

# THE FUTURE OF

# LOWER LAKE IS \_\_\_\_\_

Small town  
atmosphere  
Rural Community

Bright,  
planned growth  
infrastructure important  
Mustn't for evades  
re (Paliquille parties)  
Rich history

SENSIBLE  
Growth  
with SAFE  
Neighborhoods

fine safe  
Community

a vibrant  
& thriving  
Community

Full of  
endless  
possibilities!

Downtown  
Design &  
Renewal  
Keep old  
Look to improve  
here

Keep Density  
Honoring  
out  
of  
here

To see Lower Lake  
maintain its small  
Town atmosphere  
while growing responsibly  
Would like to see  
more reliable internet

PROSPERITY!



ASSETS  
~~LIKES~~: Lower Lake  
Supported, Preserved or enhanced  
Quiet  
Low Key  
Like it used to be  
- Main St. / <sup>small</sup> Old town feel  
Clean air  
respect for town history  
LL Comm Action. Very Pro Active  
Active Fire Services (location)



- preserve
  - Small community feel
  - Good Public Works
  - Climate / clean air quality
  - Single family residential areas
  - <sup>preserve</sup> Do not support
  - Clear Lake - high density residential
  - Morgan Valley road - add park / water park
    - ↳ walking paths ( $\approx 100$  acres)
  - High schools culture + great sport facilities
  - Safe community
- 
- Rocky Creek road + Morgan Valley road - improve road
    - ↳ pot holes, desinegrating
  - Improve all roads + evacuation roads
  - ~~Improve~~ Improve patrol b/w Lower Lakes Clear Lake
  - Improve highway enforcement b/c speeding ~~issues~~
  - Internet issues → enforce w/ fines
  - dumping garbage along Morgan Valley (W Lower Lakes)

- keep rural lands
- no changes to existing LC



# #1. WHAT DO YOU LIKE MOST ABOUT LOWER LAKE?

\* LOCATION ACCEPTING COMMUNITY WELCOMING

M FAMILY RESIDENTS

FARMING

PRESERVE PONDS

WILDLIFE

\* CULTURAL RESOURCES

MUSEUM

ANDERSON MARSH

SMALL DOWNTOWN

\* PEOPLE PROUD TO LIVE IN C.C.  
LOWER LAKE SPIRIT



## Like Most:

#3

- Quaint, atmosphere
- small town
- people
- small businesses
- wildflowers
- Quality of Life
- Being a town
- walkability
- Safety
- neighbors helping neighbors
- History
- Hiking
- Clean Air

## Supported, Preserved + Enhanced

- <sup>Protect</sup> Water - Clean water (ground water)
- Safety
- rural atmosphere  
small town
- Community input
- agriculture - variety (not mono culture)
- tourism
- animal welfare
- preserve access to U from Hwy
- safe turn off lanes
- schools / quality education
- youth activities - Boys + Girls Club
- - Businesses focused on youth



# <sup>assets</sup> 1.

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

- Small-town feel, <sup>environment</sup> Main Street, Small businesses (rather than big box)
- Open, undeveloped lands, healthy ecosystem.
- 

-challenges-

# 2. What are the challenges facing the region? What would you like to see changed in order to make it a better place to live and work?

- agricultural runoff
  - commercial agriculture
  - illegal cannabis grows.
- vegetation abatement & fuel management  
Twin Lakes, Noble Ranch, Bonham Rd.
- Lower Lake <sup>Water</sup> Board is under-resourced.
- Housing for workers, more affordable



# 1. What Do you like most about Lower Lake?

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- Small town atmosphere

~~Education at~~  
~~Ag. not contractors~~

~~Technology~~  
~~loss of~~  
~~landlines~~

Hospitality / entertainment  
Small Business Support  
• Connects people where makes sense  
address issues & saturation



## 2. CHALLENGES:

- Changes you'd like to see in region
- Increased Law enforcement
- No Strong Anchor / Lack of development of downtown
- Clean up from fire - Slow (drive by no improvement)

- No City Council - <sup>debris</sup> who's responsible or who should be responsive

Do we have a voice a BOS

(NO MAC)

- Illegal grow ISSUES - Addressed + back in time
- Human waste, chemicals
- Inappropriate behaviors for children to see
- INVASION of views (scenic)

Infrastructure:  
- Character / Quality of Roads  
Water

- Infrastructure of water hook ups / sewer
- Sidewalks inatiquite
- Lighting & Signage

\* - Need ARCh or like Welcome Sign



## #2. WHAT CHALLENGES? CHANGES?

- **ROADS** <sup>MORE THAN JUST BAND AID REPAIR!</sup> - NOT SAFE, NO SHOULDER

- NEW DEVELOPMENTS

\* INFRASTRUCTURE TO SUPPORT GROWTH

\* CODE ENFORCEMENT

- ABANDONED VEHICLES

\* INTERNET - TOWER LOCATIONS  
DEAD ZONES

- MAINTAIN **RURAL LIFESTYLE**

\* NOT ENOUGH SUPPORT FROM COUNTY



## Challenges:

- Lack of Enforcement
- Water Usage / Water rates  
- wells running dry
- Lack of animal control
- Roads that support development / Traffic  
Bonham @ Wagner - dangerous  
Morgan Valley Rd.
- People living in non-legal structures, no permits
- Illegal Cannabis grows
- Roads (Lake St)  
Not safe - around school
- not safe enough for walking / riding bikes
- Fire Safety
- Insurance issues
- Squatters

## Changes:

- Supervisor that responds to emails, etc
- intersection @ Bonham more safe
- Streamline permits + more affordable  
\$60K permits
- Rezone for more housing
- Proposals added to CGB + zoned to SR
- turn off lane to Twin Lakes
- Zoning change in Twin Lakes
- Mixed use zoning
- More housing
- Safe bus stops
- Multi modal transportation options - SAFE



2

# What challenges is the region facing?

• Hwy 53/29 intersection

• Design guidance spec. for LL

• Economic Development/Job growth

• Traditional AG not cannabis

• illegal dumping/bulk waste

• Meeting programs to help upkeep property for Homeowners

• Community clean up days

• Schools overcrowded

• Hospitality/Entertainment

• Market rate Single family housing

• Loss of landline internet service phones etc

• Small business support

• Cannabis locate where makes sense address issues + saturation



### 3. MAP CHANGES:

beyond Main St. ~~Zoned~~/growth-zoned  
No Future Canibas zone!

Where does Lower Lake go? <sup>for growth</sup>

★ Where does Lower Lake expand to?

(Open land south <sup>of</sup> stop right  
under developed north)

N



#3. DO YOU THINK CHANGES ARE NEEDED TO PLANNED LAND USES?

- 1 WAY ROAD - LAKE ST.

\* 3 WAY STOP JESSE/LAKE

CONTROLLED STOP BY CEMETARY

BEFORE LOWER LAKE ELEMENTARY

TRAFFIC CALMING

MORE RESORT COMMERCIAL

BOWLING ALLEY, ROLLER RINK

\* DOWNTOWN DESIGN VISION FACED

MUSEUM EARTHQUAKE RETROFIT

TUSCAN VILLAGE AREA - FAMILY ACTIVITY AREA

MAINTAIN DOWNTOWN

WALKING BRIDGE  
ACROSS CREEK



## Things to Change

- Design Review Board for Main Street oversees permitting & design for new dev.
- Home hardening & Defensible Space policies. Grants through Risk Reduction Authority to support low-income & elderly homeowners
- Increased code & law enforcement (need better pay)
- Bringing Roads & drainage infrastructure up-to-date. School traffic creates potholes & poor drainage creates & worsens potholes.
- major thoroughfares dangerous (29) <sup>no turn</sup> <sup>↓</sup> <sup>Lower Lake</sup> <sup>Murphy</sup> <sup>Spring</sup> <sup>Hofaker</sup>
- Rebuild burnt-down structures in vacant lot. Keep lower densities. Make sure developers pay adequate service expansion fees (water, sewers, schools, parks, sidewalks).
- Improve & signalize crossing on Main Street at Post Office
- Promote our wineries & ~~Lake sport~~ Lake sport in Lower Lake, festivals on Main Street.



## ~~Question 1~~ Land Use (3)

- no cannabis consumption bars in downtown or near schools.
- Yes to small-scale commercial like Kelseyville
- Change the word "commercial" to retail

## Question (2 cont) (chall

- offer double long-term rentals for workers,

## LAP Boundary (4)

- western border should conform to Fire District boundaries (Lake County Fire Protection District).  
encompasses some of Rivieras (to West Wind Mobile Home/Konochi Vista Road)

## Question (2 cont) (change)

- marketing of available jobs should be better. One consolidated place where workers can connect w/ available jobs & housing for workers
- Sidewalks for safe routes to school



# #4. LAP BOUNDARY CHANGES

## GROWTH BOUNDARIES

- COMMERCIAL AREAS FOR DEVELOPMENT

BOWLING ALLEY

\* MORE AREAS FOR <sup>YOUTH</sup> ACTIVITIES



# LAP Boundary Changes

Community growth boundary should align with municipal services

- Align LAP Boundary w/ district boundary

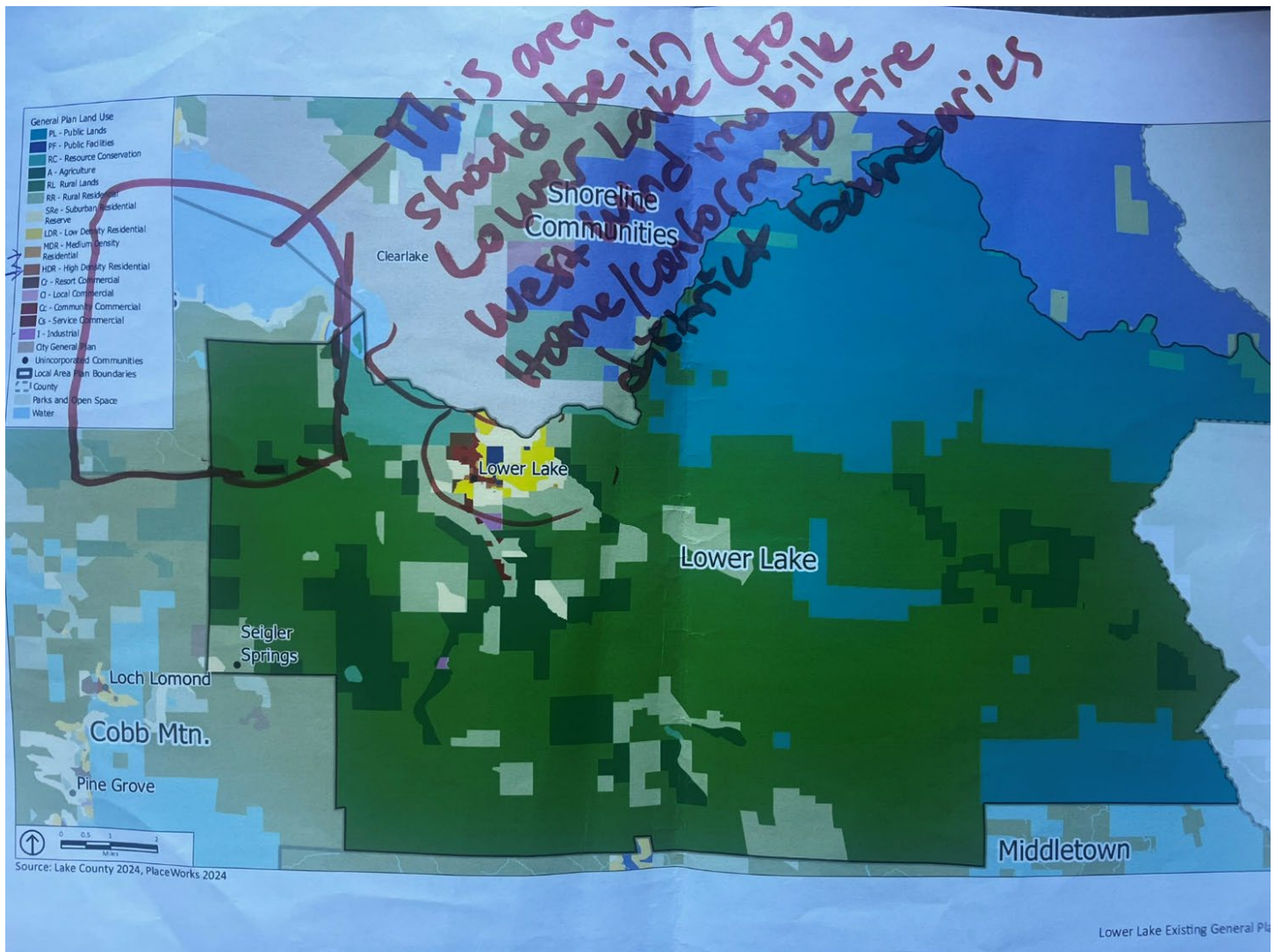
- NW corner of LAP Boundary



## Lower Lake Meeting Notes

- Twin Lakes : illegal grow operations - chemicals in the water / runoff, security dogs in the road & attacking livestock.
- post GEAC member roster on project website.
- Seigler springs in Cobb, not Lower lakes
- Getaway Lake county campsite (Glamping) - concerned about potential permanent camping illegally

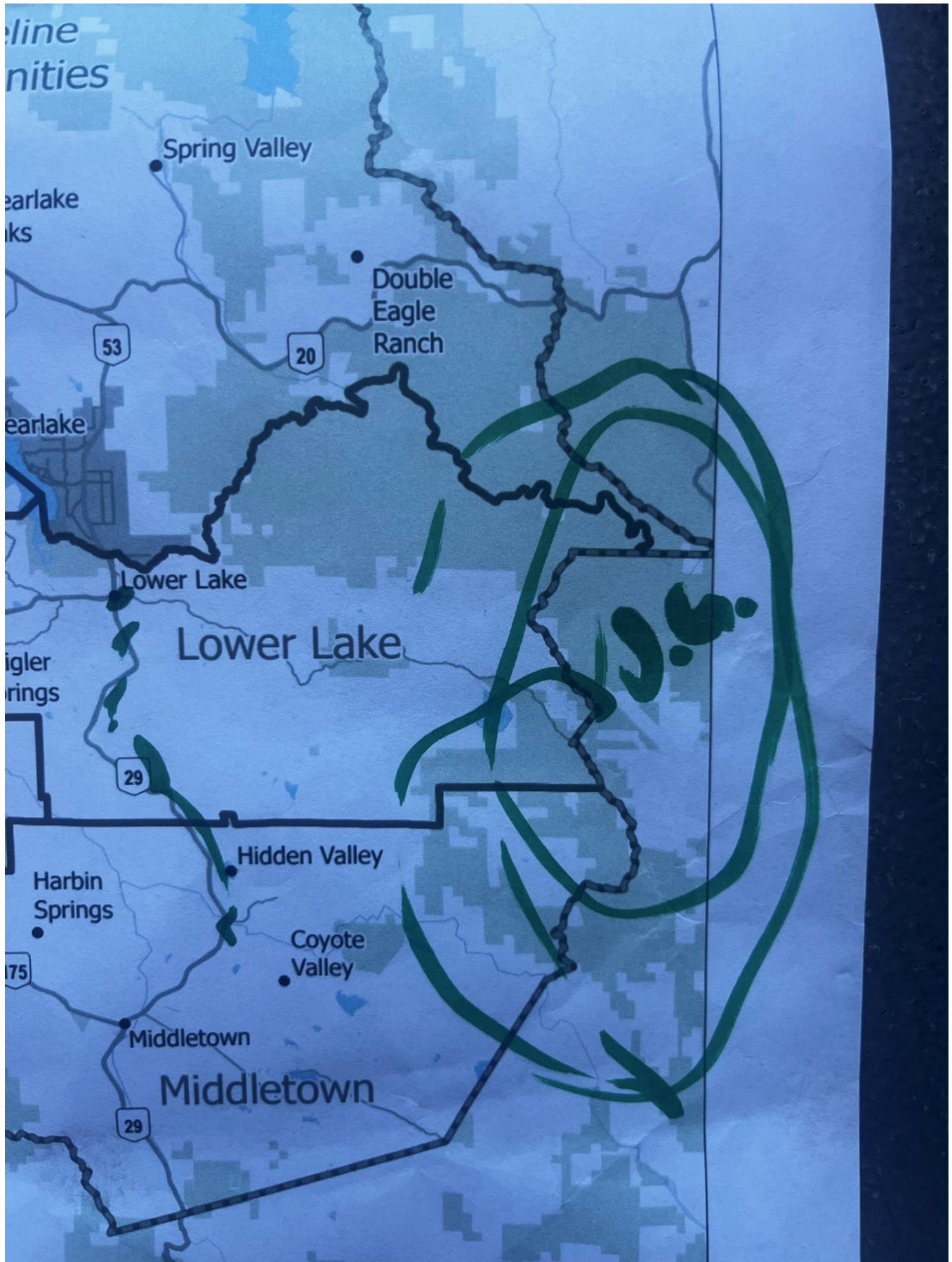














Ⓜ CGTB & RZ to SR or RZ

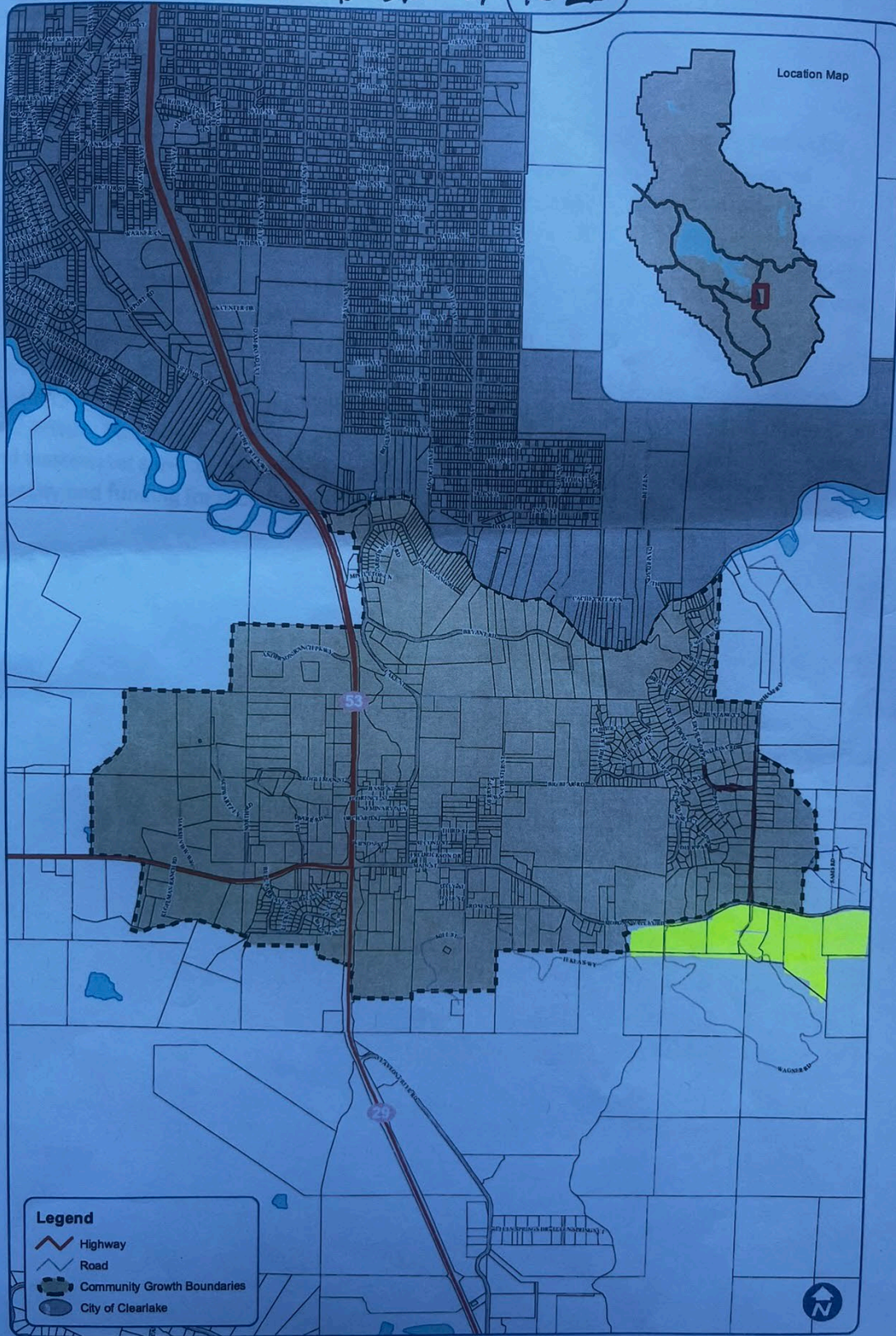


Figure 3-6 Lower Lake Community Growth Boundary



Fig 3-6 Lower Lake CGTB.mxd



