

Lake County 2050 Round 1 Local Area Plan (LAP) Workshop Series Shoreline Communities Workshop Summary

Online and In-Person Workshop
Tuesday, April 9, 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, and later held a second workshop in the Shoreline Communities area in early May. Each workshop was held as part of a meeting of the established advisory body for the LAP area.

Shoreline Communities Workshop Introduction

The first Shoreline Communities Round 1 LAP Workshop, hosted by the Central Region Town Hall (CeRTH) and the County, with support from AmeriCorps and PlaceWorks, was held on April 9, 2024, from 6:00PM to 8:00PM at the Lucerne Alpine Senior Center and as a hybrid virtual meeting via Zoom. The second Shoreline Communities meeting was held on May 1, 2024, from 4:00PM to 6:00PM at the Clearlake Oaks Moose Lodge in collaboration with East Region Town Hall (ERTH).

The workshops introduced community members to the project and gathered initial input to inform the updates to the Shoreline Communities LAP.

The County's Community Development Director, Mireya Turner, opened the meetings by thanking attendees, CeRTH/ERTH members, and project staff and emphasizing the importance of community involvement in the Lake County 2050 project. PlaceWorks project consultants 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 discussion questions.

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

Workshop Attendees

Meeting 1, CeRTH: CeRTH Chair Becky Schwenger, Vice Chair Austin Pratt, Recorder Atlas Pearson, and Member Jon Karlsson attended the meeting, as well as Lake County Supervisor Bruno Sabatier (District 2), Lake County Supervisor Eddie Crandall (District 3), and CalFire Division Chief and South Lake County Volunteer Fire Fighters Association Chief Paul Duncan. Four members of the public attended the meeting in-person.

Meeting 2, ERTH: Kathy Garner, D. Parker, Holly Hannis, Joe Trogo, Cindy Stows, Marilyn Gravelle, Sally David, William Roller, April Giambra, Angela Amaral, William McHugh, Diana T. Plante, Donna Mackiewicz, Mike Herman, Barbara Higua, Denise G. Moore, Marlene Sousa, Deb Sally, E.J. Crandell, Phil Gilbert, Sam, Boucher, Christine Reams, Candice Herman, Ernie Mshenesse, Ed Legan, Amarch Collins, Denise Rushing, Barabra Brown, Gabriele Perez, Caolyn Rouse, Don Whittier.

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

Workshop participants discussed four questions about the future of the Shoreline Communities. For meeting 1, virtual participants listened in and provided input on the same questions via the Zoom chat. In both meetings, participants were encouraged to collaborate and discuss their perspectives and emerging ideas in response to each question. 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 during both meetings.

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

- Land Use and Community Character
 - The community has shared values and a shared respect for the place and the environment. There is a sense of community; everyone knows each other. The community cares about disadvantaged people in the area. Preserve and protect the small-town feel and sense of community.
 - There are a lot of natural places, open spaces, and rural areas, and the area is quiet and peaceful. Preserve the rural setting, limited amount of development, and dark skies.
 - Shops and restaurants are close together and easily accessible. The area is easy to navigate because each community lines the roadway. Increase support for small businesses to enhance the small town feel of the area, including for Marcells Bakery, which is a community asset.
 - Protect the viewshed from the shoreline to the mountain ridge and the undeveloped ridgelines along the lake.
 - Preserve views as cultural resources, as they have important cultural significance to indigenous people of the region.
 - There is a rich history of human presence and cultural resources, and the Preservation Committee is an asset. Celebrate and preserve this connection to history and support indigenous cultural traditions.
- Environment and Environmental Health
 - Preserve and enhance Clear Lake and its shoreline and watershed.
 - Preserve the clean air and good water quality, including by preserving and enhancing wetlands.

- Support the area’s diverse wildlife, including by preserving and enhancing migration corridors and habitat, particularly for endangered species.
- Preserve and enhance oak groves.
- Parks and Recreation
 - Continue to maintain community parks as welcoming, clean, and open to the public.
 - There is an abundance of outdoor activities in the area (e.g., fishing, hiking, boating, swimming, and biking). Preserve and maintain access to the existing recreational opportunities on the lake, along the shoreline, in the mountains, and on State and federal public lands. Emphasize and enhance the area as a gateway to these important cultural and recreational lands.
 - Emphasize the shoreline itself as a destination (e.g., parks, walking paths, and placemaking landmarks like art and wayfinding/signage).
 - Preserve and enhance Clark’s Island.
 - Preserve and enhance the variety of off-highway vehicle (OHV) and recreation opportunities, which are beneficial to the youth in the area.
 - Preserve and enhance the rock wall along Highway 20.
- Transportation
 - Continue to maintain highways and roundabouts.
 - Maintain low levels of traffic.
- Infrastructure and Public Services
 - The public services provided in the area are an asset, including CAL FIRE services.

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

- Land Use and Community Character
 - There is a negative image of the north shore area, which discourages visitors, in part due to what is visible from Highway 20 (e.g., industrial uses, vacant or abandoned buildings, encampments, illegal dumping, and dilapidated abandoned docks). Address these issues to improve the image of the area.
 - Address weed abatement and tree maintenance, especially on vacant lots.
 - Create more of a neighborhood identity within each area of the shoreline communities.
 - Increase the number of community events, concerts, parades, festivals, competitions, and other group gatherings in the area, and make permitting for such activities easier to obtain.
 - Increase the number of farmers markets and community gardens in the area.
 - Provide more activities for youth.
 - Establish all of Highway 20 as a scenic corridor.
 - Enact paper subdivision plans.
 - Allow for some increase in density.
 - Institute parking minimums.
 - Address a lack of compliance with General Plan and LAPs.
- Housing and Homelessness
 - Limit short-term rentals to maintain housing stock for year-round residents.
 - Limit construction of apartments.
 - There is a lack of homeless services in the area for community members experiencing homelessness. Homeless encampments in parks discourage other community members

from using park facilities due to trash, drug use, and illegal campfires. There are public health issues associated with illegal squatting in abandoned properties. Improve homeless services and address issues associated with homeless encampments and illegal squatting in the area. Provide more peer support for homeless and drug use programs.

- **Economy**
 - Provide greater support for locally owned, small businesses and restaurants in the area, including by conducting outreach about the education and support opportunities available through the business association.
 - Encourage redevelopment and re-opening of resorts (e.g., the Konocti resort), which will in turn help support more small businesses and fill vacant business spaces.
 - Expand activities that promote tourism in the area. Maintain lake levels that are high enough to launch boats to support visitors and tourism.
 - Expand entertainment options in the area, such as by supporting wineries.
 - Prohibit geothermal industry activities in the area.
 - Address issues related to poverty and generational poverty.
- **Cannabis**
 - Address pollution caused by cannabis operations, including general environmental impacts as well as water use and runoff impacts.
 - Institute a cap on commercial cannabis in the area; there is currently too much.
 - Increase the distance between cannabis grows and residential uses.
- **Environment and Environmental Health**
 - Improve water quality. Address the issues of algae blooms in the lake and canals and associated cyanobacteria, in part by managing stormwater runoff. Clean up invasive lake vegetation in canals.
 - Address illegal grading activities to maintain the Lake edge.
 - Preserve the natural habitat of the area and encourage sustainable education. Conduct education and outreach about wildlife, including deer.
 - Preserve trees and limit tree removal. Enforce the Oak Ordinance.
 - Plan for and support restoration projects, including the Middle Creek restoration project, restoring the Schindler Creek watershed at the source, and restoring wetlands between the Keys and Orchard Shores.
- **Parks and Recreation**
 - Increase and enhance public spaces in the area, including through more walking trails.
 - Create a bike trail network that connects communities located off Highway 20.
 - Provide more places to take dogs off leash. The one dog park in the area is not fully secured.
 - Promote the whole shoreline area as a gateway to the Mendocino National Forest and the National Monument. Improve signage/wayfinding and add placemaking art signaling the entrance to the National Forest and National Monument.
 - Host more regional events (e.g., fishing tournaments) in this area. There should be more reasons for visitors to stop in Lucerne and the north shore area. Regional events are often hosted in Lakeport, but they could be hosted here to attract visitors to the north side of the lake.
- **Safety**
 - Improve public safety, including by increasing emergency (fire and law enforcement) response services and reducing response times.

- Increase the number of law enforcement officers serving the area and coordinate with State and federal agencies to increase their law enforcement presence (e.g., Department of Fish and Wildlife).
- Address crime, including drug/substance use, vandalism by unhoused people, squatting and pan handling, human trafficking, trespassing from OHVs on Bureau of Land Management (BLM) land, and illegal cannabis grows.
- Mitigate fire hazards, including by:
 - Increasing fuel breaks between federal lands and community areas (e.g., between BLM lands and Kelseyville).
 - Ensuring vacant properties (e.g., the 260 acres owned by the County) are maintained.
- Address feral and abandoned animals.
- Update water infrastructure to support fire suppression needs.
- Support local efforts to establish central gathering places and provide coordination for emergency planning. Consider building a high-quality community center (or centers) for the north shore area to provide coordination during emergencies.
- Provide cooling centers to help combat heat. Enhance communication and coordination between the County and cities to provide more cooling centers.
- Inventory and require removal of derelict, dilapidated, and hazardous docks. Consider fast tracking permitting, reducing zoning barriers, and providing incentives for property owners to remove dilapidated/hazardous docks on their property.
- **Transportation**
 - Reduce traffic.
 - Improve roadways throughout the shoreline communities area, including on local roads (not just Highway 20). Specific roadways that were called out include: High Valley Road and on Highway 20 near Lucerne (at 6520 E Hwy 20) to remove a dangerous hairpin turn.
 - Install improvements to reduce speeding and improve bicycle and pedestrian safety, such as through traffic calming, safer crossings, sidewalks, lighting, and other bicycle and pedestrian infrastructure. Speeding, including by big rigs, is particularly an issue along Highway 20, in the Keys, and around East Lake School, and drivers often don't stop for pedestrians at un-signalized crosswalks on Highway 20. Other specific improvements that were suggested include installation of traffic lights or a pedestrian bridge at the school and increasing the number of crosswalks on Country Club Drive.
 - Expand transit service. Increase the number of bus stops and benches at stops.
 - Increase the number of EV charging stations in the area.
- **Infrastructure and Public Services**
 - Increase the public services in the area to accommodate current and future residents.
 - Encourage more trade schools in the area. Provide more signage near the school.
 - Relocate needle exchange areas away from Lucerne's central downtown area where kids walk to school.
 - People are illegally dumping on 9th Avenue, and the garbage washes into the creek. There are also many abandoned vehicles along Robinson Road and Ferrand Road. Address illegal dumping and abandoned vehicles on and off streets.
 - Increase flood and stormwater management.
 - Address the power outages in the area from cell towers.
 - Increase the level of broadband service in the area.

- Improve the flow of information around the area; support development of a local news or central website.
- Encourage homeowners' associations to uphold their covenants, conditions, and restrictions (CC&Rs).

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?

- Residential Uses
 - The Rural Residential areas near the PG&E substation are accessed by unpaved fire roads, which are not appropriate to serve this type of development. Consider changing these parcels to Rural Lands, which requires a larger minimum lot size and generates less development.
 - Consider redesignating some Rural Residential parcels for public use. Some of these parcels with the Rural Residential designation are important tribal lands. Rural lands should be changed to public in Scotts Valley.
- Commercial and Industrial Uses
 - Limit commercial development. Limit or prohibit the development of big-box stores and dollar stores. Reduce the number of parking lots in the area.
 - Increase the number of banks and ATMs without fees in North Shore.
 - Increase the number of restaurants and hotels in the area. In particular, add a commercial designation at the Hotel LV Lodge and add a commercial designation to support a hotel in Spring Valley.
 - Encourage restoration and redevelopment of abandoned and historic resorts to attract visitors. Discourage the development of new resort locations to preserve open space and minimize development in wildfire areas.
 - Consider adjusting the commercial designation along 3rd Street in Lucerne where parcels are currently used for housing. The County should consult with property owners about whether to keep the commercial designation or change to residential or another use.
 - Expand the mixed-use designation along Highway 20 and adjacent to the city limit. Support development of a mixed-use shopping center.
 - Designate Highway 20 as a scenic gateway and prohibit industrial uses along it.
- Public and Semi-Public Uses
 - Increase areas designated for parks, recreation, and open space, in part to support the development of new hiking and biking trails in the area.
 - Tax-defaulted properties, or paper lots, could be re-designated or merged to create more public use trails in the area. Consider studying this in a trails plans.
 - Consider calling out OHV areas and preserving, protecting, and advertising these.
 - Develop more community centers.
 - Increase development near the college.
 - Support development of a church by the Senior Center.
- Community Growth Boundaries
 - Ensure development only occurs where infrastructure and services can support it.
 - Update Wildland Urban Interface (WUI) mapping, which signals where it is safe to develop. Ensure new development is limited to places where it is safe from wildfire risk. Keep the good content from old plan that is still relevant but update things like the WUI to reflect changing conditions for the future.

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

- Shoreline Communities LAP Boundary
 - Exclude Clearlake because it is incorporated and has its own General Plan.
 - Remove Lucerne from the LAP.
 - Encompass all shoreline towns into the Shoreline Communities LAP.
 - Adjust LAP boundaries to follow fields and creeks or to follow County Supervisorial District boundaries.
 - Remove the areas east of Clearlake and form them into their own LAP; these areas have a unique set of needs and priorities that are different from the communities along the north shoreline and are further apart.
 - Break out the Clearlake Oaks area into one LAP, and the Nice and Lucerne area into another LAP. Clearlake Oaks wants their own plan whereas Nice and Lucerne are more similar in terms of their priorities and needs.
 - Other boundary adjustments include the following locations:
 - At Upper Lake/Nice off Highway 20 (see map markups).
 - Area along Indian Valley reservoir.
 - Kono Tayee and Paradise Valley areas.
 - Adobe Creek.
- Special Study Areas
 - Double Eagle and Spring Valley should be highlighted as special study areas.
 - Create a Special Study Area from the Y to East Lake County to include High Valley Road area.