

EXECUTIVE SUMMARY

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A. INTRODUCTION

This is a comprehensive revision and replacement of the City of Clearlake's General Plan, which has not been updated since the City first incorporated in 1980. California law requires cities and counties to adopt a General Plan to guide future development. A General Plan is the foundation upon which all land use decisions are to be based (California Governor's Office of Planning and Research (OPR), 2003). This report is produced by second year graduate students (Cal Poly Planning Team) in the City and Regional Planning Department at the California Polytechnic State University, San Luis Obispo under the supervision of a faculty member. The Cal Poly Planning Team collected information from existing documents and held meetings with City officials and community members to generate a background report. The Background Report was completed in December 2012.

This document discusses the planning process which has led to the development of Clearlake's Preferred Growth Scenario and Clearlake's goals and objectives for future development. In addition, this plan acts as a policy document to provide explicit and distinct policies and programs to help guide decision making in order to achieve these goals.

B. PLANNING PROCESS

The Cal Poly Planning Team consists of second-year graduate students in pursuit of a professional Master Degree in the field of City and Regional Planning from the California Polytechnic State University in San Luis Obispo, California with supervision and guidance provided by Dr. Cornelius Nuworsoo. Between September 2012 and December 2012, the Planning Team interacted with the Clearlake community in a series of public workshops and worked closely with the City of Clearlake to generate an existing conditions background report. The 2012 Background Report acts as the guiding document for the General Plan Update, as it identifies opportunities, constraints, and community goals. Following the development of the Report, the Planning Team used this information to formulate development scenarios. Through additional community input received from January 2013 through March 2013, the Planning Team presented the Preferred Growth Scenario in March 2013.

Three different methods were utilized to gather information to inform the Planning Team on existing conditions and identify emerging directions which guide the development of goals, objectives, policies, and programs in the General Plan.

1. Secondary research was conducted to identify applicable standards, policies, and programs related to each General Plan element.
2. Field work was performed in order to conduct land use inventory of existing conditions and the use of all parcels within the City.
3. Primary data was collected in the form of three public meetings, which provided insight to community aspirations and preferences for Clearlake's future.

Chapter 3, “Planning Process”, describes each method in greater detail.

C. DEMOGRAPHICS

In 2010, Clearlake had 15,250 residents, a 16 percent increase from 2000. Comparatively, Clearlake is a relatively young community in Lake County, with a median age of 39.9 years. The largest percent of the 2010 Clearlake population was within the 45 to 54 year age cohort, yet approximately 67 percent of the entire population was under the age of 45. Racial and ethnic diversity is limited in Clearlake. While 21 percent of the population identifies as Latino by ethnicity, 73 percent of the population is within the racial category ‘white’. African Americans, the second largest racial group, make up only 4 percent of the total population. In 2010, the median income for Clearlake was \$26,382, considerably lower than Lake County (\$41,182) and California (\$60,883) averages.

D. 2040 POPULATION & HOUSING PROJECTIONS

The population in Clearlake is projected to increase an additional 22 percent over the next thirty years. Based on current birth, death, and immigration rates, the population in Clearlake will increase by 3,452 and approach an estimated 18,702 residents by 2040. To accommodate population growth the City will require an additional 1,025 housing units. This housing need can be met through the reoccupation of existing vacant units, redevelopment of existing units determined to be in ‘bad’ condition, and constructing new units.

E. EXISTING CONDITIONS

Land Use

The Land Use Element defines current and future land uses in the City of Clearlake. This element ties together the goals, objectives, and policies of other elements in the General Plan, while promoting compatibility of uses and preserving valuable community assets and resources. The 2012 Land Use Inventory surveyed existing uses and found that 57 percent of the City’s total acreage is vacant. New development is needed to improve conditions in the City. The remainder of acreage in the City is made up of 28.6 percent residential, 9.5 percent open space, and less than 2 percent each of commercial, mixed-use, public facilities, and industrial land. The 3,968 vacant acres allow for a variety of development opportunities.

The Land Use Element targets development in strategic locations throughout Clearlake as presented under the Preferred Growth Scenario. The goals, objectives, policies, and programs are designed to accommodate future growth while maintaining the City’s rural atmosphere and abundance of open space. Concentration of development, focused around key activity centers, can provide a lively and active city. Additionally, a mix of uses, enabling residents to access daily needs and services should also be included.

Circulation

The Circulation Element is one of the seven mandatory elements of the General Plan according to Government Code §65302. Circulation is an important part of a vibrant community. An effective transportation system not only provides vital multi-modal transportation service connecting all land uses, but also is directly related to the social and economic development of the City. In order to have a healthy economic system, a connected and efficient circulation system is imperative. This Element describes the City's transportation system and circulation network and provides an inventory of existing roadway and infrastructure conditions. Additionally, this element identifies emerging directions related to future transportation and circulation within the City.

A key challenge facing Clearlake's transportation system is street and road maintenance. A majority of streets, both public and private, in Clearlake are unpaved. There are about 112 miles of public streets in Clearlake with about 63 miles paved and 49 miles of gravel or unpaved roads. As a long-standing issue, many residents identify pavement of the streets as a top infrastructure priority. The City is currently taking steps to address this issue. The community's residents also would like to see a well-maintained sidewalk system that can facilitate safe and connected pedestrian access. Based on low ranking level of service, many intersections could be improved. The intersections that have been identified in need of improvement are State Route 53 (SR 53) at 40th Avenue, SR 53 at Dam Road/Old Highway 53 and SR 53 at SR 29/Main Street.

The goal of this plan is to address the circulation needs of the City by working to establish connectivity throughout the City, promote auto independency, safety for all users of the right-of-way, and increase the quality of road infrastructure. The Preferred Growth Scenario's circulation plan maintains the link between transportation and land use by emphasizing a well-connected multi-modal transportation system. It is recommended that the City should prioritize road, bike, and pedestrian infrastructure improvements. Future development near Austin Park, Ogulin Canyon, and the Regional Shopping Center should incorporate additional public transit service connections and additional bike infrastructure. Traffic calming measures, such as roundabouts and raised crosswalks should be implemented to address safety concerns.

Housing

The Housing Element, a mandatory element by State Law, analyzes current housing stock and conditions in Clearlake based on information gathered from the 2012 Land Use Inventory and 2010 U.S. Census. According to the U.S. Census, Clearlake had approximately 8,035 housing units in 2010. More than half of these units are single-family homes, while over one-third are mobile homes. Existing housing stock is in need of improvements, with only half of all housing units considered to be in "good" condition based on the Cal Poly Planning Team's visual condition inventory. Additionally, about 25 percent of Clearlake's current housing stock is considered vacant, which is extremely high and representative of a failing housing market. Both homeowners and renters are financially burdened by housing costs, with approximately 75

percent of homeowners with mortgages and 59 percent of renters considered cost-burdened. Notwithstanding, the Regional Housing Needs Allocation requires 51 percent of future housing to accommodate above-moderate income owners. With a majority of the current population considered cost-burdened and the current housing stock is already being sold at below market rate, the City will need to address both above moderate and low-income housing. Housing affordability programs must be considered, in addition, the City shall reevaluate existing stock and identify potential units for rehabilitation and renovation. Currently, the Area Planning Council is evaluating the spreading of low-income housing throughout the county thereby lessening the required number in the City. Higher-income residents have different housing needs and may be interested in above market-rating housing.

Given current trends in population growth, the population is projected at 18,702 by the year 2040. In order to accommodate this population growth, Clearlake needs an additional 1,025 housing units by 2040. The current vacancy rate is 25.7 percent, and does not include the high number of seasonal homes in Clearlake. One goal of the Housing Element is to reduce this rate to 5 percent by 2040, so to achieve this rate without including the seasonal homes; the City should remove homes in bad condition and utilize 754 vacant housing units. Thus, the City will only need to construct 271 new housing units by 2040.

Conservation

The Conservation Element addresses management and conservation of natural resources to benefit the human population while allowing for economic growth, while protecting wildlife habitat and resources. The goal of the Conservation Element is to reconcile the “conflicting demands” between human and natural systems and develop policies that mitigate negative human influence on natural ecosystems while preserving ecosystem functions into the future. The Conservation Element addresses federal and state standards of environmental regulation, current and future water supply and demand, existing conditions of water, air, biological, and geologic resources, preservation of wildlife habitat, cultural resources, and state of the art practices in environmental planning for energy efficiency and climate change.

Clear Lake is currently a federally listed impaired body of water and will need to meet the standards established in the Total Maximum Daily Load Implementation and Monitoring Plan in order to meet federal water quality standards. Clearlake is also home to federally endangered and threatened species, requiring careful land use planning to avoid impacts on natural wildlife and vegetation. Water supply is also a major concern in the Conservation Element. As future population increases, the City will need to carefully monitor water supply and demand to ensure adequate supply for all residents and visitors.

The Conservation Element identifies goals, objectives, policies, and programs to guide the City into the future in a way which minimizes the impact on the natural environment and improves upon existing conditions. Under the Preferred Growth Scenario, the City will concentrate future economic and residential growth within existing developed areas. This will minimize the impact of future growth on open space land and natural habitat. Future growth will require the City to secure an adequate supply of water for all future residents and prioritize improving quality of

water in Clear Lake. The element also introduces policies which address community concerns including the need for interregional coordination on conservation issues and increased public awareness.

Open Space

The Open Space Element contains information on three different categories of open space: active open space for recreation, passive open space for the management of natural resources, and passive open space for the management of safety.

In Clearlake, active open space for recreation and parks includes three neighborhood parks: Austin Park, Highland Park, and Redbud Park, totaling approximately 36 acres. This is equivalent to 2.36 acres per 1,000 people, above the traditional 1.00 acres per 1,000 people standard. An additional 5.8 acres of playgrounds, sporting fields, and recreational space provided by Pomo Elementary and Burns Valley Elementary Schools supplements the City parkland. Anderson Marsh Historic State Park is considered a regional park, and provides amenities such as historic and naturalist programs, picnic areas, hiking and biking trails, kayaking, and bird watching.

Passive open space for the management of natural resources includes scenic resources, agricultural lands, and wilderness. Scenic places in the City are identified as city parks, scenic vistas from the parks, State Route 53 and Lakeshore Drive scenic driveways, scenic viewsheds from Lakeshore Drive providing “glimpses” of the lake and views of Mt Konocti, Clear Lake, Borax Lake, and Anderson Marsh Historic State Park. The active agricultural lands consist of 466 acres, found in clusters on the northeast side of Clearlake. Wilderness areas in Clearlake are predominantly located outside the City boundary to the east; and consist of hills, vegetation, and wildlife habitats.

Passive open space for safety management includes forested lands for fire safety; open space for flooding prevention, drainage control, water retention, and seismic hazard protection; and access trails for firefighting. Trails can serve as a buffer for open space, wetlands, and wildlife habitat with added potential for preserving clean water and aquifers, and enabling environmental education opportunities.

In the Preferred Growth Scenario, park and open space improvements are proposed, including the expansion of Highlands Park to encompass a total of 1.6 acres, as well as redevelopment proposals near and across all of the parks along Lakeshore Drive. Additionally, a linear park is proposed along 39th and 40th Avenues on the eastern side of SR 53. The visitor’s center at the junction of SR53 and Lakeshore Drive is proposed for a park-like setting. Pocket parks are proposed as part of the design for planned developments. The largest concern for the future is park accessibility. Parks should be developed in closer proximity to developing neighborhoods. The Preferred Growth Scenario does not result in any loss of open space land, ensuring open space remains to act as a buffer for safety and protect scenic views of the lake and mountains. Open space maintenance and expansion is encouraged by concentrating development in the eight key areas of the Preferred Growth Scenario. This development proposal enables a proper buffer for protecting urban areas from rural and fire-prone areas

Noise

The Noise Element is one of the mandatory elements and identifies both noise sources of and sensitive receptors. The element provides goals, objectives, policies, and programs in the General Plan to alleviate unwanted sound produced within Clearlake. The major sources of noise are traffic on State Route 53 (SR 53) and Lakeshore Drive as well as animal nuisances and recreational lake activities such as boating. The Preferred Growth Scenario has potential to increase traffic noise along main corridors of Lakeshore Drive, Olympic Drive, and SR 53. Increased construction noise should be addressed through mitigation measures. To address future conditions envisioned under the Preferred Growth Scenario, the Noise Element 's goals, objectives, policies, and programs encourage additional development and land use decisions to include careful consideration of compatible and incompatible land use proximities, impact of new development on sensitive receptors, and incorporate noise mitigation measures throughout the construction and operational phases of any new project. With future development plans, the impact of traffic and construction noise ought to reflect courtesy to residents, and mitigation measures should be put in place by local, state, and federal agencies.

Safety

The Safety Element, a required element of the General Plan, identifies hazards that pose potential risks of injury, death, and property damage resulting from flood hazards, fire proliferation, seismic impacts, geologic conditions and hazardous materials, in addition to citywide emergencies and crime. Addressing natural and man-made hazards will guide future growth within the City. The greatest risks in Clearlake are likely to result from flood or fire hazards. Areas planned for development along the lake within the 100-year flood zone are at higher risk and should either be re-located outside of the flood hazard zone or properly constructed to address this risk. Similarly, residential development in areas facing high fire risk, such as areas adjacent to the foothills surrounding the City, should implement fire mitigation measures. Other hazards of lesser risk, including seismic hazards, should also be addressed to formulate an approach that encompasses a range of safety issues. The application of prevention and mitigation measures that address each hazard can reduce the impact on property, health, and safety.

Goals, objectives, policies, and programs set forth the approach and requirements to achieve a direction of growth that incorporates safety at its core. Addressing the impacts of flooding, fire, seismic hazards, hazardous materials, and crime and developing an emergency response can direct the City along a path of safe development. Clearlake should be guided by a development approach that minimizes flood risk; aims for an environment of low urban fire and wildfire risk; prepares the City for seismic and geologic hazard impacts; avoids health impacts caused by hazardous materials; emphasizes a community of low crime activity; and ensures an organized emergency response process.

Economic Development

The Economic Development Element is an optional element in the General Plan. The element provides General Plan goals, objectives, policies, and programs to improve and diversify the City's economic base. Economic conditions in Clearlake have been declining since 2007. While unemployment rates are dropping from their peak in 2007, there are indications, such as the job-housing ratio and percent of residents in the workforce, that there is not an adequate supply of appropriate jobs to match the skill level of Clearlake residents. Clearlake employees are commuting from elsewhere in the County, indicating a job-housing imbalance due to insufficient supply of market-rate housing. The City has recently balanced the municipal budget, yet officials will need to continue to maintain fiscal stability and look for opportunities to finance new programs in accordance with the General Plan. The City will need to be careful to not overspend limited financial resources, and dedicate effort to finding grants and other funding sources in order to maintain momentum and community participation.

A main component of the Preferred Growth Scenario is allocating adequate land for commercial and industrial growth. The goals, objectives, policies, and programs of the Economic Development Element are intended to shape economic growth suitable for the City of Clearlake, as well as create and sustain a vibrant and welcoming community that serves both tourists and locals. Under the Preferred Growth Scenario, estimated targets can lead to a multitude of additional job opportunities, an improved jobs-housing balance, and increases in sales tax revenue. The Economic Development Element introduces policies and programs to correspond to the commercial and industrial land uses outlined in the Preferred Growth Scenario. The element suggests concentrating commercial and job growth in the downtown Lakeshore and Olympic Drive loop, adding light industry in Ogulin Canyon, and expanding industry and commercial development in the Airport and Wal-Mart shopping area. By promoting development in key areas, the Economic Development Element aims to foster job growth and generate more head of household jobs. The City should work to develop an Economic Development Strategic Plan to attract appropriate businesses and incentivize entrepreneurship and innovation.

Public Facilities

The Public Facilities Element describes the services and facilities provided by the City of Clearlake and Lake County to residents and businesses, and discusses whether these services are adequate to meet the City's needs now and in the future. The City's public facilities serve approximately 15,000 residents and a number of commercial businesses over a land area of about 11 square miles. Educational facilities include schools: Burns Valley Elementary, Pomo Elementary, and Clearlake Highlands Academy (members of the Konocti School District). Additionally, the City provides facilities for police and fire departments, water and wastewater storage, pumping, and conveyance systems; solid waste and recycling, utilities, and energy.

The future provision of public facilities is driven by the goals, objectives, policies, and programs for the public facilities element. Addressing school overcrowding by building adding more classrooms or building a new school will allow for adequate classroom sizes later. Hiring more

police and fire personnel will allow for adequate crime and fire hazard protection. Updating plans for storm water and developing a plan for the landfill when it reaches capacity will help the City to face impacts to storm water and waste management. The development approach seeks to minimize impact of future development to public education, the library, police and fire protection, water supply, storm water, waste management, and energy facilities.

Community Design

Community design and sense of place refer to the unique character and features of a city's built environment and natural landscape. The Community Design Element of the General Plan has two main roles; it identifies existing conditions of Clearlake's built environment and suggests ways to preserve or enhance desirable community attributes by establishing a set of goals, policies and actions. The Community Design Element also provides the basis for aesthetic regulation of all development and offers specific guidelines to enhance the sense of place and quality of life for Clearlake residents. These guidelines bring together the principles of the other elements in an overall set of policies to guide the form and appearance of Clearlake's neighborhoods, streetscapes, and buildings.

Currently, Clearlake has a limited ability to attract visitors and tourists. The downtown corridor has the potential to serve visitors and residents, but is mostly underdeveloped and the absence of area design guidelines has led to non-pedestrian scale buildings and store frontages with little cohesion or symmetry. This element provides additional direction for the prescriptions ascribed to uses in the Land Use Element as determined by the Preferred Growth Scenario. This additional direction includes not only the identification of Clearlake's development pattern, form, and structure, but also, the unique characteristics of the City that together form its sense of place. The Preferred Growth Scenario emphasizes infill development, creating walkable commercial districts, and marketing the City as a tourist destination. Implementation of community design policies will help the City attain future goals and create an inviting and attractive city with a distinguished regional identity. The goals, objectives, policies, and programs outlined in this element aim to entice people to actively participate in community events and feel a sense of pride in being part of the City.

Health

The Health Element identifies measures of physical and mental wellness in the community. The element addresses adequate access to recreation and open space, healthy foods, medical services, public transit and safe active transportation, quality housing, economic opportunities as well as safe neighborhoods and public spaces, and environmental quality. A large proportion of Clearlake residents suffer from obesity, aging problems, drug and alcohol abuse, heart diseases, and mental health issues. Teen pregnancy is also a rising concern as youth population is projected to grow. With a growing senior population, access to transportation, health care, and recreation will become increasingly important.

The purpose of the Health Element’s goals, objectives, policies, and programs is to address the issues and challenges of the City. City goals are influenced by all other elements, in order to provide a comprehensive health plan.

The Preferred Growth Scenario illustrates the many ways Clearlake can improve residents’ health. One way is by encouraging compact development and streetscape improvements to increase walkability and physical activity levels. The addition of green spaces, parks, and pedestrian focused areas such as plazas and pocket parks promote higher accessibility to social gathering areas and build healthier social capital. Residential mini parks utilized as community gardens can also increase resident’s accessibility to fresh and healthy food. Under the Preferred Growth Scenario, goals and objectives identified in the Health Element will guide Clearlake to a healthy future by focusing on increasing access to health care and health care facilities, increasing awareness and access to healthy food options, and providing access to more recreational activities.

F. ALTERNATIVE GROWTH SCENARIOS

1. Business as Usual

Business as Usual is a development scenario that illustrates the future implications of following existing trends and patterns in population growth, residential and economic development, and investment in public facilities and infrastructure.

The Business as Usual Scenario would accommodate future housing and employment needs in low-density dispersed housing on the periphery of the City, not within walking or biking distance to employment, recreation, or commercial opportunities. Growth in the Business as Usual Scenario assumes the existing low-density housing types and patterns persist, with a continued preference for single-family mobile and modular homes. Commercial activity will be dispersed throughout the City, without a distinct City core or downtown commercial center.

2. Infill and Redevelopment

The Infill and Redevelopment Scenario emphasizes the utilization of vacant parcels to transform the City of Clearlake’s traditional land use pattern into an efficient network. In contrast to Business as Usual, Infill and Redevelopment envisions a purposeful approach to development through concentrated growth around the following strategic areas:

1. Gateway (Lakeshore Drive between Old Highway 53 and State Route (SR) 53)
2. Lakeshore Drive Corridor (from Old Highway 53 to Austin Park)
3. Austin Park
4. Olympic Drive Corridor (from Austin Park to SR 53)

Low-density residential housing with some higher density housing options is proposed under this alternative in order to maintain Clearlake’s small-town feel while anticipating future

growth. Commercial retail, service, and some office uses are proposed to encourage more economic activity around Clearlake’s existing commercial hubs. Mixed-use development along Lakeshore Drive and Austin Park is another strategy to bring people closer to commercial and social needs and contribute to a stronger community.

The Infill and Redevelopment Scenario proposes a multi-modal circulation plan that reduces automobile dependency and promotes multiple modes of transportation. A multi-modal circulation plan is an essential component to support the mixed-use and infill development proposed in this growth scenario. The objective is to improve the condition and safety of Clearlake’s main arterials, Lakeshore Drive and Olympic Drive for pedestrians, bicyclists, and motorists.

3. Clustered Growth Development

The Clustered Growth Development Scenario advocates strategic growth in specific areas of Clearlake, with the goal of creating a connected network of activity hubs. This scenario proposes growth in the following 5 key areas:

1. Austin Park
 - New residential, commercial, office, mixed-use, and Civic development, with a focus on civic uses and public space.
2. Ogulin Canyon/North Entrance
 - New light industrial and tourist-commercial use.
3. The Avenues
 - New clustered single-family residential development, accounting for green space and pocket parks at the neighborhood surrounding Phillips Avenue and 40th Avenue. Includes neighborhood- commercial uses and centralized multi-family housing.
4. Lakeshore Drive at Old Highway 53
 - New mixed-use residential/commercial development and new single-family residential development. Additional retail and service development.
5. Regional Shopping Center
 - New higher-density residential development, including mixed-use and multi-family housing development at the neighborhood

The Clustered Growth Development Scenario prioritizes mixed-use designations, centralized open and public spaces, and established hubs of activity to create a more cohesive and connected city, while maintaining growth to certain areas. This scenario also offers a robust selection of transportation options, addressing walkability and bikeability between activity hubs.

4. Preferred Growth Scenario

The Preferred Growth Scenario for 2040 reflects a combination of all of the proposed growth alternatives with an emphasis on design concepts from the Infill and Redevelopment

Alternative and the Clustered Growth Alternative. Conceptual land uses for the Preferred Growth Scenario are based on a combination of existing land uses, proposed land uses, and the community's preferred aspects of each growth alternative. The goal of the Preferred Growth Scenario is to transform the City's spatial layout into a well-balanced array of land uses (including residential, commercial, open space, and public facilities).

Development is focused in eight key growth areas. The scenario is based on public input from three community meetings, particularly the Alternatives Community Meeting #3 on February 9, 2013. The Preferred Growth Scenario is designed to provide a variety of residential densities, create a mixed-use retail core, diversify the economic base, generate access to the lake through the use of parks and open space, and improve circulation. The growth areas are:

1. Austin Park
2. Olympic Drive Corridor (from Austin Park to State Route 53)
3. Lakeshore Drive Corridor (from Old Highway 53 to Austin Park)
4. Gateway at State Route 53 intersect with Lakeshore Drive
5. The Avenues
6. Regional Shopping Center (Wal-Mart/Airport Area)
7. Ogulin Canyon Industrial Center (northeastern corner of the City)
8. Agriculture Area

The intended outcome behind the proposed uses is to create a place with adequate supply of jobs, a variety of housing options, and public spaces that provide access to the lake, and supply sufficient amounts of space for community activities. This is achieved through designating a diversity of residential and commercial densities, the expansion and enhancement of public parks, and strategic and concentrated development.

G. ELEMENT GOALS

The following is a summary of each element's goals. Each goal's accompanying objectives, policies, and programs are presented in chapters 6 through 16.

1. Land Use

1. Accommodation of future residential growth with a rural character
2. Concentrated development with heightened activity centers
3. Compatible land uses
4. Easy access to daily needs and services

2. Circulation

1. An efficient and safe road network.
2. Adequate parking in commercial areas.
3. A high quality transit system that serves the needs of all residents.
4. A walkable City.

5. A bicycle-friendly City.

3. Housing

1. An adequate supply of housing for all income groups and needs.
2. Well-maintained, safe, and aesthetically pleasing housing environment.
3. Residential neighborhoods that respect the rural character of Clearlake.
4. Energy efficient and environmentally sustainable housing.

4. Conservation

1. Clean and safe lake conditions for wildlife, swimming, fishing, and boating
2. A City with an adequate supply of clean drinking water
3. Clean and clear air for all residents and visitors
4. A diverse landscape where plant and wildlife habitats, open space, and natural resources are preserved and protected
5. Agricultural land is protected from conversion into other uses
6. An energy efficient community
7. A City that actively addresses global climate change
8. Enhanced intergovernmental coordination on conservation issues in Lake County
9. A community well informed on local and regional conservation issues
10. Important cultural, historical, and archaeological sites managed and protected for the benefit of present and future generations.

5. Open Space

1. Parks and recreational facilities that meet a wide variety of public needs.
2. Connected City parks and open spaces.
3. A community with widely used parks and open spaces.
4. Protected and preserved passive open space.
5. Protected and enhanced vistas for the well-being of residents.
6. A city that preserves and celebrates its environmental resources.

6. Noise

1. A community with minimal exposure to excessive sound.

7. Safety

1. A community protected from injury, loss of life and property damage resulting from natural hazards relating to flooding, fire, seismic, and geologic events.
2. A safe community with low crime activity.
3. A community with low impact risk of hazardous materials on its well-being and health.
4. An effective emergency response system.

8. Economic Development

1. Balanced budget and fiscal stability.

2. A supportive and nurturing business climate.
3. A welcoming and visitor-serving environment.
4. A vibrant and centralized downtown.
5. A regional shopping hub.

9. Public Facilities

1. Educational opportunities for all community members.
2. A thriving civic center as a public resource center of the community.
3. City streets, residential properties, and public areas are clean and free of trash, reflective of civic pride in the community.
4. Properly allocated public service facilities, commensurate with fire and police personnel needs.
5. A comprehensive and sanitary sewer system that meets City needs and protects natural resources.
6. A sustainable supply of high quality water, delivered through an efficient and safe system to support the City's existing and future population.
7. A comprehensive and functioning storm water management system that protects people, property, water quality, and natural aquifers.

10. Community Design

1. A community with a distinct and strong identity
2. A walkable community
3. A small town community with a rural character
4. Valued natural environment and scenic beauty
5. Safe and healthy residential and commercial areas
6. Neighborhood wellness and social interaction for residents and visitors
7. Adequate signage and wayfinding

11. Health

1. Accessible health care
2. High awareness of healthy eating and healthy food options
3. Healthy lifestyle and educational programs for all
4. A safe community