

## **Lake County 2050 Round 1 Local Area Plan (LAP) Workshop Series Kelseyville Workshop Summary**

In-Person Workshop  
Wednesday, April 17, 2024

### **Workshop Series Overview**

In April 2024, Lake County hosted the first round of community workshops kicking off the Local Area Plan (LAP) updates as part of Lake County 2050, the comprehensive update to Lake County's General Plan. The County hosted in-person workshops in each of the eight LAP areas. Each workshop was held as part of a meeting of the established advisory body for the LAP area.

### **Kelseyville Workshop Introduction**

The Kelseyville Round 1 LAP Workshop, hosted by the Big Valley Advisory Council (BVAC) and the County, with support from AmeriCorps, was held on April 17, 2024, from 6:00PM to 8:00PM at the Kelseyville Senior Center in Kelseyville. Virtual attendance was not available at this meeting due to a lack of internet connection.

The workshop introduced community members to the project and gathered initial input to inform the updates to the Kelseyville LAP.

The County's Community Development Director, Mireya Turner, opened the meeting by thanking attendees, BVAC members, and project staff, and emphasizing the importance of community involvement in the Lake County 2050 project. County staff then presented an overview of the General Plan Update process, which includes updates to all eight LAPs and preparation of the General Plan EIR. The presentation included information about State requirements for the General Plan, the organization of the General Plan with countywide elements and LAP topics, the project timeline, and ongoing opportunities to participate. Following the presentation, the project team held a question-and-answer session before considering the

For the meeting slides, a recording of the meeting, and more information about the project, visit <https://lakecounty2050.org/past-meetings-materials/>.

### **Workshop Attendees**

BVAC Directors Bryan Hanson, Megan Lankford, Angel Acosta, Flaman McCloud Jr., and Joy Merrilees attended the meeting, as well as Lake County Supervisor Pyska (District 5). Twenty-four additional members of the public attended the meeting.

### **Small Group Discussion**

Following the presentation, project staff answered questions from participants and then introduced the four discussion questions, which participants broke into small groups to discuss while project staff facilitated and recorded answers.

### **Small Group Discussion Summary**

Working in small groups of 3 to 4 participants, each with a staff facilitator and note-taker, workshop participants discussed four questions about the future of the Kelseyville area. Participants were encouraged to collaborate and discuss their perspectives and emerging ideas in response to each question while notetakers recorded responses on large flip-chart paper.

The four questions are presented below, each followed by a bulleted list of ideas community members shared in their responses.

### ***What do you like most about the Kelseyville area? What would you like to see supported, preserved, or enhanced as part of this planning effort?***

- Land Use and Community Character
  - Community members appreciate the low population density, low traffic levels, and dark skies. Retain this rural character and low levels of light pollution.
  - Maintain views of the mountain and other scenic features.
  - Kelseyville feels like a friendly country town with a cohesive community. It has great people, diversity, strong community spirit and support, and great local events, including live music, dances, festivals, farmers' markets, and winery events. Preserve the small-town character along Main Street and throughout the planning area.
  - Celebrate and support the influence of Tribal culture on the community.
  - Maintain the relatively low cost of living.
- Economy
  - Support locally owned stores and prohibit big box stores.
  - Preserve and enhance entertainment options.
  - Support and promote the area's tourism.
  - Support the strong business association (Kelseyville Business Association).
- Agriculture
  - Preserve access to agriculture and agricultural uses (e.g., pear trees), agricultural soils, and the right to farm.
  - Support small farms, orchards, and food production.
- Environment and Environmental Health
  - Maintain clean air and water.
  - Preserve open space and the area's natural beauty.
- Parks and Recreation
  - Preserve public parks, including the Highland Springs Recreation Area. Maintain access to the lake and local, County, and State parks in the region.
  - Provide biking and walking trails along creeks and other public places.
  - Prohibit camping in parks.
- Transportation
  - Maintain bus service for Main Street.
- Infrastructure and Public Services

- Support important community resources, including the Lake Family Resource Center (LFRC), North Coast Opportunities (NCO), and Kelseyville Senior Center.
- Support the fire stations, schools, and airport that serve the area.
- Maintain and support the Taylor Observatory.
- Maintain water supply levels.

***What are the challenges facing the Kelseyville area? What would you like to see changed to make it a better place to live and work?***

- Land Use and Community Character
  - Engage community members about slow, sensible growth.
  - Promote opportunities for development in the area.
  - The area is a food desert. Expand access to grocery stores and shopping opportunities.
  - Encourage improvements to dilapidated housing.
  - Improve code enforcement, including for screening requirements. Ensure structures to be screened don't extend higher than the screening fence.
  - Allow development of parking lots.
  - Allow for flexible reuse of old pear sheds and other old buildings.
  - Address lighting issues affecting the dark skies by the observatory.
- Housing and Homelessness
  - Provide more affordable housing, including housing that is affordable to the middle class.
  - Support homeowner access to affordable insurance.
  - Address issues related to homelessness. Provide more support for unhoused populations and improve code enforcement response.
- Economy
  - Streamline processes to support economic development.
  - Support workforce development.
  - Provide incentives to attract new businesses.
  - Support more restaurants and more local jobs.
  - Attract more hotels to support the area's growing tourism industry.
- Cannabis
  - Update the Cannabis Ordinance to address issues related to commercial cannabis grows, including odors and crime. Control large scale commercial grows in residential areas and increase required setbacks. Ensure police and fire service have access to sites. Institute a moratorium on cannabis permits.
  - Address issues with abandoned cannabis operations and animals. Require a bond for reclaiming and remediating abandoned cannabis sites.
  - Support traditional agriculture (e.g., food and wine) over cannabis.
  - Keep dispensaries off Main Street.
- Environment and Environmental Health
  - Increase enforcement of environmental protections.

- Parks and Recreation
  - Plant more trees in the Kelseyville County Park.
- Safety
  - Expand wildfire prevention policies and abatement practices.
  - Upgrade infrastructure to reduce wildfire risk (e.g., underground power lines).
  - Establish an emergency community resource center, which could double as an event center.
  - Address flooding issues.
- Transportation
  - Complete planned roadway improvements (e.g., four-lane highway).
  - Improve roadway maintenance to fix potholes.
  - Reduce traffic and speeding and increase pedestrian and bicycle safety on Main Street and throughout the area; consider pedestrian and bicycle facility and traffic calming improvements.
  - Implement traffic control and safety improvements near schools.
  - Expand bus service, including routes, frequency, and schedule. Improve bus stops.
  - Establish a shuttle or bus for medical transport.
  - Install charging stations for electric vehicles.
- Infrastructure and Public Services
  - Increase staffing and wages for fire services.
  - Support schools by recruiting more high-quality teachers to the area. Encourage the schools to clean up and maintain school yards.
  - Increase access to childcare.
  - Attract more medical professionals to the area and increase access to medical care.
  - Improve access to municipal water. Expand the main line.
  - Improve the airport runway and airport lighting.
  - Improve internet and broadband access.

***Do you think changes are needed to the planned land uses shown in the General Plan land use map? If so, what changes are needed?***

- Increase land uses similar to Grange near Grange property – Finley.
- Consider land use changes to support development of vacant lots on Gas Hill and along Main Street.
- Provide more opportunities for high density residential development, including low-income and farmworker housing. Place high density housing near schools. Expand areas for housing generally.
- Allow commercial/mixed-use development in downtown Kelseyville (i.e., apartments over businesses).
- Designate more areas for office development.
- Change industrial designations to commercial around the creek.
- Redesignate and rezone the following properties to C.3 service commercial/industry:
  - Old granite property

- North side of Gaddy Lane
- Identify areas for industrial development to support industries like AI and coding.
- Increase open spaces and County parks.
- Review agriculture areas for possible changes if not being used for agriculture. Identify corridors within the Agriculture designation that could be designated for alternate uses.
- Designate an area for a community garden/community food forest.

***Do you think changes are needed to the Local Area Plan boundary? If so, what changes are needed?***

- Konocti Vista should be in one LAP, not within two boundaries.
- The LAP boundary should include 95451 and 95435 zip codes only.
- The northernmost boundary of the LAP should end at Finley.
- The southwestern boundary of the LAP should end at Highland Springs open space.
- Remove the Lakeport area Casino and Rancheria from the LAP boundary.
- Some support for no changes.