



Lake County General Plan Update

Community Workshop #1 SUMMARY

Issues and Opportunities

In March 2003, Lake County's Community Development Department and URS (the County's General Plan consultant) conducted a series of public workshops in Lake County. The dates and locations of each are listed below:

Lucerne

March 10, Monday, 5:30 pm
Lucerne Alpine Senior Center
10th Ave and Country Club

Middletown

March 11, Tuesday, 5:30 pm
Calpine Geothermal Visitor Center
15500 Central Park Road

Kelseyville

March 12, Wednesday, 5:30 pm
Kelseyville Lions Club
4335 Sylar Lane, Kelseyville

Each workshop had two basic parts. The first was to provide an overview of the General Plan process and how the public can be involved. The second part was to listen to those in attendance as they provided their insight on the issues and opportunities that face the County.

Agenda for Each Workshop

1. Introductions
2. Overview of the General Plan Process
 - What is a General Plan?
 - Public Involvement
 - Documents
 - Project Steps
3. Identifying Issues and Opportunities
4. Next Steps

The following report provides workshop summary and a detailed listing of the input provided during the workshops.

1. Introductions

Rick Coel, Lake County's manager for the General Plan Update, opened each meeting with an introduction of Board of Supervisors, Planning Commission, key County staff, and consulting staff in attendance at each workshop. Mr. Coel then provided a brief overview of the General Plan Update.

Following this introduction, Richard Rust (Project Manager for URS, the lead consultant on the General Plan Update project) distributed copies of the first General Plan newsletter. Mr. Rust used the newsletter to highlight the components of the General Plan, the process for how the General Plan was to be developed, and to describe how the public can contribute to the development of the General Plan.

2. Small Group Input

The main event at this workshop was a small group exercise designed to identify the range of issues and opportunities facing the community and then to narrow this list to identify the key issues and opportunities facing the County. For the exercise, those in attendance were divided into small groups of about 8 to 10 people.

For the first exercise, each participant was given three note cards and asked to write on each card an issue that they felt should be addressed in the General Plan. When everyone in the small group had completed their cards, each person read their comments to their group and explained why that issue was important. After everyone in the small group had read through their cards, they were asked to work together to identify the three issues that they felt were the **primary issues** from their group. These three primary issues were then written onto three separate note cards.

Once all the small groups were finished with this process, a representative from each group presented their group's three primary issues. The three cards from each group were then taped to the wall. As each group presented their three issues, the entire workshop helped identify similar issues that could be grouped together.

As a final step, everyone in attendance was given three dots (stickers) and asked to "vote" on the primary issues posted on the wall that they felt were the key items to be addressed in the General Plan Update. Members were allowed to use their dots in any combination they desired, even voting for an individual item more than once.

For the second exercise, the small groups reconvened and were asked to go through the same process, but this time, their objective was to identify

opportunities that exist in the County. These opportunities represented the advantages found in the County that should be maintained or enhanced through the General Plan.

3. Primary Issues and Opportunities

The following pages provide a listing of the information collected from the group exercises. Table 1, "Primary Issues," provides a compilation of the primary issues identified at the three community workshops (combined). Table 2, "Primary Opportunities" provides the same summary for opportunities. The checkmarks on the table highlight which community workshop identified the issue or opportunity shown.

These tables are followed by a detailed listing of the information collected in each of the three communities. For each community, the list of ***primary issues and opportunities*** is provided, as well as a complete listing of the issue and opportunity cards submitted by everyone in attendance. The complete listing of the cards submitted ensures that no issue or opportunity is overlooked in the process.

In the detailed listings, the information shown was typed directly from the cards submitted. Any notes or modifications made in this report are shown in brackets.

Table 1. Primary Issues

Lucerne	Middletown	Kelseyville	Issue	Dots	Percent
	✓	✓	Environmental Quality/Preservation such as air quality, water quality/supply, wastewater treatment	32	20.0%
✓			Weed Control/Aquatic [Preservation of Clear Lake]	22	13.8%
✓			Quality of Life	15	9.4%
	✓	✓	Transportation – Road improvements, speeding up process of road maintenance, and South County airport for general aviation	15	9.4%
	✓		Develop customized zoning for intentional communities that often contain a combination of residential and commercial uses.	12	7.5%
		✓	Save agricultural land with urban growth boundaries	11	6.9%
✓			Land Use/Zoning changes without notice	10	6.3%
✓			Housing	9	5.6%
	✓		Urban growth – desire to keep the south county rural/intimate. Cleaning up rundown areas	7	4.4%
	✓		Housing and community design for Middletown. Middletown is gateway city – needs its own identity. No trailers, preserved open space, and housing intermixed.	6	3.8%
		✓	Airport district – create an airport district to prevent encroachment	6	3.8%
		✓	Protection of open space and wildlife habitat. Examples include designating wild areas such as Cache Creek	4	2.5%
	✓		Safety – fire hazard reduction and emergency planning	4	2.5%
✓		✓	Economic – opportunities, employment/business, and government/private land ownership	3	1.9%
		✓	Protect and manage Lake County water resources	2	1.3%
		✓	Set limit on population growth	1	0.6%
	✓		Schools – Meeting the demands of growing student body and facilities supporting schools	1	0.6%
TOTAL				160	100.0%

Table 2. Primary Opportunities

Lucerne	Middletown	Kelseyville	Opportunity	Dots	Percent
✓	✓		Small town atmosphere/sense of community/affordability	41	30.4%
	✓		Clean air and weather	14	10.4%
✓			Redevelopment and revitalization/maintaining quality of life	10	7.4%
✓	✓		Tourism – nice weather creates more opportunities for year-round recreation. Major opportunity for job growth without excessively compromising the environment. We need to improve our external image and public perception	10	7.4%
	✓		Encourage clean technology	9	6.7%
		✓	Clear Lake/natural beauty/scenery	8	5.9%
	✓	✓	Education integration – vocational, and advanced placement, higher education	7	5.2%
✓			Progressive governmental attitude	7	5.2%
		✓	Utilize airport better	6	4.4%
✓			Lakes and parks	4	3.0%
		✓	Maintain rural agricultural flavor	4	3.0%
		✓	Low population	3	2.2%
		✓	Winery establishment	3	2.2%
		✓	Diversified agricultural crops – olives for other and other functions	2	1.5%
		✓	Recreation, cultural events and history, eco tourism	2	1.5%
	✓		Open space/recreational areas and trails	2	1.5%
		✓	Clean Energy (development)	1	0.7%
	✓		Urban buffer of surrounding hills	1	0.7%
✓			Great General Plan program	1	0.7%
TOTAL				135	100.0%

- Traffic [2 cards]
- Traffic enforcement
- Traffic calming on [Highway] 20
- Slow traffic through towns [2 cards]
- Road repair
- Highway noise (large trucks, lower speed limit)
- Noise, safety and access on Highway 20 (north shore)
- Bike trail especially Highway 20 for walking
- Dealing with Superfund site
- Preservation of Clear Lake (cleanliness, lack of industry, promotion of recreation)
- Improvement of infrastructure (i.e., water, sewer, schools, roads)
- Substandard housing
- Commercial Infrastructure
- Shopping Facilities
- Quality of Life – health services and job training
- Perspective of area quality of life (clean up, safety)
- Quality of living (blight, infrastructure)
- Blight
- Jobs opportunities [3 cards]
- Jobs (small industry)
- Housing [3 cards]
- Affordable Housing [2 cards]
- Affordable housing not blighted
- Quality affordable housing projects
- Public very low-income housing. Currently there are very few (i.e., Section 8 vouchers). You have a huge poor community with a lot of new arrivals to come.
- Housing for seniors who need to be in a population center near needed facilities
- Housing for mentally ill, drug and alcohol addicted
- Teaching home ownership and home maintenance
- Economic stimulation, job creation [2 cards]
- Preservation of working open space (subdivisions) ranchettes
- Attracting quality business
- Highway -The trailer parks, trash bins, general façade
- No additional residential on [Highway] 20
- Questions regarding County government pressure on property owners

- New income
- Tourism trade (promote tourism) [3cards]
- Open up to development to building residences above Lucerne. Now its illegal to build (i.e., up Robinson Road)
- Need a lot more money put into senior mental health. This will be a crisis in 20 years. It's a crisis already (i.e., we have a few counselors trained especially to deal with senior mental health psychological problems).
- Rezoning – RVs off Lake
- Zoning sensible, logical, and economical to owners and community
- Water company
- Emergency response
- Clean up lake [3 cards]
- Clean air [2 cards]
- Enhance code enforcement [2 cards]
- Promote town's agriculture (support agriculture) [2 cards]
- No heavy industry [3cards]
- Keep natural resources
- Highway 20 clean up

PRIMARY OPPORTUNITIES

Dots Received	Opportunity
●●●●●●●●●●●●●●●●●●●● ●●●●●●●●	Small town atmosphere/sense of community
●●●●●●●●●●	Redevelopment and revitalization/Maintaining Quality of life
●●●●●●●●	Progressive governmental attitude
●●●●	Lakes and parks
●	Tourism – retreat center, community entertainment, friendly area, local hospitality recreation on lake
●	Great General Plan program

COMPLETE LISTING OF OPPORTUNITIES

- The lake
- Lakes – Blue Lake, Clear Lake, and Indian Valley
- Clean air [5 cards]
- Clean air, land, and water
- Clean air, good quality water, no traffic

- Clean air and spring water
- Recreation and clean water
- Improve the drinking water
- Develop more natural springs. We have some sources like Harbin. We need more developed.
- Small community (small town feel) [2 cards]
- Hospitality and friendliness
- Rural environment and friendly people
- Community closeness – we know and trust our neighbors
- Safety – we feel pretty safe in our location
- Small integrated communities
- Sense of community
- Rural character of County (rural atmosphere) [3 cards]
- Its rural – lets keep it that way
- Quiet, peaceful atmosphere – good place to retire
- Slow pace - safe
- Proximity to centers of population
- Beautiful lake and mountains, fishing, watersports, and tourism
- Beauty of natural landscape and lake itself (natural beauty of lake) [3 cards]
- The wilderness around Lucerne. The view is to die for above Lucerne. Protect it by making some of it protected federal wilderness.
- Natural environment, bird and wildflowers park
- Birds – have a larger bird sanctuary besides the Rodman Slough
- Promote, secure, and protect open space and land use
- Healthy area to live
- Quality of life (lack of traffic lights, slow pace, lack of tract homes, lack of “fast businesses”
- Quality of life – weather, lack of crime, close to large cities
- The weather
- Lake County is a great place to live, work, and play
- Implement film (motion picture) board filmmaking in the area
- Clean up the blight and trash around the county to encourage tourism
- Continue massive clean up efforts of lake
- Improve access to Lake County roads, airports, etc.
- Parks – County and State
- The park areas have been a great improvement

- Enhanced recreational activities (open space for hiking, access, promotion)
- Lakes and parks – bass fishing, boating, and swimming
- Fishing tournaments – Bass and catfish derbys
- Improvement of boating conditions and other attractions for tourists to be used for locals also
- Powerboat races and sailboat races
- Golf tournaments
- Uninhibited recreation
- Government recreation lands
- Fabulous scenery and a great playground
- Tourism and bike paths and natural beauty
- Bike trails
- Retreat centers
- Community entertainment
- Changing demographics – more new young families creating new opportunities for businesses
- Non-industrialized lake basin
- Active promotion of clean businesses
- Acquire its own geothermal plant (not in the basin)
- Work to help the commercial business that already exists
- Redevelopment
- Promote light industry that will create jobs
- Economic development
- Water Rights (Yolo County)
- Better roads
- Low traffic [2 cards]
- No traffic
- No parking meters
- Utility undergrounding
- County approach to development
- Development - take advantage of low interest loans
- North Shore redevelopment
- Adaptability for prosperity
- Rural area health care
- Safety – decrease addiction and alcohol
- Organic produce

- Big business from outside with little concern for quality of life in County. Draining funds, polluting, and hurting local businesses.
- Children are being poisoned by agricultural spraying. Cuba is completely organic.
- Environmental pollution – Quality of air, food, water, land. Using poisons/chemicals on food. Poisons seeping into water and air from agricultural spraying. Cuba is completely organic. Why aren't we?
- Environment – water quality [and] sources, wastewater, air quality, parks, etc.
- Water quality in all of Lake County
- Air quality – maintain our grade A air quality
- Develop forests/farmland
- Recycling –the world is using resources faster than they are being replenished.
- Composting toilets – allow and support the use of self-composting toilets as alternatives to septic fields in rural areas.
- Attract tourism
- Attractive – stay small/rural, planning (ag/growth/tourism)
- Water pollution, more litter control and tourism impact
- Watershed protection
- Clean up Lake to keep up tourism
- Greenbelts – Preserving oak trees and wildlife
- Wise growth with the goal of retaining rural character of South County
- Growth – housing, public services, utilities, roads, schools, and transportation
- Expanding and building schools
- I would like to keep our schools kept small and ties between schools and families close
- College impacts in Middletown area vs. infrastructure restructure
- How balance quality of life issues with need for economic development
- Need to address the development of new business in South Lake County
- Business/industry to support growth [and] jobs locally [2 cards]
- New business upgrades
- Lack of employment opportunities
- Economic development -jobs
- Develop non-industrial employment opportunities

- Enhancement of non-industrial economy including tourism and agriculture
- Population – How many people can our county sustain in a quality life environment (e.g., overcrowded schools, traffic, crime, noise, health)
- Population impact on natural resources describe by watershed, not political boundary
- Effect of population explosion in South Lake County [2 cards]
- What about mobile homes/trailers. They give the County bad breaks. All other counties in California seem to require mobiles to go to parks.
- Recreation [2 cards], parks, and trails
- Park areas and playgrounds – Not enough room for teens and children to play in the towns. Maybe more parks are needed.
- Camping
- Fire protection – encourage and nurture hillside ag. Encourage and nurture hillside housing [on] large (very large) lots would draw nice people who would appreciate this beauty and tax base.
- Hopland Tunnel – Santa Rosa to Big Valley now takes 70 minutes (by car). A tunnel would knock the toughest 25 minutes off, making North County attractive to commuters.
- “More organic” highway design. Huge cuts in hills cause terrible erosion and look terrible on the skyline. Allow and guide “organic” roads that open up the County for more appreciative people.
- Walkways for children and residents in the central area and bike paths and equestrians
- Roads, sidewalks, and bicycle lanes
- Sidewalks in town not everywhere. Dangerous to walk.
- Sidewalks and gutters – It is often prohibitively expensive for small merchants and commercial property owners to pay to put in sidewalks and gutters in secondary commercial districts such as Bust Street in Middletown. Would suggest obtaining grants or another source of public funding to assist the process if a county development objective dictates such improvements before a property can be enhanced.
- All County and City roads should be paved. Invest in sidewalk infrastructure along main community thoroughfares
- Highway traffic and safety
- Traffic controls through the centers of town
- Safer roads – passing lanes/pull outs [2 cards]
- Town roads should be of better quality

- Quality roads but not an invitation to massive growth
- Improve gravel roads and narrow bridges [2 cards]
- Road improvements
- Road development in and out of the County, specifically Highway 29 to Calistoga and Highway 20 to Highway 5
- Semi-truck traffic is dangerous and not controlled
- Parking in the commercial district
- Public transportation (circulation) [2 cards]
- Create public transportation solutions for around the lake and travel to work settings including Santa Rosa and the Highway 101 corridor
- Lake County needs to connect our geographically spread-out communities. Continue to upgrade within county services and collaborate with neighboring counties for inter-county transit (i.e., Ukiah-Lakeport route)
- County of Lake needs a better airport
- Promoting public airport in South County [2 cards]
- Public facilities and services (utility services)
- Clear Lake water rights
- Gain control of the water use of Clear Lake
- Lake ringed [with] sewers instead of septic systems
- More retail shops/expansion
- Attract business to Middletown/Storefront planning
- Development of Hotels
- How about compact developments (new urbanism)
- How to define “beautiful village”, historical in our town. How do we preserve or specify (e.g., marketplace)
- Zoning for commercial stretch of Middletown for larger industry of stores and shopping centers [that are] adequate and environment friendly
- Zoning for resorts, music festivals, horse stables, resorts, etc.
- Customized zoning for intentional communities is necessary in Lake County
- Readjust zoning for density
- More commercial/industrial zoned property
- Speed up the planning process with more staff
- Land use – specific community plans/design review for signage (mainly)
- What if I don’t want any changes concerning my land?
- Billboards [2 cards]

- Eliminate the billboard effect on Highway 29 coming from St. Helena to Lower Lake and then on to Kelseyville and Lakeport.
- Light industries and employment
- Business
- Housing [3 cards]
- Cost of housing and mix
- Cost of housing in South County is exploding. Is that good or bad?
- Middletown to have clear areas of middle-upper and upper income housing along with good areas for middle and lower income housing
- Mt. Konocti housing
- Escalating home prices have shut middle class wage earners out of the market. Cap or subsidize prices to better fit areas median wage. Create mixed-income communities rather than “ghettoizing” social segments
- Middletown Housing Plan – Land Use planned out to provide adequate land set aside for housing. There needs to be more controls over road layouts, parks, and housing. Communities provide balance between open space and housing with design review.
- Rundown areas (i.e., trailer parks, houses falling down)
- Maintain rural lifestyle but clean up rundown areas
- I don’t want Middletown/Lake County to turn into a big city. I want to keep it intimate.
- Crime – meth labs, high number of sex offenders
- Full time sheriff (24/7) in South County

PRIMARY OPPORTUNITIES

Dots Received	Opportunity
●●●●●●●●●●●●●●●●	Clean air and weather
●●●●●●●●●●●●●●	Small town atmosphere/affordability
●●●●●●●●●●	Encourage clean technology
●●●●●●●●●●	Tourism – nice weather creates more opportunities for year-round recreation. Major opportunity for job growth without excessively compromising the environment. We need to improve our external image and public perception.
●●●●	Encourage higher education
●●	Open space/recreational areas and trails
●	Urban buffer of surrounding hills

COMPLETE LISTING OF OPPORTUNITIES

- Small town feel countywide
- Preserve small town atmosphere
- Wild west atmosphere (non-cookie cutter)
- Small town feel and slow pace of life
- Not so hectic
- Small community spirit
- People coming together/weather projects
- Unspoiled
- It is small, non-urbanized area where its possible to be close to nature (lakes, parks)
- Middletown does not yet have shopping malls, but sort of a historical downtown
- This area is good for raising children, its not overpopulated and it safe (level of crime is low)
- Rural close community
- Proximity to cosmopolitan communities
- Isolation but close (just a mountain away) to civilization
- Rural lifestyles
- Rural beauty (eco-tourism and agri-tourism)
- Eco-tourism
- Improve image and perception of County, business growth, tourism, and agriculture Lake recreation, boating and fishing
- Music, art, festivals, and trails
- Nice weather and outdoor activities
- Abundance of free activities
- Rural forests – Boggs and Cobb. I particularly like the 1-acre parcels along Loch Lomond Road
- Beauty of big trees, creeks, and rocks
- Middletown has incredible oak trees and other natural beauty features
- Rural atmosphere, clean air, Clear Lake, hiking, camping, fishing, and biking
- Develop hiking, walking, [and] horse trails
- I walk 1-2 hours/day. Middletown offers exceptional walking and hiking opportunities. Ditto for cycling.
- Trails
- Birding trail
- Ideal soaring terrain for glider pilots

- Concerns at Konocti
- Preserve Mt. Konocti (stop development on its slopes)
- Preserve and restore rivers
- Preserve historical buildings and sites
- Preserve open space
- Natural Scenery - Preserve open space [and] greenbelt
- Establish greenbelt
- Designate Middletown as a gateway city to Blue Ridge Berryessa Natural Area (BRBNA)
- Natural resources – forethought and planning; water use
- Natural beauty of area [2 cards]
- Variety of natural beauty to enjoy – lakes, mountains, hiking, must preserve
- Clean air, water and environment. Creates an opportunity for Lake County to host resorts, health-related spas and recreational areas.
- Good air quality [5 cards]
- Best air quality in California. Preserve it.
- We've got the cleanest air in the state
- Clean skies and air
- Weather
- Get our lake water back from Yolo
- Water quality
- Clean up Clear Lake (mercury, sedimentation, etc.)
- Aquifer levels (i.e., wells to vineyards). Are they being depleted?
- Low crime rate. Safe place to raise a family.
- Ratio of growth to public service
- Use schools to educate children about environment, quality of life, recycling
- Improve litter and recycle systems in garbage and waste and improving parks and trails
- Promote non-polluting industry/emphasize standard of living
- Encourage clean tech business to relocate here.
- Promote college in Lake County
- Promote library in Middletown
- Encourage higher education in County
- Let Colusa County take parolees. City of Clearlake needs relief and help in this area. It drags the County's image and tax base.

- Bring in diversified technology businesses to diversify tax base and job opportunity for young families. Let our county benefit from the multipliers. Airport is perfect example.
- Decide how we want corridor from Middletown north to look. Set up regulations. Keep the look. Example (Helen, Georgia)
- Growth and development that spreads people out, so more can experience life in the midst of beauty and ruralness.
- Growth potential – residential and light industry service providers
- Room for growth
- A growing South County community offers an opportunity for business/economic investment within sustainable limits
- Middletown is a community [that] may grow fast due to Dan Francisco Bay [Area] population
- Should become a recreation and resort town
- Maintain quality of life while growing and don't outgrow the infrastructure
- Revitalization and redevelopment (economic and physical)
- Reasonable property prices creates an opportunity for more larger planned development and communities
- Land affordability in relatively close proximity to larger metropolitan centers (SF/SR)
- Land taxes are reasonable
- Intentional community's opportunities for homes, businesses, and employment
- Relative freedom to do what you want on your own land

6. Kelseyville

PRIMARY ISSUES

Dots Received	Issue
●●●●●●●●●●	Save agricultural land with urban growth boundaries
●●●●●●●●●●	Environment – air quality, water quality/supply, wastewater treatment
●●●●●●	Airport district – create an airport district to prevent encroachment
●●●●	Protection of open space and wildlife habitat. Examples include designating wild areas such as Cache Creek
●●	Economic – opportunities, employment/business, and government/private land ownership
●●	Protect and manage Lake County water resources
●	Set limit on population growth
●	Roads

COMPLETE LISTING OF ISSUES

- Increasing attention to the animal welfare here. More money and concern needed. This too impacts environment.
- Security – sheriff/police and fire
- The prevalence of the drug culture in the Clear Lake area in particular
- A greater police presence on the road
- Schools – middle schools, high schools, and colleges
- Provide all-weather land capability for Lampson Field
- Create an “airport district” for Lampson Field
- Create an airport for South County
- Infrastructure support network – roads, houses, tourism (lake usage). Burning - air quality (necessity?)
- Sewer – adequate infrastructure/system expansion to reduce septic systems
- Proper growth control (land use)
- Protecting our environment from damaging development
- Environment [2 cards]
- Maintenance of rural setting
- Protection of water [2 cards]
- Water, wildlife, lake water quality
- Flood control, quality of lake and aquifer

- Water – adequate infrastructure, drinking water supply and water quality
- Ag land use
- Control vineyard development – limit terrain and habitat destruction
- Increasing creation of vineyards impacting the environment in a negative way
- Vineyards
- Ranching
- Loss of ag land/economic impact
- Loss of low-density prime ag farmland to housing
- Preservation of agricultural lands with specified urban boundaries
- We should save agricultural land even if it lays fallow for a time
- What to do with all the vacant ag land (mostly former pear orchards). Preserve as ag land? Build houses? Wait for better times? How does the owner carry in the meantime?
- Land use – the large farmer has major problems – pears losing money, no future home
- Land use [2 cards]
- Land use development
- General Plan is outdated/land use changes
- Should not increase density in zoning ordinances;
- Ag and rural residential areas should require a minimum of housing unit per 2-5 acres
- Need smaller parcels for more homes
- Labor housing
- Lack of supply of affordable, accessible housing
- Job opportunities
- Lack of good jobs and economic opportunity
- Poor economic opportunities due to the overall business climate in the State of California. Every branch of government passes the buck to a lower level of government until we get down to the taxpayer level
- Business expansion
- No planned growth of commercial
- Rezone old post office to fit the new senior center
- Transportation for seniors
- Bringing down cost of medications for seniors
- Growth but no planning for schools and roads, loss of water, sewer

- Population growth - will increase traffic, smog, noise; will destroy wildlife habitat; will decrease the watershed
- Limits on rate of growth of population
- Preservation of open space [2 cards]
- Preservation of natural areas such as oak woodland and wild recreational areas such as Cache Creek and Snow Mountain
- Brush management
- Protection of wildlife habitat
- Create wilderness preservation designation for Cache Creek wilderness, etc. – as much as possible
- Soda Bay Road near the Mission Rancheria is getting too much traffic. The speed limit at Reeves Lane was increased to 50 mph, impossible situation at “commute time”
- Highways/streets/repairs (traffic plan)
- Road conditions
- Lack of rapid access to outside world (airport and freeway)
- Flooding of the lake/solve the lake emptying
- Need to live where resources are used that are renewable – sun, wind, clean water- know that this becomes the major goal for energy
- Helping each other to have fun while making decisions with our neighbors to work out solutions to having a healthy, happy community. How to talk to each other and help each other.
- I need a place to live where plants, animals, people, and minerals are insured of having a happy, healthy, quiet, simple life. That every area is a sensitive area.

PRIMARY OPPORTUNITIES

Dots Received	Opportunity
●●●●●●●●	Clear Lake/natural beauty/scenery
●●●●●●	Utilize airport better
●●●●	Maintain rural agricultural flavor
●●●	Education Integration – vocational, and advanced placement, higher education
●●●	Low population
●●●	Winery establishment
●●	Diversified agricultural crops – olives for other and other functions
●●	Recreation, cultural events and history, eco tourism
●	Clean energy (development)

COMPLETE LISTING OF OPPORTUNITIES

- Beauty and clean air
- Keep the air clean
- We have a beautiful county with many beautiful pristine places such as the Black forest, the Lake, the mountains. We have a chance to preserve these areas and make the lake cleaner and safer – preserve and restore natural beauty
- Low population [2 cards]
- Wildlife
- No industry growth
- No growth opportunity
- Less people – keep it that way
- Less automobiles – avoid bumper to bumper
- Less pollution – a healthier place to live
- Attract non-toxic industry
- Make the lake clear
- Secure, protect, and use water resources
- Housing need
- General Plan is outdated
- Develop a long-term plan for preservation of planned, responsible growth of the airport.
- Improve airport facilities
- Make landfills
- County should buy up vacant land parcels around the lake for more parks
- Sponsor more cultural events
- Use, require, and subsidize solar and other renewable energy sources
- Cultural events
- Encourage use of wild government lands for tourism
- Retirees [2 cards]
- Recreation
- Limit growth in rural ag areas
- Land use – some agriculture is finished in Lake County
- Market pears and walnut - Don't sell pears by weight. Shell walnuts then export.
- Encourage wine-related establishments in Lake County to use local grapes too.
- Diversified ag crops

- Alternative planting - olive trees, fruit orchards, hay, seeds
- Encourage olive trees and other agricultural production to replace pears
- Grow (oxygen making) any trees on fallow land
- Sustainable agriculture - We have many farmers here who could turn agriculture into a polyculture where insects are not a problem or insecticides needed. Sustainable ag in all communities – healthy food for all. This is our opportunity for all farmers to change the quality of life for all.
- Human resource use - We have people who come with many skills and people already here who value the clean air, wildlife, and native plants. Lets bring them together to discuss and share their skills.
- Preserve the native plants