

# 6.0 LAND USE AND ZONING PLAN

The previous text and policies provide the basis for determining land use designations and zoning districts in the Middletown Area Plan. State law requires that the land use map must be consistent with the text and policies of both the Middletown Area Plan and the Lake County General Plan. The area plan's zoning districts must be consistent with the designations found on the land use plan map. The following section provides a detailed description of the land use and zoning plan for the Middletown Planning Area.

General Plan land use designations are shown for the community development area in Figure 11 and for the remaining rural portions, including Anderson Springs and Hidden Valley Lake, in Figure 12. Corresponding zoning districts are shown in Figures 13 and 14, respectively. The community development area land use map covers 1081.5 acres and the rural portions cover 93,082 acres, totaling 94,163.5 acres for the entire planning area.

## 6.1 COMMUNITY AREA LAND USE AND ZONING

The land use plan for the community of Middletown as shown in Figure 11, designates 1081.5 acres for urban development by the year 2005. The community development area is forecasted to grow and develop to include over 2,600 persons by 2005, assuming a vigorous 5.75% annual growth rate. With even more vigorous population growth (6.6%), the community could grow to more than 3,700 persons by 2005.

Key considerations to designating land uses in Middletown's community development area are the following:

1. To provide enough area to more than accommodate the town's anticipated growth rate to the year 2005.
2. To provide adequate allocation and appropriate locations of various kinds of land uses that will be needed to foster the community's overall development over time.
3. To provide a land use pattern that encourages the orderly and efficient provision of public services, particularly for sewer and water, and also for streets, drainage, park facilities, fire and police

protection.

### Accommodation of Future Growth

Based on Figure 10, maximum build-out of the Middletown community development area could be approximately 5,000 persons and approximately 2,100 residential dwelling units by the year 2005. This population would be almost 50% greater than the community's year 2005 middle-range population forecast and nearly 25% greater than the high-range forecast. At full build-out, Middletown's community development area could accommodate more than five times the current number of dwelling units.

### Middletown Land Use and Zoning

Tables 6.1 through 6.4, on the following pages, indicate acreages for each land use designation and zoning district in the Middletown community area. The acreage data in these tables corresponds to Figures 10 through 12, respectively. The land use pattern for commercial, industrial, residential and other uses is described in the following paragraphs.

### Commercial and Industrial Uses

Middletown's commercial areas will provide the community with the greatest opportunity to boost economic development over the long term. Middletown's main commercial areas include over 60 acres and cover over 5% of the community development area. They involve the downtown area along Calistoga Street and much of the land located along State Route 175 between the junction of State Route 29 west to Dry Creek.

Most of downtown Middletown is designated and zoned for community commercial uses, in keeping with the overall community orientation and importance of Calistoga and Main Street's business core. Historic preservation is also an important aspect of downtown Middletown. Historical sites (HPS) are designated in Figure 12. Several properties are designated for service commercial uses as part of the plan's effort to recognize existing land uses in the community.

The community commercially-designated areas located downtown contain many residences and vacancies. Of approximately 60 commercial acres in this area, one-third are either vacant or contain non-commercial uses. Many vacant parcels will remain vacant until community water and

sewer are readily available.

Commercial lands intended to provide services for highway-related uses, travelers and tourists are located close to downtown on the eastern fringe of the community on Main Street and north along State Route 29 between downtown and St. Helena Creek, along Putah Creek, and immediately north of St. Helena Creek. Combined, these areas involve approximately 57 acres of highway and tourist-oriented commercial uses, of which 56 are currently vacant. A small 6 acre area designated for local commercial uses intended to serve smaller neighborhoods within the community is located in the northern portion of the planning area. It is also anticipated that additional industrially designated land and/or a business park will be needed in the community development area within the 20-year period addressed in this plan.

There are three areas proposed to be Planned Development Commercial ("PDC") in the Middletown community development area, as shown on Figure 12. Attractive landscaping, adequate setbacks, and the design review combining district should be applied to the following planned developments:

The first area is located on 11 gross acres at the corner of Central Park Avenue and Highway 29. This area is intended for development as a community shopping center which would allow retail sales, personal services, professional services, entertainment and recreational facilities, health care services and other similar community commercial uses.

The second area contains 5 gross acres and is located west of Highway 29 approximately 800 feet north of Dry Creek Cutoff. This area is intended to be developed with local and highway commercial uses.

The third area contains 6.6 gross acres and is located on the east side of Highway 29 approximately 800 feet north of Dry Creek Cutoff (across Highway 29 from area two above). This area is intended to be developed with general service commercial uses.

## **Residential Uses**

Slightly more than 872 acres, or 81%, of the community of Middletown is designated for residential uses. Most existing residential areas consist of single-family residences which have typically been provided Suburban Residential (SR) and Suburban Reserve (SRe) land use designations in areas zoned Single-Family Residential ("R1") and Suburban Reserve ("SR"), as shown in Figure 12. Generally, residential areas that are only partially developed at lower densities have been

designated for low-density Suburban Reserve (SRe) uses. Suburban Reserve (SRe) designations tend to be found in the northwest and southern portions of the community development area. Medium (MDR) and high (HDR) density residential development is generally designated at scattered locations near the center of Middletown.

The largest amount of land available for new residential development is found in the community's Suburban Reserve and Suburban Residential land use designations. The "PDR" zoning district encourages clustered residential densities that can also include open space, local commercial uses, and other community amenities. Since the areas which are proposed to be "PDR" are close to adequate commercial opportunities, no commercial development shall be permitted. There are three proposed planned residential areas, amounting to 13.6 gross acres. The largest "PDR" district is 5.5 gross acres located just west of the high school. A 4.4 acre parcel zoned "PDR" is located in the northwest corner of Big Canyon Road and Highway 175 (Main Street). A 3.7 acre area is located south of Lake Street across from the California Division of Forestry. These areas shall be constructed to high density residential only if adequate public water and public sewer are available.

Medium (MDR) and high (HDR) density residential development is encouraged at selected locations in the vicinity of downtown Middletown where public water and public sewer are anticipated. All together, 29.9 acres of land are designated and zoned for medium (MDR) and high (HDR) density residential uses.

Three areas on the periphery of the Middletown community development area are allocated for rural residential uses. These total 46.5 acres are intended to act as a land reserve in case Middletown's growth should exceed the population projections for the area over the long term.

Rural Residential densities also surround much of the community development area. These areas are not intended for intensive development during the life of the plan.

The purpose of the Mobilehome (MH) combining district is to provide for mobilehomes and other single-family dwellings not meeting the residential construction standards of the Zoning Ordinance.

## **Other Uses**

Figure 10 provides a public facilities designation for lands used for public purposes. Middletown's cemetery, schools, proposed fire station,

Caltrans, county-owned property, and certain other public facilities are included in this land use designation. The zoning of areas designated as public facilities has been determined by comparing immediately surrounding zoning districts.

### **Orderly Provision of Public Services**

The orderly and timely provision of public services is also a crucial component in determining the community land use pattern for Middletown. The community's long-term health, safety and welfare is directly related to the provision of adequate water, sewer, circulation, drainage, police and fire protection, as well as other public services. The provision of both water and sewer services is considered the most important long-term public service issue facing the community of Middletown.

Both Figures 10 and 12 indicate the boundary of the community development area of Middletown. The area within the community development boundary is designated for urban intensity land uses during the planning period as opposed to rural areas outside the boundary, which are typically designated for rural and resource conservation land uses. The orderly and timely provision of the community's public services are intended to occur within the community development boundary.

The Middletown community development boundary is intended to correspond to the ultimate expansion of the Middletown Sewer District and Callayomi County Water District service areas. The District has water services to approximately 220 acres of the community, and the major area of District service expansion is intended to occur in vacant and infill lands within the community development boundary. Higher-density land uses have been designated in areas in proximity to the downtown and where sewer service could be readily extended to new development.

Future traffic forecasts shown in Figures 14a and 14b were obtained by assuming full build-out as shown on the Middletown land use plan map (Figures 10 and 11). Figures 14a and 14b show the location and type of circulation features that will be needed in the Middletown community development area at full build-out. Several new collector streets will be needed to serve new residential development, along with several new traffic signals.

### **6.2 RURAL AREAS LAND USE AND ZONING**

The land use plan for the rural portions of the planning area, as shown in Figure 11, has designated low-intensity rural uses for 90% of the

93,082 acre area. If rural residential uses are added to this rural land total, then rural-designated lands account for slightly over 95.6% of the same area. Remaining land use designations include several locations, such as the Hidden Valley Lake area that is largely designated for low density suburban residential uses along with small acreages of commercial and industrial uses, and Anderson Springs, which is designated for suburban residential land uses. The residential land use designations are intended to recognize existing land uses in the area. Table 6.2 shows land use designation acreages for the plan's rural areas. Table 6.4 summarizes the acreage for various zoning districts covering the same rural area. It should be noted that only public lands have been assigned open space zoning .

### **Commercial and Industrial Uses**

As noted in the discussion of land use in Section 5.1, there is no industrially designated land in the community of Middletown. The Middletown Planning Area contains 225 acres designated commercial and industrial, of which 200 acres are vacant. The Lake County Commercial and Industrial Study states, based on historic trends, that commercial/industrial growth will require between 8 and 28 acres of land in the Middletown Planning Area by the year 2005. However, the plan calls for approximately 225 acres of land designated commercial and industrial (in addition to the 152 acres of proposed commercial land in the community development area). Approximately 90 of the 106 acres in the Coyote Valley/Hidden Valley Lake area are vacant. According to the Commercial and Industrial Study, the amount of commercial/industrial land far exceeds the acreage needed by the year 2005.

Commercial areas intended to meet the growing needs of the rural portions of the Middletown Planning Area include 4.3 acres of local commercial located on Hartmann Road, 12 acres of Community Commercial between Spruce Road Extension and Highway 29, 4 acres of Community Commercial on the east side of Highway 29 south of Putah Creek, 3.6 acres of Community Commercial on Arabian Lane, 7 acres of general Service Commercial located west of Spruce Road Extension, 25 acres of general Service Commercial west of Highway 29 and south of Putah Creek, 3 acres located east of Highway 29 and south of Putah Creek, 30 acres of Planned Development Commercial ("PDC") west of Highway 29 and south of Putah Creek, and 6.8 acres of Heavy Industrial near the former county dump site.

The 30 acre area of planned development zoning (Heavy Commercial/Industrial General Plan Designation) located west of Highway 29 is intended to be developed into a well planned business park or mixed

heavy commercial/industrial development subject to design review. Because of the high visibility of the site, attractive landscaping and architecture should be employed along with no visible outside storage. If successful, development permitted in this area will result in the creation of jobs for Lake County residents. Access is provided by the existing frontage road. A 3 acre area located on the west side of Highway 175 north of Anderson Springs is also zoned "PDC" and is intended to accommodate the existing industrial use of the property. Approximately 12 acres of heavy commercial is located on Socrates Mine Road near Anderson Springs.

### **Growth Accommodation**

Middletown's rural area population is forecasted to grow at slower rates than the community area. Approximately 3,234 persons could be accommodated in the rural planning area in the year 2005, which equals a 4.3% annual growth rate. Based on designated land uses shown in Figure 11, maximum build-out of the planning area's rural portions with the exception of Hidden Valley Lake would allow an estimated 6,000 persons, or about 54% more than the year 2005 forecast. However, it is highly unlikely that such a build-out will occur.

### **Growth Constraints**

Most of the rural areas of the Middletown Planning Area contain at least one or more critical growth constraints. These constraints to rural area growth include water supply such as south of the community of Middletown; water quality, such as the eastern portions of the planning area; extreme or high wildland fire hazards, such as the mountainous areas throughout the planning area; distance from public services, such as the southwestern portion of the planning area; public land ownership, and geophysical constraints such as erosion or slide potential and excessive slopes. These constraints often greatly restrict, and in a few cases, could even prohibit development in certain areas. It is because of these constraints that over 90% of the area is designated for low-intensity rural uses.

### **Zoning in Primary Geothermal Resource Area**

Approximately 6.6% of the acreage designated as rural lands, 2.2% of the lands designated resource conservation, and 9.9% of the lands designated public lands are within the Geothermal Resource and Transmission Element's primary geothermal resource area (PGRA) (see Figure 15). The PGRA is where promising geothermal resources are

located or where development is already taking place. Consequently, residential and commercial development should be discouraged because of incompatibilities with high-temperature geothermal activities. About one-third of the remainder of the planning area is considered to be in a secondary geothermal resource area where new projects are to be evaluated on a case-by-case basis.

As described below, potential land use conflicts between geothermal and other uses are minimized by use of special lot size requirements within the PGRA. The creation of new parcels is discouraged by the zoning patterns found within the PGRA, and potential residential build-out is limited to existing parcel patterns.

### **6.3 OVERLAY OR COMBINING ZONES**

The Lake County Zoning Ordinance allows specialized zoning districts to be superimposed on base zoning districts. These overlay zoning districts, which are called combining zoning districts, act to protect specific resources or prevent conflicts with potential safety hazards. The following is a brief discussion of combining zoning districts found in the Middletown Area Plan:

#### **Special Lot Size/Density Combining District (B)**

The purpose of this combining district is to provide for specified minimum lot sizes or to promote open space, or to protect sensitive resources by clustering residential development or limiting lot sizes. All uses of land in this combining district must also conform with the regulations of the base zoning district. The "B5" combining district has been applied to nearly 19 acres of residentially zoned land near Hidden Valley Lake to promote clustered residential development and the "B-Frozen" combining district has been applied to approximately 4,700 acres zoned timber preserve zone and rural land to mitigate potential land use conflicts.

#### **Mobilehome Combining District ("MH")**

The purpose of this combining district is to provide for mobilehomes and other single-family dwellings not meeting the residential construction standards of other residential zoning districts.

#### **Historic Preservation Combining Site ("HP")**

The purpose of this combining district is to provide special

conditions for the protection, enhancement, perpetuation, or use of places, sites, buildings, structures, and other objects having special character or special historical value, and to protect cultural and archaeological sites with potential for listing on the National Register of Historical Places and/or designation as a State Historic Landmark, as shown in Figures 11 and 13.

#### **Waterway Combining District ("WW")**

The purpose of this combining district is to preserve, protect and restore significant riparian systems, streams and woodland habitats; protect water quality; control erosion, sedimentation and runoff; and protect the public health and safety by minimizing dangers due to floods and earth slides. Significant portions of St. Helena, Dry, Putah, Harbin, and Anderson Creeks are placed in this district, as well as Upper and Lower Bohn Lakes, Amel Lake, and McCreary Lake, all as shown in Figures 11 and 13.

#### **Scenic Combining District ("SC")**

The purpose of this combining district is to protect and enhance views of scenic areas from the County's scenic highways and roadways for the benefit of local residential and resort development, the motoring public, and the recreation-based economy of the County. Four routes are subject to this combining district, as discussed in Section 3.8 and shown in Figures 11 and 13. This district has not been applied to commercial or industrial-zoned areas.

#### **Floodway Combining District ("FW")**

The purpose of this combining district is to regulate land uses for properties situated in floodways, and along creeks and streams to ensure an adequate open corridor to safeguard against the effects of bank erosion, channel shifts, increased runoff or other threats to life and property. This district also is intended to prevent property damage and safeguard the health, safety and general welfare of people and property by allowing the passage of the one hundred year flood. Portions of Putah, St. Helena, Dry, Harbin, Big Canyon, and Anderson Creeks are placed in this combining district as shown in Figures 11 and 13.

#### **Floodway Fringe Combining District ("FF")**

The purpose of this combining district is to provide land use regulations for properties and their improvements situated in the floodplain to ensure protection from hazards and damage which may result from flood waters. Portions of the Callayomi Valley adjacent to Putah, St. Helena and Dry Creeks are placed in this combining district as well as other areas within Coyote and Long Valleys, as shown in Figures 11 and 13.

#### **Parking Combining District ("P")**

The purpose of this combining district is to provide alternative parking standards in established commercial areas such as downtown Middletown. Those portions of Main and Calistoga Streets which are zoned for commercial uses are included in this combining district.

#### **Agricultural Industry Combining District ("AI")**

The purpose of this combining district is to protect areas of intensive agricultural activities by reducing the potential for conflicts between residential uses and intensive agricultural uses, particularly from agricultural chemical drift. No agricultural lands in the Middletown Planning Area have been included within this district.

#### **Design Review Combining District ("DR")**

The purpose of this combining district is to ensure aesthetic compatibility between community commercial uses and to promote community character through use of community design manuals. The zoning designation should be accompanied by adoption of a community design manual which provides criteria for review of development projects within the combining districts. The "DR" combining district includes

approximately 50 acres of commercially designated and zoned land in the vicinity of Calistoga Street in downtown Middletown.

**TABLE 6.1  
Land Use Acreages  
Middletown Community Area**

<u>Land Use Designation</u>	<u>Acres</u>
Suburban Reserve (SRe)	195.0
Suburban Residential (SR)	587.0
Medium Density Residential (MDR)	21.9
High Density Residential (HDR)	17.9
Public Facilities (PF)	4.2
Commercial (C)	142.2
Industrial/Heavy Commercial (I)	10.1
Rural Residential (RR)	46.5
Resource Conservation (RC)	<u>3,610.0</u>
TOTAL	1,081.5

**TABLE 6.2  
Land Use Acreages  
Middletown Rural Area**

<u>Land Use Designations</u>	<u>Acres</u>
Suburban Residential (SR)	1,771.0
Suburban Reserve (SRe)	632.0
Medium Density Residential (MDR)	46.7
Rural Residential (RR)	5,164.0
Rural Lands (RL)	57,817.
	0
Agriculture (A)	10,165.
	0
Commercial Resort (CR)	31.0
Neighborhood Commercial (CL)	23.0
Heavy Commercial (CS)	71.0
Industrial (I)	46.9
Public Lands (PL)	12,676.
	0
Resource Conservation (RL)	<u>3,610.0</u>
TOTAL	93,082.
	0

**TABLE 6.3  
Zoning District Acreages  
Middletown Community Area**

<u>Zoning District</u>	<u>Acres</u>
Suburban Reserve ("SR")	587.0
Single-Family Residential ("R1")	195.0
Two-Family Residential ("R2")	21.9
Multi-Family Residential ("R3")	4.3
Planned Development Residential ("PDR")	13.6
Planned Development Commercial ("PDC")	22.6
Highway Commercial ("CH")	8.0
Resort Commercial ("CR")	49.2
Local Commercial ("C1")	6.8
Community Commercial ("C2")	15.4
Community Commercial ("C2-DR-P")	40.2
Service Commercial ("C3")	10.1
Commercial/Manufacturing ("M2")	----
Rural Residential ("RR")	46.5
Rural Lands ("RL")	----
Agriculture ("A")	----
Open Space ("O")	<u>60.9</u>
<b>TOTAL</b>	<b>1,081.5</b>

**TABLE 6.4  
Zoning District Acreages  
Middletown Rural Area**

<u>Zoning District</u>	<u>Acres</u>
Single-Family Residential ("R1")	----
Two-Family Residential ("R2")	46.7
Suburban Reserve ("SR")	613.0
Suburban Reserve ("SR-B5")	19.0
Rural Residential ("RR")	5,164.0
Rural Lands ("RL")	57,709.0
	0
Timberland Preserve Zone ("TPZ")	3,236.0
Agriculture ("A")	8,095.0
Agricultural Preserve Zone ("APZ")	2,070.0
Neighborhood Commercial ("C1")	12.0
Community Commercial ("C2")	34.0
Service Commercial ("C3")	36.0
Highway Commercial ("CH")	11.0
Commercial Resort ("CR")	88.0
Planned Development Commercial ("PDC")	1,053.0
Industrial/Heavy Commercial ("M2")	7.0
Open Space ("O")	<u>13,118.0</u>
	0
<b>TOTAL</b>	<b>93,082.0</b>