With suggested improvements along the waterfront and the City and LUSD properties, modifications to the existing parking areas as well as providing access and additional parking on the City and LUSD properties were suggested with each alternative. In all the alternatives, providing improved pedestrian access to and along the lakefront area is proposed.

HOTEL DEVELOPMENT OPPORTUNITY

As identified in the market assessment and expressed by the City and community members, a hotel location in the downtown area was considered when developing the alternatives.

3.2 ALTERNATIVE 1

PROMENADE

This alternative continues the promenade from Third Street to Sixth Street with a similar design that exists in front of Library park. This includes areas for gathering and enjoying the lake, opportunities for interpretation and designed to accommodate displays or booths during special events. From Sixth Street the promenade becomes an informal trail that meanders along the

water's edge, terminating at the point at Dutch Harbor. Additional areas for gathering are provided and a large beach area with a boathouse and public pier adjacent to the beach creates the focal point for the park and waterfront area. The boathouse can accommodate uses such as a café, small store and snack shop.

CITY/LUSD PROPERTY

A large waterpark facility including an outdoor swimming pool and anchored by a community and recreation center is suggested. The water park provides opportunities for a wide demographics of users and the swimming pool is designed to accommodate regular lap swimming along with competitive swimming events. The community and recreation center would include uses for the residents and visitors along with space available to rent for events such as weddings and conferences.

To the north of the center, a children's adventure play area and a non-motorized launching and storage area at Dutch Harbor is suggested. The harbor includes areas for mooring vessels when not in use. The center fronts onto a large open lawn area designed to accommodate a wide range of activities such as informal play, dog park, special events, etc.

PARKING AND CIRCULATION

Parking and a drop-off area for the proposed community center is provided adjacent to the facility. An improved access from Seventh Street is proposed along with a connection to the existing parking area to the south. The existing parking has remained unchanged with the following exceptions:

- The boat trailer parking space north of the Fifth Street boat ramp and adjacent to the lake has been changed to car parking to increase the land available for improving the waterfront area for public use.
- The parcel of City-owned property at the end of Fourth Street has reorganized the existing surface parking and creates a small pocket park.

HOTEL DEVELOPMENT OPPORTUNITY

The hotel use for this alternative is proposed for the Willow Point/ C Street properties as shown on Exhibits 1A and 1B. Since this is on private property, these are representations of the type of lodging that can be accommodated and would support market assessment. The following is a summary of each of these alternatives.

Alternative 1 - Focus Area



WILLOW POINT/C STREET EXHIBIT 1A

Exhibit 1A suggests a hotel and conference center on the Willow Point property that is north of Forbes Creek and new restaurant and retail center in place of the existing structure adjacent to the boat ramp at First Street. South of Forbes Creek a full hook-up Recreational Vehicle (RV) campground is proposed. This includes a check-in facility and small convenience store. The site includes a portion of the Willow Point property and the parcel that is accessed from C Street.



WILLOW POINT/C STREET EXHIBIT 1B

Exhibit 1B also suggests a hotel and conference center yet the restaurant and retail is included in the hotel. In addition to the hotel, small cabins organized around Forbes Creek provides another lodging opportunity and would be serviced by the Hotel. The RV campground for this alternative is modified to be within the property boundary that is accessed from C Street.



3.3 ALTERNATIVE 2

PROMENADE

In contrast to Alternative 1, the promenade is more organic in form and design north of the existing promenade at Library park. This provides the opportunity for improving wildlife habitat along the edge while introducing smaller beach areas for public use. The promenade terminates at an open pavilion iconic feature accessible by the public and visible from the lake.

CITY/LUSD PROPERTY

A 70-90 room hotel along with on-site parking is proposed on the property owned by the City. Improvements along the front of Dutch Harbor provides gathering areas for hotel patrons as well as areas available for public use. A large lawn organized around a band shell provides a flex space that can be used for organized and informal play as well as provide a venue for concerts and special events. For this alternative an enclosed dog park is suggested yet could also accommodate uses such as a skate park or a modest water park. A children's adventure play area similar to Alternative 1 is proposed north of the existing Fifth Street boat ramp parking area along with a boathouse that can accommodate public storage for non-motorized vessels.

PARKING AND CIRCULATION

Like Alternative 1, access from Seventh Street and the existing parking lots is suggested. In this case a modest amount of parking is proposed to support the park uses during the day and can be expanded if needed. A new, highly visible pedestrian connection from Main Street to the lake is proposed at Seventh Street. The existing parking has remained unchanged with the following exceptions:

- The boat trailer parking space north of the Fifth Street boat ramp and adjacent to the lake has been changed to car parking to increase the land available for improving the waterfront area for public use.
- The parcel of City-owned property at the end of Fourth Street has reorganized the existing surface parking to create a larger park area than shown in Alternative 1.

HOTEL DEVELOPMENT OPPORTUNITY

The hotel for this alternative is proposed on City-owned property. Since the current land use allows for this type of use, the City has options on how the hotel may be constructed including a joint public private venture to leasing or selling the property to an interested buyer. Shown on the illustrative plan is a two story, 60-80 room hotel oriented with views of the lake, the proposed park and fronting on Main Street. Surface parking is proposed as a buffer between the hotel and the adjacent hotel to the north. Improvements to Dutch Harbor will enhance the visitors experience.

Alternative 2 - Focus Area



- Lighthouse
- Promenade
- Boardwalk
- 80 Room Hotel
- Band Shell
- Beach
- Multi-Use Lawn
- Beach
- Dog Park
- Adventure Play
- Promenade
- Boat House
- Promenade

3.4 ALTERNATIVE 3

PROMENADE

The promenade in both 3A and 3B are similar to what is proposed in Alternative 2 until it reaches Dutch Harbor. At this point the promenade is more of a boardwalk and pier and is integrated into the improved marina in both function and appearance. The boardwalk leads to a proposed pier that extends east into the lake. No beach areas are proposed yet this could result in a larger area for improving wildlife habitat.

CITY/LUSD PROPERTY

Alternative 3 explores a mixed-use concept for the property owned by the City. The portion that fronts onto Main Street includes approximately 10,750 sf of retail development while the remainder of the site accommodates a community center which includes multipurpose rooms, day care, youth and senior needs and facilities focused on waterfront activity. This suggests improvements both to the edge of the harbor as well as the harbor itself. As part of the mixed use center, outdoor elements such as dining, a modest children's splash pad area and a place for uses such as farmers markets and community gardens are included. Like other alternatives, a large multi-purpose lawn adjacent to the water and in front of the community center is shown.

PARKING AND CIRCULATION

Parking for these alternatives includes an extension of parking and access to Seventh Street like other alternatives and a stand-alone parking area for the mixed use area off Main Street and Ninth Street. Because of the location of the hotel (described below) and the outdoor areas associated with the hotel improvements, this alternative converts Fourth Street into one way from Main Street to the lake. The existing parking modifications include:

- Removing the boat trailer parking between Fourth and Fifth Streets and reorganizing the area to include vehicle parking and outdoor public areas adjacent to the hotel site.

HOTEL DEVELOPMENT OPPORTUNITY

The hotel is located on land that is primarily on private property with a small portion on City property. This hotel is similar in size (60-80 rooms) as in Alternative 1 yet is located in the heart of the downtown area. This location is preferred from an economic position and better integration to the business area yet the City's opportunity to influence this is limited. The two-story hotel fronts onto Main Street and architecturally can reinforce the character of historic downtown. A public plaza east of the hotel provides the opportunity for small-to-medium-sized events and amenities such as a small conference center and outdoor pool and spa are provided for the hotel guests. Surface parking is proposed.

Alternative 3 - Focus Area



3.5 ALTERNATIVE 3A

PROMENADE

The promenade in both 3 and 3A are similar to what is proposed in Alternative 2 until it reaches Dutch Harbor. At this point the promenade is more of a boardwalk and pier and is integrated into the improved marina in both function and appearance. The boardwalk leads to a proposed pier that extends east into the lake. No beach areas are proposed yet this could result in a larger area for improving wildlife habitat.

CITY/LUSD PROPERTY

The main difference is that in this alternative the retail development has been removed and the community center has been expanded to include a full recreation center including an indoor competitive swimming pool. Uses such as a skate park and children's adventure play area are located immediately adjacent to the community/recreation center. A large patio is provided to host outdoor community functions.

PARKING AND CIRCULATION

Parking for these alternatives includes an extension of parking and access to Seventh Street like other alternatives and a stand-alone parking area for the mixed use area off Main Street and Ninth Street. Because of the location of the hotel (described below) and the outdoor areas associated with the hotel improvements, this alternative converts Fourth Street into one way from Main Street to the lake. The existing parking modifications include:

- Removing the boat trailer parking between Fourth and Fifth Streets and reorganizing the area to include vehicle parking and outdoor public areas adjacent to the hotel site.

HOTEL DEVELOPMENT OPPORTUNITY

The hotel is located on land that is primarily on private property with a small portion on City property. This hotel is similar in size (60-80 rooms) as in Alternative 1 yet is located in the heart of the downtown area. This location is preferred from an economic position and better integration to the business area yet the City's opportunity to influence this is limited. The two-story hotel fronts onto Main Street and architecturally can reinforce the character of historic downtown. A public plaza east of the hotel provides the opportunity for small-to-medium-sized events and amenities such as a small conference center and outdoor pool and spa are provided for the hotel guests. Surface parking is proposed.

Alternative 3a - Focus Area



3.6 KEY FINDINGS

LAKEPORT LAKEFRONT PUBLIC FORUM #2 SUMMARY

The second Public Forum was held on Wednesday August 31, 2016. At this meeting, three alternatives for improving the lakefront area were reviewed and discussed (see previous pages for alternatives). A key pad polling exercise asking attendees their preference with each alternative was followed up by a public discussion. Like public forum #1, information presented was available for review and questions asked available to answer online. In addition, City staff made presentations to high school classes and provided fliers to encourage students, parents and faculty to provide input by taking the survey. Approximately 620 online responses were received. A summary of public comment and the results of the online responses is provided in the Appendix.

LAKEPORT LAKEFRONT REVITALIZATION PLAN PUBLIC FORUM #2

COME SHARE YOUR OPINIONS ON PROPOSED ALTERNATIVE REVITALIZATION PLANS

WEDNESDAY, AUGUST 31
6:00 PM TO 7:30 PM
CITY HALL
225 PARK STREET
LAKEPORT

PLEASE TAKE 5 MINUTES TO COMPLETE THE SURVEY ABOUT FUTURE LAKEFRONT IMPROVEMENTS.
[HTTP://WWW.SURVEYMONKEY.COM/R/LAKEFRONT1](http://www.surveymonkey.com/r/Lakefront1)

For More Info Contact:
Lakefrontplan@CityofLakeport.com
Ben Fish, Design Workshop
Daniel Chance, City of Lakeport

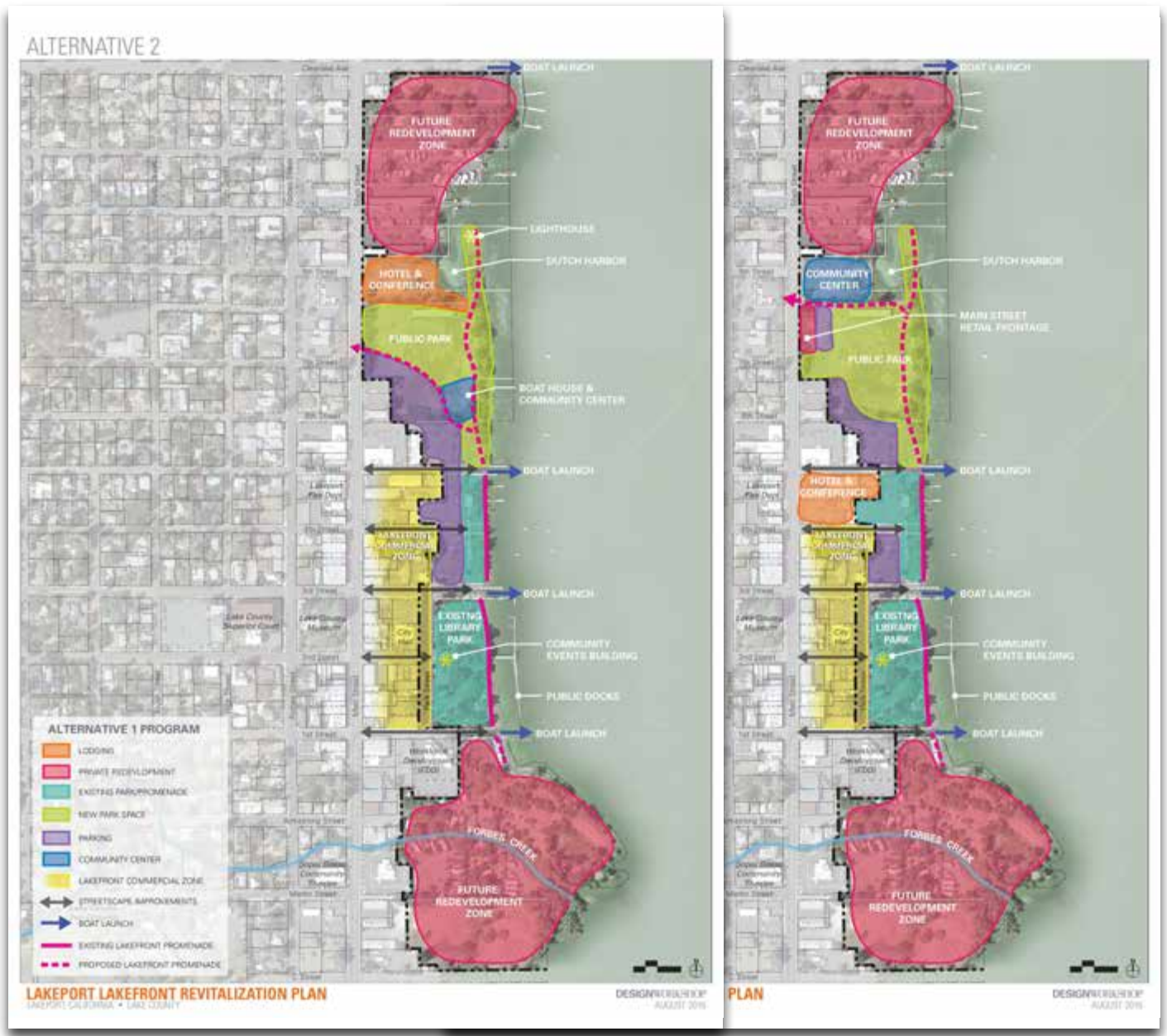
CLEAR LAKE

PROJECT AREA



LAKEPORT LAKEFRONT PUBLIC FORUM #2 RESULTS

Some of the key takeaways from Public Forum #2 reveal the most preferred elements from each alternative presented and the least desired elements from each alternative. These results helped to drive the design of the preferred alternative. In Alternative 1, the design element the community liked the most was the water park, while the hotel location was least liked. The various aspects of Alternative 2 were more evenly distributed amongst what was liked and what was disliked by the community, however the beach was most liked and the hotel and dog park were tied for least liked. The pier was most liked in Alternative 3 while the hotel location was least liked. In Alternative 3A, the community center with pool was most desired and hotel location, followed closely by the skate park, was least liked.



3.7 PREFERRED ALTERNATIVE

Based on input from the community a preferred alternative was prepared. This included an economic assessment of the three alternatives which identified the strengths and weaknesses from a market perspective. While the preferred alternative still has variations, there were some aspects that while they had some support from the community, they will have a difficult time with funding and long-term operations and maintenance.

Hotel:

When assessing the community regarding the location of a hotel, there was marginal support for the idea. The hotel rarely ranked in the top three of elements people liked best from the alternatives yet ranked in the top three of aspects least liked about the alternatives. Yet in discussions with stakeholders and business owners, the idea of a new upscale hotel in the downtown area was well supported, particularly if the hotel included some type of conference/ meeting facilities. In addition, the market study identified the need for a modest-sized upscale hotel based on the current quality of hotel accommodations in Lakeport. For this reason a hotel has been included in the preferred option.

Community/ Recreation Center:

There was some interest in providing a community and recreation center particularly when either the water park or skate park were not part of the alternative. While there has not been a community needs assessment to determine if this type of facility is needed, rarely do they generate enough revenue to offset being subsidized. Yet throughout the process the need for an upscale conference facility was mentioned. Some version or aspect of a center in this area should still be considered, particularly if there are some joint public-private ventures that will provide community space and availability for private use.

Multi Purpose/ Use Open Area:

The idea of improved open space was generally supported in all alternatives. Since most of it occurs on property owned by the City and the LUSD, providing public improvements is consistent with the policies for each agency. Funding for improvements will need to be identified and the final design will require additional public engagement yet in general this area with improvements will provide the biggest impact to improving the lakefront area for public use. The uses listed below were identified and should be considered for the final design.

- Informal play
- Community and Special Events/ Concerts
- Family/ Group gathering facilities
- Dog play/ park
- Skate park
- Modest water play area
- Adventure play area
- Beach (lake access, swimming, non-motorized uses)
- Seaplane landing ramps
- Boat house for storage of non-motorized vessels (sculling, kayak, paddleboards)
- Café/ snack shop/ food services near waterfront.

Water Park:

The water park scored high when it came to public comment, yet when looking at the response in greater detail, much of the interest was from respondents in the under-29 age bracket. In addition, there was concern from the LUSD using District property that could be perceived as private use on public property. When reviewed from an economic perspective, the demand for something of this scale was not warranted. For these reasons, along with the amount of public space needed for a single purpose, we have eliminated this from the range of uses, yet a smaller level of water play should be considered.

Promenade:

The lakefront promenade was consistently amongst the top three most liked programmatic elements in all of the alternatives. There is an opportunity to improve the existing promenade adjacent to Library Park, while extending it to the north and south in order to provide a more cohesive experience along the lake and improve connection.

3.8 ECONOMIC ASSESSMENT OF HOTEL ALTERNATIVES

The three land use alternatives generally portray a hotel/ conference facility as a single development, which would presumably be a privately-owned and operated. This represents a very specialized facility, particularly given that the market analysis indicated that a new downtown Lakeport hotel would likely be relatively small boutique hotel under 100 rooms. It is uncommon for a boutique hotel to have any significant amount of conference facilities, because boutique hotels typically operate on a limited service basis and do not usually include full food service, which is often needed to host conference activities. As described in the market assessment, a

boutique hotel in the downtown area would help to improve the economy for local downtown businesses.

With this in mind, and from a location perspective, our recommendation is to situate the new hotel/ conference facility in a location that will create the best synergy with the existing core downtown business district generally between First Street and Sixth Street. Alternative 3, which places the hotel/conference center between Fourth and Fifth streets is most advantageous. A hotel located in the downtown area will provide patrons easy access to convenient dining and shopping. In addition, proximity to the existing Library Park and lakefront promenade areas allows the hotel operator to leverage these existing public features as amenities for hotel guests in the near term.

Alternative 1, with the hotel/conference facility at Willow Point, and Alternative 2, with the hotel/ conference facility at Ninth Street, are both less advantageous because of the separation from the core downtown area by several blocks. However, the Willow Point/ C Street area is large enough in size to accommodate a larger hotel, other forms of lodging and support facilities such as a conference center, dining and recreation amenities.

3.9 KEY PRIORITIES

Based on public input and the economic assessment, the following is a list of key priorities. Each of the priorities in this list range in feasibility, from short-term goals to long-term visions, yet they should all be kept at the forefront of the City's future efforts.

- Promenade
- Additional Restaurants & Shopping
- Improved Public Open Space (for special events and general recreation)
- Improved Waterfront Access
- Hotel
- Improved Circulation & Connectivity to Downtown
- Community Recreation Center
- Water Park



Willow Point/C Street Hotel and Conference Center **Exhibit 1A**



80 Room Hotel **Alternative 2**



Boutique Hotel With Conference **Alternative 3A**



4.0 FINAL RECOMMENDATIONS & IMPLEMENTATION

4.1 FINAL RECOMMENDATIONS AND IMPLEMENTATION

Implementation recommendations for the Lakeport Waterfront Revitalization Plan acknowledge the challenges that small California jurisdictions face in working to spur redevelopment and infill in the post-Community Redevelopment Law era. Without the financing and development powers local governments in most cases must resort to more incremental approaches to revitalization.

The strategy of incremental progress toward public and private physical improvements in the waterfront area can be extended to broad business and economic development goals for the Lakeport downtown/waterfront area. In addition to attracting more development and related commercial activity to waterfront properties, the waterfront plan also aims to promote overall revitalization within the larger downtown Lakeport area. This should include reinvestment in the form of improvements to existing downtown buildings and public spaces, as well as improved business performance for existing businesses, and more intensive use of existing buildings and increasing sales revenues.

We recommend that the Lakeport waterfront plan be geared to facilitate a series of smaller actions that can be taken individually and sequentially to achieve the desired long-term waterfront revitalization. This includes a focus on concentrating new public and private investments in the central part of the study area, proximate to the existing lakefront promenade, Library Park, and the core downtown commercial district, between First and Fifth streets. The existing features in this area present the best opportunity for new projects to benefit from synergies with activities and visitor attraction that already occur in this area, and to help create further critical mass and energy that will mutually reinforce the vitality of existing as well as new development in the area.

The longer-term strategy should be to build on the energy in the core area, and extend the waterfront activity south toward Willow Point and north toward Dutch Harbor, as funding allows further public investment in the Lakefront promenade and the LUSD Natural High site. The following provides recommendations for implementation.

This section provides recommendations aimed at improving Lakeport's draw in tourism and reinvestment of local businesses to strengthen the economic conditions and improve the overall quality of the lakefront area physically and environmentally.

Tourism Promotion

Tourism is generally a growing industry in California; however, many communities are aggressively working to increase their market shares. To increase Lakeport's competitiveness as a visitor destination and support private investments in existing and new lodging, restaurants, shops and other tourist-serving businesses, the City should consider the possibility of allocating financial resources and engage the local businesses to support an ongoing tourism marketing campaign. This could include:

- Allocating a portion of the existing transient occupancy tax revenues for tourism promotion activities and/or establishing an additional occupancy tax levy that is specifically dedicated to tourism marketing, in the form of a TBID (Tourism Business Improvement District).
- Expanding tourism marketing efforts to include activities such as advertising campaigns within targeted markets, expanding the roster of local special event promotion and management, coordination of marketing activities with special events that take place elsewhere around the county, and joint marketing with nearby wineries and other tourist attractions to offer tourists a complete Lake County visitor experience.
- Enhancing the current website. Currently downtown has a small presence on the City's website and requires some navigation. Consider a downtown lakefront area that promotes the downtown area, upcoming events and things to do in an easy and visually exciting format. Make key pieces of marketing collateral available for download as PDF files.
- Growing a robust social media campaign. Social media is fast becoming one of the most vital, cost-efficient tools in tourism marketing. Effective use of social media has been proven to boost the number and length of visits, as well as visitor satisfaction and number of return visits.
- Encouraging downtown businesses to use social media. Work with downtown businesses to encourage them to engage in social media—especially ratings sites such as Yelp, Foursquare, and TripAdvisor where people may already be posting opinions about their businesses—and to cross support the downtown's social media presence.
- Strengthening downtown's Internet presence. With most travelers using the Internet for vacation planning, it is critical that downtown has a strong presence on the Internet to assist potential visitors with information gathering about downtown's activities, businesses and amenities.
- Improving the downtown wi-fi zone. Providing free wireless Internet access within the historic downtown core will aid visitors in accessing online information and encourage businesses to enhance

their online presence. There is an existing wi-fi zone, but the City should investigate improving the strength of the signal.

- Developing a twelve-month calendar of smaller-scaled events that create incentives to come to downtown. Communities across the nation have found that hosting an event is a viable way to attract visitors and residents alike to downtown and build additional foot traffic to spur economic activity. People often need a reason or incentive to come to downtown.
- Building on existing events. The City, Lakeport Main Street Association, Lake County Fairgrounds, Lake County Chamber of Commerce, and other organizations, already host successful events in or near downtown. Downtown needs to fully take advantage of these established events and look for key opportunities to leverage these activities. It takes a great deal of resources and community support to launch a new event.
- Creating a public arts program to promote the arts and culture unique to Lake County and specifically Lakeport. If this does not exist create a committee or commission to collaborate with creating and overseeing public art and performances. This includes a wide range of art such as murals, three dimensional artwork and performances. Using art and performances to elevate the awareness of local artists by activating public gathering spaces, blank wall and vacant store fronts along Mains Street will help reinforce the communities commitment to importance of art and culture in Lakeport.

Funding and Business Retention/Recruitment

The City will require considerable resources to fully implement public improvements within the plan area that are envisioned including funding to extend the waterfront promenade, develop a community center, and make different types of public park improvements. To raise funds, the City could consider several measures such as:

- Dedicating lease or sales revenues collected from private users who wish to utilize the City's Dutch Harbor property for private use towards waterfront area improvements.
- Establishing concession agreements with businesses that may wish to utilize the public spaces as a base of operations, such as a watercraft rental business that might operate out of one of the boat ramp areas.
- If an area is established for container stores and/or mobile food vendors, the City could collect fees from businesses that wish to rent the spaces.
- Pursuing grant funds that may become available from various sources that align with City goals. For example, there may be opportunities to use grant funds that promote water quality improvement to help underwrite the cost of waterfront projects that would incorporate best practices in urban

stormwater runoff management techniques, to help improve Clear Lake water quality.

- Although it is beyond the scope of this project, the City may wish to consider the potential use of post-Redevelopment financing tools such as Enhanced Infrastructure Financing District (EIFD) or Community Revitalization and Investment Authority (CRIA) to establish long-term funding streams for waterfront and downtown improvements.

Additional implementation activities that can assist in the waterfront/downtown revitalization process could include certain incentives that would encourage existing or new businesses to invest in the waterfront/downtown area. These could include:

- Waiver of plan check, building permit, and inspection fees for improvements to waterfront/downtown buildings.
- Allowing restaurant or café owners to utilize City right-of-way in front of their businesses to develop "parklets" that expand space for outdoor dining.
- Giving existing downtown businesses that wish to maintain their brick and mortar operations a right of first refusal to secure spaces for container or mobile vendor spaces, if created in the waterfront area.

Environmental Conclusions & Recommendations

The project area contains suitable habitat for special status species and sensitive habitat areas that are protected by state and/or federal regulations. The following studies are recommended to address potential project-related impacts to sensitive biological and aquatic resources:

- A jurisdictional delineation will likely be required to identify and map potential jurisdictional features within the project area that may be impacted by project activities.
- Project impacts to jurisdictional waters, including wetlands that typically require a Department of the Army permit from the USACE and a Water Quality Certification from the RWQCB. Impacts to jurisdictional waters that also qualify as streams, lakes or riparian habitat typically require a Streambed Alteration Agreement from the CDFW.
- If potential USACE jurisdiction cannot be avoided, the jurisdictional delineation should be submitted with a request for an Approved or Preliminary Jurisdictional Determination and the project would be evaluated to determine if it would qualify for a Section 404 Nationwide Permit or if an Individual Permit would be required to obtain USACE approval of the project.
- Standard mitigation measures for impacts to waters of the U.S. and State would generally include avoidance and minimization of impacts to jurisdictional features and compensatory mitigation

for impacts to jurisdictional features where avoidance is not practicable.

- Because the project area is located within the Mountain House Conservation Bank and the Seigler Valley Wetland Mitigation Bank service areas, purchasing mitigation bank credits is a potential mitigation option.
- Botanical resource surveys will likely be required in grassy ruderal areas of the project area and should be conducted between March and June to adequately identify bent flowered fiddleneck during its blooming period, if present.
- Special Status and General Animal Species Project implementation has the potential to impact fish and wildlife within adjacent areas resulting from increased noise, lighting, trash, and human presence during construction which can be mitigated with proper precautions and monitoring.

Temporary Facilities/Special Events

One challenge faced in almost all resort communities is the seasonal nature of tourism. Business owners face challenges in structuring their businesses in such a way as to be able to meet high season demand, but to control their fixed costs so that they are not unduly burdened during off seasons and shoulder seasons when revenues are low. There are several types of alternative commercial formats to address the challenges of stimulating increased commercial activity in a tourist-driven, seasonal market. These provide the opportunity for entrepreneurs to test out new commercial concepts without the required level of investment and risk involved with establishing a conventional brick and mortar establishment.

If these alternatives prove successful, then the entrepreneur may be able to expand their client base, refine the concept, and develop the business over time to be able to transition into a permanent bricks and mortar facility. This incremental approach to business development would increase the opportunity for short-term revitalization activities that would create a positive impact on the waterfront/downtown area and increase the attractiveness for major investment, such as a new hotel. Strategies that the City and local businesses should explore include:

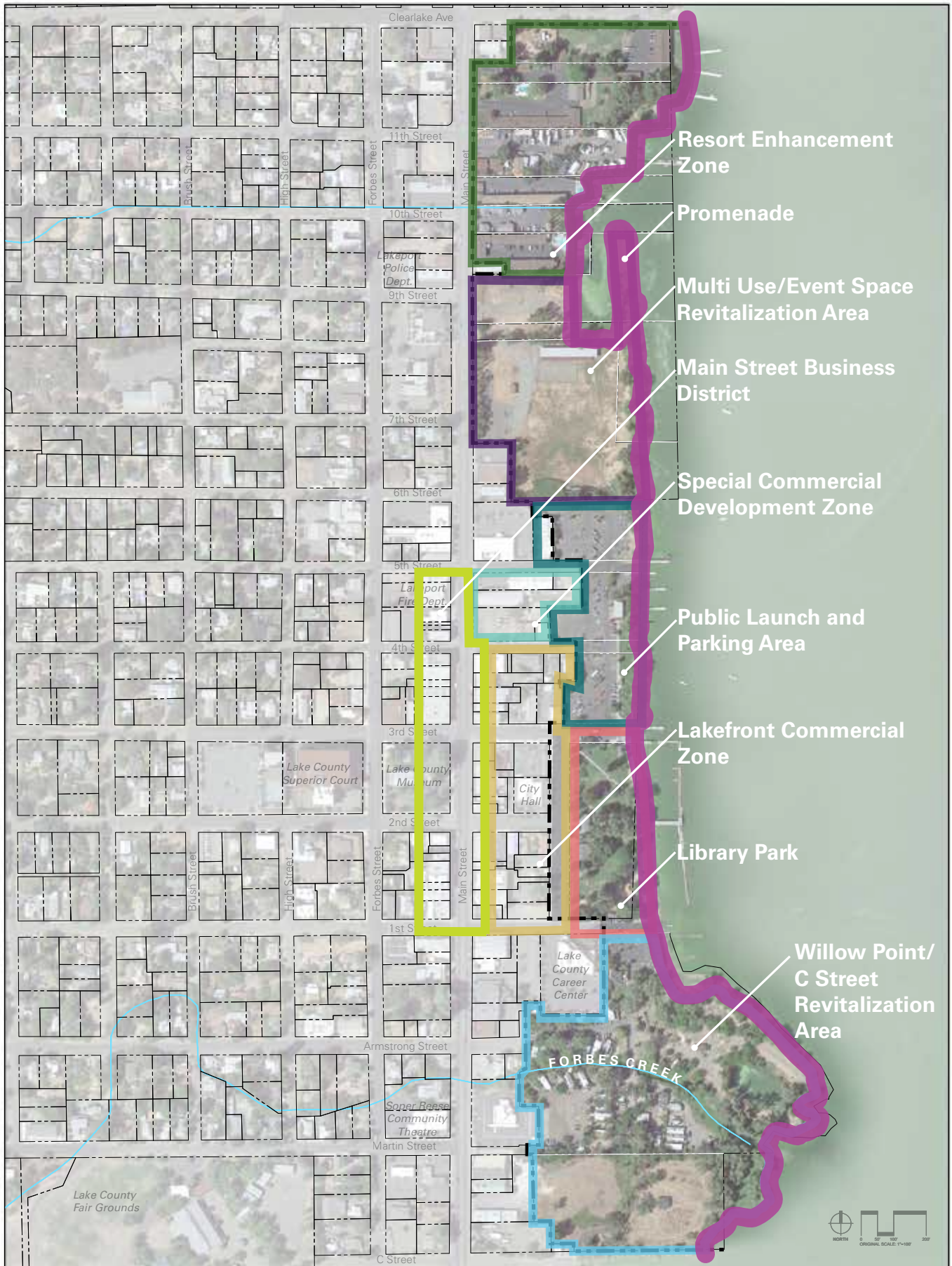
- Container stores are made from re-purposed shipping containers and could represent a relatively low-cost way of providing commercial space for seasonal activities such as kayak rentals, or for food and beverage vendors.
- Mobile vendors such as food trucks, represent a strategy to allow business people to serve waterfront area visitors when demand is high, such as during special events and peak tourism season,

and then to relocate to other sites when local demand is low.

- Pop-up stores, which could be open during peak seasons and then “mothballed” during periods of low demand. Pop-up stores can be a strategy for owners of vacant commercial space in the downtown area to allow retailers to temporarily occupy space during periods of high demand, or to allow creative use of vacant space on an interim basis, such as for temporary art installations, performance venues, or other creative uses that help to create district vitality, and improve upon the aesthetics of vacant store frontages.



PREFERRED ALTERNATIVE DIAGRAM



4.2 OPPORTUNITIES, CONSTRAINTS AND RECOMMENDATIONS BY ZONE

The following breaks down the project site into nine different zones. An overview, opportunities, constraints and a series of both short-term and long-term recommendations are provided for each zone. The subsequent zones are:

1. The Resort Enhancement Zone
2. The Multi-Use/Event Space Revitalization Zone
3. The Public Launch and Parking Area
4. The Special Commercial Development Zone
5. The Lakefront Commercial Zone
6. The Promenade
7. Library Park
8. Willow Point/C Street Revitalization Area
9. Main Street Business District

RESORT ENHANCEMENT ZONE



AREA DESCRIPTION:

This includes the private property south of Clear Lake Avenue to City-owned property near Tenth Street: This area consists of five hotel/motel businesses, one mobile home park and many of the properties have private piers and boat slips. (8.5 acres)

SUMMARY OF EXISTING USES:

Currently identified as the “Private Motel Zone” consisting of hotels, motels, trailer park and a restaurant is zoned R-5 (Resort/High Density Residential). These visitor-serving businesses represents an important part of the success of the lakefront. This is the only area currently serving tourist and transient visitors fronting onto Clear Lake in the City of Lakeport. There are a few retail / restaurant establishments that front Main Street.

CONSTRAINTS:

The “Private Motel Zone” consists of narrow parcels limiting the potential for future expansion without consolidating parcels. While important to the economy of Lakeport, many of the units available lack the quality and unit size to accommodate retired couples looking for a higher quality of stay and larger family groups in need of larger units and amenities. Because of private ownership, the opportunity to provide a waterfront public promenade to Clear Lake Avenue is currently limited.

OPPORTUNITIES:

The proximity to downtown (5-10 minutes walking) and lakefront access, leveraging these aspects is critical. In addition, by working with the City to develop an attractive public promenade from this zone will provide patrons with a safe enjoyable walk to downtown businesses and special events throughout the season resulting in higher daily room rates.



SHORT-TERM RECOMMENDATIONS:

- To ensure tourist accommodations continues to be the prime use in this area, the City should consider amending the R-5 (Resort/High Density Residential) zoning district to eliminate residential uses as a stand-alone use and prioritize resort commercial uses.
- The City should consider developing a program to assist and incentivize property owners to expand commercial visitor serving uses on their properties.
- When consolidation and redevelopment occur, waiver of plan check, building permit, and inspection fees for improvements for hotel uses should be considered.
- The City should consider use of Transient Occupancy Tax (TOT) and other available funding mechanisms to fund façade and streetscape improvements in this area.
- Work with property owners to provide a public access easement along the waterfront to allow for the promenade to connect from Clear Lake Avenue to Dutch Harbor
- Encourage the development of conference/ event use areas into existing facilities for small to medium size events

LONG-TERM RECOMMENDATIONS:

- Identify funding opportunities and possible public/private partnerships to extend a pedestrian promenade along the shoreline.
- Work with property owners to improve and expand marina uses including the possible use of nearby Dutch Harbor.
- Expand visitor serving retail uses to complement existing hotel/motel uses through private and public funding opportunities.
- Work with regional economic development organizations and destination marketing organizations to develop strategies to expand busy season beyond just the summer months.
- Consider the creation of a hotel lodging association and/or destination marketing organization association for this area.

RESORT ENHANCEMENT ZONE

EXAMPLE IMAGES



EXAMPLE IMAGES



MULTI USE/EVENT SPACE REVITALIZATION ZONE



AREA DESCRIPTION:

This zone includes the land owned by the City (Dutch Harbor site) and the Lakeport Unified School District (LUSD) (Natural High site) and fronts Main Street to the west and the lake to the east. There is one privately-owned parcel to the east surrounded by the lake on three sides and access to this private parcel is landlocked. This area is approximately 7.4 acres in size.

SUMMARY OF EXISTING USES:

This area is primarily undeveloped yet has existing parking and the former high school on the Natural High Site and a small retail shop on the Dutch Harbor site. The land is used informally as a dog area, for fishing, storage of sculling vessels and by the homeless.

CONSTRAINTS:

The primary constraint is with the LUSD retaining ownership the City does not have a stronger position on how this area will be used in the future is the ownership and uses of the LUSD property. While there is a good relationship with the City and LUSD, concerns have been expressed by the LUSD regarding private business operations on their property. The privately-owned parcel to the east of the LUSD will need to be addressed.

OPPORTUNITIES:

There is an overwhelming public desire to maintain views of the lake from Main Street as well as to see this area remain available for public use including opportunities for mixed open space use, formal special event spaces and passive recreational opportunities when events are not occurring. Because of the current Resort Residential land use in the general plan, this area can accommodate a wide variety of community and tourist uses. The alternatives described previously in this document illustrates the range of uses that may be accommodated in this zone. Because market conditions will inform the use in the future, the following summarizes scenarios that may occur.



DUTCH HARBOR SITE SCENARIOS:
PRIVATE DEVELOPMENT ON DUTCH HARBOR SITE

The City can help facilitate private development on the Dutch Harbor site. This could include a hotel facility as shown on Alternative 2 or commercial as shown on Alternative 3. The City could help write down the cost of such a project by contributing the land, or possibly selling the property to a private developer. This is logical, as the City has limited other tools that it can use to try to encourage private development and, specifically, a hotel.

The City could also use the Dutch Harbor site for other uses such as waterfront residential or a relocation-site for businesses that might be displaced from the core downtown commercial area because of private redevelopment activities. This alternate use may generate sales proceeds or ground lease revenues that will allow the City to direct proceeds to assisting a desired hotel project located in the core area.

PUBLIC FACILITIES ON DUTCH HARBOR SITE

If there is a strong desire for a community center, the City could use this site to shoulder the cost of

providing a different site for a community center as shown in Alternative 3 and 3a. This could provide a facility to house many of the community water-related activities and if the LUSD site is developed as a public park, it can leverage the relationship. While it could be designed to be flexible for use as a conference center, its location is less advantageous for this use.

NATURAL HIGH SITE SCENARIOS:
LUSD RETAINS OWNERSHIP OF NATURAL HIGH

If the LUSD desires to retain ownership yet is willing and interested to work with the City to improve the two combined properties, then this site is large enough to accommodate a wide variety of public uses. Alternatives 2, 3 and 3a illustrate various ways to accommodate additional parking, creating a larger flexible multi-use space and opportunities for other specific uses such as play areas, dog areas, skateboarding, boathouse and improvements to the waterfront. Alternative 1 shows a community facility on the property yet for this to occur it will most likely require a joint effort with the City.

MULTI USE/EVENT SPACE REVITALIZATION ZONE

CITY PURCHASES LUSD NATURAL HIGH SITE

If the City purchases the site from the LUSD, this will provide greater flexibility on how the City proceeds with the revitalization of the lakefront area. With the Resort Residential land use designation, this could encourage commercial development closer to the downtown area while maintaining a large park space that is important to the community. None of the alternatives have shown a City-owned scenario yet Alternative 3a shows a conference center next to a new hotel downtown on private property and that facility can be located on Natural High and still be near the downtown hotel site.

With the previous scenarios in mind, the following are short-term and long-term recommendations for this zone.

SHORT-TERM RECOMMENDATIONS:

- City to prepare a property value assessment for the privately-owned parcel to the East of the LUSD site with the goal of acquiring for public use.
- City should evaluate the value of the Dutch Harbor site for purposes of sale or land swap to fulfill other options described in this study.
- City and LUSD to develop a memorandum of understanding (MOU) about short-term and long-term use of the property that should consider:
 - » Removal of existing structure and general cleanup of the site.
 - » Selectively clear overgrown vegetation to open up views and access to the lake and develop beach areas.
 - » Improve connections between the two properties and the parking area to the south to promote public use on a limited basis.
 - » Address issues with illegal camping, trash and public safety in this area.
 - » Consider removal of fence and vegetation at northern and southern property boundaries
 - » Establish options for the combined sites to include joint venture opportunities, City purchase of the property and opportunities for public/private development.
 - » Develop potential beach areas.
 - » Evaluate the feasibility of small start-up commercial sales and food vendors.
 - » Consider the development of through access from Fifth Street boat ramp parking area to Seventh Street area.
 - » Evaluate option for the locating of non-permanent visitor serving commercial uses and food vendors.

- City to prepare a site master plan for the Multi Use/ Special Events Open Space Zone to:
 - » Include uses expressed by the community and summarized in the preferred alternative in the Lakeport Lakefront Revitalization Plan
 - » Address connectivity to the Resort Zone to the north and the public parking and boat launch zone to the south.
 - » Include additional public engagement as a greater level of design evolves.
 - » Identify community groups and clubs (such as the Lakeport Sculling Club) to identify facility needs and financing opportunities to develop a boathouse for storage of non-motorized water vessels.
 - » Develop a business strategy to include opportunities for retail and commercial property that support the types of uses included in the master plan.
 - » Work with Lake County Chamber of Commerce, Lakeport Main Street Association, seaplane and boating groups to identify current and potential uses appropriate for the site and the type of facilities needed to support these events including temporary food and beverage.
 - » Include a phasing plan that identifies funding needs for implementation.
- The City should amend the General Plan land use map for the Natural High property from 'Resort/ High Density Residential' to 'Open Space.' The City should also consider adding a specific General Plan policy to the Land Use Element allowing for a possible Lot Line Adjustment between the Dutch Harbor property and Natural High property to make the Dutch Harbor site are more developable parcel for a Hotel or similar resort commercial use. Proceeds from sale of Dutch Harbor could assist in funding open space improvements to Natural High.

LONG-TERM RECOMMENDATIONS:

- City to identify and secure funding opportunities for implementation of recreational uses along with a short-term and long-term operations and maintenance plan. This may also include the LUSD if it has retained ownership.
- City to work with seaplane and boating groups for implementing facilities in locations identified in the site master plan.
- Continue to promote the use of this area for community special events. Consider fee increases for permitted events and possible ordinance revision to allow vending. Collected fees should be utilized to assist in the funding of open space improvements outlined in this plan.

MULTI USE/ EVENT SPACE REVITALIZATION ZONE DESIGN ALTERNATIVES



Multi Use/ Event Space Revitalization Zone **Alternative 2**



Multi Use/ Event Space Revitalization Zone **Alternative 3**



Multi Use/ Event Space Revitalization Zone **Alternative 3A**

MULTI USE/EVENT SPACE REVITALIZATION ZONE

EXAMPLE IMAGES



EXAMPLE IMAGES



PUBLIC LAUNCH AND PARKING AREA



AREA DESCRIPTION:

This zone provides public parking for vehicles with and without boat trailers, public boat ramps and support facilities. It is bound by the LUSD property to the north, Library Park to the south and by private property to the west. The area is approximately 4 acres in size. City offices and the businesses comprise the Lakeport Business District.

SUMMARY OF EXISTING USES:

In addition to parking, there are two public boat launches, restroom facilities, waste disposal station and the City-owned building currently leased to the Yacht Club. The water edge is marginally improved and some of the adjacent businesses support the boating industry.

CONSTRAINTS:

The historical needs to accommodate boat launching and parking with trailers is reflected in the current conditions. This has created a vehicle-dominated situation impacting the physical and visual quality of the waterfront from a pedestrian experience. Public boat access to the lake and special events such as the bass fishing derbies provide important revenue to the City and local businesses yet also impacts the opportunity for an exceptional pedestrian waterfront experience.

OPPORTUNITIES:

With the opportunity to expand parking into the LUSD site to the north as shown in all the alternatives and reconfiguring the current movements of vehicles, there is opportunity to create a better pedestrian experience along the water, strengthen the connection to downtown and create additional parks and open space for the community and visitors. Unique to Alternative 3 and 3a (new hotel in downtown) is the idea to limit direct access to the waterfront parking at Fourth Street. This will allow for closing this street off during special events without impacting access to the lake.



SHORT-TERM RECOMMENDATIONS:

- City to develop a “waterfront strategic task force” to evaluate current and future needs for boat-related needs and facilities to help in informing the reconfiguration of the parking and boat launch area. This should also include ways to improve access to Lakeport by boat and increase revenue opportunities with the marina.
- Based on the outcome of the task force, the site master plan should consider this information while balancing the importance of improved and expanded public amenities and pedestrian connectivity to downtown.
- Consider establishing concession agreement with businesses that may wish to utilize the public spaces as a base of operations (restaurants, vendors, watercraft rentals)
- Enhance pedestrian connectivity between the Downtown and the existing promenade in this area by providing pedestrian paths along Third, Fourth and Fifth Streets through the existing parking areas.

LONG-TERM RECOMMENDATIONS:

- Identify and secure funding opportunities related to storm-water management and lake water quality to be used for renovation of parking areas.
- Consider relocating the waste disposal station near the water to a location that is easily accessible yet not in the promenade area.
- Evaluate the lease terms with the Yacht Club and determine if allowing a waterfront business such as a café or small convenience store may help activate the waterfront area. Alternatively, consider renovating the building to include commercial kitchen and event/conference center space until a larger facility can be constructed.
- Evaluate economic feasibility of expanding and improving the existing marina facilities in the Public Launch and Parking Area.

PUBLIC LAUNCH AND PARKING AREA

PUBLIC LAUNCH AND PARKING AREA DESIGN ALTERNATIVES



Public Launch and Parking Area **Alternative 2**



Public Launch and Parking Area **Alternative 3A**

EXAMPLE IMAGE



EXAMPLE IMAGES



SPECIAL COMMERCIAL DEVELOPMENT ZONE



AREA DESCRIPTION:

This includes private property between Fourth and Fifth Streets that front on Main Street and are bound by City-owned property to the east that is currently used for parking. City parcel information shows five parcels and combined they amount to approximately 1.7 acres.

SUMMARY OF EXISTING USES:

This zone is comprised of auto body, truck and camper shell sales and a single-family dwelling. Although designated as part of the Community Business District by the zoning ordinance, current land uses are not compatible with either the Historic Downtown or waterfront visions.

CONSTRAINTS:

While not as narrow as some of the parcels in the Resort Enhancement Zone, the size of each parcel limits the redevelopment opportunities. For parcels without Main Street frontage, visibility is an issue. If positioning these combined properties for a new hotel site as suggested in Alternative 3 and 3a, purchasing and consolidating the parcels could be challenging. In the event redevelopment, such as a hotel does occur, existing infrastructure will need to be evaluated to ensure it can accommodate an increase in use.

OPPORTUNITIES:

Because of the Main Street frontage, and proximity to the waterfront area, the property in the Special Commercial Development Zone is well positioned for increased development. Over half the site consists of surface parking and the existing buildings are primarily warehouse type structures which are relatively easy to remove. Of the three sites explored in this study, the market assessment identified this site as the preferred for the location of a 60- 80 room new hotel within the study area. A hotel located in the downtown area will provide patrons easy access to convenient dining and shopping. In addition, proximity to the existing Library Park and lakefront promenade areas allows the hotel operator to leverage these existing public features as amenities for hotel guests in the near term.

Alternatives 3 and 3a shows the hotel located on land that is primarily on private property with a small portion on City property. This hotel is similar in size (60-80 rooms) as in Alternative 1 yet is in the heart of the downtown area. This location is preferred from an economic position and better integration to the business area yet the City's opportunity to influence this is limited. The two-story hotel fronts onto Main Street and architecturally can reinforce the character of historic downtown. A public plaza east of the hotel provides the opportunity for small-to-medium-sized events and amenities such as a small conference center and outdoor pool and spa provided for the hotel guests. Surface parking is proposed.



SHORT-TERM RECOMMENDATIONS:

- City should meet with property owners to discuss their short-term and long-term plans Discussion should include the feasibility of a hotel on this site. . If a hotel is determined to be infeasible in this area, the City should push for the establishment of a more traditional historic Main Street look for this block with a possible plaza and lake oriented businesses facing the waterfront. City should incentivize the relocation of existing businesses to other City owned properties.
- When available, City should consider purchasing proprieties particularly if adjacent to current City-owned property.
- Evaluate a partnership with a hotel developer to work with property owners (or representatives) and develop the process for developing a new hotel in this location.
- When consolidation and redevelopment occur, waiver of plan check, building permit, and inspection fees for improvements for hotel should be considered.
- Evaluate the community and conference needs for a new conference center and develop strategies that locate, fund and build a multi-use facility near hotel site.

- Reinforce the historic appearance of Main Street with design standards for development in this area. Any development improvements should include elements that enhance the connectivity between the Downtown and waterfront areas.

LONG-TERM RECOMMENDATIONS:

- Construct a publicly-owned community center in the lakefront area as shown in Alternative 3a that will:
 - » Accommodate uses such as weddings, receptions, fund-raisers, banquets, as community uses such as youth events, senior citizen activities and community meetings.
 - » Lease out the center for conference activities associated with the hotel, special events organized by others .

SPECIAL COMMERCIAL DEVELOPMENT ZONE

SPECIAL COMMERCIAL DEVELOPMENT ZONE ALTERNATIVES



Public Launch and Parking Area **Alternative 3**



Public Launch and Parking Area **Alternative 3A**

EXAMPLE IMAGES



EXAMPLE IMAGES



LAKEFRONT COMMERCIAL ZONE



AREA DESCRIPTION:

This area includes the parcels immediately adjacent to the waterfront area to the east, bound by the Downtown District to the west and between First and Third streets. The Lakefront Commercial Zone benefits from its immediate adjacency to the lake, Library Park and walking distance to downtown, totalling approximately 4.6 acres in size.

SUMMARY OF EXISTING USES:

Areas located adjacent to Library Park provide the purpose for residents to visit this area on a regular basis. Because of the size of the parcels, the commercial businesses in this area are small and often rely on public parking to accommodate visitors. Commercial uses vary yet turnover of businesses in this area seems to be high. The alley between Second and Third streets is underutilized with the potential to extend the pedestrian alley from First Street to Fourth Street.

CONSTRAINTS:

Like other areas within the study area, the size of the parcels limits reinvestment and redevelopment restrict larger businesses establishments. Lack of visibility for those traveling through the City on Main Street is also an issue. Even with City Hall and Library Park located adjacent, the area seems to struggle with developing and maintaining a vibrant business district.

OPPORTUNITIES:

The greatest asset this area has is the lakefront location and proximity to City Hall. Ample parking ensures those patronizing the businesses will find a place to park for most the time. While the parcels are small one popular restaurant that could serve as a model for redevelopment is Park Place located north of City Hall. The City has an interest in improving the economic conditions in this area and can assist where possible to see this occur.





SHORT-TERM RECOMMENDATIONS:

- Market existing vacant commercial buildings in this area to attract commercial establishments that cater to waterfront visitors (ice cream shop, deli, souvenirs, etc.)
- The City should work with businesses owners adjacent to the City owned alley between 2nd and 3rd Streets to develop a pedestrian walkway with enhanced commercial sales opportunities.
- Improve wayfinding signage between Downtown and waterfront in this area. Consider the placement of public art and murals in the area to further reinforce connectivity of Downtown and the waterfront.

LONG-TERM RECOMMENDATIONS:

- City should continue to implement unconstructed elements of the original downtown improvement plan to promote better pedestrian connectivity between Downtown and the Waterfront area. These features include, but are not limited to:
 - » Widening sidewalks and the placement of street trees on First, Second and the west side of Park Streets (similar to Downtown Improvement Phase I features provided for Third Street.)
 - » Raised plaza at intersection of Park and Second Streets in front of the historic Carnegie Library Building.

- » Redevelop existing alley between Second and Third Streets.
- Consider the purchase of the vacant lot at the northwest corner First and Park Streets for use as additional parking or potential pop-up lake oriented business location.
- Work with Main Street property owners to develop a pedestrian alley from First to Fourth Streets with enhanced commercial sales opportunities.
 - » Encourage existing shops to provide access to Main Street shops from alley.
 - » Develop program to improve building facades fronting alley.
 - » Allow temporary vending and pop-up restaurants with outdoor eating areas to locate in this area to contribute to a street faire atmosphere that encourages people to visit this area.

LAKEFRONT COMMERCIAL ZONE

EXAMPLE IMAGES



EXAMPLE IMAGES



PROMENADE



AREA DESCRIPTION:

The Promenade currently is limited to the waterfront area along Library Park and up to the Fifth Street boat ramp. It is currently 540 feet in length and is generally about 10 feet wide. Extending the waterfront promenade from Library Park south to C Street and north to Clear Lake Avenue was highly supported by the community.

SUMMARY OF EXISTING USES:

The existing promenade east of Library Park is well designed and provides access to the City-owned and operated docks. It is also where most people who want to swim access the lake and at times portions are occupied by the homeless. The area between Third and Fifth streets is less developed yet does provide pedestrian connection to Library Park.

CONSTRAINTS:

Issues with gaining public access across private property will be a challenge. The City can possibly work with the property owners yet in many situations current site conditions do not lend themselves to accomplish this except possibly the Willow Point/ C Street properties where there is area to achieve this. The City in conjunction with the LUSD can extend the promenade from Fifth Street to Dutch Harbor yet the private parcel ownership east of the LUSD site will need to be resolved. Costs to construct and build the new promenade will be an issue.

OPPORTUNITIES:

Because of the wide community support, moving forward with improvements to the waterfront area will generally be embraced by the community. The area east of the LUSD currently has limited use yet with short-term and long-term improvements this area can provide a different experience along the water's edge as illustrated in the various alternatives. The environmental assessment identified nonnative/invasive species so there may be opportunities to access water quality funding and implement improvements along this area. The recent flooding, portions of the existing promenade adjacent Library Park was damaged with the undermining of the retaining wall. While unfortunate, this does provide the opportunity to develop design for the entire promenade and improve a larger part of the waterfront area.



SHORT-TERM RECOMMENDATIONS:

- The City should develop a plan that identifies the location, cost estimates and design for the extension of the promenade from Library Park to Dutch Harbor. The plan should provide a prioritization of sections for development. Promenade design should be compatible and consistent between the entire project area. Promenade location within the Multi-Use/Special Events Open Space Zone should be designed to allow for various uses presented in this plan (i.e., beach access, seaplane access, piers, etc.)
- Identify funding opportunities related to storm-water management and lake water quality to be used for renovation of lakefront area.
- Identify funding opportunities (sponsors, grants) related to public access and lake water quality improvements.
- Secure funding for lakefront improvements for sections where promenade is adjacent to public property.
- The promenade should incorporate wayfinding signage.

LONG-TERM RECOMMENDATIONS:

- Secure funding to purchase easements or finalize methods to obtain easements without purchasing land for areas where promenade crosses private property.
- Work with private property owners to provide a public access easement along the waterfront to allow for the promenade to connect from 1st Street to C Street and Clear Lake Avenue to Dutch Harbor. This easement should include access to Clear Lake and possible areas for pop-up/kiosk type resort and visitor serving commercial uses. Promenade design should be compatible and consistent between the entire project area.

PROMENADE

EXAMPLE IMAGES



EXAMPLE IMAGES



LIBRARY PARK



AREA DESCRIPTION:

This is in the heart of the improved portion of the lakefront area and is bound by Park Street to the west, Third Street and parking to the north and First Street to the south. It is approximately three acres in size and historic Carnegie Library is located within the park.

SUMMARY OF EXISTING USES:

The park is the primary public space within the downtown/ lakefront area and includes passive and active uses including viewing, picnics, group gatherings, children's play area, school field trips to name a few. The gazebo located in the park provides the venue for Friday Night In The Park events in the summer as well as other special events throughout the year. The historic Carnegie Library is a prominent feature in the park and currently is going through accessibility upgrades. Restroom facilities are available as well as ample free parking. The adjacent marina provides public access by boat and fishing occurs along the shoreline.

CONSTRAINTS:

Overall Library Park is well used and enjoyed by the community. Comments regarding the cleanliness of picnic tables and benches beneath the existing trees where the black-crowned night herons live and the homeless population were mentioned during public meetings.

OPPORTUNITIES:

Because of the location and the importance of this public space for the community, the main opportunities include activating Carnegie Library for public use, relocating tables and benches in areas that are easier to maintain (with shade structures).



SHORT-TERM RECOMMENDATIONS:

- Upon completion of accessibility upgrades to the Carnegie Library building the City should make the building open to the public again with a tenant consistent with the findings and recommendations provided in the 2014 Lakeport Carnegie Library Re-Use Feasibility Study.
- Consider the construction of covered structures over picnic tables and seating areas in the park to protect against issues with bird feces and provide for additional shade.

LONG-TERM RECOMMENDATIONS:

- Consider ordinance revisions to allow vending during special events and the summer season and utilize associated permitting fees to assist in the funding of open space improvements outlined in this plan.
- Consider fee increases for special events permitting in Library Park and the Downtown area earmarking collected monies for the implementation of additional open space improvements outlined in this plan.

WILLOW POINT/C STREET REVITALIZATION AREA



AREA DESCRIPTION:

The Willow Point area is a privately-owned waterfront area with no public access along the waterfront. It consists of two large parcels, the northern parcel referred to as the Willow Point and the southern property referred to as the C Street Parcel. Combined, the area is approximately 13.4 acres in size.

SUMMARY OF EXISTING USES:

Willow Point is primarily used as a mobile home park and seasonal RV campground along with a building at the boat ramp on First Street formerly used as a lakefront restaurant that is now vacant. Forbes Creek bisects this parcel with the bridge that is currently closed for structural reasons. The C Street parcel is currently undeveloped with primary access from C Street. There is no public access to either of these parcels

CONSTRAINTS:

While located on the water, there is no visibility from Main Street. This can be overcome by marketing and wayfinding yet the "drive by" opportunity may be missed. Access from C Street is down a residential street and would require enhancement depending on the uses. While Forbes Creek can be considered an asset, issues around flooding or environmental constraints may limit the area available for development.

OPPORTUNITIES:

Since few permanent existing structures are on-site, the cost for redevelopment is reduced. Additional access to the area can be considered from Martin and Armstrong Street to improve circulation yet will not provide Main Street visibility. The waterfront area and Forbes Creek are the biggest assets future development should embrace. For site testing Exhibit 1A illustrates an example of potential if the property were one or a joint effort between land owners and Exhibit 1B respects current property ownership. In both cases, there is ample space to provide a Resort/ Conference facility located on the waterfront and a full hook-up RV park to accommodate the growing trend in this industry.



SHORT-TERM RECOMMENDATIONS:

- Identify Willow Point/ C Street Enhancement Zone as an important lakefront visitor serving area and consider amending the R-5 (Resort/High Density Residential) zoning district to eliminate residential uses as a standalone use and prioritize resort commercial uses including the prioritization of overnight accommodations (i.e., hotel, RV Park, campground, timeshares, etc.) and resort commercial uses.
- Identify and secure funding for restoration of waterfront and Forbes Creek.
- Work with property owners (or representatives) with methods to assist with funding for developing this property to include greater waterfront resort oriented uses including, but not limited to:
 - » Overnight accommodations
 - » Conference center.
 - » RV campground
 - » Restaurants
 - » Shops
 - » Outdoor eating areas

- Market the existing vacant commercial building located on the waterfront directly adjacent to Library Park to attract a commercial establishments that cater to waterfront visitors (ice cream shop, deli, souvenirs, etc.)

LONG-TERM RECOMMENDATIONS:

- Work with property owners to provide a public access easement along Forbes Creek connecting the promenade with Downtown.

WILLOW POINT/C STREET REVITALIZATION AREA

WILLOW POINT/ C STREET EXHIBITS

EXAMPLE IMAGES



Willow Point/ C Street **Exhibit 1A**



Willow Point/ C Street **Exhibit 1B**



EXAMPLE IMAGES



MAIN STREET BUSINESS DISTRICT



Statistics show that it is far more cost effective to retain an existing business than to attract a new one. Lakeport should implement a comprehensive business strengthening strategy focused on business retention/expansion. It was mentioned at public meetings that a diversity of businesses and restaurants in needed in the downtown area. While out of the scope of this project, the success of the Main Street businesses have a direct relationship the success of the waterfront area. The following are some preliminary ideas about ways to work with existing businesses.

AREA DESCRIPTION:

This area includes the parcels that front Main Street and create the core of the Lakeport's downtown. Architecturally the buildings between the blocks of First Street and Fourth Street reflect the historic character of the City and include many of the "walkable aspects" of a downtown experience. This area recently has been improved with new sidewalks, curbs and gutter, street trees and site furnishing to improve the pedestrian experience.

SUMMARY OF EXISTING USES:

The Main Street Business District appears to be active with most retail and commercial space leased or locally owned and operated. County and City offices nearby along with several financial institutions and legal businesses are also located in this area.

CONSTRAINTS:

While the Main Street area is active, much of the activity that occurs in this area is focused around daily business hours and many of the establishments are closed in the early evening reducing the opportunity for evening activity in this area while businesses such as financial institutions provide employment and people in the downtown areas during the day, they tend to be auto oriented and occupy key parcels in the downtown area. In addition, while the lake is approximately two blocks to the east, Main Street lacks visibility and signage.

OPPORTUNITIES:

Building off the historical architecture, the City has the ability through their design guidelines to extend this character when renovations or new development are proposed in this area. Since many of the parcels are one and two-story structures, the City should look for opportunities to bring overnight accommodations in the way of hotel rooms or residential units to create an evening and weekend presence which in turn will strengthen the Main Street businesses. Continued reinvestment into the streetscapes and particularly those provisioning pedestrian connections to the lakefront area is encouraged.

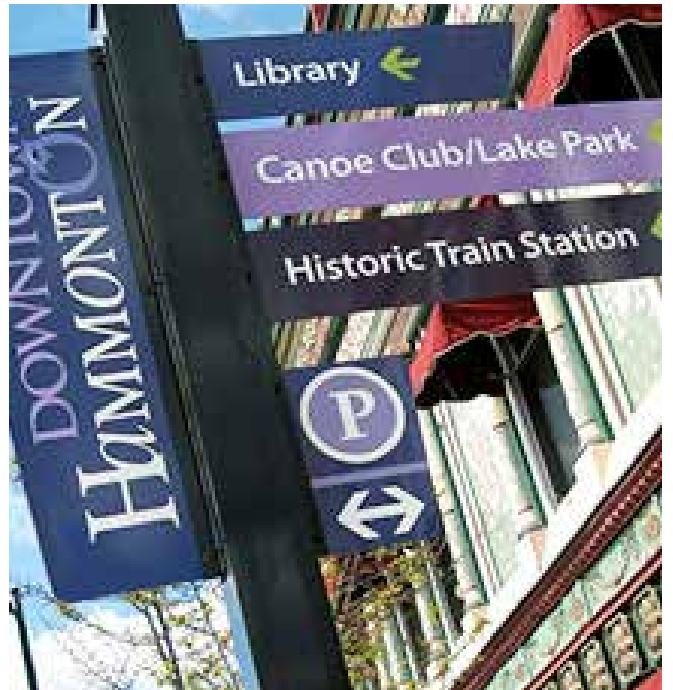


RECOMMENDATIONS:

While not part of this study area, the following provides some recommendations to strengthen the Main Street area and would need to be supported and implemented by the City in collaboration with the Lakeport Main Street Association.

- Support and encourage higher density residential units with a mix of affordability in the downtown to support downtown retailers and expand the evenings and weekend presence.
- Develop a stronger wayfinding system between the Main Street area and the lake.
- Expand downtown business hours. It was noted on a number of occasions that the downtown closes at 6:00 p.m. There must be a concentrated effort focused at getting most retail stores and restaurants to expand the hours that they are open—Saturday, Sunday and later in the evening as well as holidays when visitors are in town.
- Have businesses commit to being open evening hours on specific days beginning Memorial Day and ending after Labor Day and encourage them to promote it within their own advertising and marketing venues.
- Plan events during these hours such as an evening “walkabout” with refreshments offered at participating businesses.
- Develop promotional and advertising efforts targeting residents by creating a series of direct mail, special promotions, mini events and other creative marketing efforts targeted directly to residents—including new residents and second home residents.
- Develop a Shop Local campaign: Most businesses located in downtown Lakeport are independently owned, which makes downtown the perfect candidate for capitalizing on the national “shop local” movement.
- Use social media and online marketing. Social media and hand-held devices are the primary formats that many young adults use to make decisions about shopping, dining and events. Explore how downtown businesses can penetrate this market through social media, online rating sites, social coupons, dedicated apps and text messaging.
- City in partnership with the Lakeport Main Street Association should explore the creation of a free Wi-Fi zone in the downtown and waterfront areas.

MAIN STREET BUSINESS DISTRICT



APPENDIX

STAKEHOLDER MEETINGS | SUMMARY

Summary Of Breakout Sessions

Headline Activity: Participants were asked to write a newspaper headline for what they would like to hear about in the lakefront area 10 years from now.

- *Begin your next adventure in Lakeport and stay for the people*
- *Clear Lake, clear again!*
- *Clear Lake, cleanest air in the nation now cleanest water too*
- *The new Napa*
- *#1 vacation destination in California*
- *New 120 room hotel opens on lakefront*
- *Wine Country on the lake*
- *Scientific discovery at Clear Lake*
- *10,000 pirates plunder Lakeport waterfront*
- *Lakeport moves beyond the study*
- *Lake lives again*
- *Raise your kids in the country*

Strengths:

- Clean air
- Rural
- Beauty
- Lake
- People, friendly and nice
- Lakefront park
- The 'port'
- Walkable and boatable
- New docks and many free public boat ramps
- Antiques, best sales are in the winter
- Audubon Society and bird watching
- Very safe community, nice place to live
- Can see the lake from Main Street
- People love to live here, lots of community pride
- Have a public pool
- Top 5 bass fishing lakes in the country
- Have a drive in theater and 5 plex
- Water trail is in place
- Warm water for swimming
- The Fly In sea plane event

Opportunities:

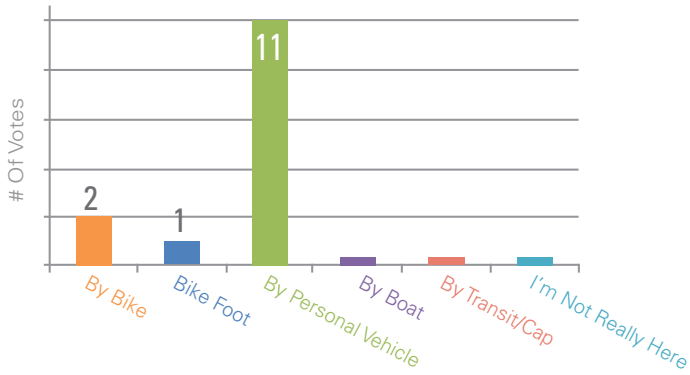
- Cycling events
- Music and restaurants on lake
- Bass fishing
- Growing wine region and agricultural draw
- Pedestrian lakefront promenade
- Bike path & expanded recreation
- More restaurants and hotels
- Update and upgrade existing facilities, especially Willow Point
- Vista Shopping Center needs to be revitalized
- Winter is beautiful, warm and sunny, but not many visitors
- \$7 million bond for school improvements recently approved
- Former Natural High should be developed for family use

Weaknesses:

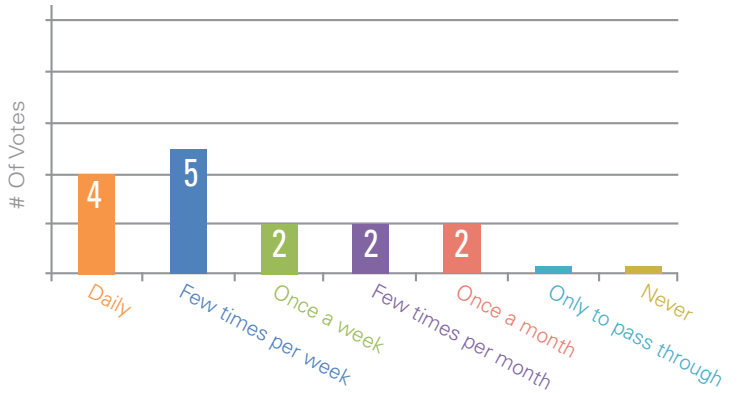
- Homeless populations loitering in public spaces
- Water quality, aquatic plants
- Lack of education on water quality
- Lack of facilities besides the lake, visitors always asking "what else is there to do?"
- Lack of lodging, both quantity and quality
- Lack of camping, Willow Points transformation, used to be a nice spot for families to camp lakefront
- Transportation
- Boating on the lake has dropped off in recent years, SUP has not taken off, very few kayaks, etc
- There is a big PR problem
- Konocti Harbor closed (in nearby Kelseyville)
- Blight of Willow Point, it has transitioned into a rundown trailer park.
- Invasive species and inspection stations
- Homes and businesses are run down as visitors enter downtown Lakeport from the highway, they could use a facelift
- Condensed tourist season, generally when schools are out (June 15 to Aug 15), events are usually May through October
- Main Street stores close early and have inconsistent hours
- Lacking medical facilities
- TNT is now vacant building
- Pushback to have businesses in the park
- Boating is more expensive now
- City needs to make doing business easier
- Declining school enrollment until this year
- Employment issues
- Outside perception of crime, drugs and poor lake quality, biggest hindrance for tourism
- Need sign to get people from highway to downtown
- Huge impact if court house is ever moved

STAKEHOLDER MEETINGS | SURVEY

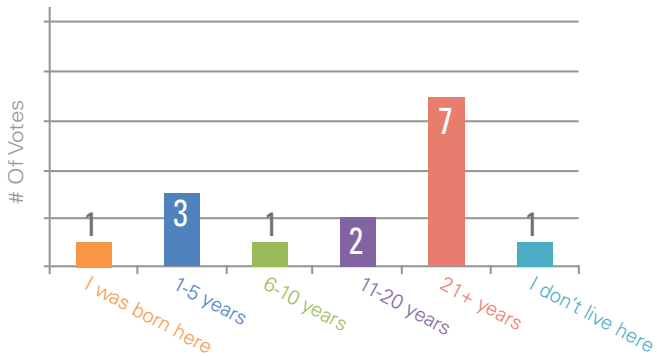
HOW DID YOU GET TO THIS MEETING?



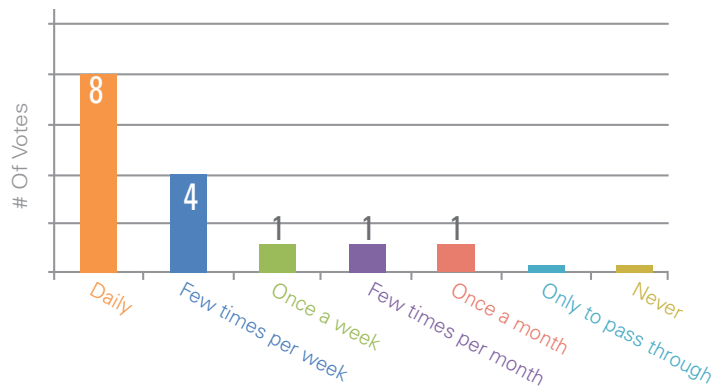
HOW OFTEN DO YOU VISIT THE WATERFRONT AREA?



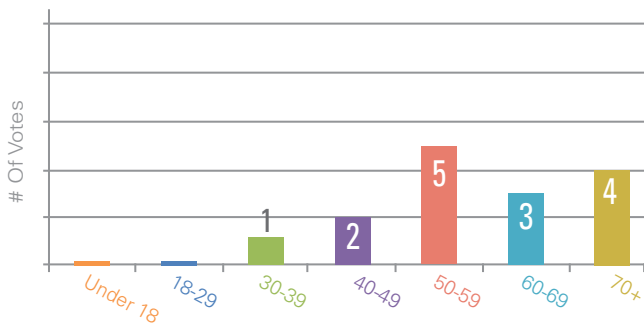
HOW LONG HAVE YOU LIVED IN LAKEPORT?



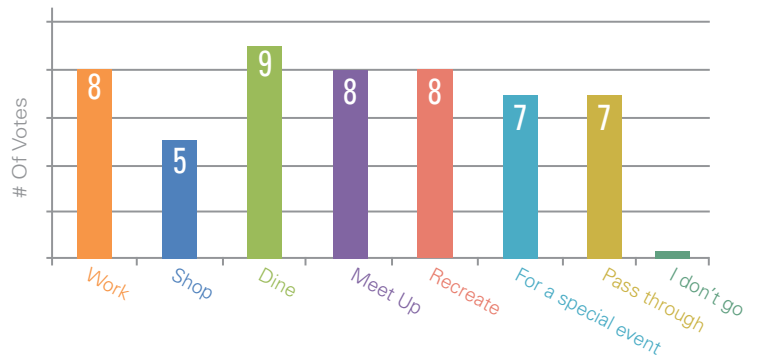
HOW OFTEN DO YOU VISIT DOWNTOWN?



HOW OLD ARE YOU?

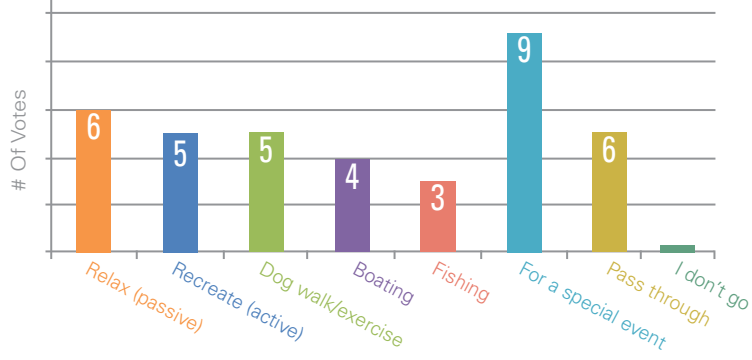


I USUALLY GO TO THE WATERFRONT AREA TO... (CHECK ALL THAT APPLY)

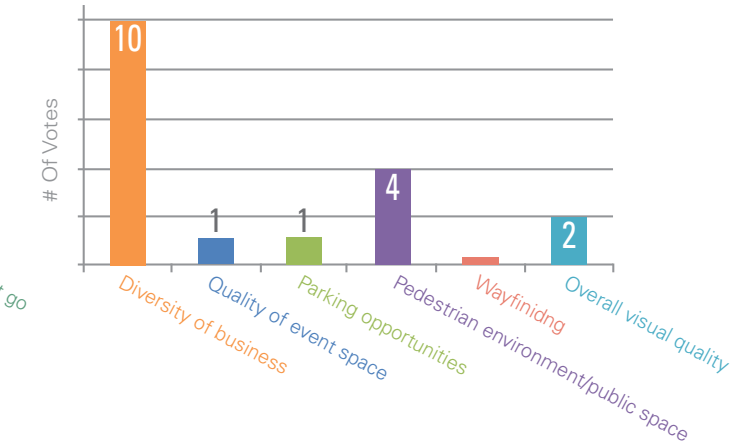


STAKEHOLDER MEETINGS | SURVEY

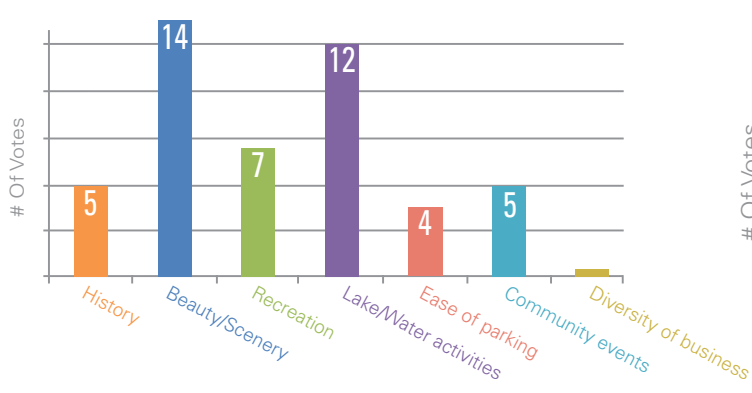
I USUALLY GO TO LIBRARY PARK TO...(CHECK ALL THAT APPLY)



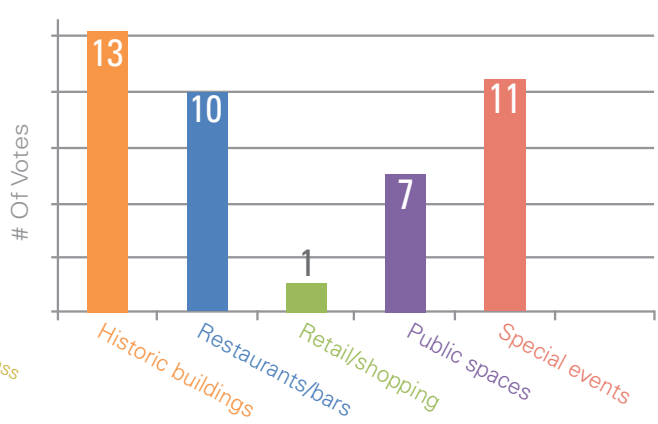
WHAT DO YOU FEEL NEEDS IMPROVEMENT IN DOWNTOWN?



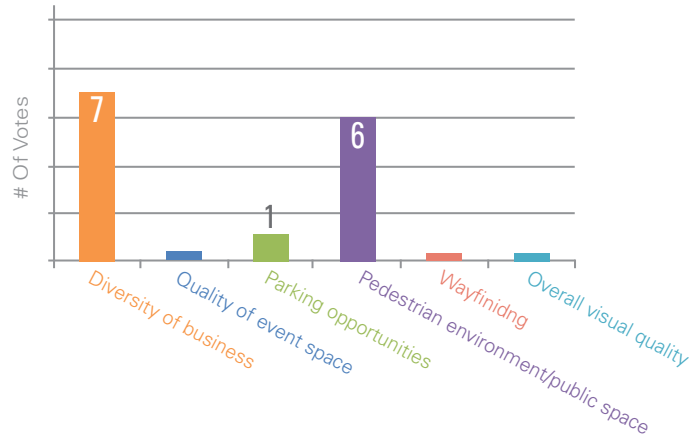
WHAT ARE YOU PROUD OF REGARDING THE LAKEFRONT AREA? (CHOOSE TOP 3)



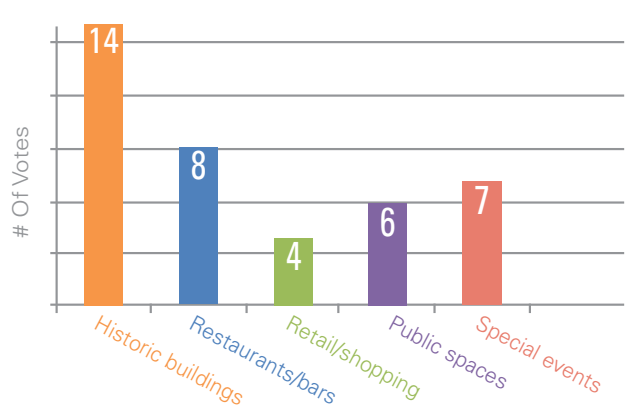
WHAT ARE THE THREE "MUST SEE" THINGS IN THE LAKEFRONT AREA?



WHAT DO YOU FEEL NEEDS IMPROVEMENT TO THE LAKEFRONT AREA?

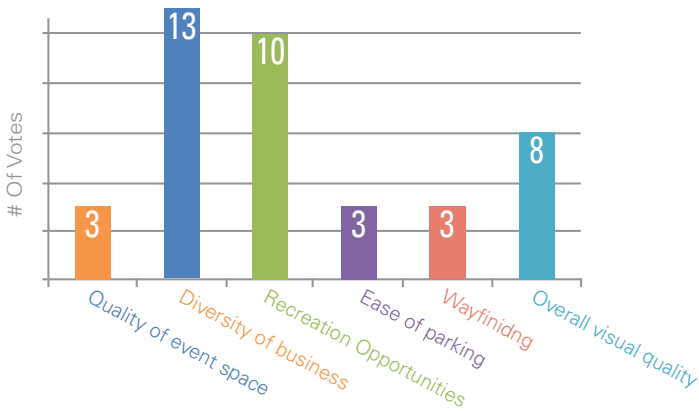


WHAT ARE THE THREE "MUST SEE" THINGS IN DOWNTOWN?

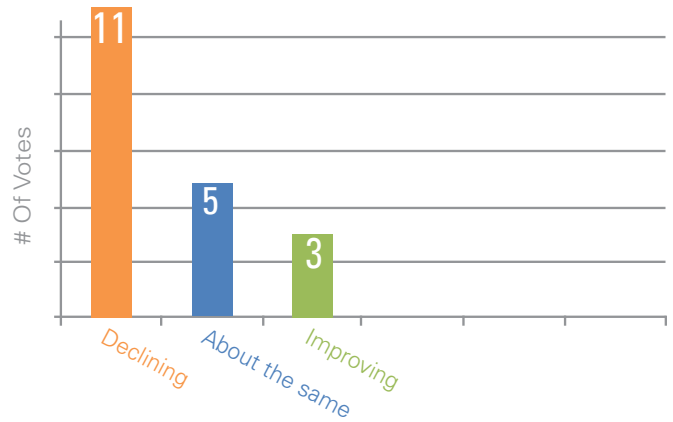


STAKEHOLDER MEETINGS | SURVEY

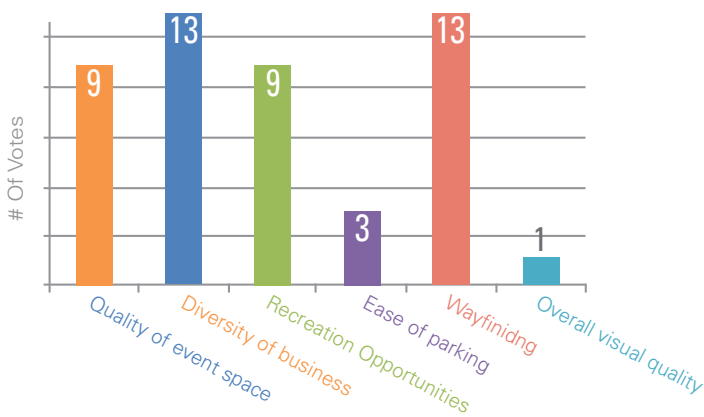
WHAT "NEEDS WORK" IN THE LAKEFRONT AREA? (PICK 3) PUT YOURSELF IN A VISITORS PERSPECTIVE.



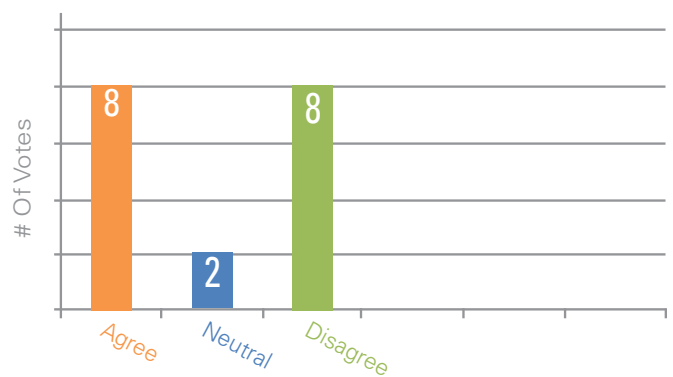
MY SENSE OF THE ECONOMIC CONDITION IN LAKEPORT FROM THE LAST FEW YEARS IS..



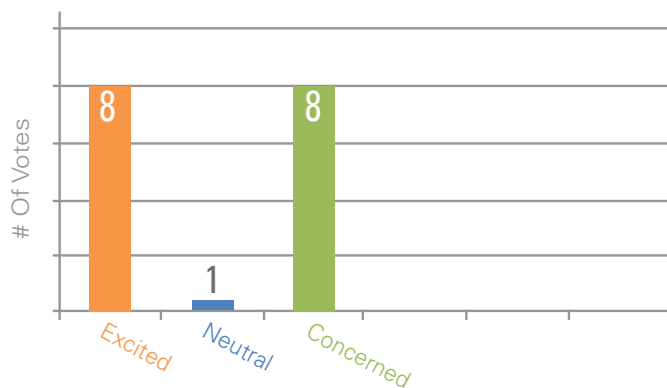
WHAT "NEEDS WORK" IN DOWNTOWN? (PICK 3) PUT YOURSELF IN A VISITORS PERSPECTIVE.



I FEEL THE CITY IS MOVING IN THE RIGHT DIRECTION.



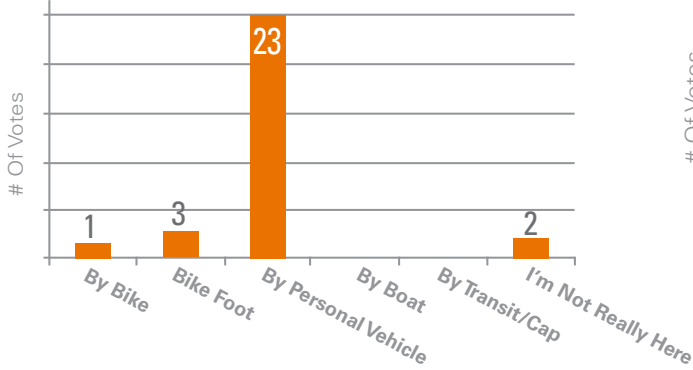
MY FEELING TO WHERE THE COMMUNITY IS GOING IN THE FUTURE IS...



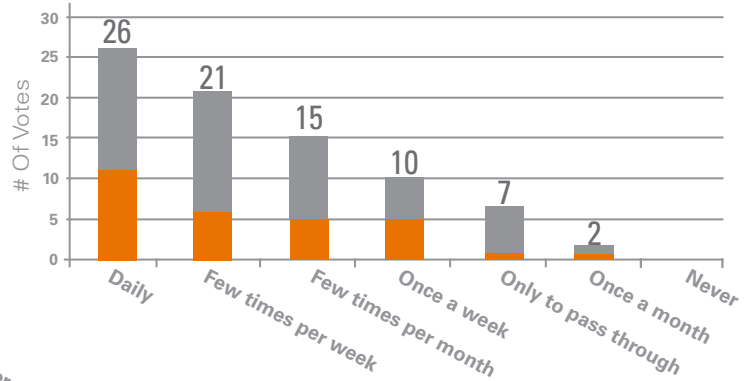
PUBLIC FORUM #1 | PUBLIC MEETING SURVEY RESULTS



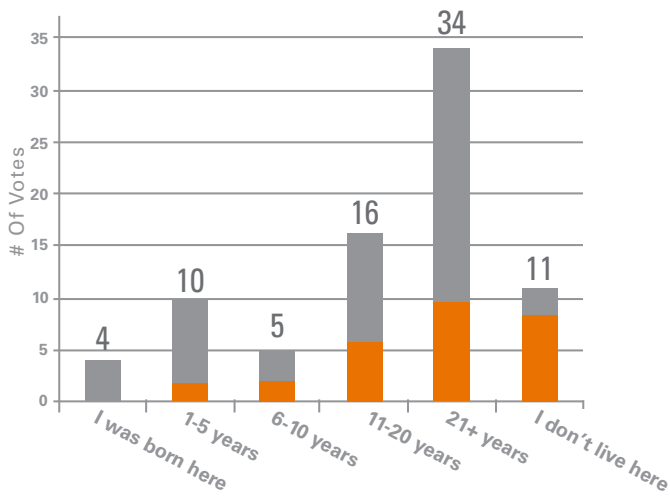
HOW DID YOU GET TO THIS MEETING?



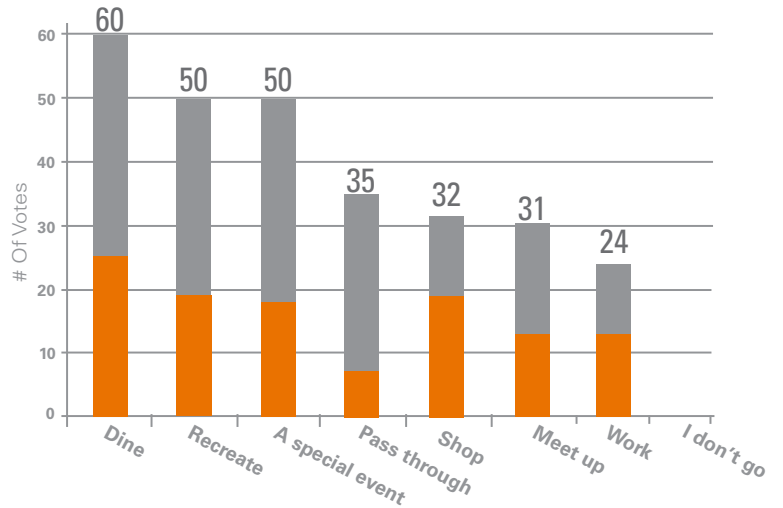
HOW OFTEN DO YOU VISIT THE LAKEFRONT AREA?



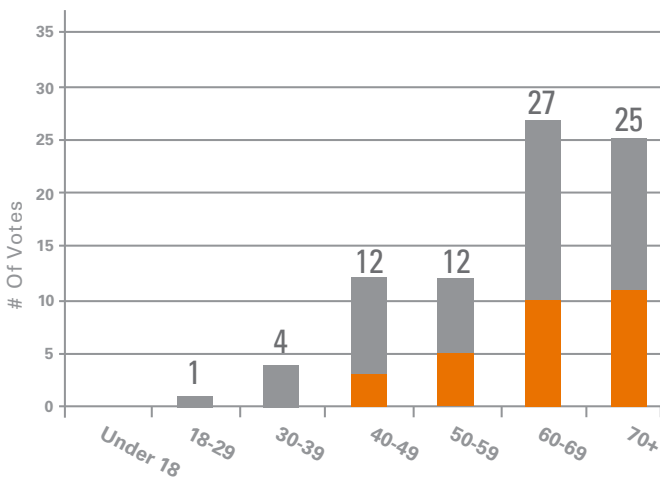
HOW LONG HAVE YOU LIVED IN LAKEPORT?



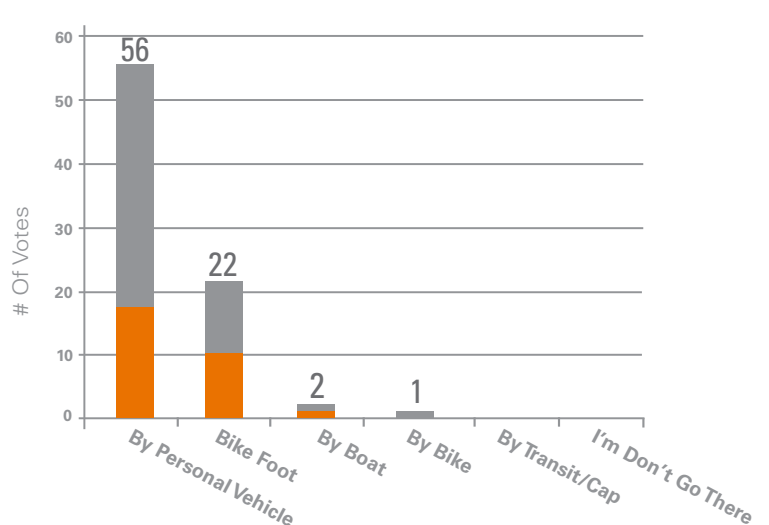
I USUALLY GO TO THE LAKEFRONT AREA TO... (CHECK ALL THAT APPLY)



HOW OLD ARE YOU?

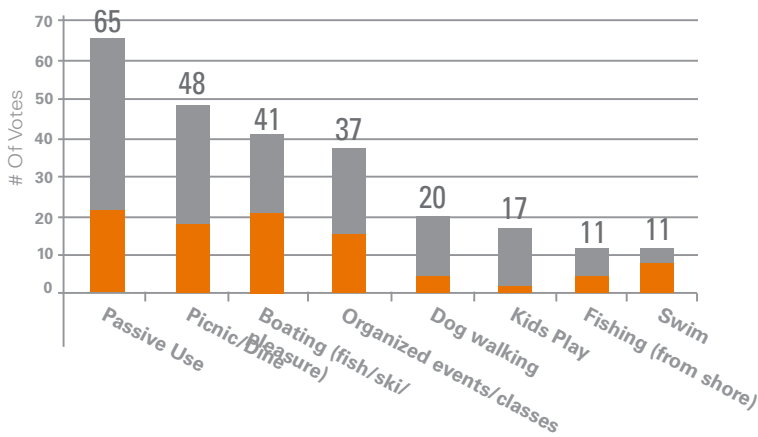


HOW DID YOU ACCESS THE LAKEFRONT AREA?

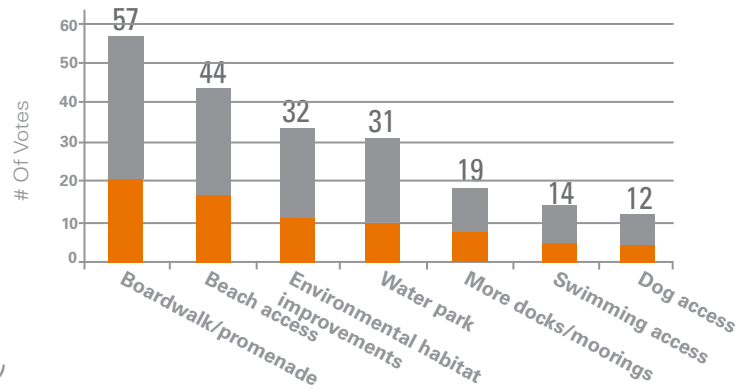


PUBLIC FORUM #1 | PUBLIC MEETING SURVEY RESULTS

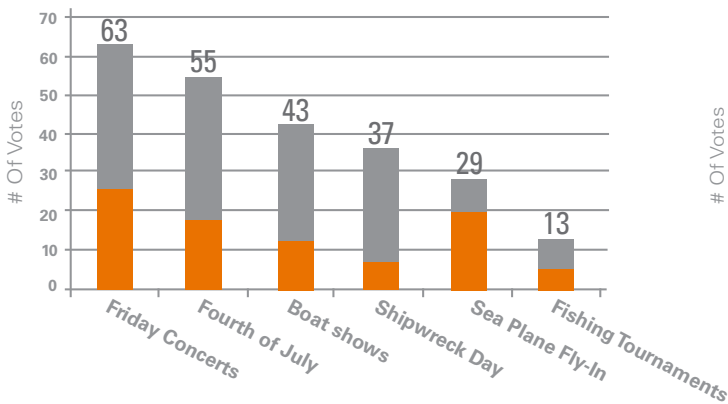
WHEN YOU GO TO RECREATE AT THE LAKEFRONT, WHAT DO YOU DO? (CHECK ALL THAT APPLY)



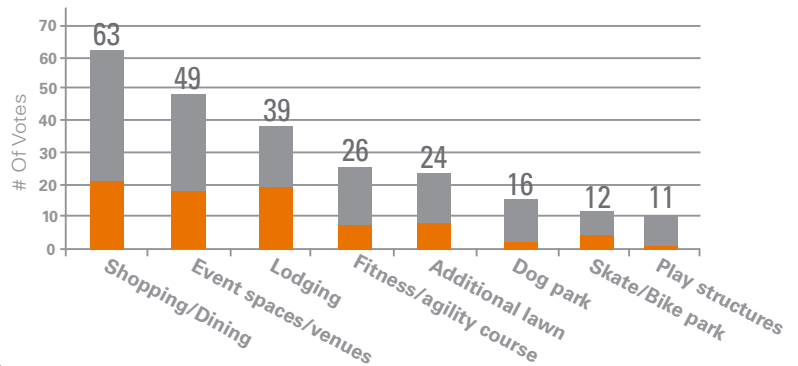
WHAT FACILITIES ALONG THE SHORELINE WOULD ENHANCE THE LAKEFRONT AREA? (PICK 3)



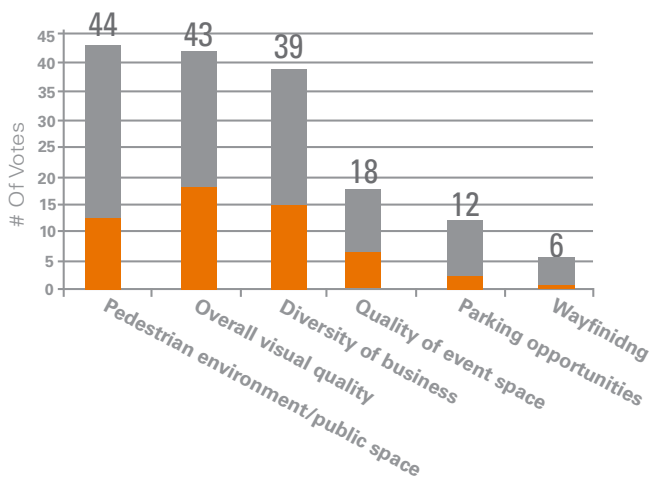
WHAT EVENTS DO YOU ATTEND IN THE LAKEFRONT AREA(CHECK ALL THAT APPLY)



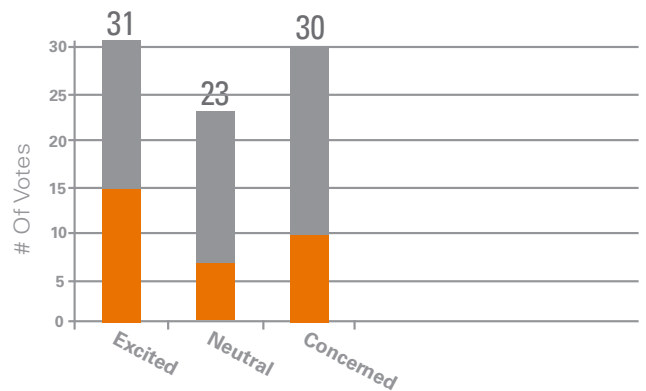
WHAT FACILITIES ON LAND WOULD ENHANCE THE LAKEFRONT AREA? (PICK 3)



WHAT DO YOU FEEL NEEDS IMPROVEMENT TO THE LAKEFRONT AREA?

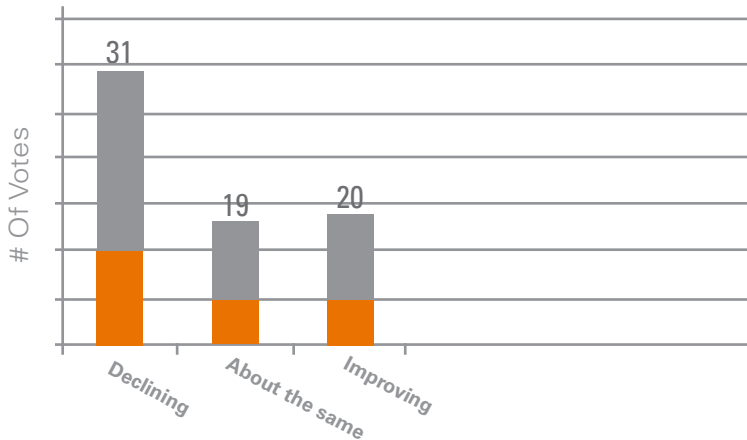


MY FEELING TO WHERE THE COMMUNITY IS GOING IN THE FUTURE IS...



PUBLIC FORUM #1 | PUBLIC MEETING SURVEY RESULTS

MY SENSE OF THE ECONOMIC CONDITION IN LAKEPORT FROM THE LAST FEW YEARS IS..



PUBLIC FORUM #1 - ADDITIONAL COMMENTS

WHEN YOU GO TO RECREATE AT THE LAKEFRONT, WHAT DO YOU DO?

- Birdwatching
- Kayaking
- Bike riding
- Attend craft fairs

WHAT EVENTS DO YOU ATTEND AT THE LAKE?

- Cardboard and duct tape boat races
- Car shows
- Pancake breakfast
- Wine/Beer tasting events

WHAT FACILITIES ALONG THE SHORELINE WOULD ENHANCE THE LAKEFRONT AREA?

- Gasoline boat dock
- Mini-mart store

WHAT FACILITIES ON LAND WOULD ENHANCE THE LAKEFRONT AREA?

- Low-rise multi-family homes
- Restrooms

WHAT NEEDS WORK IN THE LAKEFRONT AREA?

- Dog park
- Waterfront access
- Lake clarity

ADDITIONAL COMMENTS

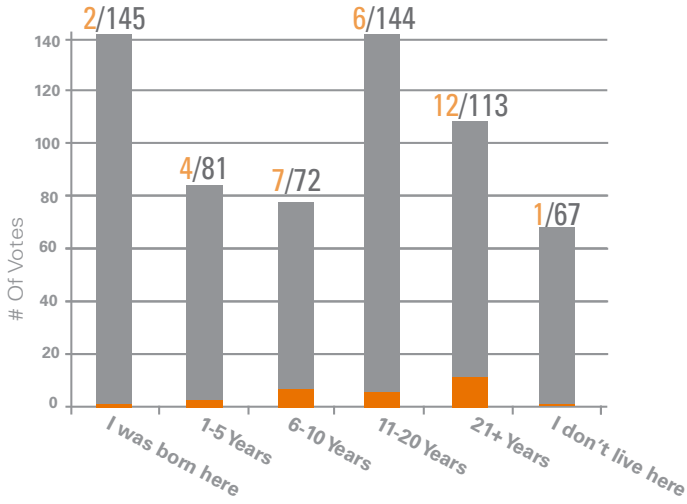
- Emphasis on nature tourism, including birdwatching.
- Golf would attract tourists to the area
- Public beach for swimming

PUBLIC FORUM #2 | SURVEY RESULTS

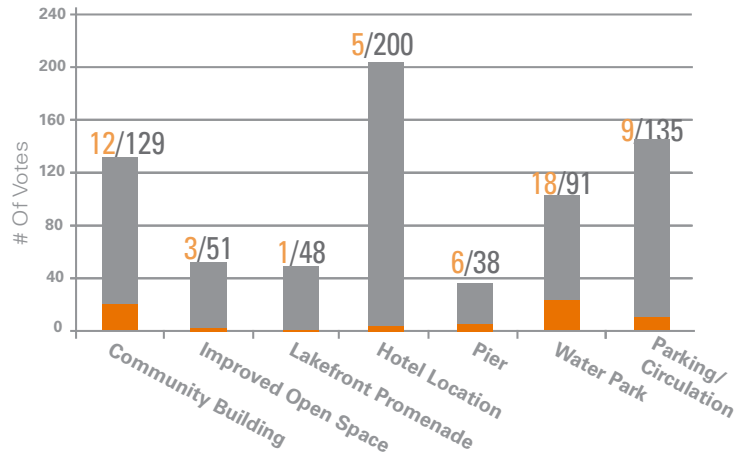
online survey

public meeting

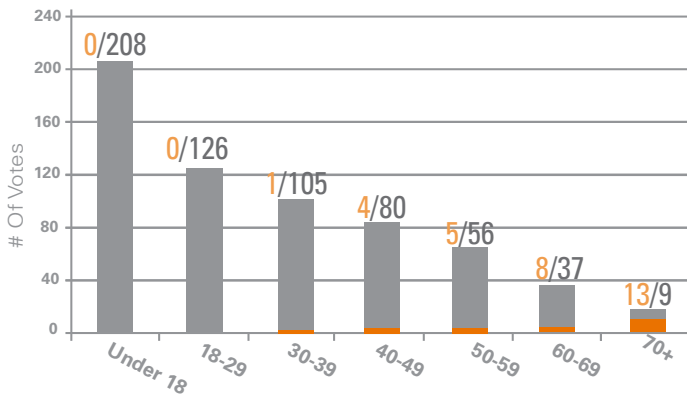
HOW LONG HAVE YOU LIVED IN LAKEPORT?



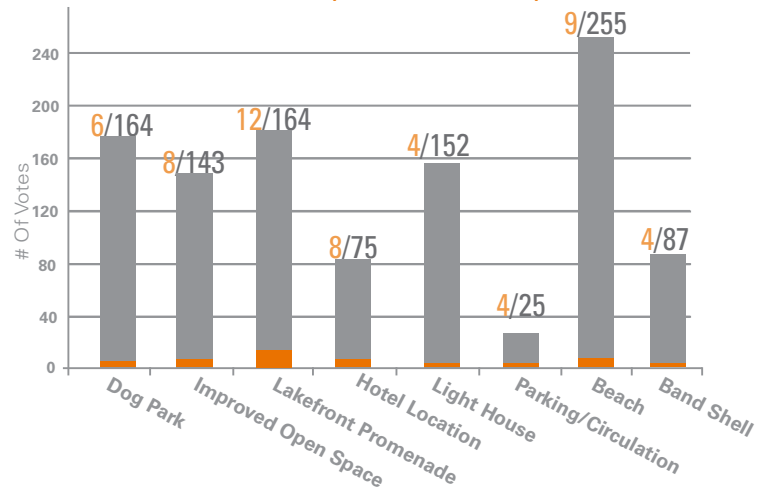
WHAT DO YOU LIKE LEAST FROM ALTERNATIVE 1? (PICK UP TO 2)



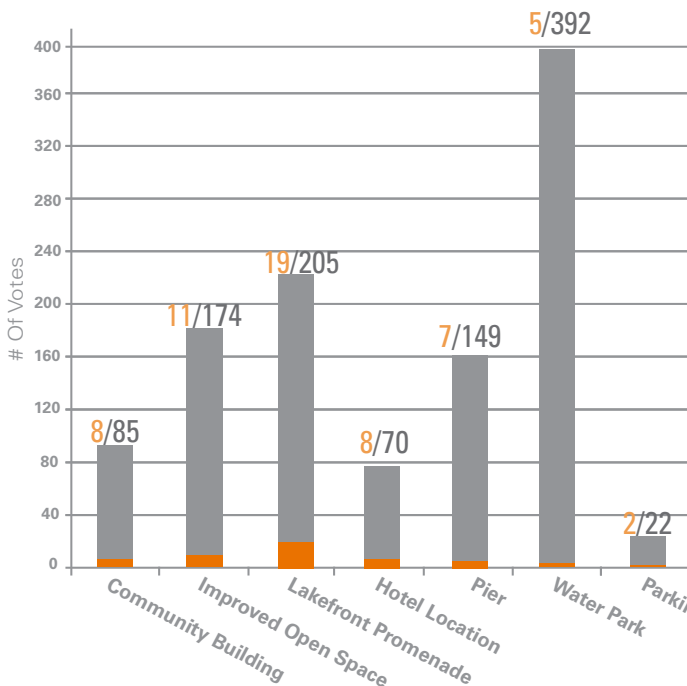
HOW OLD ARE YOU?



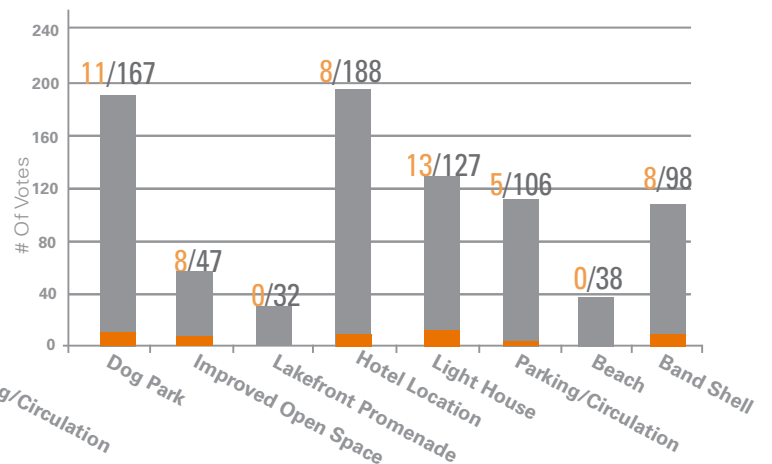
WHAT DO YOU LIKE BEST FROM ALTERNATIVE 2? (PICK UP TO 2)



WHAT DO YOU LIKE BEST FROM ALTERNATIVE 1? (PICK UP TO 2)

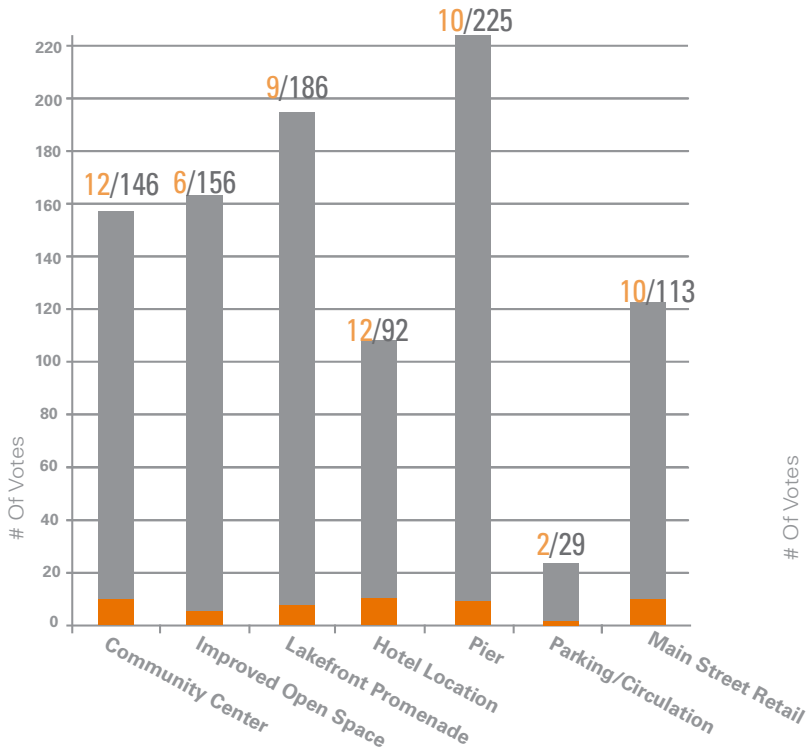


WHAT DO YOU LIKE LEAST FROM ALTERNATIVE 2? (PICK UP TO 2)

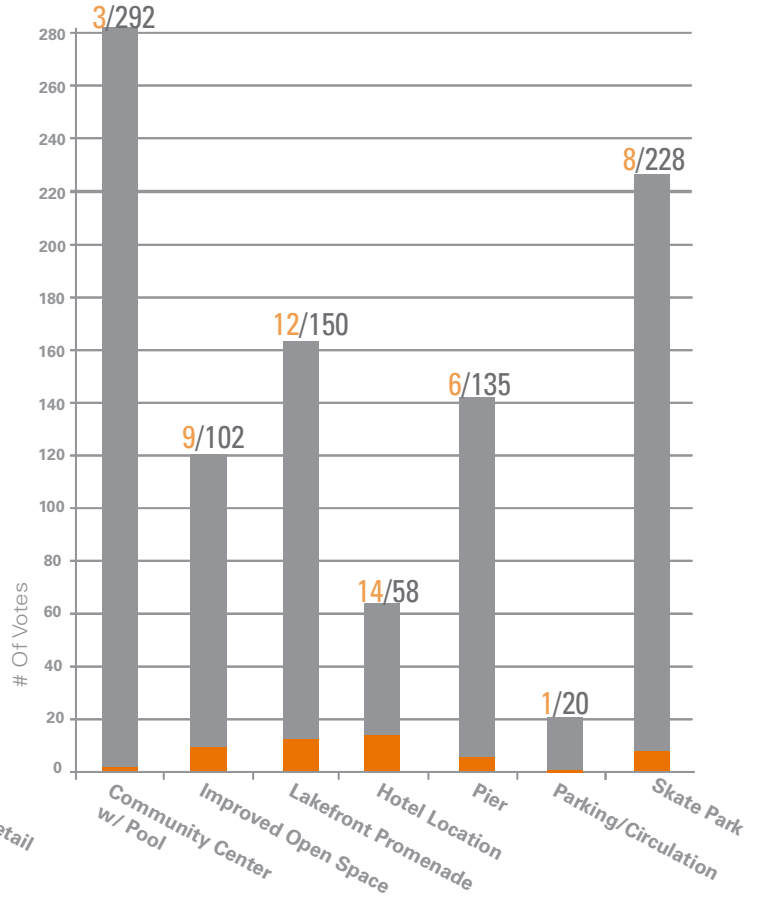


PUBLIC FORUM #2 | SURVEY RESULTS

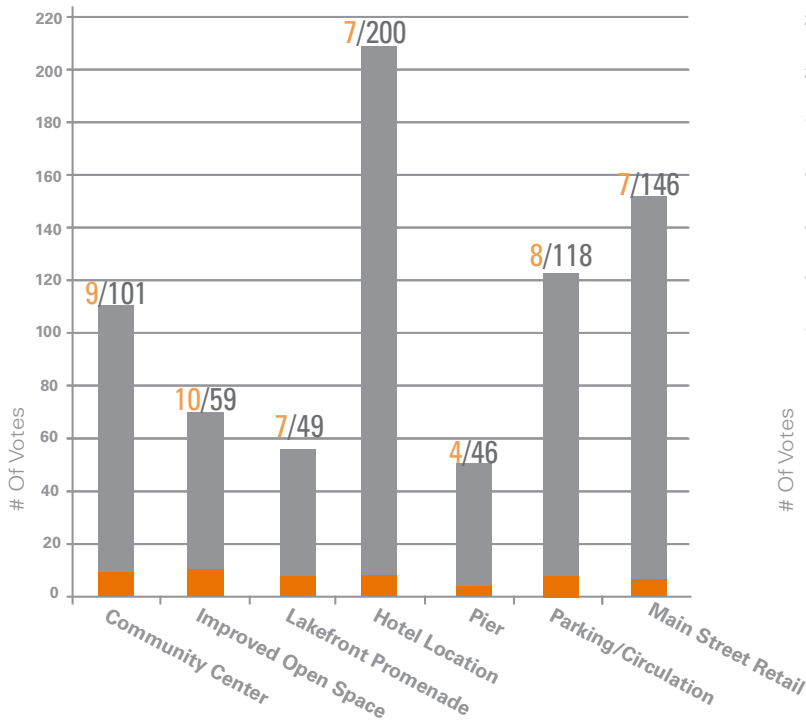
WHAT DO YOU LIKE BEST FROM ALTERNATIVE 3? (PICK UP TO 2)



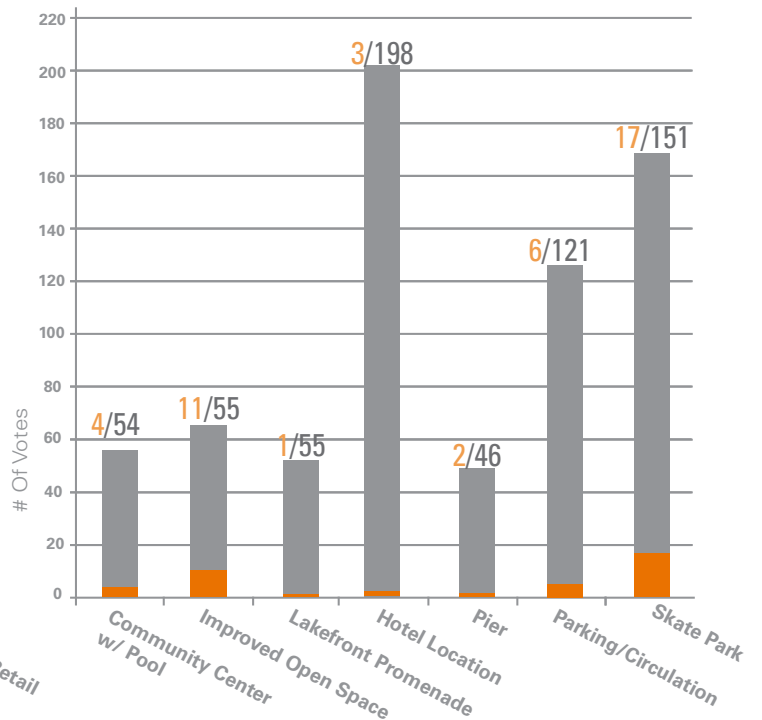
WHAT DO YOU LIKE BEST FROM ALTERNATIVE 3A? (PICK UP TO 2)



WHAT DO YOU LIKE LEAST FROM ALTERNATIVE 3? (PICK UP TO 2)



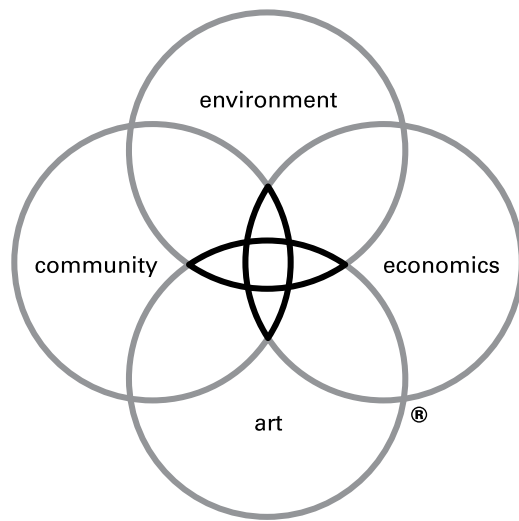
WHAT DO YOU LIKE LEAST FROM ALTERNATIVE 3A? (PICK UP TO 2)



PUBLIC FORUM #2 | SURVEY RESULTS

Additional Comments

- Concerned about water quality/CEQA issues
- Cut down on parking to encourage more walking
- Splash pad and play elements are important for young families
- Parking is needed
- Focus is on upscale features but locals could benefit from low-cost features such as a beach
- Love splash pad idea
- Need to consider attractions for winter time
- Would like to see more emphasis on pier feature - possibly multiple locations
- Venue feature needed in open space options
- Consider covered patio on the back of the library building leading to the pier sidewalk.
- Need to maintain as many views from Main Street to the lake as possible
- Would like to see environmental issues addressed
- I think which ever one we do, it should have a beach.
- Make it cool
- Try to keep things as simple as possible. Not too elaborate.
- I feel that something related to a snack shack or small restaurant located near this area would be beneficial.
- I like the idea of restaurants and shops being closer to the lake, creating a more outdoor vibe and emphasizing being outside
- There should be more alternatives for the youth in the county, to make space more useful instead of just for tourists.
- A park without water for just dry recreation
- Soccer field/ Basketball courts
- I think there should be more shops directed toward tourists or clothing. There should also be more restaurants with outdoor seating.
- I feel like our city should have local basketball courts. It is convenient to have the idea of having a court to go to when you have a need to play ball.
- The pier is a great idea. I would suggest putting fun restaurants on it or something inviting to people of all ages.
- I really believe that a waterpark, and or a skatepark would be a great important addition to Lakeport. There is not much for our youth to do, and it would be a great activity for kids to be involved in.
- The more attractions we can provide for our community the more our community thrives. I feel the hotels, open spaces, water parks, adventure areas, boardwalk, piers, and a lighthouse are all great economic development attractions.
- Alternative one is the best alternative with the most usefulness. We could really use the hotel at the Willow point end, the promenade, open space and beach are awesome. And locals and tourists would enjoy a waterpark more than a dog park or skate park (higher use - serves more people)
- Easier access for kayakers to launch. The maps don't look like you can park close to where you can put kayak in water. You might have to walk a ways which is not easy with a kayak.
- Is the community center going to be big enough for events like fund-raisers or weddings? We really need that in Lakeport! If it is not, we need to make it an events center that can be rented out.
- I think a dog park should really be standard in all of these options. The closest decent one I'm aware of is in Ukiah, and my boyfriend and I both have dogs. Lake County claims to be dog friendly, but I don't see it.
- Reserved fishing area, stocked pond with fish
- I'd like there to be more noise about a boat house and rowing facility. Support Clear Lake Scullers!!
- City should build a cycling velodrome in the proposed area. It would be the only Velodrome in Northern California.
- I'm not sure of the cost but golf driving ranges can be fun on water front.
- I believe you are missing a huge opportunity to increase natural habitats along the shoreline and therefor increase the lakes quality.
- A place for the community youth such as an interactive rec hall for after school or an arcade.
- Small roller coaster like in Santa Monica.



DW LEGACY DESIGN®

We believe that when environment, economics, art and community are combined in harmony with the dictates of the land and needs of society, magical places result — sustainable places of timeless beauty, significant value and enduring quality, places that lift the spirit.

Design Workshop is dedicated to creating Legacy projects: for our clients, for society and for the well-being of our planet.

DESIGNWORKSHOP

ASHEVILLE • ASPEN • AUSTIN • CHICAGO • DENVER • DUBAI • HOUSTON • LAKE TAHOE • LOS ANGELES • SHANGHAI

bae urban economics

Lakeport Lakefront Revitalization Study
Market Assessment Report

August 30, 2016

bae urban economics

August 30, 2016

Dan Chance
Associate Planner
City of Lakeport
225 Park Street
Lakeport, CA 95453

Dear Dan:

Enclosed please find the final Market Assessment Report for the Lakeport Lakefront Revitalization Plan. As always, please do not hesitate to contact us if you have any questions.

Sincerely,



Matt Kowta, MCP
Principal



Aaron Nousaine, MCRP
Senior Associate

San Francisco

2600 10th St., Suite 300
Berkeley, CA 94710
510.547.9380

Sacramento

803 2nd St., Suite A
Davis, CA 95616
530.750.2195

Los Angeles

706 South Hill St., Suite 1200
Los Angeles, CA 90014
213.471.2666

Washington DC

1400 I St. NW, Suite 350
Washington, DC 20005
202.588.8945

New York City

49 West 27th St., Suite 10W
New York, NY 10001
212.683.4486

Table of Contents

EXECUTIVE SUMMARY	IV
Real Estate Development Opportunities	iv
Economic Development Opportunities	v
INTRODUCTION	1
Regional Context	1
DEMOGRAPHICS TRENDS	4
Population and Household Characteristics	4
Resident Age Distribution	5
Educational Attainment	6
Household Incomes	6
Implications of Demographic Conditions and Trends.....	7
ECONOMIC TRENDS	12
Labor Force and Unemployment Trends	12
Employed Residents by Occupational Category	12
Jobs by Major Industry Sector	13
Special Industry Considerations.....	19
Implications of Economic Conditions and Trends.....	28
REAL ESTATE MARKET CONDITIONS	40
Office Market.....	40
Retail Market.....	41
Residential Market.....	41
Implications of Real Estate Market Conditions.....	44
GROWTH PROJECTIONS	51
Population and Household Projections.....	51
Employment Projections	51
Employment Projections by Industry.....	52
Implications of Growth Projections	52
REVITALIZATION OPPORTUNITIES	56
Real Estate Development Opportunities	56
Economic Development Opportunities	56
APPENDIX A: PRIMARY MARKET AREA DEFINITION	58

Table of Tables

Table 1: Population and Household Trends, 2000 and 2010-2014	8
Table 2: Age Distribution, 2000 and 2010-2014.....	9
Table 3: Educational Attainment of Residents 25 Years and Over, 2000 and 2010-2014.....	10
Table 4: Household Income Characteristics, 1999 and 2010-2014.....	11
Table 5: Labor Force and Unemployment, 2010 to 2015	15
Table 6: Occupational Employment, 2000 and 2010-2014	16
Table 7: Employment by Industry, Lake County and California, 2004 and 2014	18
Table 8: Historic Taxable Sales, Lakeport and Lake County, 2000 to 2013.....	30
Table 9: Taxable Sales by Category, Lake County, 2009 to 2013	31
Table 10: Taxable Sales by Quarter, City of Lakeport and Lake County, Q4 2013 to Q3 2014.....	32
Table 11: Retail Leakage and Injection, 2016	33
Table 12: Retail Leakage and Injection, Food and Beverage Stores by Sub-Category, 2016..	36
Table 13: Wine Grape Production Value and Related Employment, 2004 to 2014	37
Table 14: Visitor Spending, Lake County 1992 to 2015	38
Table 15: Transient Occupancy Tax Receipts, 2000 and 2015.....	39
Table 16: Lodging Revenues, 2000 to 2015.....	39
Table 17: Office Market Overview, City of Lakeport and Lake County	45
Table 18: Retail Market Overview, City of Lakeport and Lake County	46
Table 19: Occupancy and Vacancy Status, City of Lakeport and Lake County, 2000 and 2010-2014.....	47
Table 20: Single-Family Home Sales, City of Lakeport, May 2015 to May 2016.....	47
Table 21: Other Home Sales, City of Lakeport, May 2015 to May 2016.....	48
Table 22: Home Sales Price Trends, City of Lakeport and Lake County, 2006 to May 2016..	48
Table 23: Select Single-Family Rental Properties, City of Lakeport, June 2016	49
Table 24: Multifamily Market Overview, City of Lakeport and Lake County	50
Table 25: Population and Household Projections, 2015 to 2035	54
Table 26: Employment by Industry Projections, 2012 to 2035.....	55

Table of Figures

Figure 1: City of Lakeport Map.....	2
Figure 2: Lake County Map	3
Figure 3: Population Change, 2000 to 2016.....	4
Figure 4: Total Employment, Lake County and California, 2004 to 2014	13
Figure 5: Taxable Retail Sales, City of Lakeport and Lake County, 2000 to 2013	19
Figure 6: Monthly Employment in the Retail Trade Sector, Lake County, 2012 to 2014.....	22
Figure 7: Total Employment, Grape Vineyards and Farm Labor Contractors, 2004 to 2014...	25
Figure 8: Visitor Spending, Lake County, 1992 to 2015.....	26
Figure 9: Transient Occupancy Tax Receipts, 2000 to 2015	28
Figure 10: Building Permits Issued, Lake County, 2000 to 2015	43
Figure 11: Building Permits Issued, City of Lakeport, 2000 to 2015	43
Figure 12: Employment Projections, Total All Industries, Lake County, 2012 to 2035.....	52

EXECUTIVE SUMMARY

The City of Lakeport commissioned Design Workshop to prepare the Lakeport Lakefront Revitalization Plan (LLRP), with the objective of identifying the best use of underutilized parcels located along and near the City's waterfront on Clear Lake. This report, prepared by BAE Urban Economics, Inc., as subcontractor to Design Workshop, functions as background information for the preparation of the LLRP. It provides information regarding local and regional economic and demographic conditions and trends, real estate market conditions, and growth projections.

Real Estate Development Opportunities

The projected citywide increase in demand for residential units is 100 to 600 new units by 2035. The City would benefit by targeting a portion of the future demand in for higher density residential units on infill sites within the downtown area. Higher density residential units would assist in providing a mixture of affordability levels, while locating the units in the downtown area would help support downtown retailers. The presence of an expanded resident population in the evenings and on weekends will help to enliven the downtown. Lakeport, and the waterfront area is well-positioned within the Lake County residential real estate market, as indicated by comparatively high sales prices and rental rates, and low vacancy rates.

Growth trends and local real estate and lodging professionals indicate a potential need for a boutique lodging facility in order to attract more overnight visitation and continue to support the tourist-serving retail establishments. The potential increase in demand for local lodging rooms ranges up to about 70 new hotel rooms, by 2035. If the lower-end projections prevail, demand may only be sufficient to support two to three small B&B establishments, and on the upper end, demand may be sufficient to support a small boutique hotel. In an aggressive scenario that includes full revitalization of the downtown area, with new shops and restaurants oriented to higher end tourists, along with successful marketing of the larger Clear Lake region as a wine-tourism destination, a boutique waterfront hotel of somewhat more than 70 rooms could be supported, based on capture not only of future growth in demand but also of existing unmet demand for upper end lodging accommodations in the Lake County region. This type of development would be an ideal type of establishment to target in the downtown area given the proximity to various amenities ranging from restaurants and retail to the lakefront as well as the area's seasonal special events.

On a similar note, demand for new resident-serving retail space is limited, potentially supporting an additional 30,000 to 100,000 square feet of retail space citywide, through 2035. However, the current supply of vacant retail space is of adequate quantity to accommodate most of the anticipated increase in demand, meaning that the need for construction of new retail space will be limited. However, adding to the roster of tourist-

servicing retail, restaurant, and service establishments is an opportunity to further position Lakeport as a center for tourist activity within Lake County. Specific types of tourist-serving establishments appropriate for the downtown area include specialty retail stores, upscale dining, and arts and entertainment venues.

Finally, based on the current low citywide and countywide office vacancy rates and projected growth in employment, the downtown area is an appropriate location to accommodate a significant portion of the City's future office development, which is estimated at a modest 16,000 square foot net increase by 2035. It is worth noting that the Lake County Superior Courts, currently located in downtown Lakeport, are possibly relocating during the planning period. If there are significant vacancies within the Courthouse facility, it may offer an opportunity to accommodate demand for additional office space; though new office users would need to be compatible with other remaining office tenants, such as the Lake County Administrative offices.

Economic Development Opportunities

The primary economic development opportunities for the City include capturing the feasible retail leakage, though significant retail expansion will likely require successful marketing and promotion to attract additional tourist spending. As noted previously, the City is one of the few concentrations of retail establishments within Lake County, placing the City in a position to attract new retailers and foster collaborations among tourist-serving establishments that can help bolster the tourist economy. Considering the wine industry is a growing draw for Lake County tourists, Lakeport may be able to position itself as the overnight hub for winery and vineyard tourists. The previously mentioned boutique hotel and upscale dining options would help cater to the clientele associated with wine tourism and could help to enhance the impacts associated with other visitor serving activities, such as the many events scheduled throughout the year, like the *Seaplane Splash In*, among others. By attracting Lake County visitors, new downtown Lakeport lodging would increase the proportion of visitors who stay overnight. Per capita expenditures of overnight visitors tend to be significantly higher than per capita expenditures for day visitors, due not only to the lodging expenditures, but also additional expenditures made on food, goods and services, and recreational activities.

Another opportunity for the City of Lakeport to broaden the existing economic base includes targeting certain office-using industries to help support the expansion of existing establishments and encourage new establishments to locate within the City. Based on countywide employment projections, the primary industries to target will include health care and social service providers and professional and business services, as these are the major office-using industries with the most anticipated growth. However, the potential relocation of the Lake County Superior Court represents a potential loss of important weekday office activity, which could discourage recruitment and retention of other office users, such as attorneys, in the downtown area. However, the retention of the Lake County Administrative office in the downtown will help to promote year-round day-time visitation from employees and

office patrons within the commercial core, which can help to even out seasonal, tourist-driven fluctuations in demand for retail and food service uses.

INTRODUCTION

The City of Lakeport commissioned Design Workshop to prepare the Lakeport Lakefront Revitalization Plan (LLRP), with the objective of identifying the best use of underutilized parcels located along and near the City's waterfront on Clear Lake. The City wishes to maximize the economic viability of property within the study area, by developing a series of short- and long-term goals for the area's revitalization, and backing those goals with a plan to strengthen the connections between the City's Downtown area and the waterfront, and enhance the commercial and recreational opportunities offered to residents and visitors.

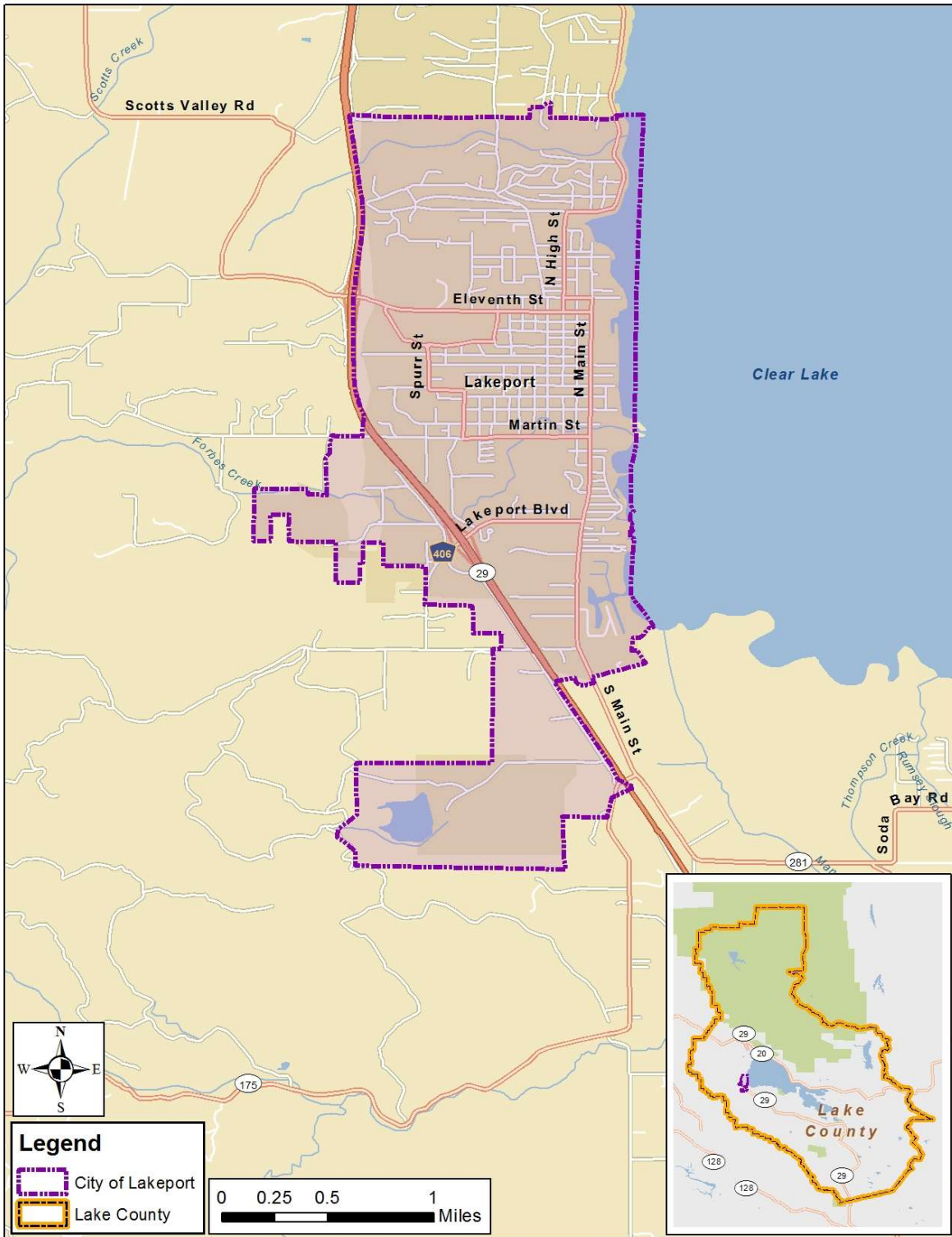
This report, prepared by BAE Urban Economics, Inc. as subcontractor to Design Workshop, functions as background information for the preparation of the LLRP. This report provides information regarding local and regional economic and demographic conditions and trends, real estate market conditions, and growth projections. Planners, policy makers, property owners and developers, and other local stakeholders can use the report's findings to help craft the LLRP to take advantage of market opportunities that will support the plan's goals.

Regional Context

The City of Lakeport is located on the western shore of Clear Lake, a natural lake with over 100 miles of shoreline, located in Lake County, California. Historically, Clear Lake has been known primarily as a destination for water-oriented summer recreation, including boating and fishing, with numerous public boat launches, marinas, and private homes and docks ringing its shore. In more recent decades, Lake County's grape growing and winemaking industries have provided an additional attraction for Clear Lake Visitors. With approximately two miles of lake frontage, and a downtown that extends to within a block of the lake, Lakeport's image is closely tied to the lake.

Lakeport is the County seat of Lake County and the only other incorporated city within the County is Clearlake. As shown in Figure 1, Lakeport is located on Clear Lake's western shore, approximately 26 miles from Clearlake, on the lake's southern end. As shown in Figure 2, Lake County and Lakeport are located just to the north of the nine-county Bay Area region, the largest concentration of population in Northern California. California State Highway 29 connects Lakeport to Napa County and the larger Bay Area to the south, and connection to the west and Highway 101 is via State Highway 175, while connection to Interstate 5 is via State Highway 20. Lakeport is approximately 45 miles from Calistoga, at the north end of the Napa Valley, and one of closest large cities is Santa Rosa, in Sonoma County, about 65 miles away.

Figure 1: City of Lakeport Map



Sources: U.S. Census Bureau, Census Tiger Files, 2016; BAE, 2016.

Figure 2: Lake County Map



Sources: U.S. Census Bureau, Census Tiger Files, 2016; BAE, 2016.

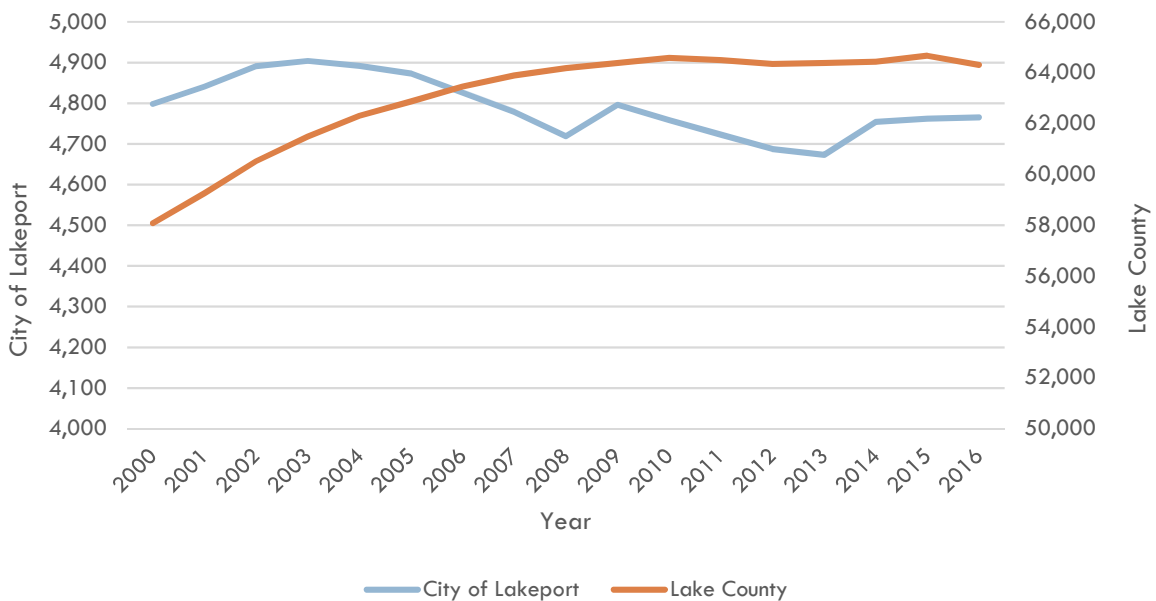
DEMOGRAPHICS TRENDS

The following section provides an overview of existing demographic trends associated with residents of the City of Lakeport, California. For context, this chapter compares and contrasts certain data points for Lakeport with comparable data for Lake County and the State of California. Demographic data for this analysis are drawn from the US Census Bureau (Census), the California Department of Finance (DoF), and Nielsen, a private data vendor.

Population and Household Characteristics

According to the DoF, the population residing within the City of Lakeport remained relatively constant between 2000 and 2016, contrary to countywide and statewide trends. As seen in Figure 3, Lakeport had a resident population of 4,798 in 2000. The population grew slightly to 4,904 residents in 2003, but subsequently declined to 4,719 residents by 2008. Between 2000 and 2010, the population of Lakeport decreased at an average annual rate of 0.1 percent. With the exception of a slight decline between 2012 and 2013, Lakeport’s population remained relatively stable since 2010. Juxtaposed with Lakeport’s relatively stagnant population growth, Lake County experienced relatively robust population growth between 2000 and 2010, with the post-recession population remaining relatively stable through 2016. For example, there were 58,084 people living in Lake County in 2000, which grew to 64,580 residents by 2010. This equaled an average growth rate of 1.1 percent per year. Population growth countywide levelled off beginning in 2010, with an average annual change between 2010 and 2016 of -0.1 percent.

Figure 3: Population Change, 2000 to 2016



Sources: California Department of Finance, 2016; BAE, 2016.

The available data indicate that while the number of households residing in Lakeport and Lake County remained fairly stable between 2000 and 2010-2014, the composition of those households has changed. For example, Table 1 reports data from the 2000 Census and 2010-2014 American Community Survey (ACS), which indicate that the City of Lakeport added only 34 new households during this period, representing an increase of only 0.1 percent per year. Comparatively, Lake County and California both experienced population and household growth approaching 1.0 percent annually. After accounting for the presence of group quarters populations, the data indicate that the average household size in Lakeport decreased from 2.36 persons to 2.30 persons between 2000 and 2010-2014, while the average household size in Lake County decreased from 2.39 persons to 2.36 persons, which is contrary to the statewide trend of increasing household sizes. While both Lakeport and Lake County experienced decreasing average household sizes, Lakeport simultaneously experienced an increase in the proportion of family households, while the proportion of family households in Lake County decreased. While households in all three areas are more likely to own their own homes rather than rent, renter households became significantly more prevalent between 2000 and 2010-2014, with Lakeport being the most acutely impacted by this trend. For example, 36.9 percent of all households in Lakeport rented their accommodations in 2000. This increased to 46.9 percent between 2010 and 2014, which represents an increase of 10.0 percentage points. By comparison, the proportion of renter households increased by 7.8 percentage points in Lake County as a whole, and just 2.2 percentage points in California.

Resident Age Distribution

The resident populations of the City of Lakeport and Lake County as a whole are notably older than the statewide average. As shown in Table 2, the median age of Lakeport and Lake County residents equaled 46.3 and 45.2 years, respectively, between 2010 and 2014. The statewide median age during this period was 35.6 years. The data indicate that the median age of Lakeport residents increased more rapidly since 2000 than did the median age values for Lake County and California. For example, the median age for Lakeport increased by 5.5 years, from a value of 40.8 years in 2000 to 46.3 years between 2010 and 2014. The median age increased by closer to 2.5 years in Lake County as a whole and 2.3 years in California as a whole.

The City of Lakeport features a small and declining proportion of residents under the age of 18. For example, approximately 24.5 percent of all residents were under the age of 18 in the year 2000, compared to 18.8 percent between 2010 and 2014. Lake County and California experienced similar trends, though the effect was less pronounced. By comparison, the proportion of young adults (age 18-25) in all three study areas is relatively small, but increasing as a proportion of the total population.

The City of Lakeport features a lower proportion of working age adults (25-64 years of age) compared to the county and state. As a share of the total population, approximately 51.7 percent of all residents fall into this age category, compared to 52.7 percent in Lake County

and 53.2 percent statewide. However, this age group is growing more rapidly as a share of the total population in Lakeport, compared to the two other areas. For example, the proportion of working age adults increased by 4.1 percentage points in Lakeport, compared to only 2.3 percentage points in Lake County and 1.1 percentage points in California as a whole. This indicates that while the population has not grown particularly rapidly in Lakeport, the pool of working age adults has continued to expand, helping to expand the local labor force.

Lakeport features an above-average proportion of retirement age adults (age 65 and over), compared to the county and the state. Just under 22 percent of all Lakeport residents between 2010 and 2014 were of retirement age, compared to 19.5 percent in Lake County and 12.1 percent statewide. It is notable, however, that the proportion of retirement age adults remained relatively stable between 2000 and 2010-2014, increasing by only 0.7 percentage points during this period, compared to -0.5 percentage points in Lake County and 1.5 percentage points statewide.

Educational Attainment

According to the data reported in Table 3, Lakeport residents have higher levels of educational attainment compared to residents of Lake County as a whole, but lower levels of educational attainment compared to their statewide counterparts. An estimated 20.6 percent of Lakeport residents possess a bachelor's degree or higher, which is above the countywide average of 16.2 percent, but well below the statewide average of 31 percent. The proportion of residents holding a bachelor's degree or higher also increased considerably all three areas geographies since the year 2000. Lakeport experienced the greatest increase at 5.8 percentage points, compared to 4.1 percentage points in Lake County and 4.4 percentage points statewide.

Household Incomes

The estimated 2014 median household incomes in Lakeport and Lake County were nearly 50 percent lower than the broader statewide value. Table 4 shows that in 2014, Lakeport and Lake County had median incomes of \$36,361 and \$35,997 per year, respectively. The statewide median, by comparison, was \$61,489. In nominal terms, the median income in Lakeport grew much more slowly, compared to the county and statewide median income values. For example, the median income in Lakeport grew by approximately 12.8 percent between 1999 and 2010-2014, representing an average annual growth rate of approximately 0.9 percent. The median incomes in Lake County and California, by comparison, grew by 21.5 percent and 29.5 percent, respectively; which represents annual average growth rates of 1.5 and 2.0 percent. However, after adjusting for inflation, the data indicate that the median incomes in all three areas decreased in real terms between 1999 and 2010-2014. Based on the inflation adjusted median incomes estimates, the real purchasing power of the median income in Lakeport decreased by around 20.7 percent, or 1.8 percent per year. This is compared to an inflation adjusted decrease of 14.6 percent, or 1.3 percent per year, in Lake County and 9.0 percent, or 0.7 percent per year, statewide. Thus, the data indicate that not

only are household incomes in Lakeport considerably lower than elsewhere in the county and the state, the purchasing power of Lakeport residents is decreasing much more rapidly.

Implications of Demographic Conditions and Trends

The demographic data indicate that the resident population within the City of Lakeport may be unlikely to support robust economic expansion. For example, with stagnant population growth, below average incomes, and below average educational attainment, the earning potential and associated spending power of area residents is limited. However, with above average labor force participation, as is discussed in the following section, and an above average proportion of working age adults, the City of Lakeport could be well positioned to benefit from targeted economic development activities, which could help to bolster the community's ability to support additional growth and development along the Clear Lake waterfront. With relatively low proportions of children and relatively high proportions of seniors, higher density multifamily housing will likely be an attractive residential product type. Without significant economic development, however, the community will likely continue to rely on significant injections of retail demand from visitors and households who live in the unincorporated areas of western Lake County to support the local economy.

Table 1: Population and Household Trends, 2000 and 2010-2014

	<u>2000</u>	<u>2010-2014</u>	<u>Average Annual Change (a)</u>
City of Lakeport			
Population	4,820	4,746	-0.1%
Households	1,967	2,001	0.1%
Average Household Size	2.36	2.30	
Household Type			
Families	62.7%	65.5%	
Non-Families	37.3%	34.5%	
Household Tenure			
Owner	63.1%	53.1%	
Renter	36.9%	46.9%	
Lake County			
Population	58,309	64,209	0.8%
Households	23,974	26,771	0.9%
Average Household Size	2.39	2.36	
Household Type			
Families	64.1%	60.7%	
Non-Families	35.9%	39.3%	
Household Tenure			
Owner	70.6%	62.7%	
Renter	29.4%	37.3%	
State of California			
Population	33,871,648	38,066,920	1.0%
Households	11,502,870	12,617,280	0.8%
Average Household Size	2.87	2.95	
Household Type			
Families	68.9%	68.7%	
Non-Families	31.1%	31.3%	
Household Tenure			
Owner	56.9%	54.8%	
Renter	43.1%	45.2%	

Note:

(a) Average annual change uses 2012 as the midpoint of the 2010-2014 American Community Survey estimate.

Sources: U.S. Census Bureau, Census 2000, Summary File 1, 2016; U.S. Census Bureau, 2010-2014 American Community Survey, 2016; BAE, 2016.

Table 2: Age Distribution, 2000 and 2010-2014

Age Distribution	2000		2010-2014	
	Number	Percent	Number	Percent
City of Lakeport				
Under 18	1,181	24.5%	892	18.8%
18-24	334	6.9%	370	7.8%
25-34	480	10.0%	710	15.0%
35-44	712	14.8%	327	6.9%
45-54	606	12.6%	669	14.1%
55-64	494	10.2%	746	15.7%
65-74	447	9.3%	501	10.6%
75-84	375	7.8%	325	6.8%
85 years & over	191	4.0%	206	4.3%
Total, All Ages	4,820	100%	4,746	100%
Median Age	40.8		46.3	
Lake County				
Under 18	14,062	24.1%	13,209	20.6%
18-24	3,503	6.0%	5,029	7.8%
25-34	5,342	9.2%	6,721	10.5%
35-44	8,405	14.4%	6,916	10.8%
45-54	8,904	15.3%	9,211	14.3%
55-64	6,734	11.5%	10,962	17.1%
65-74	6,102	10.5%	7,148	11.1%
75-84	4,075	7.0%	3,497	5.4%
85 years & over	1,182	2.0%	1,516	2.4%
Total, All Ages	58,309	100%	64,209	100%
Median Age	42.7		45.2	
State of California				
Under 18	9,249,829	27.3%	9,212,288	24.2%
18-24	3,366,030	9.9%	3,988,766	10.5%
25-34	5,229,062	15.4%	5,513,196	14.5%
35-44	5,485,341	16.2%	5,175,688	13.6%
45-54	4,331,635	12.8%	5,248,476	13.8%
55-64	2,614,093	7.7%	4,310,599	11.3%
65-74	1,887,823	5.6%	2,553,063	6.7%
75-84	1,282,178	3.8%	1,417,512	3.7%
85 years & over	425,657	1.3%	647,332	1.7%
Total, All Ages	33,871,648	100%	38,066,920	100%
Median Age	33.3		35.6	

Sources: U.S. Census Bureau, Census 2000, Summary File 1, 2016; U.S. Census Bureau, 2010-2014 American Community Survey, 2016; BAE, 2016.

Table 3: Educational Attainment of Residents 25 Years and Over, 2000 and 2010-2014

Educational Attainment	2000		2010-2014	
	Number (a)	Percent	Number	Percent
City of Lakeport				
Nursery to 8th grade	241	7.3%	71	2.0%
Some high school, no diploma	410	12.4%	342	9.8%
High school graduate (inc. GED)	736	22.3%	1,039	29.8%
Some college, no degree	1,240	37.5%	951	27.3%
Associate's degree	190	5.7%	365	10.5%
Bachelor's degree	302	9.1%	458	13.1%
Master's degree	121	3.7%	212	6.1%
Professional school degree	59	1.8%	27	0.8%
Doctorate degree	6	0.2%	19	0.5%
Total, Age 25 and Over	3,305	100%	3,484	100%
Lake County				
Nursery to 8th grade	2,565	6.3%	2,406	5.2%
Some high school, no diploma	6,697	16.4%	4,573	9.9%
High school graduate (inc. GED)	12,140	29.8%	13,004	28.3%
Some college, no degree	11,422	28.0%	13,508	29.4%
Associate's degree	3,003	7.4%	5,036	11.0%
Bachelor's degree	3,067	7.5%	4,935	10.7%
Master's degree	1,133	2.8%	1,745	3.8%
Professional school degree	578	1.4%	420	0.9%
Doctorate degree	139	0.3%	344	0.7%
Total, Age 25 and Over	40,744	100%	45,971	100%
State of California				
Nursery to 8th grade	2,441,372	11.5%	2,523,377	10.1%
Some high school, no diploma	2,491,366	11.7%	2,079,609	8.4%
High school graduate (inc. GED)	4,279,772	20.1%	5,153,257	20.7%
Some college, no degree	4,869,460	22.9%	5,465,764	22.0%
Associate's degree	1,515,330	7.1%	1,934,950	7.8%
Bachelor's degree	3,632,789	17.1%	4,870,524	19.6%
Master's degree	1,285,237	6.0%	1,889,640	7.6%
Professional school degree	491,507	2.3%	575,093	2.3%
Doctorate degree	248,956	1.2%	373,652	1.5%
Total, Age 25 and Over	21,255,789	100%	24,865,866	100%

Note:

(a) The percent distribution of educational attainment is from Census 2000, Summary File 3, while the total population 25 years and over is from Census 2000 Summary File 1.

Sources: U.S. Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2016; U.S. Census Bureau, 2010-2014 American Community Survey, 2016; BAE, 2016.

Table 4: Household Income Characteristics, 1999 and 2010-2014

Household Income	1999		2010-2014	
	Number (a)	Percent	Number	Percent
City of Lakeport				
Less than \$15,000	465	23.6%	258	12.9%
\$15,000 to \$24,999	293	14.9%	389	19.4%
\$25,000 to \$34,999	296	15.1%	329	16.4%
\$35,000 to \$49,999	362	18.4%	289	14.4%
\$50,000 to \$74,999	312	15.9%	286	14.3%
\$75,000 to \$99,999	95	4.8%	86	4.3%
\$100,000 to \$149,999	134	6.8%	236	11.8%
\$150,000 and above	9	0.5%	128	6.4%
Total, All Households	1,967	100%	2,001	100%
Median Household Income	\$32,226		\$36,361	
Adjusted Median Income (b)	\$45,833		\$36,361	
Lake County				
Less than \$15,000	5,740	23.9%	4,996	18.7%
\$15,000 to \$24,999	4,436	18.5%	4,656	17.4%
\$25,000 to \$34,999	3,643	15.2%	3,455	12.9%
\$35,000 to \$49,999	3,778	15.8%	3,699	13.8%
\$50,000 to \$74,999	3,323	13.9%	4,179	15.6%
\$75,000 to \$99,999	1,746	7.3%	2,488	9.3%
\$100,000 to \$149,999	926	3.9%	2,346	8.8%
\$150,000 and above	382	1.6%	952	3.6%
Total, All Households	23,974	100%	26,771	100%
Median Household Income	\$29,627		\$35,997	
Adjusted Median Income (b)	\$42,136		\$35,997	
State of California				
Less than \$15,000	1,614,585	14.0%	1,377,408	10.9%
\$15,000 to \$24,999	1,317,198	11.5%	1,202,447	9.5%
\$25,000 to \$34,999	1,314,040	11.4%	1,138,708	9.0%
\$35,000 to \$49,999	1,744,573	15.2%	1,531,281	12.1%
\$50,000 to \$74,999	2,201,122	19.1%	2,111,201	16.7%
\$75,000 to \$99,999	1,325,515	11.5%	1,544,981	12.2%
\$100,000 to \$149,999	1,191,670	10.4%	1,881,400	14.9%
\$150,000 and above	794,167	6.9%	1,829,854	14.5%
Total, All Households	11,502,870	100%	12,617,280	100%
Median Household Income	\$47,493		\$61,489	
Adjusted Median Income (b)	\$67,546		\$61,489	

Notes:

(a) The percent distribution of annual household income is from Census 2000, Summary File 3, while the total household estimate is from Census 2000 Summary File 1.

(b) Census 2000 median household income estimates are adjusted to 2014 dollars based on the Consumer Price Index (CPI) for All Urban Consumers in the Western Region of 1.422.

Sources: U.S. Census Bureau, Census 2000, Summary File 1 and Summary File 3, 2016; U.S. Census Bureau, 2010-2014 American Community Survey, 2016; BAE, 2016.

ECONOMIC TRENDS

The following section reviews the existing economic conditions in the City of Lakeport and Lake County. Employment data are those published by the California Employment Development Department (EDD) Labor Market Information Division, such as the Current Employment Statistics (CES) data set. This is supplemented with additional information from Nielsen and the 2010-2014 American Community Survey (ACS). Projections of future population and employment growth are those published by the California Department of Transportation (Caltrans) and the EDD.

Labor Force and Unemployment Trends

According to the EDD, an estimated 2,420 Lakeport residents were active members of the labor force in 2015. This represents a labor force participation rate of 50.8 percent, which is notably higher than the countywide rate of 45.1 percent. As reported in Table 5, Lakeport featured 2,290 employed residents in 2015, with 130 unemployed persons, representing an unemployment rate of 5.2 percent. This was nearly two percentage points lower than the countywide rate of 7.7 percent, and 1.0 percentage point lower than the state unemployment rate of 6.2 percent. Between 2010 and 2015, the unemployment rate in Lakeport ranged between 1.0 and 1.7 percentage points lower than the statewide average, while Lake County generally ranged between 1.4 and 2.9 percentage points higher than the statewide average. This generally indicates that while Lake County residents experienced a higher rate of unemployment, the City of Lakeport did not mirror the countywide trend, and benefits from a significantly lower unemployment rate.

Employed Residents by Occupational Category

As shown in Table 6, there are large concentrations of Lakeport residents employed in Office and Administrative Support Occupations (356 residents; 19.1 percent); Management, Business, and Financial Occupations (281 residents; 15.1 percent); Education, Legal, Community Service, Arts, and Media Occupations (207 residents; 11.1 percent); Sales and Related Occupations (169 residents; 9.1 percent); and Farming Fishing, and Forestry Occupations (156 residents; 8.4 percent). The number of residents employed in Management, Business and Financial Occupations increased by 167 residents between 2000 and 2010-2014, or around 9.0 percent. The number of residents employed in Farming, Fishing, and Forestry Occupations also expanded by 136 residents, or 7.3 percent.

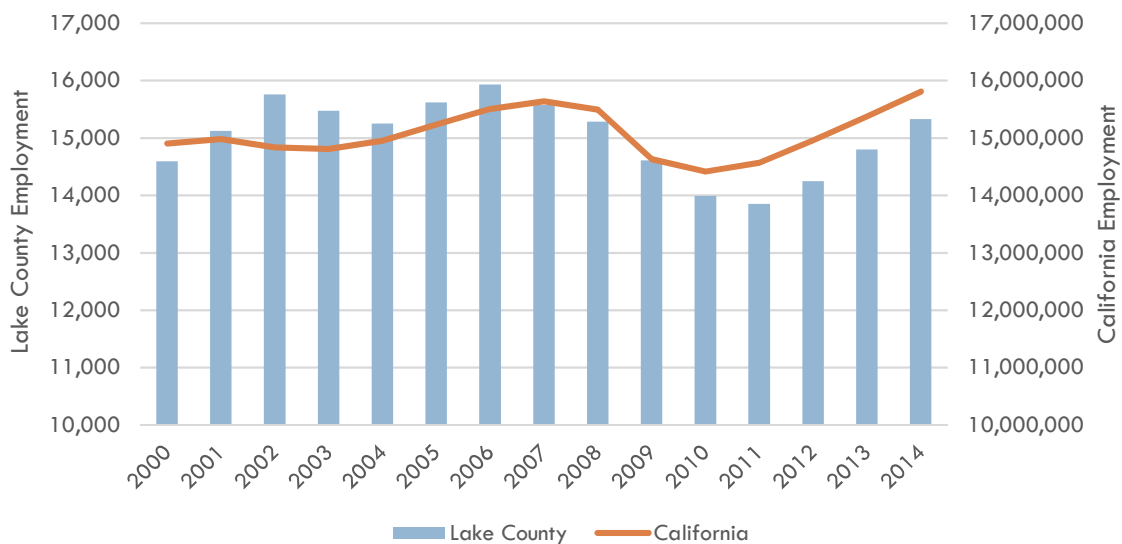
Compared to Lake County, the City of Lakeport features above average concentrations of residents employed in Management, Business, and Financial Occupations; Education, Legal, Community Service, Arts, and Media Occupations; Office and Administrative Support Occupations; and Farming, Fishing, and Forestry Occupations. Compared to EDD, the City of Lakeport also has an above average concentration of residents employed in Healthcare Support Occupations.

The above average proportion of residents employed in the Administrative Support may be due, at least in part, to a concentration of local governmental employees, given that Lakeport is the County seat. Also, the above average proportion of residents employed in agriculture is likely influenced by the expanding wine production within the region. The concentration of residents employed in Healthcare and Support occupations within the City of Lakeport may be due to a high percentage of retirement age residents, as well as the fact that Lakeport is one of the few urban areas within the County, which functions as a center for the provision of health care services within the County.

Jobs by Major Industry Sector

The available data from the EDD and the BLS provide information regarding the total number of jobs, by major industry sector, for Lake County only. Data are subsequently not available for the City of Lakeport itself. As seen in Figure 4, Lake County experienced relatively robust employment levels from 2002 through 2006. The number of jobs in Lake County contracted significantly between 2008 and 2011, due to significant reductions in government spending and domestic spending on travel and leisure activities, which constitute large portions of the County’s employment base. Since the onset of the recession, Lake County has been slow to recover, lagging behind the state as a whole in terms of jobs growth and economic recovery.

Figure 4: Total Employment, Lake County and California, 2004 to 2014



Sources: California Employment Development Department, Quarterly Census of Employment and Wages, 2016; BAE, 2016.

Table 7 shows that Lake County’s largest employment sectors include Healthcare and Social Assistance (4,185 jobs; 27.3 percent), Local Government (3,686 jobs; 24.1 percent), Retail

Trade (2,138 jobs; 14 percent) and Natural Resources and Mining (1,121 jobs; 7.3 percent). Industries in Lake County that experienced positive employment growth include natural resources and mining (230 jobs; 7.3 percent increase) and retail trade (110 jobs; 0.5 percent increase). Industries that experienced significant declines include Other services, excluding Public Administration (977 jobs; -12.9 percent), Construction (309 jobs; -5.7 percent), State government (289 jobs; -18.0 percent), Arts, Entertainment and Recreation (136 jobs; -14.9 percent).

While the data indicate that employment in Healthcare and Social Assistance sector doubled from 2,090 in 2004 to 4,185 in 2014, this was partly due to a reclassification of employment by the BLS. This included the reclassification of employment associated with State programs that provide services for the elderly and disabled from Private Households (NAICS 814110) to Services for the Elderly and Persons with Disabilities (NAICS 624120).¹ This reclassification explains much of the decrease in employment in Other Services (NAICS 81) and the dramatic increase in employment in Healthcare and Social Assistance (NAICS 62).

¹ The North American Industry Classification System (NAICS) is the standard used by Federal statistical agencies in classifying business establishments for the purpose of collecting, analyzing, and publishing statistical data related to the U.S. business economy. For more information, visit www.census.gov/eos/www/naics/.

Table 5: Labor Force and Unemployment, 2010 to 2015

Year	Labor Force	Employed Residents	Unemployment	Unemployment Rate
City of Lakeport				
2010	2,380	2,130	250	10.5%
2011	2,370	2,130	240	10.1%
2012	2,370	2,160	210	8.8%
2013	2,410	2,230	180	7.5%
2014	2,430	2,280	150	6.1%
2015	2,420	2,290	130	5.2%
Lake County				
2010	29,850	25,340	4,500	15.1%
2011	29,610	25,310	4,300	14.5%
2012	29,560	25,780	3,780	12.8%
2013	29,330	26,130	3,200	10.9%
2014	29,450	26,820	2,630	8.9%
2015	29,140	26,910	2,230	7.7%
State of California				
2010	18,336,300	16,091,900	2,244,300	12.2%
2011	18,415,100	16,258,100	2,157,000	11.7%
2012	18,551,400	16,627,800	1,923,600	10.4%
2013	18,670,100	17,001,000	1,669,000	8.9%
2014	18,827,900	17,418,000	1,409,900	7.5%
2015	18,981,800	17,798,600	1,183,200	6.2%

Sources: California Employment Development Department, 2016; BAE, 2016.

Table 6: Occupational Employment, 2000 and 2010-2014 (Page 1 of 2)

Occupation	2000		2010-2014	
	Number	Percent	Number	Percent
City of Lakeport				
Management, business, and financial occupations	114	6.1%	281	15.1%
Computer, engineering, and science occupations	61	3.2%	65	3.5%
Edu, legal, comm. service, arts, and media occupations	238	12.6%	207	11.1%
Healthcare practitioners and technical occupations	128	6.8%	75	4.0%
Healthcare support occupations	91	4.8%	79	4.2%
Protective service occupations	44	2.3%	53	2.8%
Food preparation and serving related occupations	127	6.7%	92	4.9%
Building and grounds cleaning and maint. occupations	46	2.4%	11	0.6%
Personal care and service occupations	70	3.7%	99	5.3%
Sales and related occupations	199	10.6%	169	9.1%
Office and administrative support occupations	329	17.5%	356	19.1%
Farming, fishing, and forestry occupations	20	1.1%	156	8.4%
Construction and extraction occupations	110	5.8%	37	2.0%
Installation, maintenance, and repair occupations	98	5.2%	68	3.7%
Production occupations	82	4.4%	40	2.1%
Transportation occupations	86	4.6%	58	3.1%
Material moving occupations	40	2.1%	15	0.8%
Total, All Workers	1,883	100%	1,861	100%
Lake County				
Management, business, and financial occupations	2,115	10.3%	2,469	11.1%
Computer, engineering, and science occupations	456	2.2%	782	3.5%
Edu, legal, comm. service, arts, and media occupations	2,018	9.8%	1,921	8.6%
Healthcare practitioners and technical occupations	987	4.8%	800	3.6%
Healthcare support occupations	880	4.3%	809	3.6%
Protective service occupations	536	2.6%	725	3.3%
Food preparation and serving related occupations	1,071	5.2%	932	4.2%
Building and grounds cleaning and maint. occupations	1,040	5.1%	1,179	5.3%
Personal care and service occupations	902	4.4%	2,191	9.8%
Sales and related occupations	1,963	9.6%	1,922	8.6%
Office and administrative support occupations	2,873	14.0%	3,389	15.2%
Farming, fishing, and forestry occupations	520	2.5%	1,081	4.9%
Construction and extraction occupations	1,632	8.0%	1,357	6.1%
Installation, maintenance, and repair occupations	1,193	5.8%	841	3.8%
Production occupations	1,211	5.9%	841	3.8%
Transportation occupations	726	3.5%	762	3.4%
Material moving occupations	380	1.9%	287	1.3%
Total, All Workers	20,503	100%	22,288	100%

- Continued next page -

Sources: U.S. Census Bureau, Census 2000, Summary File 3, 2016; U.S. Census Bureau, 2010-2014 American Community Survey, 2016; BAE, 2016.

Table 6: Occupational Employment, 2000 and 2010-2014 (Page 2 of 2)

Occupation	2000		2010-2014	
	Number	Percent	Number	Percent
State of California				
Management, business, and financial occupations	2,145,895	14.6%	2,539,208	15.0%
Computer, engineering, and science occupations	960,491	6.5%	1,047,605	6.2%
Edu, legal, comm. service, arts, and media occupations	1,616,604	11.0%	1,850,953	11.0%
Healthcare practitioners and technical occupations	572,079	3.9%	821,041	4.9%
Healthcare support occupations	248,893	1.7%	340,972	2.0%
Protective service occupations	287,994	2.0%	363,400	2.2%
Food preparation and serving related occupations	652,139	4.4%	940,119	5.6%
Building and grounds cleaning and maint. occupations	531,761	3.6%	744,421	4.4%
Personal care and service occupations	453,087	3.1%	770,520	4.6%
Sales and related occupations	1,672,752	11.4%	1,874,713	11.1%
Office and administrative support occupations	2,266,631	15.4%	2,199,501	13.0%
Farming, fishing, and forestry occupations	196,695	1.3%	279,641	1.7%
Construction and extraction occupations	719,976	4.9%	788,849	4.7%
Installation, maintenance, and repair occupations	519,184	3.5%	481,017	2.8%
Production occupations	1,078,262	7.3%	875,296	5.2%
Transportation occupations	457,525	3.1%	532,418	3.2%
Material moving occupations	338,960	2.3%	440,768	2.6%
Total, All Workers	14,718,928	100%	16,890,442	100%

Sources: U.S. Census Bureau, Census 2000, Summary File 3, 2016; U.S. Census Bureau, 2010-2014 American Community Survey, 2016; BAE, 2016.

Table 7: Employment by Industry, Lake County and California, 2004 and 2014

Lake County	2004		2014		Average Annual Change ('04-'14)
	Number	Percent	Number	Percent	
Natural Resources and Mining	891	5.8%	1,121	7.3%	2.3%
Utilities	439	2.9%	410	2.7%	-0.7%
Construction	698	4.6%	389	2.5%	-5.7%
Manufacturing	321	2.1%	312	2.0%	-0.3%
Wholesale Trade	207	1.4%	142	0.9%	-3.7%
Retail Trade	2,028	13.3%	2,138	14.0%	0.5%
Transportation and Warehousing	202	1.3%	148	1.0%	-3.1%
Information	157	1.0%	144	0.9%	-0.9%
Finance and Insurance	246	1.6%	219	1.4%	-1.2%
Real Estate and Rental and Leasing	167	1.1%	171	1.1%	0.2%
Professional and Technical Services	334	2.2%	239	1.6%	-3.3%
Management of Companies and Enterprises	(a)	n.a.	80	0.5%	n.a.
Administrative and Waste Services	(a)	n.a.	314	2.0%	n.a.
Educational Services	60	0.4%	32	0.2%	-6.1%
Health Care and Social Assistance	2,090	13.7%	4,185	27.3%	7.2%
Arts, Entertainment, and Recreation	170	1.1%	34	0.2%	-14.9%
Accommodation and Food Services	1,315	8.6%	1,007	6.6%	-2.6%
Other Services, Ex. Public Admin	1,303	8.5%	326	2.1%	-12.9%
Federal Government	157	1.0%	143	0.9%	-0.9%
State Government	335	2.2%	46	0.3%	-18.0%
Local Government	3,854	25.3%	3,686	24.1%	-0.4%
Unclassified Establishments	0	0.0%	39	0.3%	n.a.
Total, All Industries (b)	15,248	100%	15,325	100%	0.1%

California	2004		2014		Average Annual Change ('04-'14)
	Number	Percent	Number	Percent	
Natural Resources and Mining	391,190	2.6%	444,073	2.8%	1.3%
Utilities	55,960	0.4%	57,627	0.4%	0.3%
Construction	845,747	5.7%	669,766	4.2%	-2.3%
Manufacturing	1,517,533	10.1%	1,264,114	8.0%	-1.8%
Wholesale Trade	650,334	4.3%	709,154	4.5%	0.9%
Retail Trade	1,613,395	10.8%	1,623,371	10.3%	0.1%
Transportation and Warehousing	409,583	2.7%	446,430	2.8%	0.9%
Information	482,608	3.2%	456,992	2.9%	-0.5%
Finance and Insurance	619,396	4.1%	515,504	3.3%	-1.8%
Real Estate and Rental and Leasing	276,460	1.8%	264,129	1.7%	-0.5%
Professional and Technical Services	911,684	6.1%	1,171,165	7.4%	2.5%
Management of Companies and Enterprises	233,847	1.6%	225,792	1.4%	-0.3%
Administrative and Waste Services	936,818	6.3%	1,023,130	6.5%	0.9%
Educational Services	232,470	1.6%	317,066	2.0%	3.2%
Health Care and Social Assistance	1,284,158	8.6%	2,000,372	12.7%	4.5%
Arts, Entertainment, and Recreation	236,527	1.6%	276,312	1.7%	1.6%
Accommodation and Food Services	1,193,122	8.0%	1,471,800	9.3%	2.1%
Other Services, Ex. Public Admin	666,102	4.5%	504,176	3.2%	-2.7%
Federal Government	250,000	1.7%	242,804	1.5%	-0.3%
State Government	439,530	2.9%	441,512	2.8%	0.0%
Local Government	1,653,551	11.1%	1,623,056	10.3%	-0.2%
Unclassified Establishments	53,008	0.4%	60,740	0.4%	1.4%
Total, All Industries (b)	14,953,022	100%	15,809,082	100%	0.6%

Notes:

- (a) Data suppressed for confidentiality purposes.
(b) Figures may not sum to totals due to rounding and data suppression.

Sources: California Employment Development Department, Quarterly Census of Employment and Wages, 2016; BAE, 2016.

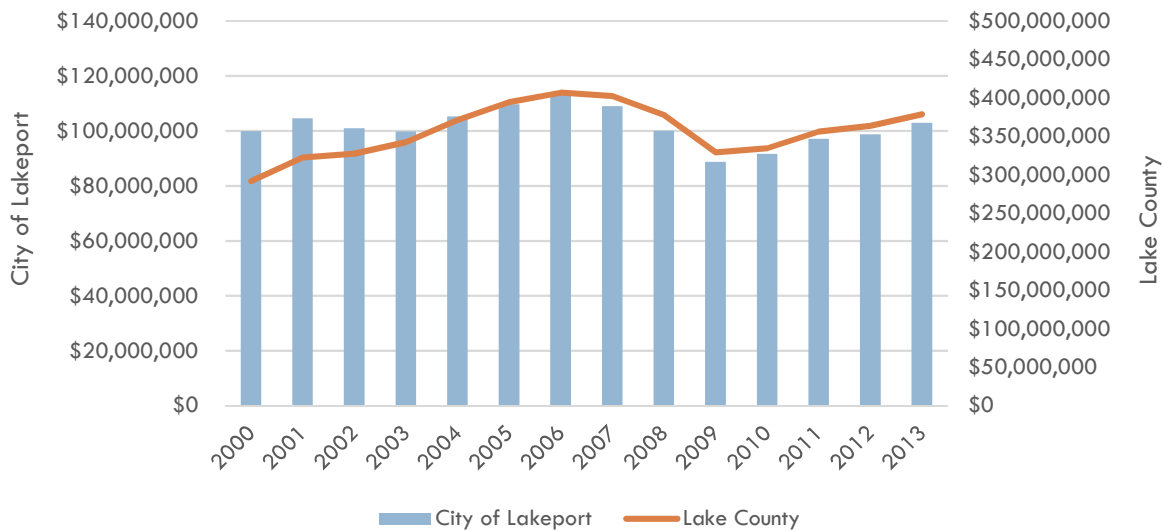
Special Industry Considerations

Given the position of Lakeport as a primary center for retail activity within Lake County, as well as the community’s reliance on visitor based spending, the following section summarizes the available data regarding taxable sales and reports the results of a retail leakage analysis. Taxable sales data are those reported by the California State Board of Equalization (SBOE), while the data utilized in the retail leakage analysis were collected from Nielsen, a private data vendor. In addition, the section also evaluates existing trends in the lodging industry based on a survey of existing hotels and private lodging establishments (e.g., bed and breakfasts, etc.), as well as data published by the California Travel and Tourism Commission (CTTC).

Taxable Sales Trends

Figure 5 below demonstrates recent trends in taxable retail sales for both the City of Lakeport and Lake County, as reported by the SBOE. As seen in the figure, Lakeport and Lake County experienced notable increases in taxable retail sales volumes prior to the recession, reaching peak levels in 2006, when the City of Lakeport and Lake County experienced a total of \$113.7 million and \$407.0 million in taxable retail sales, respectively. Both areas then experienced a gradual decline in retail sales between 2006 and 2009. In Lakeport, this equaled a decline of around 22.0 percent, while taxable retail sales in Lake County as a whole declined by closer to 19.0 percent. More recent trends indicate that retail sales volumes in the City and County have slowly rebounded, though both remain below pre-recession levels. As of 2013, the most recent year for which a full year’s worth of sales data are available, the City of Lakeport taxable retail sales totaled \$103.0 million, while the County reached \$378.9 million in 2013.

Figure 5: Taxable Retail Sales, City of Lakeport and Lake County, 2000 to 2013



Sources: California State Board of Equalization, 2016; BAE, 2016.

Additional analysis of the SBOE taxable sales data demonstrate Lakeport's role as a regional destination for retail sales. Recognizing that Lakeport residents have comparatively low household incomes, compared to the county and the state, the relatively higher per capita taxable sales estimates identified in Table 8 indicate that Lakeport is capturing a significant amount of sales from non-residents. Where Lake County captured roughly \$5,884 in retail sales per resident in 2013, the City of Lakeport captured \$22,037 in retail sales per resident that same year. For a broader comparison, the per capita sales figure for the State of California in the same year was \$10,545, indicating that the Lake County per capita sales figure is notably below the statewide average, but that the Lakeport figure is more than double the statewide average.

While the SBOE does not publish data that specify the volume of taxable sales by detailed category below the county level, profiling comparable data for the broader Lake County economy provides at least some insight regarding how well certain retail categories are represented within the market, as well as their relative performance. As reported in Table 8, non-retail taxable sales account for approximately 31.2 percent of all Lake County taxable sales, or around \$172.0 million in total sales. Activities included in this category include the sale of products by non-retail industries, such as direct sales from farms, manufacturers, and other producer industries that sell products without the use of retail outlets. The assorted retail and food service sales categories, by comparison, accounted for 68.8 percent of all taxable sales in Lake County, representing \$378.9 million in total sales. The largest sub-sectors in this category include General Merchandise Stores (\$66.3 million; 12.0 percent), Gasoline Stations (\$63.2 million; 11.5 percent), and Food and Beverage Stores (\$61.1 million; 11.1 percent).

In terms of percentage growth between 2009 and 2013, Lake county total retail and food service sales, which exclude non-retail taxable sales, increased by 15 percent. Among the Retail and Food Service sectors, Gasoline Stations had the largest increase, growing by roughly 45.4 percent over that time frame. Growth in this one sub-sector generally drove growth in the aggregate Retail and Food Service sector described above. Excluding Gasoline Stations, growth in the remaining Retail and Food Service sectors equaled roughly 10.4 percent. Based on this average growth, sectors reflecting above average growth include Other Retail (27.5 percent growth),² Food and Beverage Stores (14.7 percent growth), Clothing and Clothing Accessories Stores (13.7 percent growth), Food Service and Drinking Places (13.2 percent growth), Building Materials and Garden Equipment and Supplies (11.7 percent growth), and Motor Vehicles and Parts Dealers (11.0 percent growth). Of these comparatively high-growth retail categories, those that would be most compatible with redevelopment of the Lakeport Lakefront area include Food and Beverage Stores, and Food Service and Drinking Places.

² Includes taxable retail sales that do not fall within any of the other retail sales categories, excluding non-retail sales.

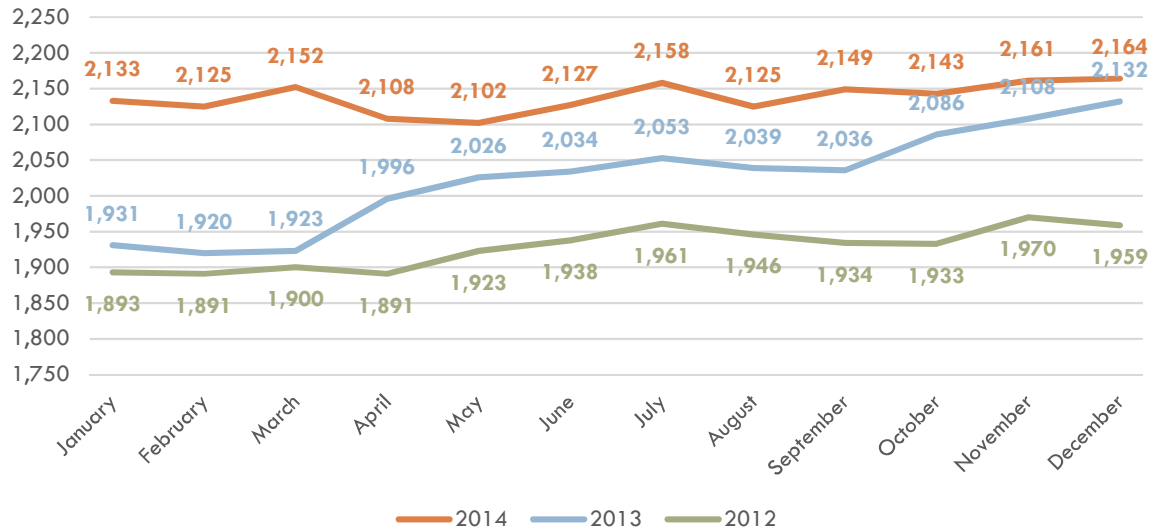
Other categories that may be compatible in a more boutique format may also include Clothing and Clothing Accessories, and Building Materials and Garden Equipment and Supplies.

Seasonality in the Retail Sector

Recognizing the importance of seasonality in the Lakeport and Lake County retail industries, BAE collected additional information regarding taxable sales by quarter, as published by the SBOE. The data represent the only available breakdown of taxable sales on a sub-annual basis and include data for the period from the fourth-quarter of 2013 to the third-quarter of 2014. Based on these data, Lakeport's taxable retail sales were reportedly highest during the fourth-quarter of 2013 and the second quarter of 2014. For example, during the fourth quarter of 2013, taxable retail sales, excluding sales at non-retail outlets, totaled approximately \$27.2 million. The total taxable retail sales volume subsequently declined in the first-quarter of 2014 to \$24.0 million, but rebounded to \$26.2 million as of the second-quarter of 2014. Taxable retail sales then contracted once again to \$25.2 million by the third-quarter of 2014. This pattern is not unusual for the retail industry in general, which usually sees strong sales in the fourth quarter, coinciding with holiday shopping, followed by declines in the first quarter of the following year. This illustrates that, as of the most recent full year for which data are available, taxable retail sales fluctuated by as much as 11.9 percent, or \$3.2 million, between quarters. This poses significant challenges to retailers, who often need to capture significant revenue during the peak seasons, in order to offset significant declines in sales activity during the off-season. It is somewhat unexpected that Lakeport's taxable sales would be relatively low during the third quarter, which should coincide with an influx of visitor spending during the peak summer vacation and recreation period.

In addition to the taxable sales data discussed above, BAE also evaluated total employment in the Retail Trade sector, in order to establish a better month-to-month perspective on seasonal fluctuations in the retail sector. Figure 6 illustrates fluctuations in monthly employment in the Retail Trade Sector in 2012, 2013, and 2014, as reported by the EDD. The figure illustrates the steady growth in employment in the Retail Trade sector through 2012 and 2013, reflecting a recovery in local economic conditions and a resurgence in visitor traffic. As of 2014, employment in the Retail Trade sector levelled off somewhat, showing peaks in March and July, which do not correspond precisely with the quarterly highs in taxable retail sales, discussed above. While both employment and retail sales volumes in the Retail Trade sector in Lake County remain somewhat below pre-recession levels, the industry has likely reached a point of stabilization. Growth in the industry is likely to occur incrementally and is primarily contingent on increased visitor traffic, rather than expanding local resident purchasing power.

Figure 6: Monthly Employment in the Retail Trade Sector, Lake County, 2012 to 2014



Sources: California Employment Development Department, Quarterly Census of Employment and Wages, 2016; BAE, 2016.

Retail Leakage Estimates

In order to assess the net balance of trade in the retail sector, BAE compiled data on retail sales and consumer expenditures from Nielsen, a private data vendor, considering three distinct geographic areas. These include the City of Lakeport and Lake County, as well as a third study area, called the Primary Retail Market Area. BAE defined this latter area in order to capture the retail purchasing behavior associated with households that live in the unincorporated area surrounding Lakeport and on the western end of Clear Lake, who are the most likely to make many of their everyday retail purchases within the City of Lakeport. Based on conversations with City staff and local real estate brokers, the Primary Retail Market Area for Lakeport was defined to include the area extending from the Lakeport city limit to Upper Lake in the north, the communities of Nice and Lucerne in the east, the Lake County line in the west, and the communities of Kelseyville and Buckingham Park to the south. For additional details regarding the definition and extent of the Primary Retail Market Area, please refer to Appendix A.

As reported in Table 11, City of Lakeport residents spent approximately \$77.4 million on retail purchases in 2016. This corresponded with approximately \$180.5 million in retail sales within the City, resulting in an estimated total annual retail sales injection of approximately \$103.1 million. After accounting for the broader population base and additional retail establishments within the Primary Retail Market Area, consumer expenditures increase more than five-fold while retail supply increases three-fold, amounting to a total yearly retail sales injection of \$131.9 million within the Primary Retail Market Area. The third geography, Lake County, also

demonstrates an injection of retail sales, though it is notably more balanced as it relates to total consumer expenditures and retail supply, with an injection of only \$51.7 million in 2016.

The data indicate that there were nine retail categories with leakage within the Primary Retail Market Area in 2016. The industries with leakage include Furniture and Home Furnishings Stores, Electronics and Appliance Stores, Clothing and Clothing Accessories Stores, Sporting Goods, Hobby, Book, and Music Stores, General Merchandise Stores, Miscellaneous Store Retailers, Non-Store Retailers,³ Food Service and Drinking Places, and Gasoline Stations. The balance of trade for these specific sectors represented a gross leakage of \$105.0 million. While it is not realistic for any community to capture 100 percent of its residents' expenditures, the leakage analysis indicates potential opportunities for the City of Lakeport, and more specifically in the lakefront area, to capture additional sales, because the City currently functions as a primary retail hub within Lake County. In particular, the lakefront area may be able to target additional establishments within the Food Service and Drinking Places category, as well as in Clothing and Clothing Accessories Stores and Sporting Goods, Hobby, Book, and Music Stores. It is worth noting, however, that given the small population base within Lake County, some of the previously mentioned sales categories may be included within purchases made at general merchandise establishments. More specifically, between the Wal-Mart in Clearlake and the Kmart in Lakeport, resident expenditures at these establishments may be overstating the lack of clothing and clothing accessories and sporting goods, hobby, book and music, as those sales would be included in the general merchandise category, where Wal-Mart and Kmart are classified.

By applying sales per square foot estimates published by the Urban Land Institute (ULI), BAE estimates that the leakage identified in Table 11 within the Primary Market Area could potentially support up to 220,000 square feet of additional retail floor area, and one to two additional gasoline stations. Of the categories indicating the potential for additional supportable square footage, the most significant opportunity as it relates to the lakefront area is in the Food Service and Drinking Places category, which notes the potential for an additional 38,000 square feet of additional supportable space. Table 11 also indicates potential for roughly 100,000 square feet of space in the General Merchandise Store category, but a significant portion of this leakage may be captured currently in the Wal-Mart, located nearby, but outside of the Primary Retail Market Area.

³ Industries in the Nonstore Retailers subsector retail merchandise using methods, such as the broadcasting of infomercials, the broadcasting and publishing of direct-response advertising, the publishing of paper and electronic catalogs, door-to-door solicitation, in-home demonstration, selling from portable stalls and distribution through vending machines. Establishments in this subsector include mail-order houses, vending machine operators, home delivery sales, door-to-door sales, party plan sales, electronic shopping, and sales through portable stalls (e.g., street vendors, except food). Establishments engaged in the direct sale (i.e., nonstore) of products, such as home heating oil dealers and newspaper delivery service providers are included in this subsector.

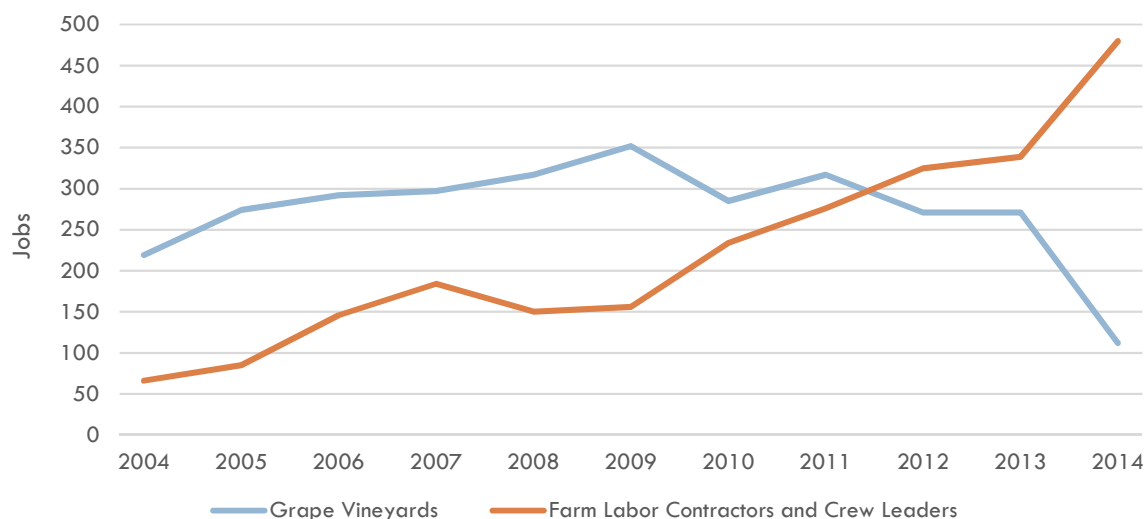
Trends in the Wine Industry

Recognizing the importance of the growing wine industry in Lake County, Table 12 reports the total consumer expenditure and retail supply in the Food and Beverage Stores category, broken out by sub-category. The purpose of this is to illustrate the substantial injection within the Beer, Wine, and Liquor Stores category within the Primary Retail Market Area and Lake County. This sub-sector generally includes retailers focused on the sale of packaged alcoholic beverages, such as canned beer, and bottles of wine or liquor,⁴ which generally corresponds with how wine tasting rooms are categorized, since their primary function is not the consumption of wine, but rather the retail distribution of packaged wine. Within the Primary Retail Market Area, total expected consumer expenditures in this category were equal to \$2.8 million in 2016, with a total retail supply of \$139.5 million, resulting in a net injection of \$124.5 million. Countywide, total consumer expenditures in this category were equal to \$39.2 million in 2016, with a total retail supply of \$279.0 million, resulting in a net injection of \$239.7 million.

Table 13 reports total employment figures for the Natural Resources and Mining Industry, which includes all agricultural employment, as well as employment figures for Grape Vineyards and Farm Labor Contractors and Crew Leaders. According to these data, employment among Grape Vineyards has historically accounted for between 200 and 300 jobs in Lake County between 2004 and 2014, which represented between 20 and 30 percent of all farm employment. Since 2013, there appears to be a shift in the nature of farm labor in the wine industry, as the number of jobs provided by Grape Vineyards has declined, corresponding to an increase in the number of jobs provided in the Farm Labor Contractors and Crew Leaders category. This trend is illustrated in Figure 7, below. Note that this latter category may underrepresent the labor associated with wine grape production, as farm labor contractors often facilitate the movement of labor between counties (e.g., workers from Napa working in Lake County); therefore, the employment associated with laborers working with labor contractors may be counted in other areas. When combined, the data indicate that employment associated with wine grape production in Lake County is stable and increasing.

⁴ This industry comprises establishments primarily engaged in retailing packaged alcoholic beverages, such as ale, beer, wine, and liquor.

Figure 7: Total Employment, Grape Vineyards and Farm Labor Contractors, 2004 to 2014



Sources: California Employment Development Department, Quarterly Census of Employment and Wages, 2016; BAE, 2016.

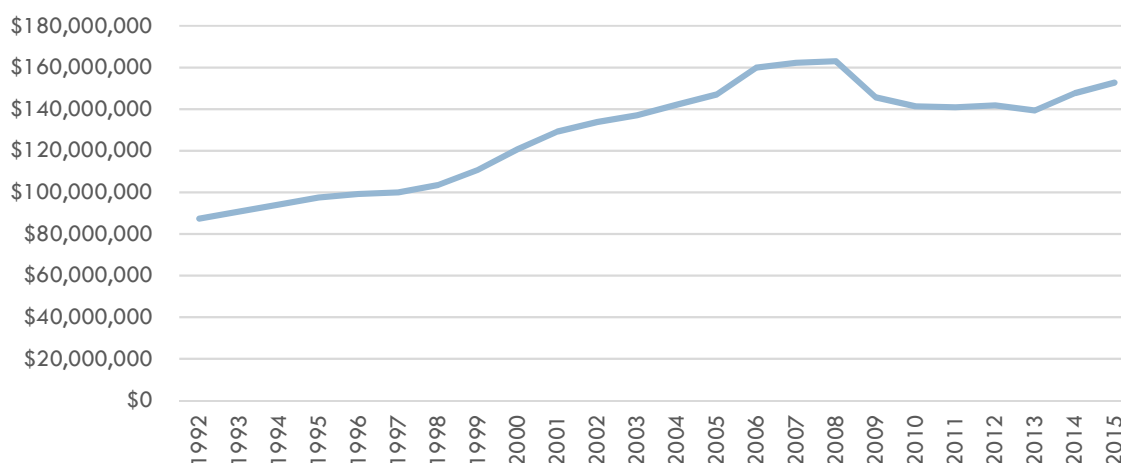
In addition to data regarding employment associated with wine grape production, Table 13 also reports the total value of wine grape production in thousands of dollars. The data indicate that the value of wine grapes grown in Lake County can vary considerably from year-to-year, but that the overall trend indicates a stable and expanding industry. For example, Lake County produced an average of \$43.0 million in wine grapes between 2004 and 2014, with a minimum of value of \$31.8 million recorded in 2004 and a maximum of \$61.3 million recorded in 2013. In 2014, the most recent year for which data are available, the total value of wine grape production in Lake County was approximately \$58.9 million.

Trends in Visitor Spending

Table 14 summarizes data reported by the CTC in the annual *California Travel Impacts by County, 1992-2015p* report, published in April of 2016. The data indicates that visitor spending in Lake County steadily increased between 1992 and 2008, when it peaked at \$163.0 million. Between 2000 and 2008, visitor spending increased by 34.9 percent, or around 3.8 percent per year, representing an increase of \$42.2 million per year in spending. With the onset of the recession in 2008, spending declined, reaching a low in 2013 of \$139.4 million. Between 2008 and 2013, visitor spending declined by 14.5 percent, or roughly 3.1 percent per year. As of 2014, visitor spending began to increase reaching a recorded high of \$152.7 million in 2015, the last year for which data are available. The 2015 value represents the highest value since the 2008 peak and the third highest in the study period, indicating visitor spending is nearing pre-recession levels.

According to the CTTC, visitor spending accounts for approximately 11.5 percent of total taxable sales in Lake County. The available data regarding the disposition of visitor spending indicates that an estimated 30.5 percent of the dollars spent by visitors in 2015 went to Food Service establishments, which represents a total of \$4.6 million in annual spending. Accommodations were the second largest spending category, accounting for 20.6 percent of total visitor spending, or around \$3.1 million. Both of these categories have maintained a fairly consistent share of total visitor spending since 2010. The third largest visitor spending category was Arts, Entertainment and Recreation, which accounted for 16.2 percent of all visitor spending, or around \$2.5 million. While the proportion of total visitor spending in this category has remained fairly stable since 2010, it represents a notable decrease since 2000, when 18.9 percent of total visitor spending was captured within this category. Retail Sales account for the last major spending category, with the exception of Food Stores, accounting for 15.6 percent of all visitor spending, which equals roughly \$2.4 million in annual spending.

Figure 8: Visitor Spending, Lake County, 1992 to 2015



Sources: California Travel and Tourism Commission, 2016; BAE, 2016.

Visitor Accommodations

To assess the existing market for lodging in Lakeport, BAE conducted interviews with area lodging establishments and conducted an evaluation of Transient Occupancy Tax (TOT) receipts, and average annual room revenues. BAE also researched some of the area’s cultural, historic, and recreational amenities that act as destinations for area visitors.

As of May 2016, there were five lodging facilities in operation within the Study Area featuring a total of 146 rooms. All of the hotel operators contacted for this study identified declining annual visitation totals and overall weak demand for hotel rooms on the Lakeport waterfront, despite high levels of occupancy during key periods. Interviews with local hotel and motel operators near the waterfront in Lakeport indicated that tourist visitation is primarily driven by

seasonal cultural and recreational activities such as boating, fishing, and other water activities at Clear Lake. Major cultural activities include the Lake County Fair, Lake County Rodeo, Kelseyville Pear Festival, and winetasting at nearby wineries, as well as key weekend events in Lakeport, like the Clear Lake Seaplane Splash In, Taste of Lake County, Shipwreck Day, and the Lakeside Car and Boat Show. The primary markets for tourists are the San Francisco Bay Area and greater Sacramento region.

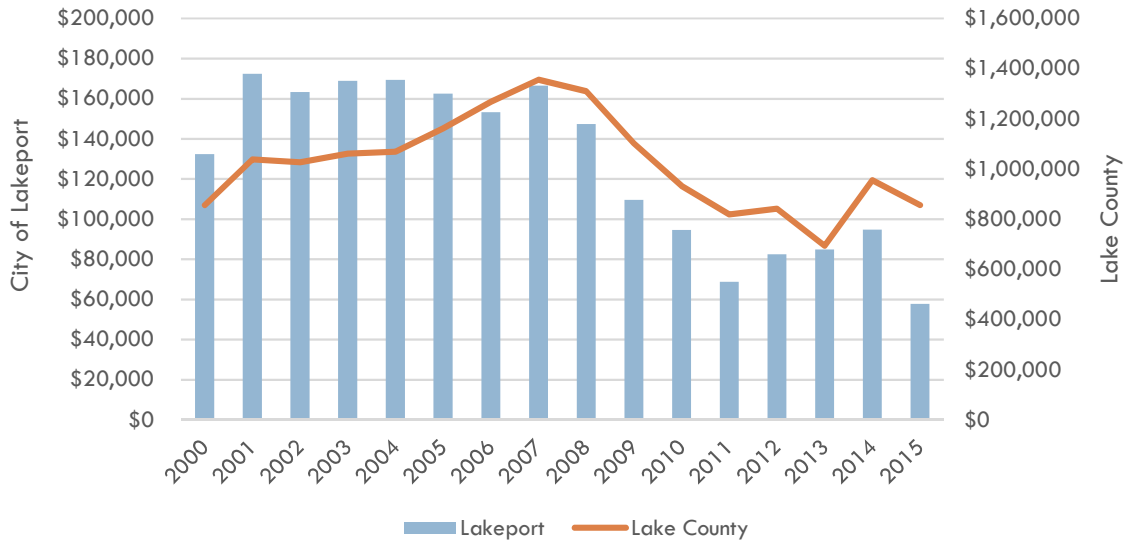
Hotel operators indicated that demand for lodging in Lakeport was severely impacted by the economic recession, as well as the closing of Konocti Harbor Resort & Spa, which was a major tourist destination located near Kelseyville. The resort, which featured a marina, spa, and outdoor amphitheater, drew in thousands of visitors to Lake County hotels and businesses each year until its closing in 2009. Before its closure, the resort was known as the largest concert venue on the North Coast, hosting nearly 100 events per year in the 5,000-seat outdoor amphitheater and 1,000-seat indoor concert hall.

Local hotel and motel operators also reported that the local lodging market is highly impacted by seasonality, with wide fluctuations in overnight visitation between the summer and winter seasons. The owner of the Lakeport English Inn, an upscale bed and breakfast reported, for example, that visitation has declined such that they cease operation on weekends from November to May.

Transient Occupancy Tax Trends

The data on Transient Occupancy Tax (TOT) receipts published by the CTTC indicate that even before the recession in 2008, Lakeport consistently underperformed compared to other parts of Lake County and, where other parts of Lake County more successfully rebounded from the recent recession, Lakeport has continued to struggle. As shown in Table 15, between 2000 and 2004, Lakeport's TOT receipts generally tracked with Clearlake and unincorporated areas of Lake County. Between 2004 and 2007, prior to the onset of the recession, TOT receipts in Lakeport generally held stable, while receipts countywide continued to increase at a moderate pace. With the onset of the recession in 2008, TOT receipts in both areas began to decline. Where countywide receipts reached a low in 2013 at \$694,300, rebounding to \$856,500 by 2015. While Lakeport experienced tepid growth in TOT revenues between 2011 and 2014, the available data indicate a notable decline between 2014 and 2015, with receipts decreasing from \$94,800 to an all-time low of \$57,700 in 2015. This represents a year-over-year decrease of 39 percent. One possible explanation for this is the Valley Fire, which in September 2015 burned more than 70,000 acres in Lake County and more than likely deterred visitors from the area. Also, while firefighters stayed in local hotels, they were exempt from local TOT collection. Another explanation provided by local real estate brokers is that some operators converted hotels to monthly rentals, thereby avoiding TOT payments. With only five lodging establishments in the Study Area, the impact of removing even a limited number of hotel rooms collecting TOT is potentially quite significant.

Figure 9: Transient Occupancy Tax Receipts, 2000 to 2015



Sources: California Travel and Tourism Commission, 2016; BAE, 2016.

Implications of Economic Conditions and Trends

Growth in local employment is driven by service industries, with relatively little growth in private office-based sectors or sectors that create strong demand for industrial space. This means that the primary demand for office space comes from government, medical, and social services tenants. With this limited base of demand, growth in demand for standard professional office space will be modest; however, demographic and economic conditions and trends indicate a potential need for more medical office space due to the expanding population and the aging of the population.

The City of Lakeport functions as a retail hub within the broader Lake County region. This is evident from both the high per capita retail sales figures published by the SBOE, but also from the lack of any significant leakage within the retail sales categories at the city level. Though the below-average incomes associated with Lakeport residents limit the potential retail expansion that may be supported by the existing population, the City may be able to capture some additional sales from residents located within the unincorporated area to the northwest of the lake, which is consistent with existing retail shopping patterns.

In addition to demand from regional residents, the City of Lakeport operates as a tourist destination and may have the opportunity to capture a larger portion of visitor spending by attracting more regional visitors into the lakefront area. One area that may specifically target additional visitor spending would be an increase in overnight visitation, something that has been missing since the closure of the Konocti Harbor Resort and Spa, a major generator of tourist activity within the County. Overnight visitors tend to spend more money at local

establishments, meaning that if the City could increase the number of overnight visitors, it will help inject additional expenditures into local retailers, restaurants, and service establishments.

Existing lodging establishments have struggled to recover from the recession, and face low occupancy rates and declining revenue; however, visitor-attraction related to the vineyards, wineries, and tasting rooms is an opportunity as the Lake County wine industry grows and gains prominence. Stiff competition from established nearby wine tourism destinations, such as Sonoma and Napa Counties, will require Lakeport and Lake County as a whole to differentiate the local experience from what the competitors offer. Promotion of the lakefront setting and water-related activities to complement winetasting and winery visits should be a part of that effort.

Many of Lake County's visitors may come to Lakeport for the day, but spend the night (and their money) in locations such as Napa and Sonoma, because there is relatively little boutique or upscale lodging in Lakeport and Lake County. Lakeport is well situated on Clear Lake for waterfront development (something that Napa and Sonoma are not as well-known for) and upscale lodging is a natural fit with waterfront locations; thus, development of a small boutique hotel should be considered for the Lakeport waterfront. In order to make a potential waterfront boutique hotel more viable, the LLRP should also seek to attract new upscale restaurants and specialty retail and services, as these will be attractions for hotel patrons.

Table 8: Historic Taxable Sales, Lakeport and Lake County, 2000 to 2013**City of Lakeport**

Year	Total Retail and Food Services		All Other Outlets		Total All Outlets	
	Total Sales	Per Capita (a)	Total Sales	Per Capita (a)	Total Sales	Per Capita (a)
2000	\$99,930,000	\$20,827	\$7,597,000	\$1,583	\$107,527,000	\$22,411
2001	\$104,571,000	\$21,601	\$8,014,000	\$1,655	\$112,585,000	\$23,257
2002	\$100,945,000	\$20,639	\$7,433,000	\$1,520	\$108,378,000	\$22,159
2003	\$99,813,000	\$20,353	\$11,113,000	\$2,266	\$110,926,000	\$22,619
2004	\$105,201,000	\$21,505	\$11,698,000	\$2,391	\$116,899,000	\$23,896
2005	\$109,726,000	\$22,517	\$12,730,000	\$2,612	\$122,456,000	\$25,129
2006	\$113,735,000	\$23,567	\$13,617,000	\$2,822	\$127,352,000	\$26,389
2007	\$108,929,000	\$22,793	\$14,530,000	\$3,040	\$123,459,000	\$25,834
2008	\$100,035,000	\$21,198	\$12,213,000	\$2,588	\$112,248,000	\$23,786
2009	\$88,694,260	\$18,493	\$11,597,674	\$2,418	\$100,291,934	\$20,912
2010	\$91,618,933	\$19,256	\$11,952,010	\$2,512	\$103,570,943	\$21,768
2011	\$97,091,714	\$20,557	\$11,281,893	\$2,389	\$108,373,607	\$22,946
2012	\$98,762,380	\$21,072	\$11,717,088	\$2,500	\$110,479,468	\$23,571
2013	\$102,980,836	\$22,037	\$10,900,494	\$2,333	\$113,881,330	\$24,370

Lake County

Year	Total Retail and Food Services		All Other Outlets		Total All Outlets	
	Total Sales	Per Capita (a)	Total Sales	Per Capita (a)	Total Sales	Per Capita (a)
2000	\$291,944,000	\$5,026	\$117,208,000	\$2,018	\$409,152,000	\$7,044
2001	\$322,631,000	\$5,444	\$118,914,000	\$2,007	\$441,545,000	\$7,451
2002	\$327,824,000	\$5,416	\$116,893,000	\$1,931	\$444,717,000	\$7,348
2003	\$342,839,000	\$5,575	\$116,330,000	\$1,892	\$459,169,000	\$7,467
2004	\$371,297,000	\$5,959	\$136,343,000	\$2,188	\$507,640,000	\$8,147
2005	\$394,726,000	\$6,278	\$144,416,000	\$2,297	\$539,142,000	\$8,576
2006	\$406,967,000	\$6,414	\$159,384,000	\$2,512	\$566,351,000	\$8,926
2007	\$402,658,000	\$6,302	\$167,803,000	\$2,626	\$570,461,000	\$8,929
2008	\$378,070,251	\$5,891	\$194,404,152	\$3,029	\$572,474,403	\$8,920
2009	\$329,530,433	\$5,118	\$134,186,095	\$2,084	\$463,716,528	\$7,202
2010	\$334,678,541	\$5,182	\$129,598,843	\$2,007	\$464,277,384	\$7,189
2011	\$356,369,192	\$5,526	\$154,629,993	\$2,398	\$510,999,185	\$7,924
2012	\$363,743,050	\$5,653	\$161,434,502	\$2,509	\$525,177,552	\$8,162
2013	\$378,893,464	\$5,884	\$172,149,337	\$2,674	\$551,042,801	\$8,558

Note:

(a) Based on population estimates published by the California Department of Finance.

Sources: California State Board of Equalization, 2016; California Department of Finance, 2016; BAE, 2016.

Table 9: Taxable Sales by Category, Lake County, 2009 to 2013

Sales Category	2009		2010		2011	
	All Sales	Per Capita (a)	All Sales	Per Capita (a)	All Sales	Per Capita (a)
Motor Vehicle and Parts Dealers	\$34,629,157	\$537.85	\$34,110,537	\$528.19	\$35,724,418	\$553.94
Home Furnishings and Appliance Stores	\$13,480,611	\$209.38	\$12,093,431	\$187.26	\$13,052,049	\$202.39
Bldg. Matrl. and Garden Equip. and Supplies	\$40,933,266	\$635.77	\$37,178,534	\$575.70	\$42,868,241	\$664.72
Food and Beverage Stores	\$53,280,378	\$827.54	\$55,447,140	\$858.58	\$58,688,254	\$910.02
Gasoline Stations	\$43,443,927	\$674.76	\$55,113,598	\$853.42	\$61,890,879	\$959.68
Clothing and Clothing Accessories Stores	\$3,329,552	\$51.71	\$2,743,071	\$42.48	\$2,747,351	\$42.60
General Merchandise Stores	\$67,539,945	\$1,049.02	\$66,252,196	\$1,025.89	\$64,848,681	\$1,005.55
Food Services and Drinking Places	\$40,180,311	\$624.07	\$39,902,445	\$617.88	\$42,210,779	\$654.52
Other Retail Group	\$32,713,286	\$508.10	\$31,837,589	\$492.99	\$34,338,540	\$532.45
Total Retail and Food Services	\$329,530,433 \$280,000,000	\$5,118.20	\$334,678,541	\$5,182.39	\$356,369,192	\$5,525.87
All Other Outlets	\$134,186,095	\$2,084.15	\$129,598,843	\$2,006.80	\$154,629,993	\$2,397.70
Total All Outlets	\$463,716,528	\$7,202.36	\$464,277,384	\$7,189.18	\$510,999,185	\$7,923.57

Sales Category	2012		2013		Percent Growth (2009-2013)	
	All Sales	Per Capita (a)	All Sales	Per Capita (a)	Total Growth	Annual Growth
Motor Vehicle and Parts Dealers	\$37,715,915	\$586.13	\$38,452,526	\$597.19	11.0%	2.7%
Home Furnishings and Appliance Stores	\$11,016,769	\$171.21	\$13,113,174	\$203.66	-2.7%	-0.7%
Bldg. Matrl. and Garden Equip. and Supplies	\$46,440,773	\$721.72	\$45,719,757	\$710.06	11.7%	2.8%
Food and Beverage Stores	\$58,613,674	\$910.90	\$61,133,583	\$949.44	14.7%	3.5%
Gasoline Stations	\$62,431,822	\$970.24	\$63,188,633	\$981.36	45.4%	9.8%
Clothing and Clothing Accessories Stores	\$3,241,073	\$50.37	\$3,786,380	\$58.80	13.7%	3.3%
General Merchandise Stores	\$64,628,362	\$1,004.37	\$66,293,875	\$1,029.58	-1.8%	-0.5%
Food Services and Drinking Places	\$43,893,869	\$682.14	\$45,489,445	\$706.48	13.2%	3.2%
Other Retail Group	\$35,760,793	\$555.75	\$41,716,091	\$647.88	27.5%	6.3%
Total Retail and Food Services	\$363,743,050	\$5,652.84	\$378,893,464 \$310,704,851	\$5,884.44	15.0% 10.4%	3.6%
All Other Outlets	\$161,434,502	\$2,508.81	\$172,149,337	\$2,673.58	28.3%	6.4%
Total All Outlets	\$525,177,552	\$8,161.65	\$551,042,801	\$8,558.03	18.8%	4.4%

Note:

(a) Based on population estimates published by the California Department of Finance.

Sources: California State Board of Equalization, 2016; California Department of Finance, 2016; BAE, 2016.

Table 10: Taxable Sales by Quarter, City of Lakeport and Lake County, Q4 2013 to Q3 2014

City of Lakeport								
Sales Category	Fourth Quarter, 2013		First Quarter, 2014		Second Quarter, 2014		Third Quarter, 2014	
	All Sales	Per Capita (a)	All Sales	Per Capita (a)	All Sales	Per Capita (a)	All Sales	Per Capita (a)
Retail and Food Service Sales	\$27,192,196	\$5,819	\$23,963,334	\$5,041	\$26,209,855	\$5,513	\$25,188,336	\$5,298
All Other Outlets	\$2,732,817	\$585	\$2,496,537	\$525	\$3,073,307	\$646	\$2,761,120	\$581
Total All Outlets	\$29,925,013	\$6,404	\$26,459,871	\$5,566	\$29,283,162	\$6,160	\$27,949,456	\$5,879

Lake County								
Sales Category	Fourth Quarter, 2013		First Quarter, 2014		Second Quarter, 2014		Third Quarter, 2014	
	All Sales	Per Capita (a)	All Sales	Per Capita (a)	All Sales	Per Capita (a)	All Sales	Per Capita (a)
Retail and Food Service Sales	\$98,438,000	\$1,529	\$87,561,094	\$1,359	\$100,745,734	\$1,564	\$96,496,984	\$1,498
All Other Outlets	\$52,667,612	\$818	\$35,478,710	\$551	\$41,393,001	\$642	\$39,820,802	\$618
Total All Outlets	\$151,105,612	\$2,347	\$123,039,804	\$1,910	\$142,138,735	\$2,206	\$136,317,786	\$2,116

Note:

(a) Based on 2013 and 2014 population estimates published by the Department of Finance.

Sources: California State Board of Equalization, 2016; California Department of Finance, 2016; BAE, 2016.

Table 11: Retail Leakage and Injection, 2016 (Page 1 of 3)

City of Lakeport

Retail Category	Consumer Expenditures	Retail Supply	(Leakage)/ Injection	Estimated Sales/SF (a)	Supportable Square Feet (b)
Furniture and Home Furnishings Stores	\$1,458,902	\$2,376,836	\$917,934	\$209	n.a.
Electronics and Appliance Stores	\$1,298,620	\$2,734,356	\$1,435,736	\$302	n.a.
Building Material, Garden Equip Stores	\$8,180,546	\$19,768,700	\$11,588,154	\$389	n.a.
Food and Beverage Stores	\$10,612,307	\$42,939,092	\$32,326,785	\$412	n.a.
Health and Personal Care Stores	\$4,274,841	\$35,229,250	\$30,954,409	\$429	n.a.
Clothing and Clothing Accessories Stores	\$3,222,530	\$8,561,522	\$5,338,992	\$233	n.a.
Sporting Goods, Hobby, Book, Music Stores	\$1,221,074	\$778,444	(\$442,630)	\$220	2,013
General Merchandise Stores	\$8,895,175	\$8,587,058	(\$308,117)	\$375 (c)	822
Miscellaneous Store Retailers	\$2,100,946	\$6,144,737	\$4,043,791	\$248	n.a.
Non-Store Retailers	\$6,800,286	\$5,847,851	(\$952,435)	n.a.	n.a.
Food Service and Drinking Places	\$8,605,069	\$12,633,899	\$4,028,830	\$314	n.a.
Subtotal, Non-Automotive	\$56,670,296	\$145,601,745	\$88,931,449		2,835

Retail Category	Consumer Expenditures	Retail Supply	(Leakage)/ Injection	Estimated Sales/Acre (d)	Supportable Acreage (d)
Motor Vehicle and Parts Dealers	\$14,879,289	\$28,011,451	\$13,132,162	\$12,634,000	n.a.
Gasoline Stations	\$5,872,446	\$6,923,451	\$1,051,005	\$5,806,423	n.a.
Subtotal, Automotive	\$20,751,735	\$34,934,902	\$14,183,167		0

Net Balance of Trade	\$77,422,031	\$180,536,647	\$103,114,616		
<i>Categories with Leakage</i>	<i>\$16,916,535</i>	<i>\$15,213,353</i>	<i>(\$1,703,182)</i>		

- Continued on next page -

Sources: Nielsen, 2016; Urban Land Institute, 2008; California State Board of Equalization, 2015; BAE, 2016.

Table 11: Retail Leakage and Injection, 2016 (Page 2 of 3)

Primary Retail Market Area (e)

Retail Category	Consumer Expenditures	Retail Supply	(Leakage)/ Injection	Estimated Sales/SF (a)	Supportable Square Feet (b)
Furniture and Home Furnishings Stores	\$7,694,756	\$3,155,593	(\$4,539,163)	\$209	21,689
Electronics and Appliance Stores	\$6,866,644	\$5,027,419	(\$1,839,225)	\$302	6,086
Building Material, Garden Equip Stores	\$44,605,096	\$72,838,329	\$28,233,233	\$389	n.a.
Food and Beverage Stores	\$57,664,466	\$241,087,834	\$183,423,368	\$412	n.a.
Health and Personal Care Stores	\$23,461,090	\$47,798,070	\$24,336,980	\$429	n.a.
Clothing and Clothing Accessories Stores	\$17,152,075	\$10,325,096	(\$6,826,979)	\$233	29,341
Sporting Goods, Hobby, Book, Music Stores	\$6,412,174	\$1,817,538	(\$4,594,636)	\$220	20,899
General Merchandise Stores	\$48,385,410	\$10,735,812	(\$37,649,598)	\$375 (c)	100,399
Miscellaneous Store Retailers	\$11,402,693	\$10,495,156	(\$907,537)	\$248	3,666
Non-Store Retailers	\$36,866,608	\$15,431,112	(\$21,435,496)	n.a.	n.a.
Food Service and Drinking Places	\$45,721,566	\$33,704,320	(\$12,017,246)	\$314	38,257
Subtotal, Non-Automotive	\$306,232,578	\$452,416,279	\$146,183,701		220,337

Retail Category	Consumer Expenditures	Retail Supply	(Leakage)/ Injection	Estimated Sales/Acre (d)	Supportable Acreage (d)
Motor Vehicle and Parts Dealers	\$76,231,657	\$77,147,069	\$915,412	\$12,634,000	n.a.
Gasoline Stations	\$31,389,268	\$16,231,541	(\$15,157,727)	\$5,806,423	3
Subtotal, Automotive	\$107,620,925	\$93,378,610	(\$14,242,315)		3

Net Balance of Trade	\$413,853,503	\$545,794,889	\$131,941,386		
<i>Categories with Leakage</i>	<i>\$211,891,194</i>	<i>\$106,923,587</i>	<i>(\$104,967,607)</i>		

- Continued on next page -

Sources: Nielsen, 2016; Urban Land Institute, 2008; California State Board of Equalization, 2015; BAE, 2016.

Table 11: Retail Leakage and Injection, 2016 (Page 3 of 3)

Lake County

Retail Category	Consumer Expenditures	Retail Supply	(Leakage)/ Injection	Estimated Sales/SF (a)	Supportable Square Feet (b)
Furniture and Home Furnishings Stores	\$19,855,711	\$5,088,514	(\$14,767,197)	\$209	70,562
Electronics and Appliance Stores	\$17,760,130	\$11,990,492	(\$5,769,638)	\$302	19,092
Building Material, Garden Equip Stores	\$115,683,476	\$124,638,222	\$8,954,746	\$389	n.a.
Food and Beverage Stores	\$151,498,860	\$565,212,188	\$413,713,328	\$412	n.a.
Health and Personal Care Stores	\$60,610,099	\$87,840,356	\$27,230,257	\$429	n.a.
Clothing and Clothing Accessories Stores	\$44,770,440	\$22,096,826	(\$22,673,614)	\$233	97,445
Sporting Goods, Hobby, Book, Music Stores	\$16,737,333	\$3,799,540	(\$12,937,793)	\$220	58,848
General Merchandise Stores	\$126,598,416	\$32,160,026	(\$94,438,390)	\$375 (c)	251,836
Miscellaneous Store Retailers	\$29,817,899	\$26,263,291	(\$3,554,608)	\$248	14,360
Non-Store Retailers	\$96,055,814	\$22,893,687	(\$73,162,127)	n.a.	n.a.
Food Service and Drinking Places	\$118,376,651	\$57,497,365	(\$60,879,286)	\$314	193,809
Subtotal, Non-Automotive	\$797,764,829	\$959,480,507	\$161,715,678		705,953

Retail Category	Consumer Expenditures	Retail Supply	(Leakage)/ Injection	Estimated Sales/Acre (d)	Supportable Acreage (d)
Motor Vehicle and Parts Dealers	\$198,791,813	\$107,285,945	(\$91,505,868)	\$12,634,000	7
Gasoline Stations	\$82,306,295	\$63,769,661	(\$18,536,634)	\$5,806,423	3
Subtotal, Automotive	\$281,098,108	\$171,055,606	(\$110,042,502)		10

Net Balance of Trade	\$1,078,862,937	\$1,130,536,113	\$51,673,176		
<i>Categories with Leakage</i>	<i>\$751,070,502</i>	<i>\$352,845,347</i>	<i>(\$398,225,155)</i>		

Notes:

- (a) Sales per square foot are based on data reported in the *Dollars and Cents of Shopping Centers*, published by the ULI.
- (b) Supportable square footage estimates include a 14 percent non-retail adjustment and a 10 percent vacancy allowance.
- (c) General Merchandise Stores sales per square foot estimate is based on the average sales per square foot reported by major big box general merchandise stores.
- (d) Sales per acre estimates are based on taxable sales per establishment figures derived from data published by the SBOE. The figures assume that an average motor vehicle dealership will range in size between 5.3 and 6.4 acres, while a typical gasoline station would occupy approximately one acre.
- (e) The Primary Retail Market Area is defined 2010 Census Tracts. For a complete listing of the included Census Tracts, please refer to Appendix A.

Sources: Nielsen, 2016; Urban Land Institute, 2008; California State Board of Equalization, 2015; BAE, 2016.

Table 12: Retail Leakage and Injection, Food and Beverage Stores by Sub-Category, 2016

City of Lakeport

Store Type	Consumer Expenditures	Retail Supply	(Leakage)/ Injection
Grocery Stores	\$6,962,441	\$42,155,914	\$35,193,473
Specialty Food Stores	\$879,588	\$783,178	(\$96,410)
Beer, Wine & Liquor Stores	\$2,770,278	\$0	(\$2,770,278)
Total, All Food & Beverage Stores	\$10,612,307	\$42,939,092	\$32,326,785

Primary Retail Market Area

Store Type	Consumer Expenditures	Retail Supply	(Leakage)/ Injection
Grocery Stores	\$37,898,432	\$100,162,482	\$62,264,050
Specialty Food Stores	\$4,785,019	\$1,444,883	(\$3,340,136)
Beer, Wine & Liquor Stores	\$14,981,015	\$139,480,469	\$124,499,454
Total, All Food & Beverage Stores	\$57,664,466	\$241,087,834	\$183,423,368

Lake County

Store Type	Consumer Expenditures	Retail Supply	(Leakage)/ Injection
Grocery Stores	\$99,662,470	\$282,558,759	\$182,896,289
Specialty Food Stores	\$12,607,880	\$3,692,485	(\$8,915,395)
Beer, Wine & Liquor Stores	\$39,228,510	\$278,960,944	\$239,732,434
Total, All Food & Beverage Stores	\$151,498,860	\$565,212,188	\$413,713,328

Sources: Nielsen, 2016; BAE, 2016.

Table 13: Wine Grape Production Value and Related Employment, 2004 to 2014

Industry of Employment	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
Natural Resources and Mining (a)	891	919	998	1,082	1,092	1,161	1,091	1,198	1,165	1,126	1,121
Grape Vineyards	219	274	292	297	317	352	285	317	271	271	112
Farm Labor Contractors and Crew Leaders	66	85	146	184	150	156	234	276	325	339	480
Total Wine Grape Production (in \$000) (b)	\$31,751	\$38,149	\$43,205	\$43,449	\$34,227	\$38,450	\$35,620	\$39,993	\$47,880	\$61,340	\$58,867

Notes:

(a) The Natural Resources and Mining sector includes data for the Agriculture, Forestry, Fishing, and Hunting industry (NAICS 11) and the Mining, Quarrying, and Oil and Gas Extraction industry (NAICS 22). While comparable data is not available for all years, 2014 data indicate that the Agriculture, Forestry, and Fishing industry comprises roughly 95 percent of total employment in the Natural Resources and Mining industry.

(b) As reported by the Lake County Department of Agriculture.

Sources: California Employment Development Department, QCEW, 2016; Lake County Department of Agriculture, dates as noted; BAE, 2016.

Table 14: Visitor Spending, Lake County 1992 to 2015

Year	Lake County
1992	\$87,400,000
1993	\$90,800,000
1994	\$94,200,000
1995	\$97,600,000
1996	\$99,300,000
1997	\$100,000,000
1998	\$103,600,000
1999	\$110,800,000
2000	\$120,800,000
2001	\$129,200,000
2002	\$133,800,000
2003	\$137,100,000
2004	\$142,100,000
2005	\$147,000,000
2006	\$160,000,000
2007	\$162,300,000
2008	\$163,000,000
2009	\$145,600,000
2010	\$141,300,000
2011	\$140,900,000
2012	\$141,800,000
2013	\$139,400,000
2014	\$147,600,000
2015	\$152,700,000

Percent Change
2000-2015 **54.1%**

Sources: California Travel and Tourism Commission, 2016; BAE, 2016.

Table 15: Transient Occupancy Tax Receipts, 2000 and 2015

<u>Year</u>	<u>Lakeport</u>	<u>Clearlake</u>	<u>Lake County</u>
2000	\$132,400	\$148,200	\$855,500
2001	\$172,300	\$175,000	\$1,038,800
2002	\$163,200	\$164,400	\$1,026,700
2003	\$168,900	\$158,400	\$1,061,100
2004	\$169,300	\$165,100	\$1,068,600
2005	\$162,500	\$166,400	\$1,162,300
2006	\$153,300	\$181,400	\$1,268,400
2007	\$166,400	\$248,700	\$1,355,900
2008	\$147,300	\$226,300	\$1,310,600
2009	\$109,600	\$186,100	\$1,101,900
2010	\$94,600	\$160,900	\$932,200
2011	\$68,800	\$159,900	\$818,600
2012	\$82,500	\$158,900	\$842,400
2013	\$84,800	\$168,200	\$694,300
2014	\$94,800	\$199,900	\$955,100
2015	\$57,700	\$206,700	\$856,500
Percent Change			
2000-2015	-56.4%	39.5%	0.12%
TOT Tax Rate	10.0%	9.0%	9.0%

Sources: California Travel and Tourism Commission, 2016; BAE, 2016.

Table 16: Lodging Revenues, 2000 to 2015

<u>Year</u>	<u>Lakeport</u>	<u>Clearlake</u>	<u>Lake County</u>
2000	\$1,324,000	\$1,646,667	\$9,358,444.44
2001	\$1,723,000	\$1,944,444	\$11,350,777.78
2002	\$1,632,000	\$1,826,667	\$11,226,444.44
2003	\$1,689,000	\$1,760,000	\$11,602,333.33
2004	\$1,693,000	\$1,834,444	\$11,685,222.22
2005	\$1,625,000	\$1,848,889	\$12,733,888.89
2006	\$1,533,000	\$2,015,556	\$13,923,000.00
2007	\$1,664,000	\$2,763,333	\$14,880,666.67
2008	\$1,473,000	\$2,514,444	\$14,398,555.56
2009	\$1,096,000	\$2,067,778	\$12,121,555.56
2010	\$946,000	\$1,787,778	\$10,252,666.67
2011	\$688,000	\$1,776,667	\$9,019,111.11
2012	\$825,000	\$1,765,556	\$9,268,333.33
2013	\$848,000	\$1,868,889	\$7,620,222.22
2014	\$948,000	\$2,221,111	\$10,506,888.89
2015	\$577,000	\$2,296,667	\$9,452,555.56

Sources: California Travel and Tourism Commission, 2016; BAE, 2016.

REAL ESTATE MARKET CONDITIONS

This section of the report summarizes existing real estate market conditions in Lakeport and Lake County. The data reported in this section were primarily collected from CoStar, a private real estate market data vendor. Additional data regarding the for-sale residential real estate market are from ListSource, another private data vendor that tracks real estate transactions, as well as from the Lake County Board of Realtors. BAE collected data regarding the rental residential real estate market were through a review of current rental listings, as provided by Zillow, CoStar, Apartments.com, Padmapper, and Craigslist. Where possible, BAE collected additional information regarding the primary drivers of demand within each land use category through interviews with real estate brokers and property managers active in the Lakeport and Lake County areas.

Office Market

According to CoStar, there was approximately 4,840 square feet of office space available for lease in Lakeport during the fourth quarter of 2015, resulting in a vacancy rate of 4.7 percent. At that level, Lakeport's citywide office vacancy rate was relatively low, but, as shown in Table 17, that was almost double the exceptionally low countywide average of 2.5 percent. Approximately 38 percent of Lakeport's existing office space inventory is located within the downtown district, where there is a vacancy rate of only 3.6 percent. The average asking lease rate for office space in Lakeport in fourth quarter 2015 was \$0.67 per square foot, which is 9.5 percent lower than the previous year when the average asking rent was \$0.74. Comparatively, the average asking office rent in Lake County in fourth quarter of 2015 was \$0.84 per square foot, down 3.4 percent from the \$0.87 asking rate a year prior. Though vacancy remains at a rather low level, the elevated vacancy in Lakeport compared to Lake County as a whole indicates some softness in the market for office space in Lakeport, as do the City's below-average asking lease rates. The relatively high concentration of office space within the downtown district indicates that the area is perceived as a reasonably good location for office development, though the proposed relocation of the County Courthouse and attendant offices would not only result in the addition of significant vacancy within Lakeport's downtown core, but would also represent the withdrawal of the primary anchor tenant from the downtown Lakeport office market. This could likely result in the relocation of other associated office tenants, such as title companies, attorneys, and bail bondsmen, among others, who value proximity to County offices and court facilities. The relatively low office vacancy rates in both the City and the County indicate that increases in office-based employment should translate to the need for new office construction, and Lakeport should be a logical location to capture a significant share of any new office demand, given its existing share of almost 40 percent of the Lake County office market.

Retail Market

CoStar data indicate that during the fourth quarter of 2015 there were approximately 118,574 square feet of vacant retail floor area in Lakeport, resulting in a vacancy rate of 19.7 percent. Citywide, Lakeport's retail vacancy rate was roughly double that of Lake County as a whole, which featured a retail vacancy rate of 8.9 percent. Approximately 10 percent of retail space in Lakeport (58,549 square feet) was located downtown, where there was a vacancy rate of closer to 35 percent. The average asking lease rate for retail space in Lakeport during this timeframe was \$0.78, per square foot, triple-net,⁵ which, as shown by Table 18, was approximately 26 percent higher than a year prior when the asking rents averaged \$0.62. Comparatively, the average asking rent in Lake County in quarter four of 2015 was \$0.79, approximately 32 percent higher than the previous year when the average asking rent was \$0.60. While Lakeport does not have a large amount of retail space within the downtown district, the space that is available faces comparatively high levels of vacancy. Asking prices countywide are increasing slightly, but Lakeport's asking rents are increasing at a slower rate than the county average. No new retail construction occurred in recent years, and what vacant space is available for lease has been slow to absorb. Similar to the office market, the potential relocation of the Lake County Courthouse could have significant impacts on the market for retail real estate in downtown Lakeport. Major office tenants, such as government offices, often generate significant daytime retail demand and foot traffic within the core downtown area. The relocation of the court facilities to elsewhere in Lake County, even on the edge of the Lakeport city limits, could cause a redistribution of retail demand, likely resulting in a shift of retail spending away from the downtown area and the waterfront, which could weaken the City's ability to promote retail redevelopment along the Lakeport waterfront.

Residential Market

Between 2010 and 2014, Lakeport had approximately 2,408 housing units, which accounted for approximately seven percent of all housing units in Lake County. As reported in Table 19, approximately 17.8 percent of all housing units in Lakeport were vacant between 2010 and 2014, with roughly six percent being held vacant for seasonal, recreation, or occasional use. The data indicate that approximately seven percent of all housing units in Lakeport were classified as Other Vacant, which the Census Bureau defines as year-round units which were vacant for reasons other than those other categories. For example, held for occupancy of a caretaker or janitor, held for settlement of an estate, or held for personal reasons of the owner. The remaining 4.8 percent were vacant because they were either for rent or for sale, or had been rented or sold, but had not yet been occupied.

⁵ A triple net lease agreement requires the lessee or tenant to pay all real estate taxes, building maintenance, and insurance on the property, in addition to rent, utilities, and other expenses. The lessee is also typically responsible for maintenance of any common areas. This is opposed to a single or double net lease, where the lessee pays property taxes or property taxes and insurance, but is not held responsible for maintenance.

For-Sale Residential

Table 20 reports home sales data collected from ListSource, a private data vendor, for the period from May 2015 to May 2016. Based on these records, the median sale price for single-family homes in Lakeport was \$239,000. Of the home sales reported during this period, approximately 53 percent were three-bedroom units, while two-bedrooms accounted for 34 percent. One-bedrooms and four-bedrooms accounted for three percent and 9.7 percent, respectively. Table 21 reports the characteristics of homes other than single-family units sold during the same period, including mobile homes, as well as duplex and triplex units. A total of 34 mobile homes, two duplexes and two triplexes sold during this period. The median sale price for mobile home units sold during this period was \$147,000, while the median sale price for duplex units was \$150,000. The median sale price for triplex units was \$395,000. According to additional reports published by the Lake County Association of Realtors, median residential sales prices in Lakeport have historically remained around 20 to 30 percent above the countywide median. However, as shown in Table 22, the data indicate that for-sale housing prices in Lakeport were around 15 percent higher than the countywide median in 2015.

For-Lease Residential

BAE utilized a wide variety of data sources to identify residential units available for lease in June 2016, including Zillow, CoStar, Apartments.com, Padmapper, and Craigslist. Table 23 provides examples of rental housing identified. All available rentals were single-family units. Three units (111 South Lakeview Street, 326 15th Street and 1010 Page Street) had three bedrooms and two bathrooms, with rents ranging from \$1,250 to \$1,700 a month. One unit (124 Lupoyoma Circle) had three bedrooms and one bathroom, with an asking rent of \$1,300 a month. The final available unit (380 20th Street) had two bedrooms and one bathroom and came fully furnished, with an asking rent of \$1,695 a month. Proximity to the waterfront appears to impact the asking rent. For example, of the three available three-bedroom, two-bathroom units, the price per square foot increases the closer the unit is to the waterfront. 111 South Lakeview Street is approximately a third of a mile from the center of the Study Area, and cost \$1.08 per square foot; whereas 1010 Page Drive is approximately one mile from the northern edge of the Study Area and cost \$0.97 per square foot.

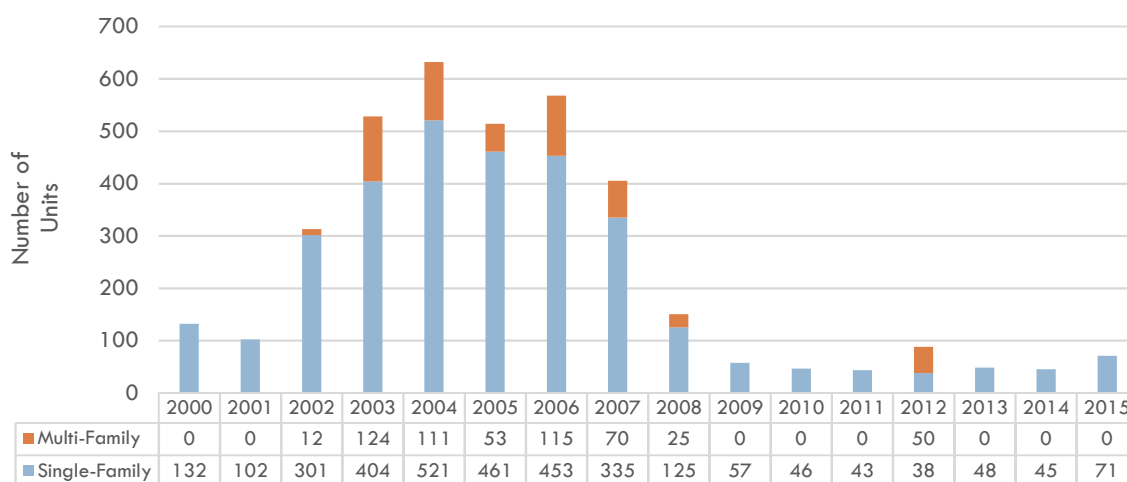
As shown on Table 24, data on multifamily rentals in Lakeport available through CoStar show only 162 units located in Lakeport, which is only eight percent of the total countywide multifamily housing stock. The CoStar data indicate that Lakeport and Lake County have relatively low vacancy rates of 2.5 percent. Low vacancy rates, coupled with the fact that Lakeport's average asking rent is approximately \$325 more than the Lake County average indicates relatively strong demand for rental housing in Lakeport.

Building Permit Trends

According to the available Census data on building permit trends, Lake County experienced somewhat robust housing growth between 2002 and 2007, however, very few of the homes

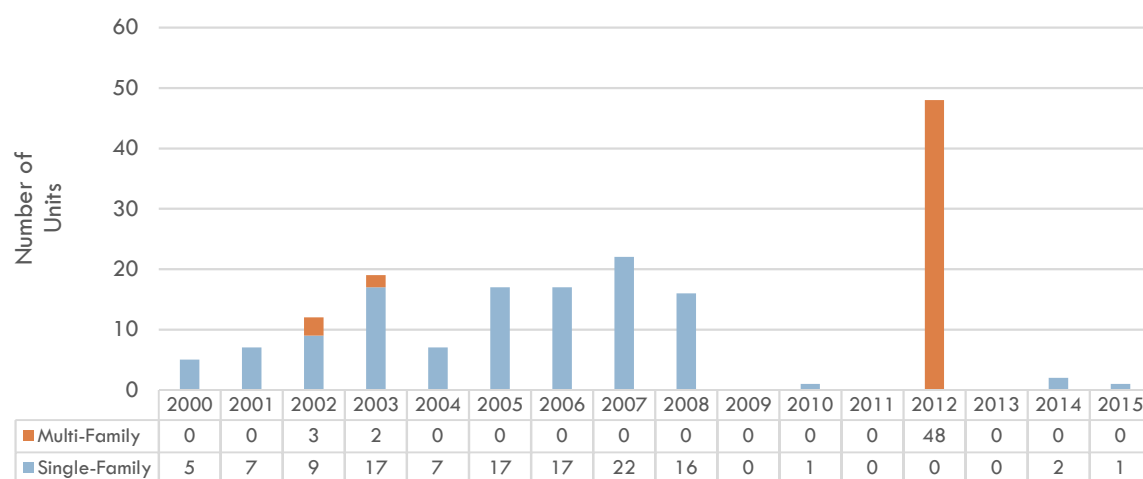
were constructed in Lakeport. As illustrated in Figure 10, during the peak of permit issuance in 2004, building permits for 521 single-family and 111 multifamily units were issued countywide; however, as shown in Figure 11, none of the multifamily units, and only seven of the single family units (1.3 percent) were located in Lakeport. Overall, Lakeport only represented about four percent of countywide single-family development activity since 2000. Despite the evidence suggesting robust demand for rental housing, Lakeport only captured 9.5 percent of multifamily housing units constructed countywide since 2000. The most significant residential construction to occur in Lakeport in recent years includes the 48-unit Bella Vista Senior Apartments that was developed on Martin Street in 2012, as well as another 36-unit senior housing complex that was approved by the City in late 2015.

Figure 10: Building Permits Issued, Lake County, 2000 to 2015



Sources: U.S. Census Bureau, Building Permit Data, 2016; BAE, 2016.

Figure 11: Building Permits Issued, City of Lakeport, 2000 to 2015



Sources: U.S. Census Bureau, Building Permit Data, 2016; BAE, 2016.

Implications of Real Estate Market Conditions

The information presented in this section indicates that Lakeport functions as a destination for retail and office using activities in western Lake County. The City features substantial shares of the countywide stock of retail and office space. With a retail vacancy rate of almost 20 percent in Lakeport and 30 percent in the downtown area, it is likely that the capture of existing retail leakage, or increases in demand for retail, will not necessarily translate into a need for development of new retail space. The possible courthouse relocation could also have an impact on the downtown retail climate, as the presence of the courthouse generates valuable daytime foot traffic and associated demand for retail and food service.

With office vacancy rates in Lakeport and Lake County at significantly low levels, additional employment growth in office using sectors may justify new construction; however, the potential relocation of the Lake County Courthouse poses a threat to the viability of both retail and office development in the downtown area, as proposed relocation of the County Courthouse and attendant offices would represent the withdrawal of the primary anchor tenant from the downtown Lakeport office market. This could result in the relocation of other associated office tenants who value proximity to County offices and court facilities.

The relatively low rents for both office and retail space in Lakeport and Lake County area also likely to pose a barrier to the financial feasibility of new development, although rents appear to be increasing. In the office market, low vacancies are likely to translate into increased rents over a relatively short period of time, barring any significant changes in the local market, such as the relocation of the County Courthouse.

Within Lake County, demand for existing for-sale and rental residential units in Lakeport appears relatively strong. Vacancy rates are relatively low, and the sale prices and rental rates in Lakeport tend to be higher than in the rest of the County as a whole. Although it appears that other communities have captured a greater share of Lake County's residential development than Lakeport in recent years, Lakeport's waterfront appears to be a valued attractive residential amenity, as housing near the lakefront appears to be command comparatively high values relative to similar housing units further away from the lake. This conditions should position the downtown and lakefront area as attractive opportunities for new residential development.

Table 17: Office Market Overview, City of Lakeport and Lake County

Office Market Overview		
	City of Lakeport	Lake County
Summary, Q4 2015		
Inventory	103,143	268,729
Occupied Stock	98,303	261,963
Vacant Stock	4,840	6,766
Vacancy Rate	4.7%	2.5%
Inventory (% of Lake County)	38.4%	
Asking Rents (a)		
Avg Asking Rent (psf), Q4 2014	\$0.74	\$0.87
Avg Asking Rent (psf), Q4 2015	\$0.67	\$0.84
% Change	-9.5%	-3.4%
Net Absorption		
Net Absorption 2010 - 2015	15,160	15,734
Net Absorption, 2015	(140)	2,884

Notes:

(a) Asking rents reflect full service leases.

Sources: CoStar, 2016; BAE, 2016.

Table 18: Retail Market Overview, City of Lakeport and Lake County

Retail Market Overview	City of Lakeport	Lake County
Summary, Q4 2015		
Inventory	601,953	1,547,160
Occupied Stock	483,379	1,410,053
Vacant Stock	118,574	137,107
Vacancy Rate	19.7%	8.9%
Inventory (% of Lake County)	38.9%	
Asking Rents (a)		
Avg Asking Rent (psf), Q4 2014	\$0.62	\$0.60
Avg Asking Rent (psf), Q4 2015	\$0.78	\$0.79
% Change	25.8%	31.7%
Net Absorption		
Net Absorption 2010 - 2015	(53,241)	(51,574)
Net Absorption, 2015	(47,810)	(28,610)
New Activity (b)		
New Construction, 2014	-	-
New Construction, 2015	-	18,200

Notes:

(a) Average asking rents reflect NNN leases.

(b) Reflects new construction based on properties tracked by CoStar.

Sources: CoStar, 2016; BAE, 2016.

Table 19: Occupancy and Vacancy Status, City of Lakeport and Lake County, 2000 and 2010-2014

Occupancy Status	City of Lakeport				Lake County			
	2000		2010-2014		2000		2010-2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Occupied Units	1,967	82.2%	2,001	83.1%	23,974	73.7%	26,771	75.3%
Vacant Units	427	17.8%	407	16.9%	8,554	26.3%	8,805	24.7%
For rent	25	1.0%	79	3.3%	810	2.5%	699	2.0%
For sale only	20	0.8%	0	0.0%	732	2.3%	793	2.2%
Rented or sold, not occupied	5	0.2%	0	0.0%	280	0.9%	381	1.1%
For seasonal or occasional use	270	11.3%	149	6.2%	5,479	16.8%	4,968	14.0%
For migrant workers	0	0.0%	0	0.0%	14	0.0%	0	0.0%
Other vacant	107	4.5%	179	7.4%	1,239	3.8%	1,964	5.5%
Total, All Housing Units	2,394	100%	2,408	100%	32,528	100%	35,576	100%

Sources: U.S. Census Bureau, 2000 Census, Summary File 1, 2016; U.S. Census Bureau, 2010-2014 American Community Survey, 2016; BAE, 2016.

Table 20: Single-Family Home Sales, City of Lakeport, May 2015 to May 2016

Sale Price Range	Number of Units Sold (a)					% of Total
	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	Total	
Less than \$100,000	3	1	3	0	7	4.5%
\$100,000-\$199,999	1	26	20	2	49	31.6%
\$200,000-\$299,999	1	14	32	4	51	32.9%
\$300,000-\$399,999	0	7	16	4	27	17.4%
\$400,000-\$499,999	0	4	7	1	12	7.7%
\$500,000-\$599,999	0	1	4	2	7	4.5%
\$600,000 or more	0	0	0	2	2	1.3%
Total	5	53	82	15	155	100%
% of Total	3.2%	34.2%	52.9%	9.7%	100%	
Median Sale Price	\$83,000	\$195,000	\$253,800	\$370,000	\$239,000	
Average Sale Price	\$114,700	\$229,870	\$271,149	\$384,000	\$261,638	
Average Size (sf)	746	1,241	1,696	2,449	1,593	
Average Price/sf	\$154	\$187	\$161	\$154	\$169	

Note:

(a) Consists of all sales of single-family residences between May 1, 2015 and May 1, 2016 in the 95453 zip code.

Sources: ListSource, 2016; BAE, 2016.

Table 21: Other Home Sales, City of Lakeport, May 2015 to May 2016

Sale Price Range	Mobile		
	Home Lots	Duplex	Triplex
Less than \$100,000	7	0	0
\$100,000-\$149,999	10	1	0
\$150,000-\$199,999	7	1	0
\$200,000-\$249,999	2	0	0
\$250,000-\$299,999	5	0	0
\$300,000-\$349,999	1	0	0
\$350,000-\$399,999	1	0	1
\$400,000 or More	1	0	1
Total	34	2	2
Median Sale Price	\$147,000	\$150,000	\$395,000

Note:

(a) Consists of Mobile Home, Duplex, and Triplex sales between May 1, 2015 and May 1, 2016 in the 95453 zip code.

Sources: ListSource, 2016; BAE, 2016.

Table 22: Home Sales Price Trends, City of Lakeport and Lake County, 2006 to May 2016

Year	City of Lakeport		Lake County	
	Number of Sales	Median Sale Price	Number of Sales	Median Sale Price
2006	96	\$360,395	901	\$294,500
2007	86	\$335,000	705	\$260,000
2008	83	\$275,000	685	\$199,000
2009	93	\$200,000	877	\$145,000
2010	118	\$147,500	987	\$120,000
2011	135	\$145,000	1097	\$98,000
2012	152	\$154,950	1143	\$110,000
2013	149	\$170,000	1083	\$132,500
2014	127	\$196,500	970	\$150,000
2015	149	\$236,000	1133	\$190,000
2016 YTD (b)	59	\$244,000	411	\$213,000






Notes:

(a) Data includes sales of all single-family residences, manufactures, and mobile homes.

(b) Represents all sales between January 1, 2016 and May 1, 2016.

Sources: Lake County Association of Realtors, 2016; BAE, 2016.

Table 23: Select Single-Family Rental Properties, City of Lakeport, June 2016

	<u>Property Address</u>	<u>Unit Type</u>	<u>Size (sf)</u>	<u>Rent</u>	<u>\$/sf</u>
	380 20th Street Lakeport, CA 95453	2 BR / 1 Bth	1,200	\$1,695	\$1.41
	111 South Lakeview Street Lakeport, CA 95453	3 BR / 2 Bth	1,200	\$1,300	\$1.08
	326 15th Street Lakeport, CA 95453	3 BR / 2 Bth	1,250	\$1,250	\$1.00
	1010 Page Drive Lakeport, CA 95453	3 BR / 2 Bth	1,751	\$1,700	\$0.97
	124 Lupoyoma Circle Lakeport, CA 95453	3 BR / 1 Bth	1,467	\$1,300	\$0.89

Source: Zillow, 2016; Craigslist, 2016; PadMapper, 2016; BAE, 2016.

Table 24: Multifamily Market Overview, City of Lakeport and Lake County

	<u>Lakeport</u>	<u>Lake County</u>
Total Complexes	9	72
Total Units	162	2,104
Vacant Units	4	52
Vacancy Rate	2.5%	2.5%
Average Unit Size (Sq Ft)	906	858
Average Asking Rent	\$987	\$662
Average Asking Rent/Sq. Ft.	\$0.84	\$0.77

Sources: CoStar, 2016; BAE, 2016.

GROWTH PROJECTIONS

The following section presents a forecast of growth in the number of residents, households, and jobs located within the City of Lakeport and Lake County. The forecast includes a moderate-growth scenario that is based on county-level projections published by the California Department of Transportation (Caltrans) and a high-growth scenario based on county-level projections by the California Department of Finance (DoF). Also included in this section are countywide employment projections developed using regional short-term employment projections published by the EDD and countywide Caltrans long-term projections. Based on these projections, this section aims to contextualize the anticipated regional growth and frame them in terms of opportunities for the lakefront area to capture a share of anticipated growth in real estate demand.

Population and Household Projections

BAE developed the population and household forecast presented in Table 25 based on population and household projections published by Caltrans and DoF. The forecasts for each area are benchmarked to the 2010 Census, and both forecasts assume that Lakeport will maintain its current share of the countywide population and household totals. It is worth noting that these estimates are characterized as moderate- and high-growth scenarios because recent trends indicate stagnant population and household growth in both the City and County, so a low-growth scenario, in which population and household growth continues to remain relatively stagnant, is also a possible alternative scenario.

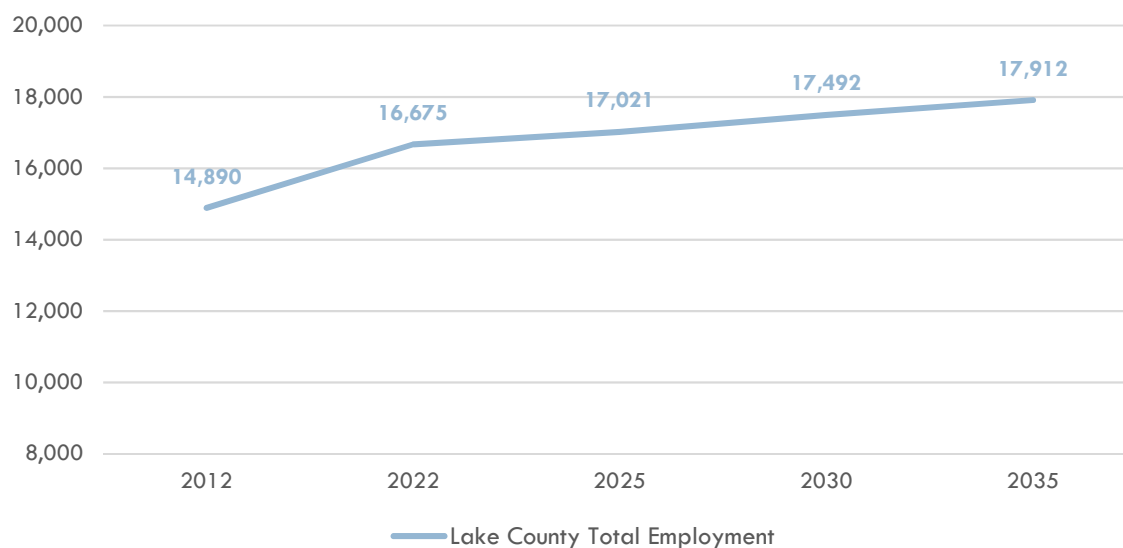
As shown in Table 25, the moderate- and high-growth projections estimate that the City of Lakeport will add between 407 and 1,416 new residents through 2035. Caltrans assumes household growth will increase at a slower rate relative to population, whereas DoF assumes a more rapid expansion in households relative to population. This translates into estimated household growth of between 114 and 766 new households through 2035. Lake County, by comparison, may be expected to add between 5,540 and 19,269 new residents, and between 1,507 and 10,157 new households.

Employment Projections

The EDD produces employment projections for the North Coast Region, which includes Lake, Del Norte, Humboldt, and Mendocino County. Based on these employment projections, assuming Lake County maintains its current share of the North Coast Region employment, the County may expect to gain 1,800 employees between 2012 and 2022. From 2022 through 2035, Caltrans anticipates a slower increase in total employment within Lake County, suggesting an increase of roughly 1,250 jobs from 2022 to 2035. In total, this amounts to roughly 3,025 new jobs within the County, at an annual rate of 0.81 percent per year. While projection data are not available specifically for the City of Lakeport, it is likely that the City will

mirror countywide trends and will capture a significant proportion of countywide employment growth.

Figure 12: Employment Projections, Total All Industries, Lake County, 2012 to 2035



Sources: California Employment Development Department, 2016; California Department of Transportation, Long-Term Socio-Economic Forecasts by County, 2016; BAE, 2016.

Employment Projections by Industry

Table 26 below displays the same employment projections, broken out by industry, as anticipated by the short-term EDD regional projections and long-term countywide Caltrans projections. As seen in the table, all industries, with the exception of manufacturing, are anticipated to experience at least some employment growth. The industries with the largest anticipated growth include Education and Health Services (1,100 new jobs), Government (650 new jobs), Professional and Business Services (315 new jobs), and Agriculture (300 new jobs). With the exception of Agriculture, which is most likely driven by the growing viticulture industry, office-using industries account for the largest proportion of the anticipated growth, which may indicate an increase in demand for office space within the County.

Implications of Growth Projections

The projections discussed above will help outline the possible opportunity areas within the City of Lakeport and the lakefront area, specifically. The anticipated population growth within the City and County will contribute to increasing retail demand, a possible opportunity for new retailers to locate within the lakefront area. More specifically, assuming the amount of occupied retail space per capita will remain constant throughout the planning period, by applying the moderate- and high-growth population growth rates, it is possible that the City will experience demand for between 30,000 and 100,000 square feet of additional retail space. It is worth noting that the additional demand in retail square feet does not necessarily

translate into new development and may be absorbed, to some degree, by the current vacant retail stock.

With regard to residential demand, the anticipated population and household growth will create additional demand for an estimated range of roughly 100 to 600 new housing units. Based on projected employment growth, expanding the current stock of housing units by roughly 350 units would keep pace with the anticipated growth in employment and would ensure that the City can provide adequate housing opportunities for future employees and additional housing development could accommodate increases in retirees and others not in the workforce, and second homeowners and housing units for vacation rentals.

The same employment projections, as previously noted, are heavily weighted towards office-using sectors, which may spur additional demand for office space. Based on the current occupied inventory, the projected demand for office space may reasonably increase by roughly 16,000 square feet. Given the exceptionally low countywide office vacancy rate and the relatively low Lakeport office vacancy rate, this increase in demand could translate directly into the need for new office construction.

BAE projected the potential demand for overnight accommodations using three distinct methods, including a low-, moderate-, and high-growth scenario. The low- and moderate-growth scenarios are tied to projected countywide population growth, as published by the DoF and Caltrans. These projections represent a reasonable lower bound, since visitors to many areas are primarily driven by a desire to visit friends and family. Therefore, additional visitors are likely to be drawn to the area in proportion to local population growth. The high growth scenario is based on the growth rate in visitor spending in Lake County between 2011 and 2012, as reported by the CTTC in the *California Travel Impacts* report. Based on these figures, the City of Lakeport may expect to experience demand sufficient to support around 11 new lodging rooms under the low-growth scenario, 36 new lodging rooms under the moderate-growth scenario, and up to 68 new lodging rooms under the high-growth scenario. If high growth conditions in the City of Lakeport itself are further bolstered by increasing success of the Lake County tourism sector in branding the area as a wine tourism destination, the Lakeport waterfront might be able to support a boutique hotel with more than 68 rooms, based on not only capturing a share of growth, but also capitalizing on currently unmet demand within the County for a higher end lodging facility. Note that some of the projected demand may be absorbed by existing establishments that can accommodate more demand due to currently low occupancy rates, such that the 11 rooms of demand projected under the low-growth scenario may be sufficient to support a limited number of new bed and breakfast establishments, but may be insufficient to support a new hotel or motel property. Likewise, the moderate- and high-growth scenarios should be interpreted with caution. However, due to the relatively low quality of the existing hotel stock, a new higher quality hotel may attract significant demand, though it may also function to pull demand away from some of the City's older lodging establishments.

Table 25: Population and Household Projections, 2015 to 2035

	Historic Growth		Projected Growth (a)					Absolute Growth (2010-2035)	Avg. Annual Growth (2010-2035)
	2000	2010	2015	2020	2025	2030	2035		
Moderate-Growth Scenario (b)									
City of Lakeport									
Population	4,820	4,753	4,783	4,883	5,004	5,104	5,160	407	0.33%
Households	1,967	2,002	2,017	2,042	2,071	2,095	2,116	114	0.22%
Lake County									
Population	58,309	64,665	65,072	66,433	68,083	69,445	70,205	5,540	0.33%
Households	23,974	26,548	26,748	27,083	27,462	27,782	28,055	1,507	0.22%
High-Growth Scenario (c)									
City of Lakeport									
Population	4,820	4,753	4,871	5,201	5,550	5,856	6,169	1,416	1.05%
Households	1,967	2,002	2,071	2,258	2,440	2,594	2,768	766	1.30%
Lake County									
Population	58,309	64,665	66,274	70,758	75,515	79,668	83,934	19,269	1.05%
Households	23,974	26,548	27,469	29,941	32,358	34,402	36,705	10,157	1.30%

Notes:

(a) All projections are benchmarked to the 2010 Census.

(b) The moderate-growth scenario is based on population projections published by the California Department of Transportation and assumes that the population residing within the City of Lakeport will grow at the same rate as the county as a whole.

(c) The high-growth scenario is based on population projections published by the California Department of Finance. The projections assumes that the population residing within the City of Lakeport will grow at the same rate as the county as a whole.

Sources: U.S. Census Bureau, Census 2000, Summary File 1, 2016; U.S. Census Bureau, Census 2010, Summary File 1, 2016; California Department of Transportation, Long-Term Socio-Economic Forecasts by County, 2016; California Department of Finance, Demographic Research Unit, 2016; BAE, 2016.

Table 26: Employment by Industry Projections, 2012 to 2035

Industry	2012	2022	2025	2030	2035	Total Growth	Avg. Annual Growth
Agriculture	1,119	1,347	1,378	1,424	1,463	344	1.2%
Mining, Logging and Construction	360	439	449	442	461	101	1.1%
Manufacturing	270	256	262	269	276	6	0.1%
Wholesale Trade	170	177	188	207	224	54	1.2%
Retail Trade	1,929	2,107	2,140	2,184	2,232	304	0.6%
Transportation, Warehousing & Utilities	590	703	721	744	763	173	1.1%
Information	150	148	151	155	158	8	0.2%
Financial Activities	370	422	429	438	444	74	0.8%
Professional & Business Services	590	748	781	828	872	282	1.7%
Educational & Health Services	3,757	4,299	4,370	4,467	4,542	784	0.8%
Leisure & Hospitality	1,109	1,307	1,333	1,373	1,407	298	1.0%
Other Services	530	543	581	637	681	152	1.1%
Government	3,947	4,178	4,238	4,324	4,389	442	0.5%
Total, All Industries (b)	14,890	16,675	17,021	17,492	17,912	3,022	0.8%

Note:

(a) Employment by industry projections from 2012 to 2022 are based on California Employment Development Department projections, while the employment projections for 2022-2035 are based on the California Department of Transportation long-term socio-economic forecasts.

Sources: California Employment Development Department, 2016; California Department of Transportation, Long-Term Socio-Economic Forecasts by County, 2016; BAE, 2016.

REVITALIZATION OPPORTUNITIES

Based on the previous discussions of existing demographic, economic, and real estate market conditions, this section targets specific revitalization opportunities for the City of Lakeport, but more specifically within the downtown and lakefront areas.

Real Estate Development Opportunities

Based on the projected demand for residential units, the City would benefit by targeting a portion of the future demand for higher density residential development on infill sites within the downtown area. Higher density residential units would assist in providing a mixture of affordability levels, while locating the units in the downtown area would help support downtown retailers and create a resident population to enliven the area during evenings and on weekends. While the population projections estimate an increase in demand for resident serving retail space to support the growing population base, the current supply of vacant retail space seems of adequate quantity to accommodate most of the anticipated demand, meaning that there may be relatively little need for construction of new retail space.

Local real estate and lodging professionals indicated a potential need for a boutique lodging facility in Lakeport in order to attract more overnight visitation and continue to support the tourist-serving retail establishments. This type of development would be an ideal type of establishment to target in the downtown area given the proximity to various attractions ranging from restaurants and retail to the lakefront. On a similar note, while demand for new resident-serving retail development is minimal, adding to the array of tourist-serving establishments is an opportunity to further place Lakeport as a center for tourist activity within Lake County and to revitalize the downtown area. Specific types of tourist-serving establishments ideal for the downtown area include specialty retail stores, upscale dining, and arts and entertainment venues.

Additionally, based on the current office vacancy rate and projected growth in employment, the downtown area may be able to accommodate a portion of the future demand for new office development. It is worth noting that the Lake County Superior Courts, currently located in downtown Lakeport, are possibly relocating during the planning period. If there are significant vacancies within the Courthouse facility, it may offer an opportunity to accommodate demand for additional office space; though new office users would need to be compatible with other remaining office tenants, such as the Lake County Administrative offices.

Economic Development Opportunities

The primary economic development opportunities for the City include capturing the feasible retail leakage, though significant retail expansion will likely require successful marketing and promotion to attract additional tourist spending. As noted previously, the City is one of the few concentrations of retail establishments within Lake County, placing the City in a position to

attract new retailers and foster relationships between local retailers and other tourist-serving establishments countywide that can help further build the tourist economy by packaging tourist activities to bolster the overall visitor experience. Considering the wine industry is a growing draw for Lake County tourists, Lakeport may be able to position itself as the overnight hub for winery and vineyard tourists. The previously mentioned boutique hotel and upscale dining options would help cater to the clientele associated with wine tourism and could help to enhance the impacts associated with other visitor serving activities, such as the many events scheduled throughout the year, like the *Seaplane Splash In*, among others. By attracting Lake County visitors and encouraging them to stay overnight, Lakeport would experience an increase in local spending. Converting day visitors, who likely do not spend a significant amount of money within the City, into overnight visitors, would translate to increased visitor expenditures and market support for retail and services in the downtown area.

Another opportunity for the City of Lakeport to broaden the existing economic base includes targeting certain office-using industries to help support current establishments to expand and to encourage new establishments to locate within the City. Based on countywide employment projections, the primary industries to target will include health care and social service providers and professional and business services, as these are the major office-using industries with the most anticipated growth. However, the potential relocation of the Lake County Superior Court represents a potential loss of important weekday office activity, which could discourage recruitment and retention of other office users, such as attorneys, in the downtown area. However, the retention of the Lake County Administrative office in the downtown will help to promote year-round day-time visitation from employees and office patrons within the commercial core, which can help to even out seasonal, tourist-driven fluctuations in demand for retail and food service uses.

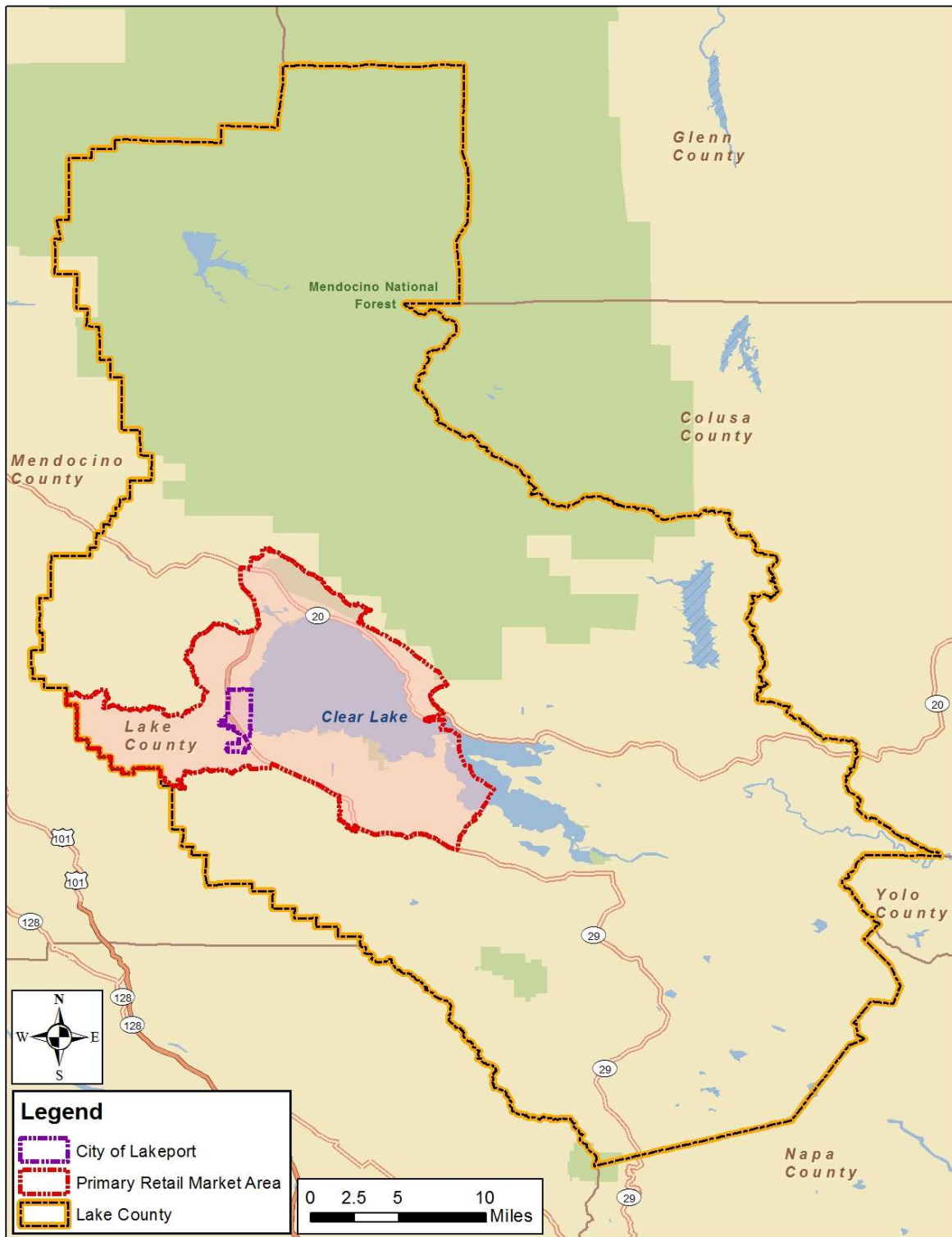
APPENDIX A: PRIMARY MARKET AREA DEFINITION

Appendix A1: Primary Market Area Definition

Block Group ID	Definition
60330001001	Lake County, Census Tract 1, Block Group 1
60330003001	Lake County, Census Tract 3, Block Group 1
60330003002	Lake County, Census Tract 3, Block Group 2
60330004001	Lake County, Census Tract 4, Block Group 1
60330004002	Lake County, Census Tract 4, Block Group 2
60330004003	Lake County, Census Tract 4, Block Group 3
60330004004	Lake County, Census Tract 4, Block Group 4
60330004005	Lake County, Census Tract 4, Block Group 5
60330005011	Lake County, Census Tract 5.01, Block Group 1
60330005012	Lake County, Census Tract 5.01, Block Group 2
60330005021	Lake County, Census Tract 5.02, Block Group 1
60330005022	Lake County, Census Tract 5.02, Block Group 2
60330009002	Lake County, Census Tract 9, Block Group 2
60330009003	Lake County, Census Tract 9, Block Group 3
60330010002	Lake County, Census Tract 10, Block Group 2
60330010003	Lake County, Census Tract 10, Block Group 3
60330010005	Lake County, Census Tract 10, Block Group 5
60330010006	Lake County, Census Tract 10, Block Group 6

Sources: U.S. Census Bureau, Census Tiger Files, 2016; BAE, 2016.

Appendix A2: Primary Retail Market Area Map



Sources: U.S. Census Bureau, Census Tiger Files, 2016; BAE, 2016.

Memorandum

To: Steve Noll and Ben Fish, Design Workshop

From: Matt Kowta, Principal
Aaron Nousaine, Vice President

Date: September 30, 2016

Re: Lakeport Waterfront Revitalization – Evaluation of Alternatives and Implementation

The purpose of this memo is to provide input to assist with the refinement of land use alternatives for the Lakeport Waterfront Revitalization study area. In addition, this memo includes several suggestions for implementation actions that the City of Lakeport can pursue, in order to help bolster the success of the land use plan for the waterfront area.

Overview of Alternative Land Use Plans

The study area extends along the Lakeport shoreline of Clear Lake, from Willow Point at the south to Clearlake Avenue to the north. Design Workshop has prepared three primary land use alternatives designated as Alternative 1, Alternative 2, Alternative 3, as detailed in PowerPoint Presentation by Design Workshop for 8-31-16 Public Forum. There are a number of features that are shared among all of the alternatives including:

- An extension of the existing waterfront promenade that currently stretches along the waterfront between 1st Street and 5th Street. In each of the alternatives, the promenade would extent south to Willow Point, and north as far as the end of the jetty that shelters Dutch Harbor.
- All of the alternatives target the existing private motel zone located between 9th Street and Clearlake Avenue as a future resort enhancement zone.
- All of the alternatives target the Lakeport Unified School District Natural High site, between 6th Street and 8th Street for a public park (although the size and configuration varies).
- Existing public boat launches remain in their current locations within the plan area.
- Library Park remains in all three alternatives.
- Public parking between 3rd and 6th Street remains, with some reconfiguration.
- All of the alternatives would add a new community center within the plan area.

Key features that distinguish the different alternatives are as follows:

San Francisco

2600 10th St., Suite 300
Berkeley, CA 94710
510.547.9380

Sacramento

803 2nd St., Suite A
Davis, CA 95616
530.750.2195

Los Angeles

706 South Hill St., Suite 1200
Los Angeles, CA 90014
213.471.2666

Washington DC

1400 I St. NW, Suite 350
Washington, DC 20005
202.588.8945

New York City

49 West 27th St., Suite 10W
New York, NY 10001
212.683.4486

Alternative 1: This alternative calls for a new Community Center between 6th Street and 7th Street, set back from the lake shore behind the extended promenade and parking area, and for Willow Point to be developed as a hotel/conference center and RV park/campground.

Alternative 2: This alternative calls for the new Community Center to be placed between 6th and 7th Street also, but in contrast to Alternative 1, it would be placed closer to the lake shore, between the extended lakefront promenade and a parking area. This alternative would place a hotel/conference center at 9th Street, on the City-owned property that fronts onto Dutch Harbor. In this alternative, Willow Point is designated as a future resort enhancement zone.

Alternative 3: Alternative 3 places the community center at 9th Street, on the City-owned property fronting on Dutch Harbor, and situates a hotel/conference center between 4th and 5th Streets. Like Alternative 2, this alternative designates Willow Point as a future resort enhancement zone. Design Workshop has also created Alternative 3a, which varies the placement of certain public amenities within the larger park area that is designated between 5th and 8th Streets.

BAE's Input on the Alternatives

Following are BAE's observations and comments regarding the three alternatives, along with suggestions for refinements that would help to optimize the land use plan. First, our recommendation is to situate the new hotel/conference facility in a location that will create the best synergy with the existing core downtown business district. In BAE's estimation, this means generally between 1st Street and 6th Street. This means that Alternative 3, which places the hotel/conference center between 4th and 5th Street is most advantageous. Alternative 1, with the hotel/conference facility at Willow Point, and Alternative 2, with the hotel/conference facility at 9th Street, are both less advantageous. This is because the hotel/conference facility would be separated from the core downtown area by several blocks, meaning that it would be less convenient for hotel patrons to walk from the hotel to downtown restaurants, shopping, and other commercial establishments that could benefit from the patronage of hotel guests. Similarly, because the hotel is envisioned as a relatively small, boutique property, it will most likely have limited services and amenities onsite; thus, it would be beneficial for the hotel to be located as near as possible to dining and shopping options for its patrons. In addition, proximity to the existing Library Park and lakefront promenade areas would allow the hotel operator to leverage these existing public features as amenities for hotel guests in the near term.

Taking Alternative 3 as a starting point, it could potentially be modified to provide the opportunity for better coordination of public and private investments, specifically relating to the development of a hotel and conference facilities. The three land use alternatives generally portray a hotel/conference facility as a single development, which would presumably be privately owned and operated. This represents a very specialized facility, particularly given that the market analysis indicated that a new downtown Lakeport hotel would likely be under

100 rooms, meaning that it would be a relatively small boutique hotel. It is uncommon for a boutique hotel to have any significant amount of conference facilities, because boutique hotels typically operate on a limited service basis and do not usually include full food service, which is often needed in order to host conference activities. The City should consider whether it would be advantageous to separate the hotel and conference functions by designating a site for a privately-owned boutique hotel and then designating an adjacent site for a publicly-owned community center that would be designed with flexibility to accommodate conference activities for smaller groups that could be accommodated within the boutique hotel and other nearby lodging properties, but used for other types of non-hotel affiliated private bookings, such as weddings, receptions, fundraisers, banquets, as well as for publicly-sponsored activities such as youth events, senior citizen activities, community meetings, and so forth. This type of joint use model could be advantageous to the hotel operator, by providing flexibility to occasionally host groups that wish to use conference facilities, but not requiring the hotel operator to carry the overhead of owning and managing dedicated conference facilities. In addition, while the hotel operator would not need to dedicate resources to management of the community center facility, the hotel could benefit from bookings from out-of-town visitors who come to Lakeport to participate in special events organized by others and hosted at the community center.

It is acknowledged that the recommendations above leave a question as to the appropriate use of the City-owned property that fronts on Dutch Harbor. It may be attractive to try to leverage the City property to facilitate the development of a hotel/conference facility (as in Alternative 2), because the City might have the opportunity to help write down the cost of such a project by contributing the land, or possibly for the City to realize some revenue from the sale of the property. This is logical, as the City has limited other tools that it can use to try to encourage development of a hotel/conference center; however, in the long-run, development of a hotel/conference center at this site may not be most beneficial. The tradeoff with this approach is that a hotel/conference center at this location would not likely generate the same long-term benefits to the Lakeport downtown area, due to the reduced potential for generating synergy with the businesses located in the core commercial area between 1st and 6th Streets. The City could consider alternative uses for the Dutch Harbor site, such as waterfront residential, or as a potential relocation site for certain businesses that might be displaced from the core downtown commercial area as a result of private redevelopment activities that the waterfront revitalization plan might spur. If the City could instead identify an alternate use for the Dutch Harbor site, which may generate sales proceeds or ground lease revenues, the City might be able to direct those proceeds to assisting a desired hotel project located in the core area.

Similarly, it is acknowledged that it may be attractive for the City to designate the property fronting on Dutch Harbor as a site for a new community center (as in Alternative 3), since this would mean that the City would not have to shoulder the cost of providing a different site for a community center. However, as noted above, designating a site for a publicly-owned community center adjacent to Alternative 3's hotel site would create a scenario that may be

more likely to attract a new boutique hotel to the Lakeport waterfront due to the lower threshold of investment that would be necessary for a private developer to develop a boutique hotel without including a conference center. Further, a standalone boutique hotel would fit with the business model that is more common within the lodging industry, expanding the pool of potential hotel developers/operators who might be interested in taking on such a project in Lakeport.

Implementation Recommendations

BAE's implementation recommendations for the Lakeport Waterfront Revitalization Plan acknowledge the challenges that small California jurisdictions face in working to spur redevelopment and infill in the post-Community Redevelopment Law era. Without the financing and development powers that California redevelopment agencies formerly were able to use to assemble land and generate substantial property tax increment to use to assist comprehensive project area development schemes, local governments in most cases must resort to more incremental approaches to revitalization.

BAE has recommended above that the Lakeport waterfront plan be geared to facilitate a series of smaller actions that can be taken individually and sequentially in order to achieve the desired long-term waterfront revitalization, with a focus on concentrating new public and private investments in the central part of the study area, proximate to the existing lakefront promenade, Library Park, and the core downtown commercial district, between 1st and 5th Streets. The existing features in this area present the best opportunity for new projects to benefit from synergies with activities and visitor attraction that already occur in this area, and to help create further critical mass and energy that will mutually reinforce the vitality of existing as well as new development in the area. The longer term strategy should be to build on the energy in the core area, and extend the waterfront activity south towards Willow Point and north towards Dutch Harbor, as funding allows further public investment in the Lakefront promenade and the LUSD Natural High site.

The strategy of incremental progress toward public and private physical improvements in the waterfront area can be extended to broad business and economic development goals for the Lakeport downtown/waterfront area. In addition to attracting more development and related commercial activity to waterfront properties, the waterfront plan also aims to promote overall revitalization within the larger downtown Lakeport area. This should include reinvestment in the form of improvements to existing downtown buildings and public spaces, as well as improved business performance for existing businesses, and more intensive use of existing buildings and increasing sales revenues. Waterfront improvements, attraction of a waterfront hotel, and additional activity generated by a new community center will help to stimulate additional spillover activity in the adjacent downtown area; however, this can be further catalyzed by a range of programmatic efforts.

One challenge faced in almost all resort communities is the seasonal nature of tourism. Business owners face challenges in structuring their businesses in such a way as to be able to meet high season demand, but to control their fixed costs so that they are not unduly burdened during off seasons and shoulder seasons when revenues are low. One strategy that the City and local businesses should explore is to facilitate temporary businesses such as “container” stores, mobile vendors, and pop-up stores, which could be open during peak seasons and then “mothballed” during periods of low demand. Container stores are made out of re-purposed shipping containers and could represent a relatively low-cost way of providing commercial space for seasonal activities such as kayak rentals, or for food and beverage vendors. Mobile vendors, such as food trucks, represent a strategy to allow business people to serve waterfront area visitors when demand is high, such as during special events and peak tourism season, and then to relocate to other sites when local demand is low. The Waterfront Revitalization Plan could designate an area for container stores and/or mobile food vendors, including suitable utility connections. Such a complex could become a distinguishing feature of the Lakeport waterfront area that helps to enhance its destination appeal.

Pop-up stores can be a strategy for owners of vacant commercial space in the downtown area to allow retailers to temporarily occupy space during periods of high demand, or to allow creative use of vacant space on an interim basis, such as for temporary art installations, performance venues, or other creative uses that help to create district vitality, and improve upon the aesthetics of vacant store frontages. If owners are willing to give a short-term lease during the peak tourism season, an entrepreneur could test a business concept during a period of high demand and then determine whether the concept would be viable as a year-round endeavor, or if it needs to be relocated and adapted to a more seasonal format.

All of the above types of alternative commercial formats can help to address the challenges of stimulating increased commercial activity in a tourist-driven, seasonal market. They can also provide the opportunity for entrepreneurs to test out new commercial concepts without the required level of investment and risk involved with establishing a conventional brick and mortar establishment. If the concept proves successful in a container, mobile, or pop-up format, then the entrepreneur may be able to expand their client base, refine the concept, and develop the business over time to be able to transition into a permanent bricks and mortar facility. This incremental approach to business development would increase the opportunity for short-term revitalization activities that would create a positive impact on the waterfront/downtown area and increase the attractiveness for major investment, such as a new hotel.

Tourism is generally a growing industry in California; however, many communities are aggressively working to increase their market shares. In order to increase Lakeport’s competitiveness as a visitor destination and support private investments in existing and new lodging, restaurants, shops, and other tourist-serving businesses, the City should consider the possibility of developing financial resources to support an ongoing tourism marketing

campaign. This could include allocating a portion of the existing transient occupancy tax revenues for tourism promotion activities and/or establishing an additional occupancy tax levy that is specifically dedicated to tourism marketing, in the form of a TBID (tourism business improvement district). Expanded tourism marketing efforts could include activities such as advertising campaigns within targeted markets, expanding the roster local special event promotion and management, coordination of marketing activities with special events that take place elsewhere around the lake, and joint marketing with nearby wineries and other tourist attractions in order to offer tourists a complete Lake County visitor experience.

The City will require considerable resources in order to fully implement public improvements within the plan area that are envisioned within any of the three land use alternatives, including funding to extend the waterfront promenade, develop a community center, and make different types of public park improvements. To raise funds, the City could consider a number of measures such as:

- Dedicating lease or sales revenues collected from private users who wish to utilize the City's Dutch Harbor property for private use towards waterfront area improvements
- Establishing concession agreements with businesses that may wish to utilize the public spaces as a base of operations, such as a watercraft rental business that might operate out of one of the boat ramp areas
- If an area is established for container stores and/or mobile food vendors, the City could collect fees from businesses that wish to rent the spaces
- Pursuing grant funds that may become available from various sources that align with City goals. For example, there may be opportunities to use grant funds that promote water quality improvement to help underwrite the cost of waterfront projects that would incorporate best practices in urban stormwater runoff management techniques, to help improve Clear Lake water quality.
- Although it is beyond the scope of this project, the City may wish to consider the potential use of post-Redevelopment financing tools such as Enhanced Infrastructure Financing District (EIFD) or Community Revitalization and Investment Authority (CRIA) as a means to establish long-term funding streams for waterfront and downtown improvements.

Additional implementation activities that can assist in the waterfront/downtown revitalization process could include certain incentives that would encourage existing or new businesses to invest in the waterfront/downtown area. These could include:

- Waiver of plan check, building permit, and inspection fees for improvements to waterfront/downtown buildings
- Allowing restaurant or café owners to utilize City right-of-way in front of their businesses to develop "parklets" that expand space for outdoor dining

- Giving existing downtown businesses that wish to maintain their bricks and mortar operations a right of first refusal to secure spaces for container or mobile vendor spaces, if created in the waterfront area



Rincon Consultants, Inc.
4825 J Street, Suite 200
Sacramento, California 95819
916 706 1374

info@rinconconsultants.com
www.rinconconsultants.com

August 26, 2016
Rincon Project No. 16-02399

Steve Noll,
Principal
Design Workshop
128 Market Street, Suite 3E
Stateline, NV 89449
Via e-mail: snoll@designworkshop.com

**Subject: Environmental Resources Constraints Analysis for the Lakeport
Lakefront Revitalization Plan, Lakeport, California**

Dear Mr. Knoll:

Rincon Consultants, Inc. (Rincon) is pleased to submit to Design Workshop this environmental constraints analysis for the approximately 43-acre site located along Clear Lake in the City of Lakeport (City), Lake County, California (Assessor's Parcel Numbers [APNs]: 2560107, 2560104, 2541301, 2538109, 2550146, 2629106, 2629108, 2629107, 2538225, 2560102, 2538305, 2538324, 2538103, 2628202, 2629101, 2629102, 2629103, 2629104, 2629105, 2533128). This report documents the existing conditions of the proposed development area within these parcels, identifies sensitive biological and cultural resources that represent potential constraints to development of the project, and provides recommendations to address any potential constraints associated with such resources. The proposed development area, hereinafter referred to as the "project area," is an area largely comprised of ruderal/developed areas, remnant natural riparian forest, lake and riverine aquatic habitats and seasonal wetlands.

PROJECT LOCATION

The project area encompasses a largely lakefront area located in central Lakeport from Clearlake Avenue to C Street. Specifically, the project area begins in the north at Clearlake Avenue, from the landing at Skylark Shores Resort the project area extends to the east to North Main Street where it extends south to approximately 7th Street where the project boundary takes a diagonal path towards the intersection of 1st Street and Park Street. The project area continues south from 1st and Park Street to include Willow Point and the undeveloped area north of C Street (Figures 1a & 1b). The project area is depicted on the *Lakeport, California* United States Geological Survey (USGS 1994) topographic quadrangle map (center coordinates 39.045232° N and -122.913758° W, WGS 84) and occurs within the Upper Cache Creek Watershed



(Hydrologic Unit Code Number – 18020116, U.S.D.A. NRCS, 2016). The project area ranges in elevation from approximately 1,322 to 1,340 feet above mean sea level.

BIOLOGICAL RESOURCES

This section provides a discussion of the biological resources methodology, existing conditions within the project area, analysis of potential impacts to sensitive biological and recommendations to address any potential constraints associated with such resources. Cultural resources are discussed separately below.

METHODOLOGY

This Biological Resources Constraints Analysis consisted of a review of relevant literature and the results of a reconnaissance-level field survey. The literature review included information on regionally occurring sensitive biological resources from the following sources:

- California Department of Fish and Wildlife (CDFW) California Natural Diversity Database (CNDDDB) (California Department of Fish and Wildlife, 2016)
- California Native Plant Society (CNPS) Online Inventory of Rare and Endangered Plants of California (California Native Plant Society, 2016)
- U.S. Fish and Wildlife Service (USFWS) Information, Planning, and Conservation (IPaC) System (U.S. Fish and Wildlife Service, 2016a)
- USFWS Critical Habitat Portal (U.S. Fish and Wildlife Service, 2016b)
- USFWS National Wetland Inventory (NWI) Mapper (U.S. Fish and Wildlife Service, 2016c)
- Federal Geographic Data Committee. 2013. Classification of Wetlands and Deepwater Habitats of the United States. FGDC-STD-004-2013. Second Edition. Wetlands Subcommittee, Federal Geographic Data Committee and U.S. Fish and Wildlife Service, Washington, DC.
- Lichvar, R.W., D.L. Banks, W.N. Kirchner, and N.C. Melvin. 2016. The National Wetland Plant List: 2016 Wetland Ratings. *Phytoneuron* 30: 1-17.
- Natural Resources Conservation Service Web Soil Survey (U.S. Department of Agriculture, 2015)

Rincon also reviewed site plans provided by the applicant, aerial photographs, and topographic maps before the reconnaissance-level field survey was conducted. The purpose of the reconnaissance-level field survey was to document existing site conditions, and to evaluate the potential for the presence of special status plant species, sensitive plant communities, special status wildlife species, habitat for nesting birds, jurisdictional wetlands, riparian habitat, and other waters of the U.S. The field survey included visual inspection of the entire project area, while recording all of the biological resources encountered, including any plant and wildlife species and vegetation communities/habitat types observed.



The reconnaissance-level field survey was conducted on July 27, 2016, between the hours of 1000 and 1100 and 1300 and 2000. Average temperatures were approximately 77 to 106 degrees Fahrenheit, with approximately zero percent cloud cover and winds of 0 to 7 miles per hour.

The potential presence of special status species is based on the literature review and field survey, which are intended to assess habitat suitability within the project area only. Definitive surveys to confirm the presence or absence of special status species were not performed and are not included in this analysis. Definitive surveys for special status plant and wildlife species generally require specific survey protocols, extensive field survey time, and are required to be conducted at specific time periods. The findings and recommendations included in this report are based exclusively on the above methodology.

EXISTING SITE CONDITIONS

Both upland and wetland habitat areas occur in the project area. Table 1 below shows the area of each habitat type identified in the project area. Within the upland areas there are two main habitat or land cover types: ruderal/developed and riparian woodland.

Table 1. Upland and Aquatic Habitats within the Project Area

Feature Type	Area (acres)
Upland Habitats	
Ruderal/Developed	28.95
Riparian Woodland	4.21
Aquatic Habitats	
Lacustrine – Littoral nonpersistent emergent	0.88
Lacustrine - Littoral artificial substrate	0.13
Lacustrine - Rocky shore	0.02
Lacustrine – Unconsolidated Shore	0.55
Lacustrine – Limnetic “deep water”	4.36
Riverine – Aquatic bed “Forbes Creek”	0.02
Riverine - Emergent wetland nonpersistent	0.19
Palustrine - Emergent persistent wetland	3.62
Palustrine - Emergent, seasonally flooded (vernal pool)	0.003
Total	42.93



Upland Habitats

As shown in Figures 1a and 1b, the dominant habitat type is ruderal/ disturbed. This area includes open lots and fields, commercial and residential development, and City parks. Typical herbaceous vegetation found in the ruderal/ disturbed area includes non-native annual grass species such as wild oat (*Avena fatua*), Harding grass (*Phalaris aquatica*), rip gut brome (*Bromus diandrus*), Bermuda grass (*Cynodon dactylon*), and Italian rye grass (*Festuca perennis*). Non-native ornamental species included mulberry (*Morus alba*), cherry (*Prunus* sp.), birch (*Betula* sp.), and tree of heaven (*Ailanthus altissima*) and several ornamental shrub species. Two sensitive habitat areas were identified within the ruderal/ disturbed habitat area including a green heron nesting colony at Library Park and four small, degraded seasonal wetlands located at the south end of the project area near Willow Point. These habitat areas will be discussed further in this report.

The riparian woodland habitat type is found in scattered patches throughout the project area. The riparian woodland habitat in the study area is dominated by valley oak (*Quercus lobata*), Fremont cottonwood (*Populus fremontii*), and California sycamore (*Platanus racemosa*) and includes smaller areas of willow scrub habitat. Dominant willow species include sandbar willow (*Salix exigua*), Pacific willow (*Salix lasiandra*), and Goodding's black willow (*Salix gooddingii*).

Aquatic Habitats

Several wetland habitats were identified in the project area. These habitat areas, based on the Cowardin classification system, are divided into three main groups including lacustrine, riverine and palustrine. The lacustrine wetland areas are lake derived and include deep water habitat (≥ 8.2 feet deep) which transition with decreasing depth towards the shoreline to vegetated littoral habitats that are dominated by aquatic plant species such as floating water primrose (*Ludwigia peploides*) and common knotweed (*Persicaria lapathifolia*), and unvegetated shore which includes rocky areas, beaches and artificial surfaces such as concrete launching facilities. Palustrine areas are transitional zone where aquatic plants become persistent and in addition to the lacustrine - littoral plants, Fremont cottonwood, Pacific willow, sandbar willow, bulrush (*Schoenoplectus acutus*), and cattail (*Typha latifolia*) are present. Located above the ordinary high water mark, as defined by the U.S. Army Corps of Engineers (USACE), near Willow Point are four seasonal wetlands or shallow palustrine wetlands with vernal pool characteristics. These seasonal wetlands are either degraded pre-existing vernal pools or artificially created from soil scraping, grading and resulting compaction. Plants found in these seasonal wetlands included rabbit's foot grass (*Polypogon monspeliensis*), woolly marbles (*Psilocarphus brevissimus*), little mouse tail (*Myosurus minimus*) and popcorn flower (*Plagiobothrys* sp.). Riverine habitat was associated with Forbes Creek in the project area and exhibited the same persistent vegetation as the palustrine habitat.



Wildlife Species

Wildlife species observed during the field survey include: western grebe (*Aechmophorus occidentalis*), mallard (*Anas platyrhynchos*), cliff swallow (*Petrochelidon pyrrhonota*), bronze-headed cowbird (*Molothrus ater*), western scrub-jay (*Aphelocoma californica*), Canada goose (*Branta canadensis*), house sparrow (*Passer domesticus*), black phoebe (*Sayornis nigricans*), osprey (*Pandion haliaetus*), green heron (*Butorides virescens*), great blue heron (*Ardea herodias*), black-crowned night heron (*Nycticorax nycticorax*), great egret (*Ardea alba*), and common carp (*Cyprinus carpio*). A green heron nesting colony was observed at Library Park. The native and ornamental tree species in the park area were observed to have active nests in them.

Soils

Three soil map units occur within the project area: Cole variant clay loam, calcareous substratum; Still loam, stratified substratum; and Wappo loam, 2 to 8 percent slopes. Wappo loam, 2 to 8 percent slopes is the dominant soil type in all upland areas with the exception of the Willow Point area where Still loam, stratified substratum is the predominant soil type. Most of the soils in the project area are the result of imported fill material during the historic development of the City.

SENSITIVE BIOLOGICAL RESOURCES

The CNDDDB search results identified 18 special status species that have been previously documented as occurring within five miles of the project area. These include eight sensitive plant species and 10 sensitive wildlife species. In addition, two sensitive natural communities are located within five miles of the project area. Special status plant and wildlife species typically have very specific habitat requirements and 12 of the 18 special status species are not expected to occur within the project area. Based on the CNDDDB results and the habitats identified within the project area, the following species presented in Table 2 have a potential to occur within the project area.

Table 2. Special Status Species with Potential to Occur in the Project Area

Species	Status (Federal/State/CNPS)	Habitat
Plants		
Bent flowered fiddleneck (<i>Amsinckia lunaris</i>)	- / - / 1B.2	Annual herb. Blooms Mar-Jun. Cismontane woodland, valley and foothill grassland. 50-500m (165-1640ft).
Wildlife		
Sacramento perch (<i>Archoplites interruptus</i>)	- / SSC / -	Vegetated sloughs in rivers and lakes
Clear Lake hitch (<i>Lavinia exilicauda chi</i>)	- / ST / -	Vegetated lake margins



are often occupied by special status species or exhibit the habitat parameters suggesting potential to support special status species. Riparian and wetland habitats are continuous along the Clear Lake shoreline and drainages in the project area.

Vernal pools are seasonal wetlands in the form of shallow pools and depressions above an impervious or semi-impervious substrate that does not allow water to percolate through the soil column. These seasonal or ephemeral wetlands are closely associated with plant species assemblages that are unique to vernal pools. Four very shallow vernal pools were observed in the project area south of Willow Point. The area where the 'vernal pools' were observed, as determined from the review of historic aerial imagery and current site conditions, has received periodical surficial soil disturbance from what appears to be scraping and/or grading to expose new bare earth roadways.

Special Status Plant Species

Bent flowered fiddleneck is an annual plant species known to occur in valley and foothill grasslands. Its blooming period or period of identification is typically from March to June. According to the CNDDDB (CDFW 2016), a known occurrence, recorded in 2010, is located approximately 0.6 mile southwest of the southern project area boundary. Limited habitat for this species is located in the grassy ruderal areas of the project area. However, the likelihood of this species occurring in this area is very low.

Special Status Animal Species

The Sacramento perch is a native freshwater fish species that is known to occur in vegetated sloughs, pools of slow flowing rivers, and lakes. Optimal habitat for this species is present in the lacustrine and riverine nonpersistent emergent habitat areas located in the project area. The CNDDDB records indicate the most recent record was from 1937 and this species is possibly extirpated from Clear Lake. Therefore the likelihood of this species occurring in the project area is very low.

The Clear Lake hitch is a native freshwater fish species that is endemic to the tributaries, vegetated sloughs, and open surface waters of Clear Lake. Adults are typically found in the limnetic zone of the lake away from the shoreline and juveniles are found in shaded, vegetated nearshore rearing habitats (e.g., the lacustrine, riverine and palustrine emergent habitat areas) until approximately 80 days old. This species is a migratory fish and historically utilized the tributaries of Clear Lake for spawning habitat during the spring months and would return to the lake before the streams dried or reduced in flow enough to create migration barriers. There have also been reports of the Clear Lake hitch spawning in the gravelly shore areas of the lake. Currently the only known spawning habitat is located in Kelsey Creek and Adobe Creek and to a lesser extent in Middle, Scotts, Cole and Manning Creeks. Forbes Creek, located in the project area, is a historic spawning area for the Clear Lake hitch; however, spawning is not known to occur in Forbes Creek. The



Clear Lake hitch should be assumed to be present in all areas of Clear Lake including its tributaries.

The osprey is a piscivorous raptor species found near marine and fresh, fish bearing bodies of water. Ospreys nest in the top of large trees typically near open water habitats but may also nest up to 15 miles away from foraging habitat. Suitable habitat exists in the project area located in the riparian woodland habitat areas. Large Fremont cottonwood, California sycamore trees and Goodding's black willow are favorable nest trees; however, large valley oaks may also be suitable nesting habitat. A single osprey was observed as a fly over during the reconnaissance survey; however, no nest sites were observed. The presence of osprey in the project area should be assumed.

The tricolored blackbird is a non-migratory, colonial nesting bird closely associated with aquatic habitats. This species nests in emergent vegetation such as tules and cattails but may also nest in shrub and tree thickets adjacent to water. Typical breeding season is from mid-April into July. Habitat for this species is located in the project area and is associated with emergent persistent habitats and riparian woodlands with dense willow scrub and/or berry thicket understory habitat that is closely adjacent to water. There is little preferred nesting habitat (emergent cattails and tules) in the project area. Small stands of this habitat are present but are likely too small to support a nesting colony of the tricolored blackbird. This species has the potential to be present in the project area, as described, where there is the least amount of disturbance.

The western pond turtle is most commonly found in lakes, ponds, marshes, rivers, streams, and irrigation ditches among woodlands, grasslands and open forests, from elevations near sea level to over 5,000 feet. Western pond turtles require terrestrial habitat for nesting and also use terrestrial habitats to migrate or disperse, overwinter and aestivate. This species will often utilize floating vegetation or emergent logs and boulders for basking sites. The Willow Point area at the south end of the project area has the most suitable year round habitat for the western pond turtle. The closest recorded habitat area in the CNDDDB is located near Kelseyville approximately 3.6 miles southeast of the project area. While no western pond turtles or their sign were observed during the reconnaissance survey, their presence in the project area should be assumed.

CONCLUSIONS AND RECOMMENDATIONS

The project area contains suitable habitat for special status species and sensitive habitat areas that are protected by state and and/or federal regulations. The following studies are recommended to address potential project-related impacts to sensitive biological and aquatic resources:



Sensitive Natural Communities and Jurisdictional Features

Potentially jurisdictional features, none of which however consist of Coastal and Valley Freshwater Marsh habitat, are present within the project area. Therefore, a jurisdictional delineation will likely be required by the USACE, Regional Water Quality Control Board (RWQCB), and CDFW to identify and map potentially jurisdictional features within the project area that may be impacted by project activities.

Jurisdictional waters of the U.S. and State of California, including wetlands are regulated by the USACE and RWQCB pursuant to Sections 404 and 401 of the federal Clean Water Act, respectively. Jurisdictional waters that also qualify as streams, lakes, or riparian habitat are regulated by the CDFW pursuant to Section 1600 et seq. of the California Fish and Game Code (CFGF). Isolated waters, including wetlands that do not have a Significant Nexus to a Traditional Navigable Water are typically not subject to USACE jurisdiction; however, they are still regulated by the RWQCB (under the Porter-Cologne Water Quality Control Act) and also regulated by the CDFW for those features that qualify as streams, lakes or riparian habitat.

Impacts to jurisdictional waters, including wetlands typically require a Department of the Army permit from the USACE and a Water Quality Certification from the RWQCB to comply with Sections 404 and 401 of the federal Clean Water Act, respectively, and/or a Waste Discharge Requirements permit from the RWQCB to comply with the Porter-Cologne Water Quality Control Act. Impacts to jurisdictional waters that also qualify as streams, lakes or riparian habitat typically require a Streambed Alteration Agreement from the CDFW to comply with Section 1602 of the CFGF.

If potential USACE jurisdiction cannot be avoided, the jurisdictional delineation should be submitted with a request for an Approved or Preliminary Jurisdictional Determination and the project would be evaluated to determine if it would qualify for a Section 404 Nationwide Permit or if an Individual Permit would be required to obtain USACE approval of the project. If an Individual Permit is required, an alternatives analysis must be conducted under Section 404 (b)(1) of the Clean Water Act for impacts to features under USACE jurisdiction.

Standard mitigation measures for impacts to waters of the U.S. and State would generally include avoidance and minimization of impacts to jurisdictional features and compensatory mitigation for impacts to jurisdictional features where avoidance is not practicable. The project is located within the Mountain House Conservation Bank and the Seigler Valley Wetland Mitigation Bank service areas for USFWS and USACE compensatory mitigation, respectively. Therefore, purchasing mitigation bank credits is a potential mitigation option. Required mitigation for unavoidable project impacts is determined on a project by project basis and follows established USACE, RWQCB and CDFW guidelines.



Special Status Plant Species

Botanical resource surveys will likely be required in grassy ruderal areas of the project area and should be conducted between March and June to adequately identify bent flowered fiddleneck during its blooming period, if present.

Special Status and General Animal Species

Project implementation has the potential to impact fish and wildlife within adjacent areas resulting from increased noise, lighting, trash, and human presence during construction. To reduce the potential for construction-related impacts we recommend the following:

- Installation of orange construction fencing along the perimeter of the disturbance footprint.
- All construction personnel to be instructed to remain inside the project area.
- All construction personnel to be instructed on proper disposal of all food and construction-related trash/debris.
- Low-intensity exterior lighting to be designed/installed in a manner that minimizes light pollution in the surrounding areas.
- Prior to conducting work in riparian habitat, lake and streams, the limits of encroachment into these sensitive habitats should be identified and requisite state and federal permits should be attained. Disturbance of riparian vegetation should be avoided to the greatest extent practicable.
- A spill prevention plan should be prepared describing measures to be taken to minimize the risk of fluids or other materials used during construction (e.g., oils, transmission and hydraulic fluids, cement, fuel) from entering aquatic habitats or contaminating adjacent riparian areas. In addition to a spill prevention plan, a cleanup protocol should be developed before construction begins and should be implemented in case of a spill.
- Sediment control measures should be applied to all exposed areas during construction, including: the trapping of sediments within the construction area through the placement of barriers, such as silt fences or fiber rolls, at the perimeter of downstream drainage points; applying hydraulic mulch and/or limiting the amount and length of exposure of graded soil.
- To conduct in-water work, a clear water diversion system may be necessary. A clear water diversion is a system of structures that intercepts surface water from a running stream, waterway or water body upstream of or near a project, transports it around the construction site, and discharges it downstream of or creates a protective barrier from the project site, with minimal water quality impacts. Typical structures used for clear water diversions include diversion ditches, berms, dikes, slope drains, coffer dams, pipes, and drainage and interceptor swales. These barriers should be installed to prevent muddy water from flowing from adjacent construction activity to the water body. When possible these structures should be installed during periods of no flow or low water conditions.



Aquatic Species

The Sacramento perch is state listed as a Species of Special Concern. Although this species is likely extirpated from Clear Lake, consultation pertaining to this species with CDFW is recommended for direct and indirect impacts to aquatic habitats with an emphasis on areas with emergent vegetation.

The Clear Lake hitch is a state threatened species protected under the California Endangered Species Act (CESA). This species should be assumed to be present in all habitat areas of Clear Lake and its tributaries with special emphasis on its rearing habitat and nearshore limnetic areas. Consultation with CDFW will likely be a condition for state water quality permits to identify species specific mitigation measures prior to project implementation.

The western pond turtle is state listed as a Species of Special Concern. Potential habitat for this species including upland nesting and aestivation areas, vegetated sloughs and waterways and, open water areas with little disturbance are present in the project area. Focused surveys for this species between the spring and fall months should be conducted by a qualified biologist prior to project implementation. If the western pond turtle is found in or closely adjacent to the project area a biologist may be required to move the western pond turtle out of the project area and into another suitable habitat area. If nests are identified in the construction area a 300-foot no disturbance buffer would likely be established until hatchlings emerge and leave the nest.

Nesting Birds

To comply with the Migratory Bird Treaty Act (MBTA) and CFGC, and to avoid direct and indirect impacts to nesting birds, all construction activities including grading and vegetation clearing should be conducted outside of the nesting season (generally defined as February 1 - August 31) to the extent feasible. If the nesting season for birds is avoided, no other mitigation is required. If work is conducted during the bird nesting season, the following avoidance and minimization measures are recommended:

- A nesting bird survey should be conducted by a qualified biologist no more than 14 days prior to the initiation of land clearing and/or vegetation removal activities. The project site (construction footprint and a 200-foot or other agreed upon buffer) shall be surveyed. If no active nests are found, no further action would be required.
- If occupied (active) nests are found, all construction work shall be conducted outside of the buffer zone from the nest (minimum buffer of up to 100 feet for non-raptor species and up to 500 feet for raptor species) as determined by the qualified biologist. The buffer area(s) shall be closed to all construction personnel and equipment until the adults and young are no longer reliant on the nest site, as determined by the qualified biologist.
- The green heron nesting colony is protected by the MBTA and Sections 3503



and 3513 of the CFGC which protects the nests of most birds and birds protected under the MBTA, respectively. Unlike other heron species, the nesting colony of the green heron is not protected by State law. In addition, the MBTA does provide, however, mechanisms, through depredation permits or authorization for depredation orders, for protected species that may cause economic damage, create threats to human health and safety, or may be causing deleterious impacts to native wildlife. Informal consultation with USFWS and CDFW is recommended to find solutions to alleviate the nuisance the green herons create in Library Park.

- The osprey is listed on the CDFW's "Special Animals" (July 2016) list as a "watch list" species. Several large Fremont cottonwood, California sycamore, Goodding's black willow, and valley oak trees located in the project area are suitable nesting habitat for osprey. Focused surveys during the nesting season (March 1 - August 31) for nesting osprey in and adjacent to the project area are recommended prior to project initiation. If nesting osprey are found, avoidance measures consistent with other raptor species are recommended.
- The tricolored blackbird is protected by the MBTA and is a state special status species currently listed as a Species of Special Concern and may be subject to change pending a status review for a petition to list the tricolored blackbird as a state threatened or endangered species. Marginal nesting habitat is in the project area and is represented by densely vegetated riparian areas including berry and willow thickets. Focused nesting surveys for the tricolored blackbird in these areas are recommended. Focused nesting surveys should be conducted during the nesting season. If nesting tricolored blackbirds are found in or adjacent to the project area, consultation with CDFW is recommended for the evaluation of an appropriate buffer distance.

Native Trees

The project area contains several native trees. Per the City Code of Ordinances, Chapter 17.21 "Regulations for Tree Preservation" et seq., 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. Development projects are required to inventory native trees and submit a tree inventory report to the City for review and approval prior to removal. 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.

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. 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 of 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.

CULTURAL RESOURCES

ENVIRONMENTAL SETTING

The City lies within Lake County, which was named for a large body of fresh water: Clear Lake. Miners traveling through northern California gold fields began passing through the Lake County area in the late 1840s. The climate, quality farmland and abundant water supply attracted these pioneers, who started staking claims to the land around the lake as early as the 1850s. When California was made a state in 1850, the area was considered part of Mendocino County. Subsequently it became part of Napa County in 1855.

When the community of Lakeport was established it was first known as Forbestown - named after William Forbes who controlled 160 acres in the area in approximately 1859. After the settlement broke away from Napa County in 1861, Forbes deeded forty acres to the local government in exchange for making Forbestown the seat of the new Lake County. However, the town's name was changed to Lakeport due to the community's proximity to Clear Lake. A courthouse and jail were soon constructed on Main Street between Second and Third streets. By 1888, Lakeport had grown to a town with approximately 700 residents. Within Lakeport's downtown area there were approximately 35 businesses including a drug store, general store, bakery, restaurant, saloon, doctors, dentists and attorneys. Lakeport officially became an incorporated town in 1888 and operated as such until 1952 when an ordinance was passed declaring the area a city.

REGULATORY SETTING

National Register of Historic Places

The National Register of Historic Places (NRHP) was established by the National Historic Preservation Act (NHPA) of 1966 as "an authoritative guide to be used by



Federal, State, and local governments, private groups and citizens to identify the Nation's cultural resources and to indicate what properties should be considered for protection from destruction or impairment" (CFR 36 CFR 60.2). The NRHP recognizes properties that are significant at the national, state, and local levels. To be eligible for listing in the NRHP, a resource must be significant in American history, architecture, archaeology, engineering, or culture. Districts, sites, buildings, structures, and objects of potential significance must also possess integrity of location, design, setting, materials, workmanship, feeling, and association. A property is eligible for the NRHP if it is significant under one or more of the following criteria:

Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B: It is associated with the lives of persons who are significant in our past;

Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; and/or

Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is a guide to cultural resources that must be considered when a government agency undertakes a discretionary action subject to the California Environmental Quality Act (CEQA). The California Register helps government agencies identify, evaluate, and protect California's historical resources, and indicates which properties are to be protected from substantial adverse change (Pub. Resources Code, Section 5024.1(a)). The California Register is administered through the State Office of Historic Preservation (SHPO) and is part of the California State Parks system.

A cultural resource is evaluated under four California Register criteria to determine its historical significance. A resource must be significant at the local, state, or national level in accordance with one or more of the following criteria set forth in the State CEQA Guidelines at Section 15064.5(a)(3):

- 1) It is associated with events that have made a significant contribution to the broad pattern of California's history and cultural heritage;
- 2) It is associated with the lives of persons important in our past;
- 3) It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or,



- 4) It has yielded, or may be likely to yield, information important in prehistory or history.

In addition to meeting one or more of the above criteria, the California Register requires that sufficient time must have passed to allow a “scholarly perspective on the events or individuals associated with the resource.” Fifty years is used as a general estimate of the time needed to understand the historical importance of a resource according to SHPO publications. The California Register also requires a resource to possess integrity, which is defined as “the authenticity of a historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association.” Archaeological resources can qualify as “historical resources” [State CEQA Guidelines, Section 15064.5(c)(1)].

Impacts to significant cultural resources that affect the characteristics of any resource that qualify it for the NRHP or adversely alter the significance of a resource listed in or eligible for listing in the CRHR are considered a significant effect on the environment. These impacts could result from physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of an historical resource would be materially impaired (CEQA Guidelines, Section 15064.5 [b][1], 2000). Material impairment is defined as demolition or alteration in an adverse manner [of] those characteristics of an historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in, the California Register (CEQA Guidelines, Section 15064.5[b][2][A]).

Two other programs are administered by the state: California Historical Landmarks and California “Points of Historical Interest.” California Historical Landmarks are buildings, sites, features, or events that are of statewide significance and have anthropological, cultural, military, political, architectural, economic, scientific or technical, religious, experimental, or other historical value. California Points of Historical Interest are buildings, sites, 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 historical value.

Assembly Bill 52 (AB 52)

California Assembly Bill 52 (AB 52), enacted on July 1, 2015, expands CEQA by establishing a formal consultation process for California tribes within the CEQA process. The bill specifies that any project that may affect or cause a substantial adverse change in the significance of a tribal cultural resource would require a lead agency to “begin consultation with a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project.” According to the legislative intent for AB 52, “tribes may have knowledge about land and cultural resources that should be included in the environmental analysis for projects that may have a significant impact on those resources.” Section



21074 of AB 52 also defines a new category of resources under CEQA called “tribal cultural resources.” Tribal cultural resources are defined as “sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe” and is either listed on or eligible for the California Register of Historical Resources or a local historic register, or if the lead agency chooses to treat the resource as a tribal cultural resource. See also PRC 21074 (a)(1)(A)-(B).

CULTURAL RESOURCES RECORDS SEARCH

Rincon requested a records search (July 7, 2016) of the California Historical Resources Information System (CHRIS) from the Northwest Information Center (NWIC) located at Sonoma State University, who completed the search on July 27, 2016. The records search was conducted to identify previously conducted cultural resource studies and previously recorded cultural resources in the project area and within a 0.5-mile radius of the project area. The search included a review of the State Historic Property Data Files, National Register of Historic Places, California Historical Landmarks, California Points of Points of Historic Interest, and California OHP Archaeological Determinations of Eligibility.

Previous Cultural Resources Studies within 0.5 mile of the Project Site

The NWIC records search identified 19 previously conducted studies within a 0.5-mile radius of the project site, three of which include a portion of the project site; seven additional reports without locational data were also identified (Table 3). Study S-038568 is a construction monitoring report for a project that is adjacent to the Plan area; this study identified intact buried prehistoric and historic-era cultural deposits.

Table 3. Previous Studies within a 0.5-mile Radius of the Project Area

NWIC Report No.	Author	Year	Study	Relationship to Project area
S-001292	Thomas M. Origer	1978	An Archaeological Study of the Site of Proposed Shopping Center West of Lakeport, Lake County, California	Outside
S-002458	Suzanne Marie Ramiller, Neil Ramiller, Roger Werner, and Suzanne Stewart	1981	Overview of Prehistoric Archaeology for the Northwest Region, California Archaeological Sites Survey: Del Norte, Humboldt, Mendocino, Lake, Sonoma, Napa, Marin, Contra Costa, Alameda	Unknown Location
S-007179	Robert A. Gerry	1985	Cultural Resource Assessment of the Lakeport Village Apartments, Lakeport, Lake County, California	Outside
S-007871	Jay M. Flaherty	1986	An Archaeological Survey of c. 10 acres, City of Lakeport, Lake County, California (letter report)	Outside
S-008195	Jay M. Flaherty	1986	An Archaeological Survey of c. 10 acres near Lakeport, Lake County, California	Outside



Table 3. Previous Studies within a 0.5-mile Radius of the Project Area

NWIC Report No.	Author	Year	Study	Relationship to Project area
S-008226	E. Breck Parkman	1986	Status of Archeological Resources in the Northern Region, California Department of Parks and Recreation	Unknown Location
S-009106	Jay M. Flaherty and Roger H. Werner	1987	An Archaeological Survey of 39,000 square feet, Lakeport, Lake County, California	Within
S-009462	Teresa Ann Miller	1977	Identification and Recording of Prehistoric Petroglyphs in Marin and Related Bay Area Counties	Unknown Location
S-009795	Thomas Lynn Jackson	1986	Late Prehistoric Obsidian Exchange in Central California	Unknown Location
S-013238	Jay M. Flaherty	1991	Cultural Resources Reconnaissance of GPA 91-002/ZC 91-007/S 91-003/ER 91-009, near Lakeport, Lake County, California	Outside
S-013519	Jay M. Flaherty	1991	Cultural Resources Reconnaissance of APN 25-375-02, Lakeport, Lake County, California	Outside
S-015465	Jay M. Flaherty	1993	Cultural Resource Reconnaissance of APN 25-581-14 & 25-611-24, 25, Lakeport, Lake County California	Outside
S-017171	Leigh Jordan	1995	Petroglyphs of the Southern North Coast Ranges: A Study of Style and Meaning	Unknown Location
S-020395	Donna L. Gillette	1998	PCNs of the Coast Ranges of California: Religious Expression or the Result of Quarrying?	Unknown Location
S-022514	Thomas M. Origer	1999	Cultural Resources Study for the Lake County Tribal Health Consortium-Proposed Medical Facility, Lakeport, Lake County, California	Outside
S-034445	Jay M. Flaherty	2007	Cultural Resource Reconnaissance of 0.74+/- acres, Lakeport, Lake County, California (APN 025-531-33)	Outside
S-035844	Loma Billat	2009	New Tower ("NT") Submission Packet, FCC Form 620, Mulhauser Flagpole, SF-40844B	Outside
S-036795	Wayne Bonner and Sarah Williams	2009	Cultural Resources Records Search and Site Visit for T-Mobile West Corporation, a Delaware Corporation, Candidate SF40844 (Lakeport Courthouse), 255 North Forbes Street, Lakeport, Lake County, California (letter report)	Outside
S-037102	John W. Parker	2010	Cultural Resource Evaluation of 290 South Main Street, Lakeport, CA APN 025-331-014	Within



Table 3. Previous Studies within a 0.5-mile Radius of the Project Area

NWIC Report No.	Author	Year	Study	Relationship to Project area
S-037628	Wayne Wiant	2010	Cultural Resources Inventory for the Proposed Lake County Courthouse Site, in the City of Lakeport, Lake County, California	Outside
S-038568	John Parker	2011	Clues About Lakeport's Past, Archaeological Monitoring Report, Savings Bank of Mendocino County, 290 Main Street, Lakeport, CA	Within
S-043934	Melinda A. Peak	2010	Determination of Eligibility and Effect for the Lakeport Senior Apartments Project, Lakeport, Lake County, California	Outside
S-044235	Mark Kile and Michella Rossi	2013	Cultural Resources Constraints Report: Hartley 1101 Blitz-Lakeport, CA Distribution Project	Outside
S-044286	John W. Parker	2014	Cultural Resource Evaluation of Proposed Safeway Fuel Center: A Portion of APN 026-301-27, 979 11 th Street, Lakeport	Outside
S-045005	L. Kyle Napton	2012	Cultural Resources Investigations Preliminary Report: City of Lakeport, Proposed RDFunded Water and Wastewater Projects, Lake County, California	Unknown Location
S-045722/ S-045722a	Dana D. DePietro and Kathleen A. Crawford/ Carol Roland-Nawi	2014	Cultural Resources Records Search and Site Visit Results for T-Mobile West, LLC Candidate SF40844A (Lakeport Courthouse), 255 North Forbes Street, Lakeport, Lake County, California (letter report) FCC20141114006; SF480044A (Lakeport Courthouse) 255 North Forbes Street, Lakeport, Collocation (Concurrence Correspondence)	Outside

Previously Recorded Resources within 0.5 mile of the Project Site

The NWIC records search also identified nine cultural resources within a 0.5-mile radius of the project site (Table 4). Four of these are located within the project site: one NRHP-listed historic building, the Carnegie Library (P-17-000017); two prehistoric archaeological sites (P-17-000534/CA-LAK-588, P-17-000719/CA-LAK-865); and one resource comprising historic built environment resources and a multi-component archaeological site (P-17-002596). Site CA-LAK-588 is listed on the California Office of Historic Preservation Archaeological Determinations of Eligibility list with a status code of 1D, indicating that it is a contributing element of an NRHP-listed district. However, there is no record of a district recorded in the vicinity and this status code is likely an error (NWIC personal communication 2016).



Table 4. Previously Recorded Cultural Resources within a 0.5-mile Radius of the Project Area

Primary Number	Trinomial	Resource Type	Description	NRHP/CRHR Eligibility Status	Recorded by and Year	Relationship to Project area
P-17-000017	-	Historic building	Carnegie Library	NRHP listed	Unknown 2008	Within
P-17-000283	CA-LAK-264	Prehistoric site	Habitation site	Unevaluated	Mauldin 1961	Outside
P-17-000316	CA-LAK-300	Prehistoric site	Habitation site	Unevaluated	Branscomb 1976; Thompson 1979	Outside
P-17-000534	CA-LAK-588	Prehistoric site	Habitation site	Listed in the ADOE ¹ as 1D ² , likely an error	Branscomb 1976; Thompson 1979	Within
P-17-000719	CA-LAK-865	Prehistoric site	Habitation site	Unevaluated	Branscomb 1976	Within
P-17-000721	CA-LAK-868	Prehistoric site	Lithic scatter	Unevaluated	Branscomb 1976	Outside
P-17-000797	CA-LAK-955	Prehistoric site	Lithic scatter	Unevaluated	Werner and Parker 1977	Outside
P-17-002596	-	Historic building and structures; Multi-component site	Prehistoric: Lithic scatter; Historic: Building, structure, trash deposit	Unevaluated	Werner and Hampson 2012	Within
P-17-002688	-	Prehistoric site	Lithic scatter	Unevaluated	Branscomb 1976	Outside

¹Archaeological Determinations of Eligibility for Lake County
²NRHP Status Code 1D: Contributor to an NRHP-listed district

POTENTIAL CONSTRAINTS

Built Environment Resources

Under CEQA, any project that may cause a substantial adverse change in the significance of a historical resource would also have a significant effect on the environment. Substantial adverse change to the significance of a historical resource is defined as physical demolition, destruction, alteration, or relocation of the resource or immediate surroundings such that its significance would be materially impaired. CEQA states that when a project will cause damage to a historical resource, reasonable efforts must be made to preserve the resource in place or left in an undisturbed state. Mitigation measures are required to the extent that the



resource could be damaged or destroyed by a project. Projects that follow the Secretary of the Interior's Standards for the Treatments of Historic Properties (Standards) are typically mitigated below the level of significance.

Modern settlement of the City of Lakeport began in the 1860s. As noted in the Historic Resources Inventory (HRI) database and the 2008 Draft Environmental Impact Report for the Lakeport General Plan Update, numerous properties within the city appear eligible for listing in the NRHP and/or the CRHR. Within the project area is the 1918 Carnegie Library building at 200 Park Street, which is listed in the National Register of Historic Places. A number of other resources have been recorded but not evaluated at the same address and could be historic. In addition, the HRI identified a number of historic properties along Main Street, which is partially included in the project area.

An examination of maps, historic aerial photographs and a review of parcel data indicates that there are buildings over 50 years of age in the project area; the likelihood of encountering historic buildings in the project area or adjacent is high. In accordance with the NRHP and CRHR designation criteria, properties over 50 years of age are potentially historic and should be evaluated for historic significance. Future development in the Lakefront Revitalization Plan area has the potential to impact built environment resources both directly and indirectly through demolition, alteration or new construction that results in changes in land use. These improvements could potentially impact historic buildings and structures and cause significant adverse impacts to historical resources.

Archaeological Resources

Under CEQA, archaeological resources may meet the definition of a historical resource or unique archaeological resource. Any project that may cause a substantial adverse change in the significance of a historical resource would also have a significant effect on the environment. Substantial adverse change to the significance of a historical resource is defined as physical demolition, destruction, alteration, or relocation of the resource or immediate surroundings such that its significance would be materially impaired. CEQA states that when a project would cause damage to a unique archaeological resource, reasonable efforts must be made to preserve the resource in place or leave it in an undisturbed state. Mitigation measures are required to the extent that the resource could be damaged or destroyed by a project.

The results of the NWIC records search indicate that the area is likely highly sensitive for both prehistoric and historic-era archaeological resources. Numerous prehistoric habitation sites have been recorded in the vicinity, indicating that the area was highly utilized by Native Americans throughout prehistory. The town of Lakeview was established in the mid-nineteenth century and it is likely that historic-era archaeological deposits associated with the early development of the town are present within the Plan area. Further, intact buried deposits were identified adjacent to the Plan area, which included both prehistoric and historic-era materials. Future development in the Lakefront Revitalization Plan area has the potential to impact



archaeological resources through construction and other ground-disturbing activities. Such activities could potentially impact/effect archaeological sites.

The project area contains three known cultural resources. Any ground-disturbing work may uncover more of this site or other previously unknown prehistoric or historic sites that would have to be properly evaluated by qualified archaeologists and/or architectural historians.

RECOMMENDATIONS

Built Environment Resources

Prior to any construction activities that may affect buildings or structures older than 50 years of age, a historical resources assessment should be performed by an architectural historian or historian who meets the National Parks Service Professional Qualification Standards in architectural history or history. This shall include a records search at the NWIC to determine if any resources that may be potentially affected by the project have been previously recorded, evaluated, and/or designated on the NRHP or CRHR. Following the records search, the qualified architectural historian or historian will conduct an intensive-level survey in accordance with the California Office of Historic Preservation guidelines to identify any previously unrecorded potential historical resources that may be potentially affected by the proposed project. Pursuant to the definition of a historical resource under CEQA, potential historical resources shall be evaluated under a developed historic context.

If historical built environment resources are identified within a project, measures to preserve, rehabilitate and adaptively reuse the historic building in accordance with the Secretary of the Interior Standards for the Treatment of Historic Properties (Standards) are recommended to avoid significant adverse impacts to historical resources. A project that has been determined to conform with the Standards can generally be considered to be a project that will not cause a significant impact. In fact, in most cases if a project meets the Secretary of Interior's Standards for the Treatment of Historic Properties, it can be considered categorically exempt from CEQA.

If a proposed project would result in the demolition or significant alteration of a historical resource, mitigation measures would be needed to reduce the impacts to the resource to the greatest extent possible. This may include relocation of a resource, photographic and archival recordation, development of an interpretive program, and or development of oral history interviews.

Archaeological Resources

Prior to any construction activities that may affect archaeological resources, an archaeological resources assessment should be conducted under the supervision of an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in either prehistoric or historic archaeology. Assessments shall include a CHRIS records search at the NWIC and of the SLF maintained by the



NAHC. The records searches will determine if the proposed project area has been previously surveyed for archaeological resources, identify and characterize the results of previous cultural resource surveys, and disclose any cultural resources that have been recorded and/or evaluated. A Phase I pedestrian survey should be undertaken in proposed project areas that are undeveloped to locate any surface cultural materials. By performing a records search, consultation with the NAHC, and a Phase I survey, a qualified archaeologist will be able to classify the project area as having high, medium, or low sensitivity for archaeological resources. If the area is classified as high or medium sensitivity, additional work, such as presence/absence testing, may be warranted.

If potentially significant archaeological resources are identified through an archaeological resources assessment, and impacts to these resources cannot be avoided, a Phase II Testing and Evaluation investigation should be performed by an archaeologist who meets the PQS prior to any construction-related ground-disturbing activities to determine significance. If resources are determined significant or unique through Phase II testing, and site avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. These might include a Phase III data recovery program that would be implemented by a qualified archaeologist and shall be performed in accordance with the Office of Historic Preservation's Archaeological Resource Management Reports (ARMR): Recommended Contents and Format (1990) and Guidelines for Archaeological Research Designs (1991).

If the archaeological assessment did not identify potentially significant archaeological resources within the proposed project area but indicated the area to be highly or moderately sensitive for archaeological resources, archaeological monitoring of ground-disturbing construction and pre-construction activities in areas with previously undisturbed soil may be warranted. Native American monitoring may also be required. The archaeological monitor should inform all construction personnel prior to construction activities of the proper procedures in the event of an archaeological discovery. The training should be held in conjunction with the project's initial on-site safety meeting, and shall explain the importance and legal basis for the protection of significant archaeological resources. In the event that archaeological resources (artifacts or features) are exposed during ground-disturbing activities, construction activities in the immediate vicinity of the discovery should be halted while the resources are evaluated for significance by an archaeologist who meets the PQS. If the discovery proves to be significant, it should be curated with a recognized scientific or educational repository.

Human Remains

There are no known human remains within the Plan area. Regardless, any ground disturbing activities would have the potential to unearth human remains. Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any



nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the remains are discovered has determined whether or not the remains are subject to the coroner's authority. If the human remains are of Native American origin, the coroner must notify the Native American Heritage Commission within 24 hours of this identification. The Native American Heritage Commission will identify a Native American Most Likely Descendant to inspect the site and provide recommendations for the proper treatment of the remains and associated grave goods. *State CEQA Guidelines* Section 15064.5 directs the lead agency (or Applicant), under certain circumstances, to develop an agreement with the Native Americans for the treatment and disposition of the remains. Compliance with the above regulation would likely reduce any potentially significant impacts under CEQA.

Native American Consultation

Future environmental review of the projects within the Plan area would require consultation with the appropriate Native American tribes to determine any potential significant impacts to tribal cultural resources. AB 52 requires consultation with any tribes that have requested formal notification from the lead agency. Therefore, future environmental review would be required to consult with all tribes that have requested notification from the applicable lead agencies to the project.

CLOSURE

As noted above, this report is solely intended to identify sensitive biological (including wetland and non-wetland waters) and cultural (including archaeological and built environment) resources that represent potential constraints to development of the project, and provide recommendations to address any potential constraints associated with such resources. This report is not intended to provide analysis suitable for compliance with the CEQA, Clean Water Act, Porter-Cologne Water Quality Control Act, California Fish and Game Code, federal or State Endangered Species Acts, NHPA, or AB 52.



Thank you for the opportunity to support your environmental analysis needs for this important project. Please contact us if you have any questions.

Sincerely,

RINCON CONSULTANTS, INC.

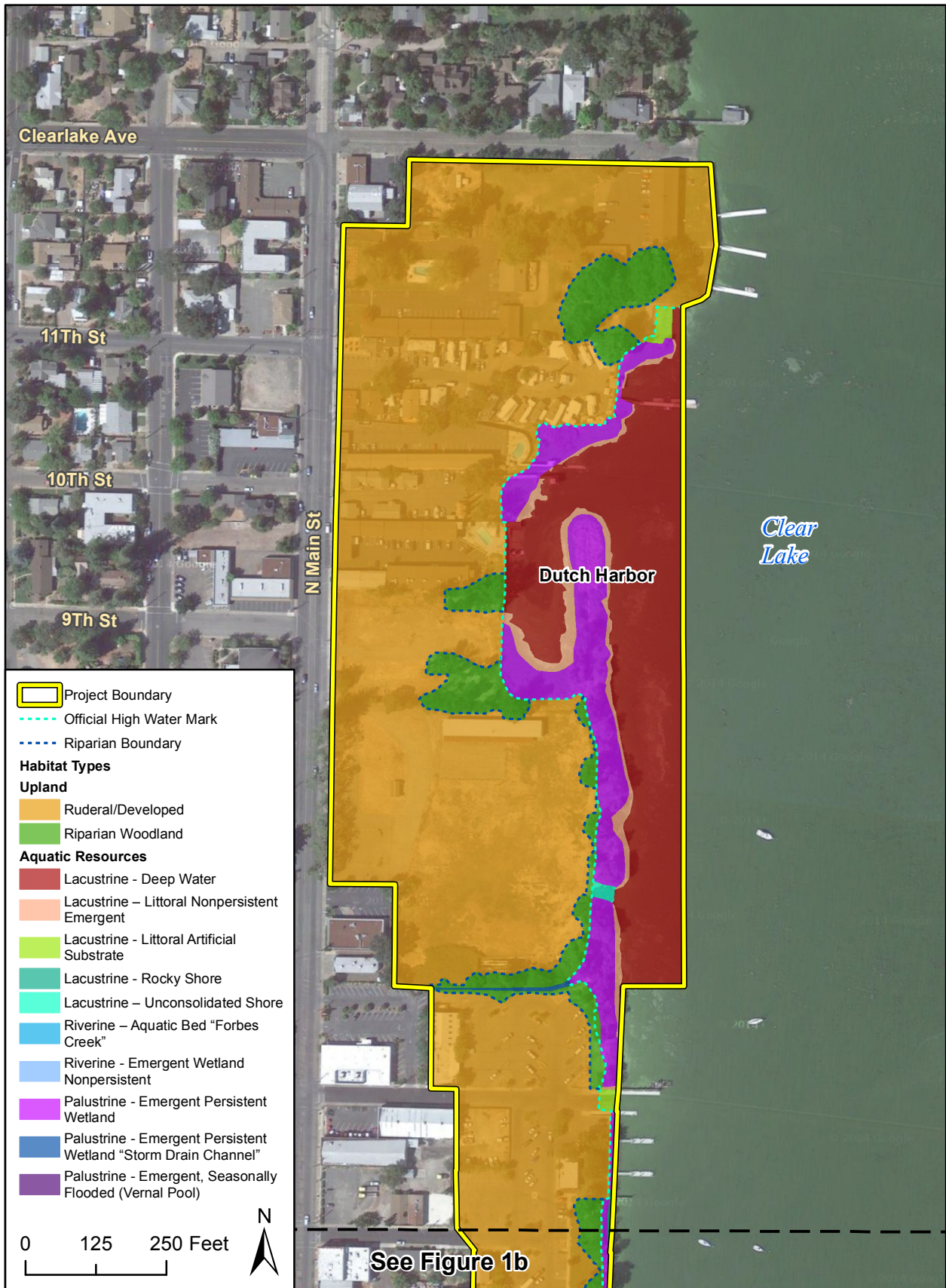
Kristiaan Stuart
Senior Ecologist

Kyle Brudvik
Paleontologist/ Archaeologist

Colby J. Boggs
Principal

ATTACHMENTS

- Figure 1a - Habitat Types (North)
- Figure 1b - Habitat Types (South)
- Site Photographs



Imagery provided by Google and its licensors © 2016.

Habitat Types

Figure 1a
 Design Workshop



Habitat Types

Figure 1b
 Design Workshop



Photo 1: View of Dutch Harbor looking north from south bank. Riparian woodland, littoral and palustrine emergent aquatic habitats visible.



Photo 2: View of Dutch Harbor looking north from east bank. Floating water primrose in foreground.



Photo 3: View of Skylark Shores Resort private beach area looking south.



Photo 4: View of residential area, shoreline revetment and private dock from Skylark Shores Resort looking south.

Site Photographs



Photo 5: View of beach area at school district property adjacent to “dog park” field area.



Photo 6: View of top of bank and riparian woodland habitat. Trees include valley oak, Goodding's black willow, and Fremont cottonwood.



Photo 7: View of 6th Street storm drain.



Photo 8: View of shoreline at south corner of 5th Street Launch Facility looking south.

Site Photographs



Photo 9: View of beach area and OHWM north of 1st Street.



Photo 10: View of Willow Point slough. Common knotweed in waterway, view looking southeast.



Photo 11: View of vernal pool located south of Willow Point.



Photo 12: Close-up view of woolly marbles in vernal pool.

Site Photographs