



GENERAL PLAN ADVISORY COMMITTEE MEETING #3

Part 1: Thursday, February 13, 2025 | 3:00 PM to 6:00PM

Part 2: Thursday, February 20, 2025 | 3:00 PM to 6:00PM

Lake County Board Chambers
255 N Forbes Street, 1st Floor, Lakeport, CA 95453
Optional remote participation via Zoom

Meeting Summary

The third General Plan Advisory Committee (GPAC) meeting for Lake County 2050 took place in two parts: Part 1 convened from 3:00 PM to 6:00 PM on February 13, 2025; Part 2 convened from 3:00 PM to 6:00 PM on February 20, 2025. These were hybrid web-based and in-person meetings, with in-person attendees convening at the Lake County Board of Supervisors Chambers in Lakeport.

GPAC members, representative role, and attendance status are presented below:

Member	Role	Part 1	Part 2
Marty Aarreberg	Education	Present	Present
Kyle Bill	Tribal	Present	Present
Betsy Cawn	Senior Support Services	Present	Present
Paul Duncan	Fire District	Present	Present
Philip Hartley	Homeowners Association	Present	Present
Carolyn Hillman	Cannabis Industry	Present	Present
Margaux Kambara	Member-at-Large (District 4)	Present	Present
April Leiferman	Member-at-Large (District 5)	Absent	Present
Donna Mackiewicz	Environmental Group	Present	Present
Benjamin Murphy	Water District	Present	Present
Denise Rushing	Member-at-Large (District 3)	Present	Present
Weston Seifert	Business Association	Present	Present
Daniel Tyrrell	Member-at-Large (District 1)	Present	Present
Fawn Williams	Member-at-Large (District 2)	Present	Present
Sharron Zoller	Conventional Agriculture	Present	Present

The purpose of this GPAC meeting was to:

- Provide project updates since GPAC meeting 2.
- Provide an overview of the Housing Action and Implementation Plan (HAIP).
- Provide a summary of recommendations from the Local Area Plan Advisory Committees (LAPACs) pertaining to General Plan Land Use designation changes.
- Provide a summary of recommendations from the LAPACs pertaining to Planning

- Area Boundaries changes.
- Provide a summary of recommendations from the LAPACs pertaining to Community Growth Boundary (CGB) changes.
- Receive additional recommendations from the GPAC to the Board of Supervisors.

In Part 1 of this meeting, County staff provided an overview of the major project updates since the last GPAC meeting. These include the following milestones:

- Over the summer, the project team conducted another round of community engagement through an open house and webinar series of meetings and tabling at local community events to promote the second set of community surveys. These surveys were focused on potential changes to the land use map and policy options to address key issues we heard from the community during the first round of engagement. Surveys were conducted in English and Spanish with 559 surveys completed.
- In August, the Board of Supervisors formed eight Local Area Plan Advisory Committees (LAPACs), to serve as advisory committees to guide development of each Planning Area's General Plan contents.
- Between September and January, each LAPAC met one or more times to discuss survey results and provide direction on General Plan land use map, boundary, and policy changes.

Additionally in Part 1 of the meeting, the project team provided an overview of all LAPAC-recommended General Plan Land Use designation changes. Initially the GPAC discussed and voted on recommendations for each land use designation amendment. After robust discussion, the GPAC members determined that the LAPAC recommendations would be presented as informational only, and the GPAC members would consider only Countywide recommendations to make to the Board of Supervisors. The positions taken by the GPAC on individual LAPAC recommendations are available on the meeting recording but are not described in these meeting notes.

Part 2 of this GPAC meeting began with an overview of the HAIP in response to a request from GPAC members in Part 1 of the meeting. The presentation included an introduction to the possibility of developing a mixed-use infill combining district to encourage infill development; allow a greater variety of residential development; and support the development of walkable, connected communities. GPAC members and the public generally supported the combining district idea and the County's proposed approach to discuss the concept in more detail at the LAPAC level.

Following the HAIP item, County staff addressed some questions that arose in Part 1 of the meeting, and then the LAPAC-recommended Planning Area Boundary and CGB changes were presented.

The following motions were passed during Part 1 and Part 2 of the meeting by the GPAC to be presented at the Board of Supervisors meeting on March 11, 2025:

- Support all recommendations of Planning Area Boundaries that had approval of the affected LAPACs.
- Encourage mixed use, including shared primary uses (commercial and residential), be added as an option within Community Growth Boundaries, for both new planned development and existing commercial areas.
- Encourage walkable neighborhood planning for multimodal transportation.

- Require congruence between CGB amendments and ongoing sphere of influence reviews for public health and safety services.
- Encourage County policy to seek options to support mixed use development, including removing governmental obstacles, and seeking funding options.
- Preserve the Agriculture land use designated areas primarily used for food production and preserve Resource Conservation land use designated areas.

The meeting series concluded with an overview of next steps. The immediate next step is for the Board of Supervisors to consider the LAPAC and GPAC recommendations at their meeting on March 11 as an informational update. Over the longer-term, preparation of the Draft General Plan (including countywide and planning area elements) and the accompanying Environmental Impact Report (EIR) will continue through next winter, with publication of both draft documents anticipated in Spring 2026.

Meeting recordings (Part 1 and Part 2), presentation slides, and the map viewers referenced are available on the project website at lakecounty2050.org/past-meetings-materials/.