
CITY OF TULELAKE LAND USE ELEMENT

OCTOBER 3, 2023



CITY OF TULELAKE
591 MAIN STREET
TULELAKE, CA 96134

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2.1 INTRODUCTION

The Land Use Element of the General Plan has the broadest scope of all seven required elements. The Land Use Element incorporates the issues, opportunities, and constraints identified throughout the General Plan in an effort to balance them with the community's goals for its future development. Together the Land Use Element and the Land Use Map designate the planned location, distribution, and extent of land uses to shape the future physical development of the community. The Land Use Element sets forth specific goals, policies, and implementation measures to guide land use for the City of Tulelake through 2045.

2.2 STATUTORY REQUIREMENTS

The Land Use Element is one of seven state-mandated Elements of the General Plan. Specifically, California Government Code Section 65302(a) requires that a city's general plan include:

A land use element that designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, greenways, . . . and other categories of public and private uses of land. . . The land use element shall include a statement of the standards of population density and building intensity recommended for the various districts and other territory covered by the plan.

Also, while certain land uses may be expressed generally, property owners must be able to identify their property's land use classification on the General Plan Land Use Map.

2.3 POPULATION TRENDS

Population projections play an important role in the development of a general plan. The distribution and extent of land use classifications, including the need for supporting public facilities and services, is largely based on the expected demands of the projected population. **Table 2-1** below shows the population of the City of Tulelake from 1940 through 2023.

Table 2-1
Population - City of Tulelake

<u>Year</u>	<u>Population</u>	<u>Percent Change</u>
1940	785	--
1950	1,028	+ 31.0
1960	950	- 7.6
1970	857	- 9.8
1980	783	- 8.6
1990	1,010	+ 29.0
2000	1,020	+ 1.0
2010	1,010	- 1.0
2020	902	- 10.7
2023	878	- 2.7

Sources: U.S. Census Bureau Decennial Census of Population and Housing (1950-2020) and California Department of Finance Table E-5 (2023)

Following the U.S. Bureau of Reclamation's diversion of the Lost River in 1912 and subsequent reclamation of much of Tule Lake's ancient lakebed, the first homestead offerings near Tulelake were made available in 1917. Additional homestead offerings followed as did plans for the development of a new town. In 1931, the first lots in Tulelake were auctioned, and shortly thereafter in 1937, the City of Tulelake was incorporated.



Figure 2-1, Main Street ca 1946 (Source: Bureau of Reclamation)

As shown in **Table 2-1** above, population growth during the City's early years was steady; however, with an agriculture-based economy and the failure of area farms in the 1950s and 1960s, the City's population experienced a decline that continued into the 1980s. This was followed by a population rebound that peaked around the turn of the century; however, since that time, the population has again been on a decline. The loss of population since 2000 reflects the changing nature of the region and its economy as a result of multiple multiyear droughts (2006-2010, 2011-

2017, and 2020-2022) that led to the curtailment and/or halting of irrigation water deliveries to area farms. With diminished agricultural production and the resultant impacts to the economy, younger persons and families have moved elsewhere for jobs.

With such significant changes in Tulelake's population over the past 40 years, it would be difficult to project the population over the next 20 years with any degree of accuracy. Nevertheless, the California Department of Finance projects that the population of Siskiyou County as a whole will decrease by approximately 5.7 percent between 2023 and 2045. This is equivalent to an annual population decrease over the planning period of 0.267 percent. Should that loss be equally spread throughout the County, it would result in 50 fewer residents in Tulelake.

It is evident that the population growth that occurred in the past is unlikely to return without economic recovery. However, despite an end to the most recent drought, the future of the region and its agricultural economy remain uncertain. While it is likely that many farms will persist, climate change projections for the region are not optimistic. According to the State's climate data platform Cal-Adapt, the region may experience slightly more precipitation in the coming years, however, the average climatic water deficit for the Klamath Basin would still increase as a result of increased temperature. Nevertheless, Tulelake remains an attractive place for families and retired persons seeking a rural, small-town lifestyle. Should the region's economy recover from recent losses, Tulelake would make an attractive community for new businesses and their employees. Further, the addition of a small apartment complex or new subdivision could easily attract residents, potentially adding 30 to 50 people to the community within a few years. Such changes are possible given the strong demand for housing, despite the shortage of better-paying jobs in the region.

For the reasons noted above, **Table 2-2** below projects two growth rates. The “positive” projection assumes a 1.0 percent annual growth rate over the planning period, while the “negative” projection assumes a 0.65 percent annual decrease. For perspective, the City’s population has been decreasing by approximately 1.1 percent since 2010. Based on the City’s historical growth rates and recognizing current economic conditions, a 1.0 percent annual growth rate may not be reflective of actual future growth potential. However, planning for a slightly higher growth rate ensures that the City can accommodate the development should economic conditions in the region improve, and it helps to ensure the availability of land to accommodate future growth.

Table 2-2
Population Projections - City of Tulelake

<u>Year</u>	<u>1.0% Annual Growth</u>	<u>0.65% Annual Decrease</u>
2025	896	869
2030	942	848
2035	991	827
2040	1,042	806
2045	1,095	786

Over the planning period, the “positive” projection results in a population increase of approximately 24.7 percent, or 217 persons, and the “negative” projection results in a decrease of approximately 10.5 percent, or 92 persons. While it is reasonable to expect the population to increase or decrease within this range, for the reasons previously noted, making projections over the next 20 years is difficult at best.

Under the “positive” growth projection above, the population of Tulelake would rebound to previous levels such that the City’s existing infrastructure should be able to accommodate much of the community’s foreseeable development needs. However, should positive population growth occur at a significantly faster rate than noted above, the City will want to review the General Plan to determine if amendments to the Plan may be needed to accommodate the greater population and the effects of accelerated growth. Should the population continue its decline, additional sources of funding will eventually be required to maintain the level of service provided by the City.

2.4 LAND USE CLASSIFICATIONS

The City of Tulelake provides a range of land use classifications to meet the needs of the community, including various types of residential, mixed-use, commercial, industrial, public, and open space. For each land use classification, this section includes representative images, typical uses, residential density ranges, and building intensities.

2.4.1 Residential Land Uses

Residential uses in the City of Tulelake consist predominantly of single-family dwellings. The California Department of Finance estimates that these units comprise approximately 69.2 percent of the City’s total housing stock in 2023. Single family dwellings are followed by mobile homes, which comprise approximately 17.2 percent of the housing stock. Although permitted in all zoning districts that allow single-family dwellings, most of the mobile homes are located in two manufactured home parks. Small multifamily dwellings, such as duplexes, triplexes, and fourplexes, comprise the remaining 13.6 percent of the housing stock and are scattered throughout the community. A majority of the residential uses in the City are located in the following residential land use classifications:

Low Density Residential

The Low Density Residential (LDR) land use classification is suitable for those areas of the City that are developed with and/or capable of supporting low density residential development and limited, compatible nonresidential uses. Typical uses in the Low Density Residential land use classification include, but are not limited to, single family dwellings, accessory dwellings, childcares, parks, and places of worship and spiritual assembly.



Figure 2-2, Single-Family Residential

Medium Density Residential

The Medium Density Residential (MDR) land use classification is suitable for those areas of the City developed with and/or capable of supporting low density and medium density residential development and limited, compatible nonresidential uses. Typical uses in the Medium Density Residential land use classification include, but are not limited to, single-family dwellings, accessory dwellings, duplexes, triplexes, childcares, parks, and places of worship and spiritual assembly.



Figure 2-3, Duplex Residential

High Density Residential

The High Density Residential (HDR) land use classification is suitable for those areas of the City that are developed with and/or capable of supporting low, medium, and high density residential development and compatible nonresidential uses. Typical uses within the High Density Residential land use classification include, but are not limited to, apartments, single-family dwellings, duplexes, triplexes, townhouses, accessory dwellings, manufactured home parks, childcares, community gardens, parks, and places of worship and spiritual assembly.

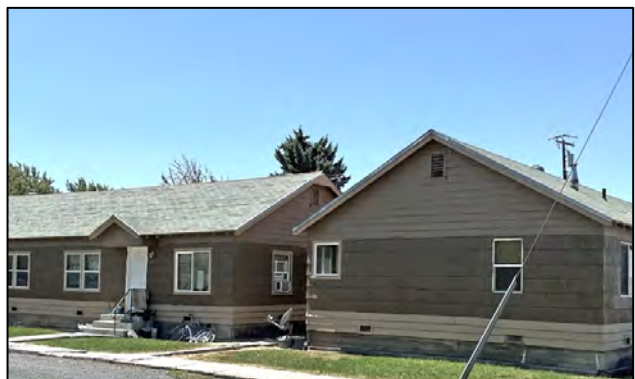


Figure 2-4, Multifamily Residential

More details on the housing stock are provided in the Housing Element of this General Plan.

2.4.2 Mixed-Use Land Uses

The City has two primary commercial areas. These are located downtown along Main Street and along Modoc Avenue. Many properties in these areas are presently vacant or underutilized and the City desires to promote infill development and redevelopment of these properties with a combination of residential and nonresidential uses, in part through the introduction of a mixed-use land use classification that has been applied to these areas.

Mixed Use

The Mixed Use (MU) land use classification provides for a compatible mixture of residential and nonresidential uses in centrally located areas of the City to encourage a broad array of retail, professional, entertainment, residential, social, civic, and other uses that contribute to a vibrant, pedestrian-friendly environment.

The Mixed Use land use classification more appropriately reflects development and land use patterns in the areas it is applied to, and it provides for continued integration of compatible residential and non-residential uses in these areas.

The intent of the Mixed Use land use classification is to promote economic investment, redevelopment, and revitalization; improve access to housing, jobs, services, open space, and other destinations through non-vehicular transit modes; encourage a compact urban form; and safeguard the character of existing neighborhoods.

The City has established three mixed-use zoning districts to provide for different development densities and types of mixed use. All three districts are included within the Mixed Use land use classification. In areas developed predominantly with nonresidential uses and classified Mixed Use, such as along Main Street between E Street and the railroad property in the north, zoning



Figure 2-5, Vertical Mixed Use



Figure 2-6, Retail and Business Offices



Figure 2-7, Retail Food Service



Figure 2-8, Residential and Institutional Uses

generally limits residential use to live-work units and/or upper floors (i.e., vertical mixed use) to preserve the commercial core function of these areas. Elsewhere in the MU, where residential and nonresidential uses have traditionally occurred side-by-side on the same lot or adjacent lots (i.e., horizontal mixed use), such as along Main Street south of E Street and along Modoc Avenue, the zoning permits both horizontal mixed use and vertical mixed use development.



Figure 2-9, Public and Commercial Uses

Typical land uses in the Mixed Use land use classification include low, medium, and high density residential uses, restaurants, retail sales, offices, banks, personal services, hotels and motels, community gardens, entertainment facilities, grocery stores, public and quasi-public uses, community gardens, parks, places of worship and religious assembly, and similar nonresidential uses.

2.4.3 Nonresidential and Other Land Uses

Nonresidential lands (i.e., properties designated for commercial, industrial, open space, and public facilities) and previously unclassified lands suitable for redevelopment upon approval of a development plan or specific plan comprise roughly 101.5 acres, or approximately 38.5 percent of the City's total land area.

Commercial

The Commercial (C) land use classification provides for nonresidential uses, including "heavier" commercial uses than typically considered compatible with residential use. Although the "heavier" uses provided for in the Commercial land use classification are generally automobile oriented, the Commercial land use classification provides for a variety of commercial uses, including uses capable of generating and sustaining local, non-vehicular traffic. As such, development of these areas should include sidewalks, bicycle facilities, and interconnected parking lots and pedestrian walkways, where appropriate. Typical land uses in the Commercial land use classification include automobile service stations, banks, business and personal services, entertainment facilities, business and professional offices, restaurants, retail sales, wholesale businesses, and similar nonresidential uses.



Figure 2-10, Heavy Commercial

Industrial

Due to the rural nature of the community, it is unlikely there will be significant demand for conventional industrial development. However, the area surrounding the railroad has traditionally been used for agricultural product processing, packaging, and distribution, and the railroad and

highway access available to these properties continues to make them attractive to businesses that support the region's agriculture as well as to retail and wholesale businesses in general. Typical uses in the Industrial (I) land use classification include agricultural product packaging, processing, and warehousing; equipment sales and rental; and materials processing. These uses may require a large amount of area for outdoor operations or storage and can generate impacts to surrounding parcels and uses in terms of noise, vibrations, glare, dust, and emissions.



Figure 2-11, Industrial Uses

Public Agency

The Public Agency (PA) land use classification is intended for larger properties developed with publicly owned and operated facilities, including but not limited to, schools, police and fire departments, and the City's wastewater treatment plant. Smaller parcels developed with public facilities, such as the water tower, City Hall, Post Office, and Department of Motor Vehicles, and open space resources are provided for under other land use classifications.

Open Space

The Open Space (OS) classification is comprised of public lands that provide active and passive recreational opportunities, and/or that should be preserved in a natural state for purposes of resource or flood protection. These areas buffer land uses, provide relief from urbanization, and are an important recreational, cultural, and visual resource for the community. Typical uses in the Open Space land use classification include parks, picnic areas, playgrounds, public facilities, utilities, natural resources, and recreation-related facilities. Periodic and intermittent uses, such as farmers' markets, special events, concessions, and similar uses may also occur within the Open Space land use classification with City approval. Properties included in the Open Space land use classification include Veteran's Park, Otis Roper Park, and Ridgeview Park. The three smaller parks along Modoc Avenue are provided for in the Mixed Use land use classification.



Figure 2-12, Otis Roper Park



Figure 2-13, Veterans Park

Planned Development

The Planned Development (PD) land use classification is intended to enable and encourage flexibility of design and development of land in such manner as to promote its most appropriate use. Prior to development of properties classified as PD, projects shall be subject to approval of a Development Plan or Specific Plan that, when approved, will be incorporated into a planned development ordinance for the site. Approved development plans and related planned development ordinances for particular sites shall specify the appropriate development standards, code regulations, and performance standards to be applied to development of the site.



Figure 2-14, Undeveloped Land

2.4.4 Density and Intensity Standards

The term density in a land use context generally refers to the residential development capacity of the land. Residential density is expressed in terms of dwelling units per acre (du/ac). A dwelling unit is a building or part of a building used for human habitation. This can vary greatly in size from a live work unit to a multifamily apartment to larger single-family dwelling. For example, the density of a residential development with 24 townhouses on three gross acres of land is 8.0 du/ac. Population densities, however, are not absolute limits.

Land use intensity is used to refer to the amount of development allowed on a given parcel of land. Land use intensity can be expressed in different metrics. For the purposes of the Land Use Element, land use intensity is defined by lot coverage, which is the percentage of a lot covered by development, excluding areas designated for parking, landscaping, etc. Lot coverage does not regulate building placement or form, only the spatial relationship between building size and lot size; it represents an expectation of the overall intensity of future development.

The maximums assigned to the land use classifications below do not constitute entitlements, nor are property owners or developers guaranteed that an individual project, when evaluated against General Plan policies, will achieve these maximums. The density and intensity metrics establish a maximum development envelope or density range under appropriate conditions. Many factors, such as applicable zoning standards, state regulations, physical site conditions, and owner or developer choices may impact the final project design and overall density and intensity of development in addition to this Plan. In particular, it should be noted that state regulations allow specified land uses to exceed maximums established by the City or to provide for density averaging.

**Table 2-3
Density and Intensity Standards**

Land Use Designation	Units/Acre Persons/Acre*	Max. Lot Coverage
Low Density Residential (LDR)	1-6 units/acre 3-20 persons/acre	40%
Medium Density Residential (MDR)	1-12 units/acre 3-39 persons/acre	50%
High Density Residential (HDR)	1-16 units/acre 3-51 persons/acre	75%
Mixed Use (MU)	1-16 units/acre 3-51 persons/acre	Variable
Commercial (C)	NA	100%
Industrial (I)	NA	75%
Open Space (OS)	NA	NA
Public Agency (PA)	NA	NA
Planned Development (PD)	Variable	Variable

* For the purpose of specifying population density in this table, an average of 3.18 people per household is assumed (U.S. Census Bureau, 2020). Calculations resulting in fractions of a person have been rounded accordingly.

2.5 LAND USE AND ZONING CONSISTENCY

The land use classification described above provide a broad description of development expectations within the City of Tulelake. To implement these designations and provide more guidance for property owners, **Table 2-4** identifies those zoning districts that correspond with the land use classifications. These zoning districts are not exclusive and zoning districts of similar nature may also be adopted and used in conformance with the General Plan. Zoning is a legislative act and can be amended within the parameters established by the land use classification. For example, when the City Council adopts a Planned Development ordinance for a specific project area or changes the mixed-use zoning of property consistent with density and intensity limits for the larger land use classification.

**Table 2-4
Land Use Classification & Zone District Consistency**

Land Use Designation		Possible Zone Districts	
LDR	Low Density Residential	R-1	Low Density Residential
MDR	Medium Density Residential	R-1	Low Density Residential
		R-2	Medium Density Residential
HDR	High Density Residential	R-1	Low Density Residential
		R-2	Medium Density Residential
		R-3	High Density Residential
MU	Mixed Use	MU-1	Limited Mixed Use
		MU-2	Mixed Use
		MU-3	Vertical Mixed Use

Land Use Designation		Possible Zone Districts	
C	Commercial	G-C	General Commercial
I	Industrial	M	Manufacturing
PA	Public Agency	P-F	Public Facilities
OS	Open Space	O-S	Open Space
PD	Planned Development	All zones after adoption of a Planned Development or Specific Plan.	

2.6 SPHERE OF INFLUENCE

In accordance with state law, the Siskiyou Local Agency Formation Commission (LAFCo) has established a Sphere of Influence for the City of Tulelake (see **Figure 2-16**). The Sphere of Influence includes approximately 401 acres of land outside current city limits and is intended to provide room for future expansion of the City, as needed. Because lands within the Sphere of Influence are potentially critical to the City's ability to expand, the County of Siskiyou Planning Department refers development requests within the Sphere of Influence to the City for review and comment prior to the County taking action on those requests.

Most of Tulelake's Sphere of Influence is prime agricultural land lying west and northwest of the City (roughly 269 acres). Tulelake is now and has always been a city that values, supports, and complements the agricultural community that surrounds it. Due to the City's location in an area of prime agricultural soils, any outward expansion of the City will almost certainly transition the use of land from active agriculture to urban development. As a result, the City wishes to pay particular attention to issues of land use compatibility and to ensure that new development minimizes the impacts of growth on the agricultural community that has supported Tulelake since its beginnings. Through the use of land use buffers and transitions, sensible design, and a planned and methodical pattern of expansion, the impacts to surrounding agriculture can be minimized.

Should the area west of the City be annexed and connected to city water and sewer, it could theoretically accommodate more than 1,000 single-family dwellings at an average of four units per acre. Were there demand for this quantity of housing, it would increase the population of Tulelake by roughly 3,200 persons. Access would be gained by extending those city streets that terminate at the westerly city limits, which would require spanning the existing Tulelake Irrigation District canals immediately west of the City.

A smaller portion of the Sphere of Influence stretches approximately 0.5 mile along Highway 139 east and southeast of the City to the Modoc County line. Immediately to the east of the City are roughly 45 acres of railroad property that the County has zoned Heavy Industrial (M-H) that could support additional commercial and industrial development. The area south of the City includes approximately 87 acres of prime agricultural land that carries the same development concerns as the unincorporated lands lying west and northwest of the City, and again access is constrained by irrigation canals.

The County of Siskiyou currently regulates land use in the City's Sphere of Influence. As discussed above, most of the land in this area is zoned to accommodate agricultural activity. In accordance with Government Code Section 65859, the City may pre-zone the unincorporated area in the Sphere of Influence or zone the land upon annexation consistent with the General Plan. The City General Plan Land Use Map does not propose land uses within the Sphere of

Influence. Rather, the City of Tulelake Zoning Code states that “Territory annexed to the city and not shown as part of the city by the zoning map... shall upon the effective date of such annexation be classified and zoned as Low Density Residential (R-1), unless the city council has prior to such effective date zoned said territory to another classification, subject to annexation.”

Annexation requests within the Sphere of Influence are initiated by the City at the request of those land owners who wish to obtain city services so that they can develop their land with urban uses. Annexation proposals must be evaluated carefully, taking care to ensure that the annexation and future service needs will not become a burden to the City. For this reason, the annexation process requires that the cost of providing services to the annexed territory be fully disclosed. The City’s most recent annexation was a 13-acre addition annexed in 1983 that resulted in development of 49 single-family dwellings and a neighborhood park (i.e., the Ridgeview Estates Subdivision).

2.7 DISADVANTAGED UNINCORPORATED COMMUNITIES

In accordance with Senate Bill 244 (2011), the Land Use Element must address any disadvantaged unincorporated communities located within or adjacent to city limits. A disadvantaged unincorporated community, or DUC, is defined as “a fringe, island, or legacy community in which the median household income is 80 percent or less than the statewide median household income.” For the purposes of SB 244, community is defined as “an inhabited area within a city or county that is comprised of no less than 10 dwellings adjacent or in close proximity to one another,” and “inhabited territory” means an area with 12 or more registered voters.

The effect of DUCs on the City is of importance when amending the Sphere of Influence and when annexing territory into the City. SB 244 requires that any city annexation proposal greater than 10 acres, or as determined by Local Area Formation Commission (LAFCo) policy, that is contiguous to a DUC cannot be approved without a companion annexation of the DUC unless a prior application for annexation of the same DUC area was received in the prior five years or LAFCo finds, based upon written evidence, that a majority of the residents within the DUC are opposed to annexation. It also requires that, for an update of a sphere of influence for a city or special district that provides public facilities and/or services for sewers, municipal and industrial water, or structural fire on or after July 1, 2012, a written statement of the present and probable need for those services within the DUC must be reviewed and considered by LAFCo.

DUCs may lack basic infrastructure, such as sewer, water, or stormwater drainage, because they may have been developed prior to infrastructure being installed in proximity to them. Therefore, to promote equality and environmental justice in accordance with SB 244 and adopted local policy, the proximity of any potential “community” to the City was analyzed to determine if any such community exists and should be included in the City’s Sphere of Influence. That analysis was based on American Community Survey 2021 median household data developed by the U.S. Census Bureau, a review of Census Designated Places, an understanding of the community and surrounding area, the general distribution, location, and extent of existing and proposed infrastructure, and aerial photographs.

As a result of the City’s analysis, it was determined that although the median household income was less than 80 percent of the statewide median household income for the entirety of the City and surrounding unincorporated area in 2021, there are no fringe, island, or legacy communities in proximity to the City of Tulelake. This is because there is no unincorporated territory surrounded by, substantially surrounded by, or outside of city limits that has at least 10 dwellings adjacent to or in close proximity to one another. Accordingly, there are no disadvantaged unincorporated communities located within or adjacent to city limits.

2.8 CORRELATION WITH CIRCULATION ELEMENT

The City of Tulelake maintains its small-town character through sound planning, orderly growth, and good design that recognizes the City's compact, grid-based urban form. The City's compact form enhances non-vehicular circulation opportunities and supports the circulation system. New developments are integrated into and strengthen the existing fabric of the community, and opportunities for new commercial and employment-generating land uses are available.

Should Tulelake grows from a small, densely populated city of under 900 people to become a city significantly larger than its current size, the movement of people in and around the City will be a key issue. Walking, cycling, public transit, and driving will all be important modes of travel. Residents, employees, and visitors should have transportation choices in moving throughout the community and traveling to communities in the region. Streets will need to be designed to facilitate additional modes of travel, and transit options expanded to better serve the needs of the population. Land use and transportation planning will need to go hand in hand to ensure transportation decisions and infrastructure are an integral component of the City's growth.

The Land Use and Circulation elements tie together the relationship between land use and reducing Vehicle Miles Traveled (VMT). Recent legislation also plays a significant role in the development of these elements. The Sustainable Communities and Climate Protection Act of 2008 supports the State of California's climate action goals to reduce greenhouse gas (GHG) emissions through coordinated transportation and land use planning with the goal of more sustainable communities.

2.9 LAND USE ELEMENT GOALS, POLICIES & PROGRAMS

According to the State General Plan Guidelines, a goal is an ideal future end related to the public health, safety, or general welfare. Because goals are general expressions of a community's vision for itself, goals may be abstract in nature, and as a result, they are generally not quantifiable or time dependent. Therefore, to aid in reaching the goals, specific statements (i.e., policies) are adopted to guide decision-making and through the implementation of programs that commit the City to specific courses of action. This section of the Land Use Element contains the City's land use goals and policies, as well as proposed strategies (or programs) to implement these goals and policies.

GOAL LU-1: A sufficient variety and quantity of land uses to meet the housing, employment, service, and social needs of the existing and future population.

GOAL LU-2: A strong economic base that provides more job opportunities for residents of the City.

GOAL LU-3: The City's rural small-town character conserved and enhanced.

GOAL LU-4: Sustainable planned growth in the planning area balanced with preservation and protection of the viability of agricultural areas surrounding the City.

GOAL LU-1: A sufficient variety and quantity of land uses to meet the housing, employment, service, and social needs of the existing and future population.

Policy LU-1.1: Provide for a compatible mix and quantity of land designated and zoned to serve the needs of the community.

Policy LU-1.2: Maintain flexibility within the Zoning Ordinance by allowing development opportunities through the use permit process as well as through approval of similar uses not otherwise listed in the Zoning Ordinance.

Policy LU-1.3: Allow for the development of residential, mixed-use, commercial, and industrial areas where suitable land exists with good access, adequate infrastructure, and where such uses will have a minimum of conflict with current and future adjacent land uses.

Policy LU-1.4: Encourage an integrated mix of housing types and sizes within residential areas to promote housing opportunities for people of all ages and abilities.

Program LU-1A: Adopt the General Plan Land Use Map (Figure 2-15), as the official Land Use Map for the City of Tulalake.

Program LU-1B: Adopt zoning regulations that are consistent with and support implementation of the General Plan Land Use Element.

Program LU-1C: Implement the programs of the Housing Element related to residential development.

GOAL LU- 2: The City’s rural small-town character conserved and enhanced.

Policy LU-2.1: Maintain Tulalake’s small town character while allowing for population and business growth, as well as increased employment, shopping, cultural, and recreational opportunities, and other tax revenue generating uses.

Policy LU-2.2: Apply land use classifications and zoning in a manner that is consistent with the prominent existing development, taking care not to encroach upon an established neighborhood with potentially incompatible uses.

Policy LU-2.3: Protect existing neighborhoods from added noise, traffic, light, and other characteristics that may negatively affect them.

Policy LU-2.4: When approving discretionary development proposals, ensure that proposed uses would be compatible with existing land uses.

Policy LU-2.5: Avoid the overconcentration of land uses in any area of the City where the resultant increase in traffic, noise, and other impacts would adversely impact the public health, safety, peace, and general welfare of residents.

Policy LU-2.6: Commercial and industrial developments should be kept in scale with the small-town atmosphere, considering the size and height of the structure and the scale and quantity of signs.

Policy LU-2.7: Encourage the design of projects that enhance public safety and discourage crime by orienting homes and buildings toward the street, providing adequate lighting and sight lines, and selectively installing fencing and landscaping.

Program LU-2A: Include development standards in the Zoning Ordinance that provide adequate separation, buffering, landscaping, screening, and other provisions as needed to ensure compatibility between potentially incompatible land uses.

Program LU-2B: During review of discretionary proposals, require buffers when warranted between dissimilar land uses; urban uses and open space; environmentally sensitive areas and habitats; biological, historical, and cultural resources; and agricultural lands. Buffers may include additional setbacks, solid barriers, redesign, or other means to protect the resource.

Program LU-2C: Preserve and strengthen the character of existing residential neighborhoods by developing and maintaining sidewalks and encouraging property owners to maintain their properties.

Program LU-2D: Support neighborhood watch initiatives and partner with community and neighborhood organizations to combat crime and promote public safety.

Program LU-2E: Encourage high standards of property maintenance and provide for rapid abatement of conditions contributing to blight.

Program LU-2F: Upon review of discretionary permits, add conditions to the project approval, when warranted, to support the public peace, health, safety, and general welfare.

GOAL LU-3: A strong economic base that provides more job opportunities for residents of the City.

Policy LU-3.1: Support the expansion and retention of existing businesses and facilitate business development in the City.

Policy LU-3.2: Reinforce the downtown area as the physical and cultural center of the City, recognizing its importance to the community's sense of place.

Policy LU-3.3: Encourage infill development, adaptive reuse of existing buildings, and the restoration of historic structures to revitalize the downtown as a center of community activity.

Policy LU-3.4: Promote a mix of daytime and evening uses in the downtown, including restaurants, professional offices, entertainment, and housing to encourage activity throughout the day.

Policy LU-3.5: Foster redevelopment and revitalization of older and deteriorating portions of the City.

Program LU-3A: As resources permit, seek funding via grant and loan programs to aid business development through improvement and expansion of city services and facilities (e.g., roadway improvements, water and sewer infrastructure, streetscaping and other beautification efforts, etc.).

Program LU-3B: Develop and maintain an inventory of vacant and underdeveloped mixed-use, commercial, and industrial properties that are or can be served with city utilities to aid businesses in the site selection process.

Program LU-3C: Identify and actively promote development of key vacant or underutilized sites for commercial and mixed-use development in and adjacent to the downtown area.

Program LU-3D: Evaluate in consultation with residents, and the business community in particular, whether to develop and adopt an objective design review process for the downtown that could be applied to new development and to existing development at the time of façade improvements. Encourage a variety of building styles and types consistent with the community’s small-town feel.

Program LU-3E: Allow home-based businesses in residential neighborhoods when there is no indication of a home-based business from outside the home, the nonresidential use is compatible with adjacent uses, and the home-based business is at a scale that is accessory to the residential use.

Program LU-3F: Support the formation of a merchants’ association to provide a forum for promoting healthy local businesses.

GOAL LU-4: Sustainable planned growth in the City’s planning area balanced with preservation and protection of the viability of agricultural areas surrounding the City.

Policy LU-4.1: Encourage, promote, and facilitate infill development and phased extension of city services in an effort to discourage sprawl and maintain a compact urban form.

Policy LU-4.2: Protect agricultural land uses surrounding the City through maintenance of firm urban boundaries, incorporation of agricultural buffers, and support for the agricultural industry.

Policy LU-4.3: As vacant land in the City becomes limited, encourage the annexation of suitable land within the Sphere of Influence that can be readily served with city utilities, where the relationship between existing and planned land uses moderates Vehicle Miles Traveled (VMT), and where impacts to prime agricultural lands would be minimized.

Program LU-4A: Establish, as a high priority, the conservation of existing residential and commercial structures through preservation and rehabilitation, and support appropriate grant applications when they are proposed to aid this effort.

Program LU-4B: In response to annexation proposals, pre-zone lands within the Sphere of Influence a means to maintain a variety of land uses that meet the needs of the community.

Program LU-4C: To minimize conflicts between urban uses within the City and agricultural uses outside of the City, require a minimum 100-foot-wide physical separation between agricultural uses (not including agricultural support industries) and new residential dwellings. The buffer may include roadways, pedestrian/bicycle routes, stormwater basins, irrigations canals, open spaces, etc.

Program LU-4D: Working in partnership with residents, businesses, farmers, and economic development partners, develop materials promoting the City of Tulalake as a city that values and supports local agriculture and that fosters opportunities to partner with local businesses to promote the region’s agriculture and agricultural heritage.

2.10 CONSIDERATION OF RELATED POLICIES

During the review of discretionary projects, in addition to applying the standards of City adopted ordinances and resolutions, it is necessary to determine that the project is consistent with all

applicable General Plan Goals, Policies, and Programs. While attention is usually focused on the Land Use Element, there are many Policies within other Elements that may also be applicable. For example, a project near Highway 139 may be affected by noise and subject to the standards of the Noise Element, or it may be near agricultural lands and subject to policies in the Conservation Element. Therefore, it is important to review all relevant policies of the General Plan Elements when considering a discretionary project.

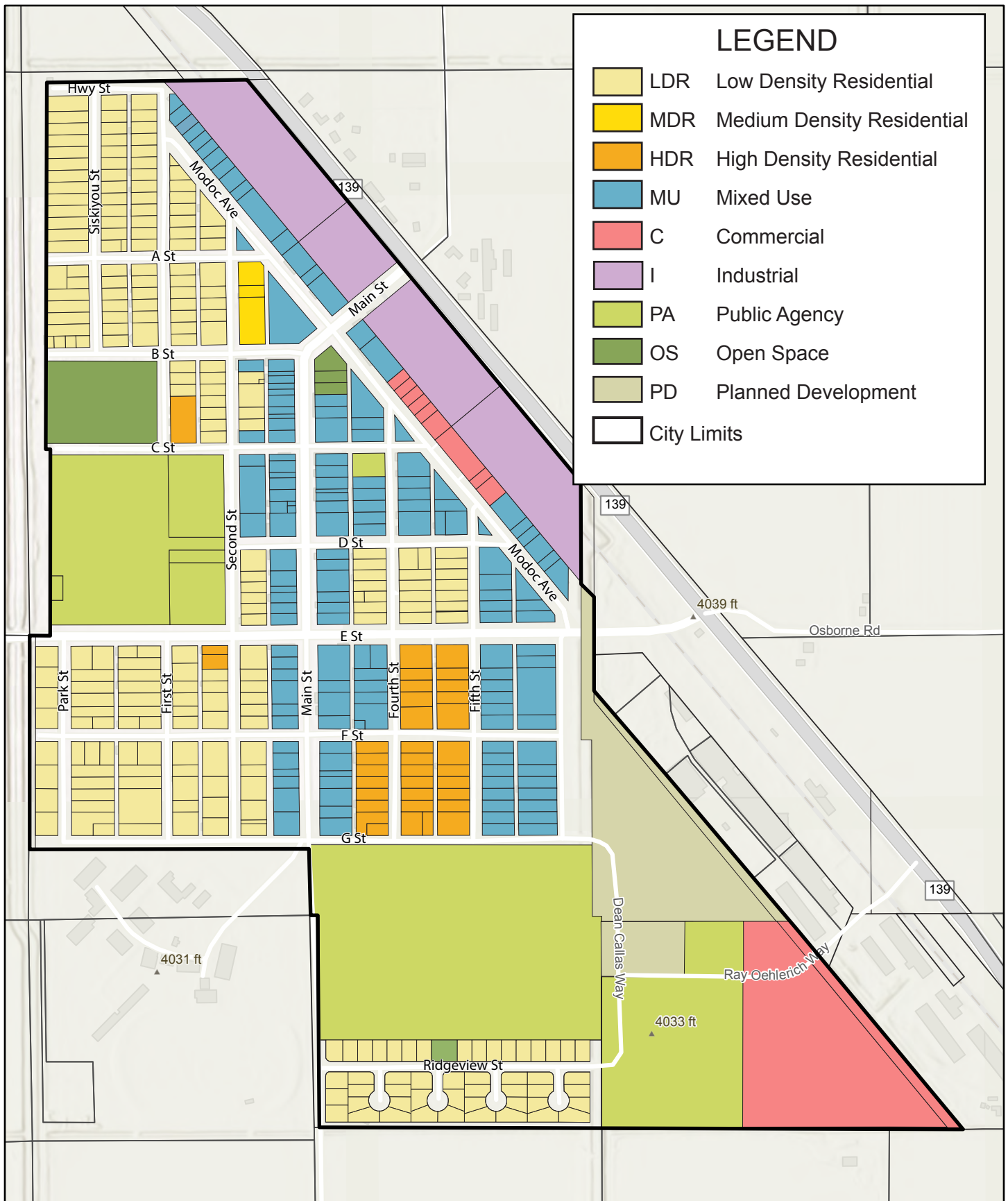


Figure 2-15, Land Use Map

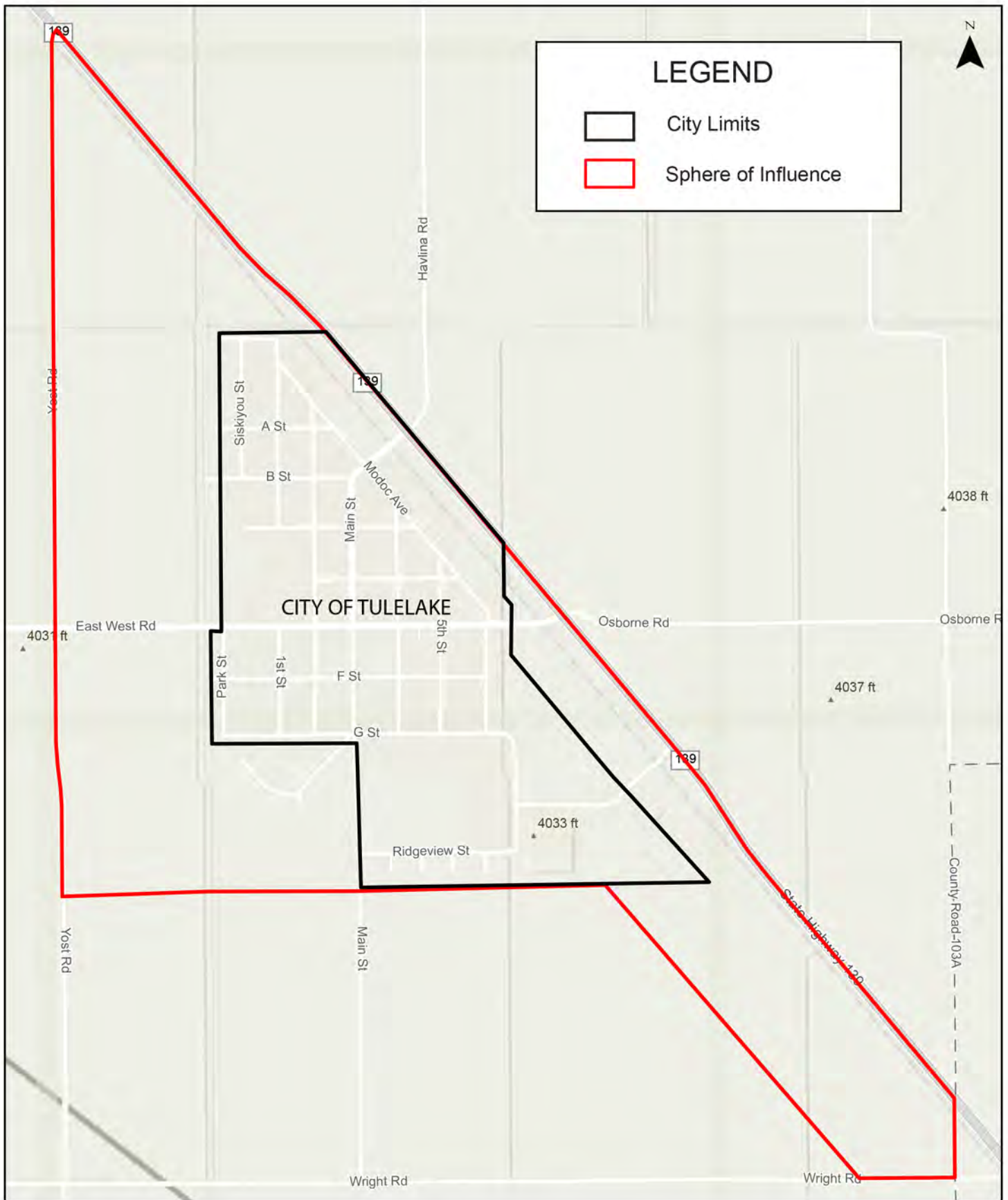


Figure 2-16, Sphere of Influence