



LAKE COUNTY

Lake County 2050

General Plan Advisory Committee Meeting #1

March 15, 2024



Meeting Overview

- **Welcome & Introductions**
- **Lake County 2050 Overview**
- **General Plan Advisory Committee (GPAC) Procedures and Guidelines**
- **Community Engagement Plan**
- **Next Steps**



Staff and Consultant Team Introductions

- **Lake County Staff**
 - Mireya G. Turner, Director
 - Shannon Walker-Smith, Deputy Administrator
 - Michelle Irace, Principal Planner
 - Laura Hall, Senior Planner
- **PlaceWorks – Project Consultant**
 - Tanya Sundberg, Principal
 - Andrea Howard, Senior Associate
 - Allison Giffin, Associate



GPAC Introductions

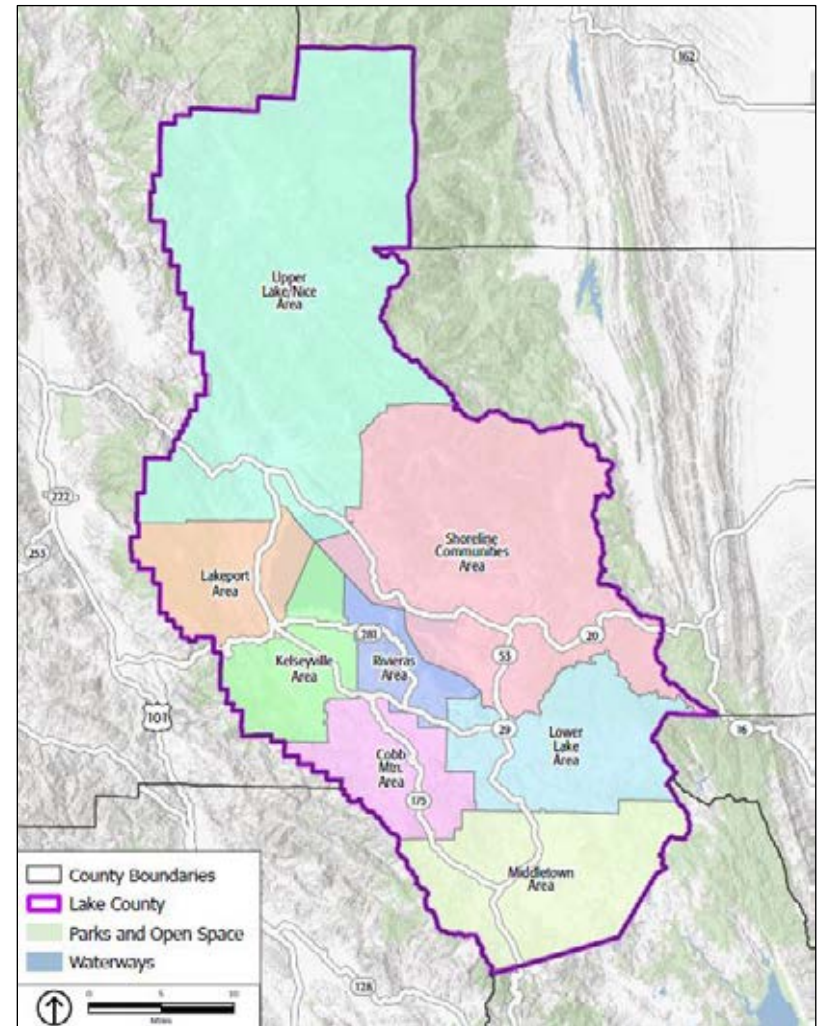
- What is your name?
- What stakeholder category are you representing?
- Which community do you live in?
- How long have you lived in Lake County?
- What is one thing you love about Lake County?



Lake County 2050 Overview

Overview of Lake County 2050

- **Comprehensive update to the General Plan and all eight Local Area Plans, including:**
 - Cobb Mountain
 - Kelseyville
 - Lakeport
 - Lower Lake
 - Middletown
 - Rivas
 - Shoreline Communities
 - Upper Lake-Nice
- **Environmental review**
- **Preparation of a Climate Adaptation Plan**



What is a General Plan?

- Long-range plan, mandated by State law
- **“Constitution” for development and conservation**
 - Establishes countywide vision and supporting goals, policies, and actions
 - Provides consistent direction for future development
 - Balances growth, conservation, and quality of life
 - Documents baseline environmental conditions



Components of the General Plan

- **Required Topics**

- Land Use
- Open Space
- Circulation
- Housing*
- Conservation
- Safety
- Noise
- Environmental Justice

**The Housing Element will be updated separately on a different schedule.*

- **Optional Elements in Current General Plan**

- Aggregate Resources Management Plan*
- Agricultural Resources
- Geothermal Resources
- Public Facilities and Services
- Water Resources

**The Aggregate Resources Management Plan will be updated separately on a different schedule.*

Land Use Map

- **Development standards for each land use designation**
 - Maximum residential density (housing units per acre)
 - Maximum non-residential density (floor-to-area ratio, or FAR)
- **Provides the framework for the Zoning Code**



General Plan Designations

PL - Public Lands
PF - Public Facilities
RC - Resource Conservation
A - Agriculture
RL Rural Lands
RR - Rural Residential
SRe - Suburban Residential Reserve
LDR - Low Density Residential
MDR - Medium Density Residential
HDR - High Density Residential
Cr - Resort Commercial
CI - Local Commercial
Cc - Community Commercial
Cs - Service Commercial
I - Industrial
City General Plan

Kelseyville/Rivieras Land Use Designations

Health & Safety Element

- Mandatory part of a General Plan
- Identifies hazards of concern and related risks to the community
- Helps protect the community against natural disasters and other hazards



Introduction

In order to maintain a high quality of life for Lake County residents, the County must minimize natural hazard risks (e.g., earthquakes, wildfire, flooding) as well as manmade hazards and nuisances (e.g., noise, poor air quality, hazardous materials). The Safety Element contains goal, policies, and implementation measures designed to protect the public health, safety, and welfare of the community from any unreasonable risks while minimizing damage to structures, property, and infrastructure resulting from natural and man-made hazards. Development in hazardous areas not only exposes land owners to unreasonable safety risks, but can also result in rescue workers being placed in unnecessary, dangerous situations.

Topic areas covered in this element are:

- General (Section 7.1),
- Geologic and Seismic Hazards (Section 7.2),
- Air Quality (Section 7.3),
- Airport Hazards (Section 7.4),
- Hazardous Materials (Section 7.5),
- Flood Hazards (Section 7.6),

Health & Safety Element Update

- Incorporate Lake County Local Hazard Mitigation Plan Update 2023 (LHMP)
- Ensure consistency with other General Plan Elements and applicable agency plans
- Enhance eligibility for grant funding
- Comply with State regulations



Health & Safety Element Update per State Law

SB 1241

- Update flood and wildfire sections
- Identify responsible agencies
- Minimize risks for new buildings and essential facilities

SB 379

- Prepare vulnerability assessment
- Develop goals, policies, and actions to increase adaptation and resilience

SB 2140

- Incorporate LHMP into Safety Element

SB 99

- Identify evacuation-constrained residential areas

AB 747/AB 1409

- Identify evacuation route capacity, safety, viability and evacuation locations

Health & Safety Element – Vulnerability Assessment

- Identifies how people and key community assets may be affected by climate change
- Evaluates availability of existing policies or programs to help people avoid or recover from impacts
- Prioritizes vulnerabilities that inform the resilience and adaptation policies and implementation programs of the Health and Safety Element
- Expected local impacts of climate change:
 - Increases in intense rainfall leading to flooding
 - More frequent extreme heat events
 - Increase in frequency and length of drought conditions
 - More frequent and intense regional wildfires

Environmental Justice Element

What is Environmental Justice?



The fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins, with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.

CALIFORNIA GOVERNMENT CODE §65040.12(E)



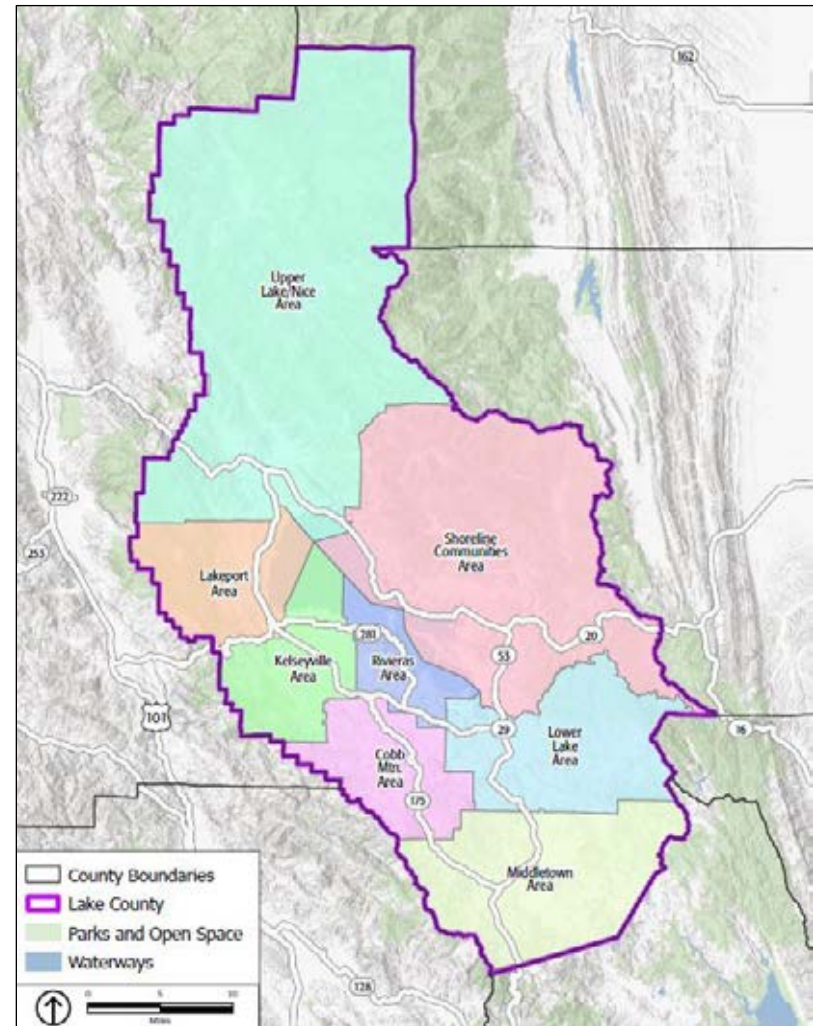
Environmental Justice Element – Senate Bill 1000

- **In disadvantaged communities:**
 - Reduce pollution exposure and improve air quality
 - Promote public facilities
 - Promote food access
 - Promote safe and sanitary homes
 - Promote physical activity
- **Engage the community in decision-making**
- **Prioritize improvements and programs that address needs in disadvantaged communities**



What is a Local Area Plan (LAP)?

- Long-range plan
- Reflects local characteristics
- Provides detailed policy and design guidance for the LAP area
- Complements and consistent with the General Plan
- Includes a zoning map that corresponds to the land use designations of the Local Area Plan



General Plan and LAP Organization

- **Countywide Elements**

- Health and Safety
- Noise
- Geothermal
- Agricultural Resources
- Water Resources
- Housing
- Aggregate Resources Management Plan

- **Local Area Plan Topics**

- Land Use
- Circulation
- Open Space, Conservation, and Recreation
- Environmental Justice
- Public Facilities and Services



How Do the General Plan and LAPs Affect You?

- How you and your neighbors can develop and use property
- How easy it is to get to your job and services
- The number and types of jobs available in your community
- The look and feel of neighborhoods



How Do the General Plan and LAPs Affect You?

- How roadways are designed and improved
- Number and quality of parks available to you
- Risk to you and your property from hazards
- How cultural and natural resources around you are conserved



Environmental Review

- **California Environmental Quality Act (CEQA) requires disclosure of a project's potential impacts on the physical environment**
- **Environmental Impact Report (EIR)**
 - Informational document for decision-makers
 - Discloses information about the effects a proposed project could have on the environment
 - Identifies mitigation measures
 - Describes feasible alternative to the proposed project
 - Must be certified prior to project approval
- **Public review**
 - Initial 30-day scoping period – tell us what to analyze
 - Minimum 45-day review of Draft EIR – comment on the analysis

Topics To Be Analyzed in EIR

- Aesthetics
- Agriculture/Forestry Resources
- Air Quality
- Biological Resources
- Cultural and Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services, Parks, and Recreation
- Transportation
- Utilities and System Services
- Wildfire

Lake County 2050 Process

Phase	Schedule
Project initiation, background research, website/initial outreach	Fall 2023 – Spring 2024
Draft Countywide Element updates, Local Area Plan updates initiation and alternatives	Spring – Fall 2024
Draft Local Area Plans	Fall 2024 – Spring 2025
Environmental Impact Report	Spring 2025 – Spring 2026
Public review and adoption	Spring – Fall 2026

GPAC

Procedures &

Guidelines

Role of the GPAC

- Represent the community during the Lake County 2050 process and provide a variety of perspectives and knowledge of Lake County
- Advise the Planning Commission and Board of Supervisors on Lake County 2050
- Review interim and draft documents
- Build community interest and support for the General Plan by encouraging community members to participate in surveys and workshops



Expectations of the GPAC

- **Consensus is not required, but encouraged**
- **Respect views of other members and public**
- **Recognize and keep to time limits**
 - Additional written comments can be submitted
- **Review meeting materials prior to each meeting**
- **Attend meetings regularly**



Community Engagement Plan

Community Engagement Objectives

- **Solicit input about Lake County's future from a wide range of community members**
 - Ensure community members understand the project and why it's important
 - Promote robust and diverse community participation that is representative of all perspectives
 - Build public trust in the process and support for the General Plan and LAPs



Target Audiences

- Low-income households
- Native American tribes
- Non-English speakers
- Older residents
- Younger residents
- Renters



Community Engagement Activities

- **GPAC**
 - Stakeholder perspectives to guide process, community ambassadors
 - Opportunities for public comment
- **Local Area Plan Community Meetings**
 - Community-focused workshops at key milestones in the LAP updates process
 - May be held as part of a meeting hosted by the established advisory body for the planning area (e.g., MAC meeting)
- **Stakeholder Focus Groups**
 - Focused on specific topics of concern for the project (tbd)
- **Project Website and Communications**
 - www.lakecounty2050.org
 - Online and hard copy survey
 - Marketing

GPAC Meetings Schedule

- **Meeting 1: Today**
 - Learn about Lake County 2050
 - Review roles and responsibilities
 - Review Community Engagement Plan
- **Meeting 2: Summer 2024**
 - Review Draft General Plan Overview Document
 - Provide input on key policy issues
- **Meeting 3: Fall 2024**
 - Review Draft General Plan Land Use Maps
 - Provide input on key land use policy issues
- **Meeting 4: Winter 2024/2025**
 - Review Draft Countywide General Plan
- **Meeting 5: Summer 2025**
 - Review Draft Local Area Plans



Community Meetings Schedule

- Each round of meetings includes a meeting in each of the LAP planning areas
- **Round 1: April 2024**
 - Introduce the project to the community
 - Review background information
 - Identify key issues
- **Round 2: Fall 2024**
 - Review and consider policy and land use alternatives
 - Identify Special Study Areas for each Local Area Plan
- **Round 3: Spring 2025**
 - Review Draft Local Area Plans



Next Steps

Next Steps

- **Help spread the word!**
 - www.lakecounty2050.org
 - Online and hard copy survey
 - Community meeting series in April
- **Upcoming meetings:**
 - March 26, 2024: Board of Supervisors meeting
- **GPAC meeting #2: this summer**
 - Meeting date and materials to be distributed in advance

