



LAKE COUNTY/CITY AREA PLANNING COUNCIL

Lisa Davey-Bates, Executive Director
www.lakeapc.org

525 South Main Street, Ukiah, CA 95482
Administration: Suite G ~ 707-234-3314
Planning: Suite B ~ 707-263-7799

LAKE COUNTY/CITY AREA PLANNING COUNCIL (APC) AGENDA

Wednesday, October 1, 2025
9:00

Primary Location: Lakeport City Council Chambers
225 Park Street Lakeport, California

Alternate Conference Location:
Caltrans-District 1
1656 Union Street, Eureka, California

Zoom Login:

Dial-in number: 1 (669) 900-6833 / Meeting ID: 882 3652 7546# Passcode: 370604
(Zoom link provided to the public by request.)

Public comments will be accepted in person and through teleconference during the meeting on any agenda item when public comment is invited by the Chair.

-
1. Call to Order/Roll Call
 2. Adjourn to Policy Advisory Committee

PUBLIC EXPRESSION

3. Public input on any item under the jurisdiction of this agency, but which is not otherwise on the agenda

CONSENT CALENDAR

4. Approval of September 10, 2025 Minutes

REGULAR CALENDAR

5. Public Hearing and Discussion of the Regional Housing Needs Assessment (RHNA) Draft Allocation Methodology (*Speka*)
6. Public Hearing and Proposed Approval of an Amendment to the 2024 Regional Transportation Improvement Program (RTIP) and Resolution #25-26-14 (*Villa*)
7. Discussion and Direction for the Preparation of the 2026 Regional Transportation Improvement (RTIP) (*Villa*)

RATIFY ACTION

8. Adjourn Policy Advisory Committee and Reconvene as Area Planning Council
9. Consideration and Adoption of Recommendations of Policy Advisory Committee

REPORTS

10. Reports & Information:
 - a. Lake APC Planning Staff
 - i. Planning Projects (*Speka*)
 - ii. Regional Transportation Plan/Active Transportation Plan Update (*Speka*)
 - iii. Miscellaneous
 - b. Lake APC Administration Staff
 - i. Next Meeting Date – **November 13, 2025** (*Lower Lake*)
 - ii. Miscellaneous

- c. Local Agency Updates
- d. Lake APC Directors
- e. Caltrans
 - i. SR 29 Project Update (*Pimentel*)
 - ii. Lake County Project Status Update (*Ahlstrand*)
 - iii. Miscellaneous
- f. Rural Counties Task Force
 - i. Next Meeting Date – **November 21** (*Teleconference*)
- g. California Transportation Commission
 - i. Next Meeting Date – **October 16 – 17** (*Central Valley*)
- h. California Association of Councils of Governments (CalCOG)
 - i. CDAC Meeting – (*TBD*)
 - ii. CalCOG Board of Directors Meeting – **November 7** (*TBD*)
- i. Miscellaneous

ADJOURNMENT

PUBLIC EXPRESSION

Any member of the public may speak on any agenda item when recognized by the Chair for a time period, not to exceed 3 minutes per person and not more than 10 minutes per subject, prior to the Public Agency taking action on that agenda item.

AMERICANS WITH DISABILITIES ACT (ADA) REQUESTS

To request disability-related modifications or accommodations for accessible locations or meeting materials in alternative formats (as allowed under Section 12132 of the ADA) please contact the Lake Area Planning Council office at (707) 263-7799, at least 5 days' notice before the meeting.

ADDITIONS TO AGENDA

The Brown Act, Section 54954.2, states that the Board may take action on off-agenda items when:

- a) a majority vote determines that an “emergency situation” exists as defined in Section 54956.5, **or**
- b) a two-thirds vote of the body, or a unanimous vote of those present, determines that there is a need to take immediate action and the need for action arose after the agenda was legally posted, **or**
- c) the item was continued from a prior, legally posted meeting not more than five calendar days before this meeting.

CLOSED SESSION

If agendaized, Lake County/City Area Planning Council may adjourn to a closed session to consider litigation or personnel matters (i.e., contractor agreements). Discussion of litigation or pending litigation may be held in closed session by authority of Govt. Code Section 54956.9; discussion of personnel matters by authority of Govt. Code Section 54957.

POSTED: September 25, 2025

Attachments:

Agenda Item #4 – 9/10/25 Lake APC Draft Minutes

Agenda Item #5 – Staff Report, Notice, HCD Letter, Draft Methodology

Agenda Item #6 – Amendment RTIP Staff Report & Reso

Agenda Item #7 – RTIP Staff Report

Agenda Item #10ai – Staff Report Planning Activities

Agenda Item #10aii – RTP/ATP Staff Report



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LAKE COUNTY/CITY AREA PLANNING COUNCIL (APC) (DRAFT) MEETING MINUTES Wednesday, September 10, 2025

Location: Clearlake City Council Chambers
14050 Olympic Drive Clearlake, California & Zoom

Teleconference Locations:

525 South Main Street Suite B, Ukiah
Caltrans District 1, 1656 Union St., Eureka

Present

Bruno Sabatier, Supervisor, County of Lake
Brad Rasmussen, Supervisor, County of Lake
Stacey Mattina, City Council Member, City of Lakeport
Russ Cremer, City Council, City of Clearlake
Dirk Slooten, City Council, City of Clearlake
Kenneth Parlet, Council Member, City of Lakeport
Danny Wind, Member at Large

Absent

Also Present

Lisa Davey-Bates, Executive Director – Lake APC
Michael Villa, Planning Staff – Lake APC
Charlene Parker, Admin Staff – Lake APC
Samuel Gaytan, Project Manager – Paratransit Services
Adeline Leyba, City of Clearlake

Attending via Zoom

Alexis Pedrotti, Admin Staff – Lake APC
James Sookne, Admin Staff – Lake APC
Hector Ortega, Admin Staff – Lake APC
John Speka, Planning Staff – Lake APC
Ryan O’Neill, Energy Program Specialist – NREN
Tatiana Ahlstrand, Caltrans District 1 (Policy Advisory Committee)
Lauren Picou, GCW Engineering
Andreas Krause, Caltrans District 1
Mark Mueller – Caltrans District 1

1. Call to Order/Roll Call

Chair Mattina called the meeting to order at 9:03 a.m. Secretary Charlene Parker called roll.
Members present: Sabatier, Rasmussen, Cremer, Slooten, Mattina, Parlet, Wind

Due to a PG&E power shutdown at the Caltrans District 1 office, Tatiana provided the Caltrans

update but did not participate as a voting member.

2. Northern Rural Energy Network (NREN) (Davey-Bates, APC Members)

Lisa Davey-Bates gave a detailed history of the NREN program, a partnership that Lake APC joined along with the Mendocino Council of Governments, Sierra Business Council, and the Redwood Coast Energy Authority (RCEA) to provide energy efficiency opportunities in the region. The California Public Utilities Commission (CPUC) approved the business plan in September 2024, allocating \$33.1 million to the NREN through 2027. A four-year budget was developed by each of the partners, assigning the overall budget to each of the programs by agency.

RCEA, as the Portfolio Administrator, was required to submit a mid-cycle budget adjustment to the CPUC in mid-August 2025, which provided the opportunity for the partners to reallocate the funding, as long as the overall budget did not increase. As part of that budget amendment, the Lake APC received an additional \$361,546 to provide increased funding for one additional full-time specialist position and additional administrative staff hours through December 31, 2027.

To accommodate this expansion, an amendment to the agreement between Davey-Bates Consulting and Lake APC was needed to fully implement the scope and schedule of the NREN agreement. The approval of the budget amendment and related resolution would also be required.

Members discussed the importance of the program given the ongoing increases to utility bills, and the need to ensure the funds are used efficiently. CPUC has established reporting requirements to track both program implementation and effectiveness. It was noted that funds to implement the program come from public user fees that are collected through utility bills.

- a) Proposed Approval of Amendment No. 2 to the Agreement for Professional Services between Lake Area Planning Council and Davey-Bates Consulting to implement NREN Staffing and Budget Services

Director Rasmussen made a motion to approve Amendment No. 2 to the Agreement for Professional Services between Lake Area Planning Council and Davey-Bates Consulting, as presented. The motion was seconded by Director Cremer and carried unanimously.

Roll Call Vote: Ayes (7)-Directors Sabatier, Rasmussen, Cremer, Slooten, Mattina, Parlet, Wind, Noes (0); Abstain (0); Absent (0)

- b) Adoption of Resolution No. 25-26-13 Allocating Additional Fiscal Year 2025/26 Funds Received to Implement NREN Programs

Director Rasmussen made a motion to approve Resolution #25-26-13 Allocating Additional Fiscal Year 2025/26 Funds, as presented. The motion was seconded by Director Sabatier and carried unanimously.

Roll Call Vote: Ayes (7)-Directors Sabatier, Rasmussen, Cremer, Slooten, Mattina, Parlet, Wind, Noes (0); Abstain (0); Absent (0)

- c) Approval of Amendment #2 to the 2025/26 Lake APC Budget to incorporate additional NREN funding.

Director Rasmussen made a motion to approve the Lake APC Budget, as presented. The motion was seconded by Director Cremer and carried unanimously.

Roll Call Vote: Ayes (7)-Directors Sabatier, Rasmussen, Cremer, Slooten, Mattina, Parlet, Wind, Noes (0); Abstain (0); Absent (0)

3. Northern Rural Energy Network (NREN) Update

Ryan O'Neill reported the NREN is launching six energy efficiency programs in Lake County

serving residential, commercial, and public sectors, along with financing, workforce development, and codes & standards programs. He noted that the codes and standards and workforce development programs would be merged to reduce reporting. CPUC approved the current business plan in August, with a new plan due in February 2026 for 2028–2031.

Ryan noted over 250 energy efficiency kits had been distributed at community events, with free home assessments offered (waitlist). Non-residential needs assessment activities were ongoing, and the consultant, ERI, had been conducting surveys and interviews had taken place to collect information from public facilities, schools, and businesses on how the Lake NREN commercial program should be designed to benefit these key sectors.

Upcoming outreach included the Veterans’ Stand Down on September 18, the Clearlake Oaks-Glenhaven Dinner on September 25, and the Realtors’ Association Meeting on September 26.

General discussion included modifying the Downstream Program to increase rebate incentives for propane customers interested in fuel switching, in order to benefit communities without access to natural gas. It was noted that the program does not have the authority to lower utility bills.

4. Adjourn to Policy Advisory Committee

Chair Mattina adjourned to the Policy Advisory Committee (PAC) at 9:10 a.m. to include Caltrans District 1 staff and allow participation as a voting member of the Lake APC.

PUBLIC EXPRESSION

5. Public input on any item under the jurisdiction of this agency, but which is not otherwise on the agenda.

None

CONSENT CALENDAR

6. Approval of August 13, 2025 Draft Minutes

Director Rasmussen made a motion to approve the Consent Calendar, as presented. The motion was seconded by Director Sabatier and carried unanimously.

Roll Call Vote: Ayes (7)-Directors Sabatier, Rasmussen, Cremer, Slooten, Mattina, Parlet, Wind, Noes (0); Abstain (0); Absent (0)

REGULAR CALENDAR

7. Presentation for the State Route 53 Corridor Priority Projects Outreach Report

John Speka introduced Lauren Picou from GCW Engineering, who presented several proposed safety projects for State Route 53, including intersection improvements, bicycle lanes, and pedestrian safety measures. A public outreach survey was designed to gather information on travel habits and transportation safety concerns. The consultant received a total of 146 online responses, 18 paper surveys, and 98 location-specific comments, providing strong community feedback. The goal of the outreach was to identify potential new projects, assess public support for long-term recommendations, and support future transportation funding efforts. The community’s top priorities included pedestrian safety, intersection improvements, better street lighting, improved crosswalks and aggressive driving. Lauren reviewed each project and discussed additional concerns, with proposed projects including: Highway lighting on State Route 20 to Lakeshore Drive to 40th Avenue, Intersection lighting south of Lakeshore, speed and aggressive driving campaign with enforcement, speed cameras, public Information, Bicycle lanes, operational improvements, transit access, control of access fencing and lighting, footbridge overhead pedestrian crossing, and intersection improvements: SR 53/Lakeshore Drive/40th Avenue (Signal), SR 53/Dam Road (Signal), SR 53/18th Avenue (Signal), and SR 53/Old Highway 53 (Side-Street Stop).

Additional discussion included pedestrian safety, noise pollution, and traffic flow. Suggestions were made to incorporate sound barriers, controlled access fencing, and additional safety in the final report.

For the Dam Road intersection, proposed operational improvements included turn lanes and off-ramps with crash modification factors, which provide both operational and safety benefits. In the long term, roundabouts may also be explored, pedestrian pathways, frontage road project to separate pedestrians and bicycles, and a median between Dam Road and the Lake 29 intersection.

It was noted that safety projects within the City of Clearlake were prioritized for this document, while Local Road Safety Plans (LRSP) and HM4 projects potentially address areas outside City limits. The draft report also incorporated survey feedback for areas south of Clearlake.

Further discussion addressed concerns about drivers running red lights on SR 53, which relate to broader speed and aggressive driving issues. Potential mitigation strategies included signalized intersection improvements, roundabouts, and synchronized traffic signals to improve traffic flow.

Andreas Krause, Caltrans Safe Systems Office Chief, reported that Caltrans has contracted a university to study adaptive signalization along SR 53. This research will test technology to detect approaching commercial trucks and extend green light timing to improve freight movement. He noted that follow-up with the Caltrans Traffic Electrical Office will be needed to obtain further details on signal synchronization studies.

Director Sabatier made a motion to approve the State Route 53 Corridor Priority Projects Outreach Report, as adjusted. The motion was seconded by Director Cremer and carried unanimously.

Roll Call Vote: Ayes (7)-Directors Sabatier, Rasmussen, Cremer, Slooten, Mattina, Parlet, Wind, Noes (0); Abstain (0); Absent (0)

RATIFY ACTION

8. Adjourn Policy Advisory Committee and Reconvene as Area Planning Council

Chair Mattina adjourned the Policy Advisory Committee at 10:10 a.m. and reconvened as the APC.

9. Consideration and Adoption of Recommendations of Policy Advisory Committee

Director Sabatier made a motion to adopt the recommendations of the Policy Advisory Committee and reconvene as the APC. The motion was seconded by Director Cremer and carried unanimously.

REPORTS

10. Reports & Information

a. Lake APC Planning Staff

i. Planning projects

John Speka gave a brief update on the current projects.

Wildfire Evacuation and Preparedness Plan:

The Wildfire Evacuation and Preparedness was nearing completion. The Administrative Draft of the Final Plan has been released, with comments requested by August 15.

Workshops were scheduled for tonight in Clearlake and Lakeport tomorrow, for further

public input and feedback, with an additional presentation planned for the County Board of Supervisors in October. The Draft Final Plan was expected to be presented to the Board in November for final approval.

Zero Emission Vehicle (ZEV) Infrastructure Plan:

The Countywide Zero Emission Vehicle (ZEV) Infrastructure Plan assesses the region's charging and fueling infrastructure to support future expansion. Public feedback is being collected through online surveys, an interactive mapping tool advertised on social media, and outreach at the County Fair, where input was received on preferred charging station locations and other electric vehicle use data. The consultant conducted site visits in Lake County to review recommended infrastructure locations and held meetings with agency staff from local jurisdictions regarding the suggested sites. Additional public engagement is anticipated, and the project remains on track for completion in 2026.

Director Sabatier suggested coordinating with Ben Rickelman from the Lake County Administration Office, who is working on charging station infrastructure.

Tribal Transportation Needs Study

The Tribal Transportation Needs and Engineered Feasibility Study, awarded through the Sustainable Transportation Planning Grant, will assess deficiencies, needs, and priorities within tribal road systems and identify opportunities to improve transportation networks. It will also support updates to existing Tribal Transportation Plans and foster collaboration on future projects benefiting both the tribes and the region. Staff recently met some of the conditions for the grant and were waiting for the notice to proceed with the procurement process for the project.

Local Road Safety Plan Update

The Local Road Safety Plan Update for all three jurisdictions is progressing, and staff have prepared the Request for Proposals (RFP), proposals were due by September 24.

ii. Regional Transportation Plan/Active Transportation Plan (RTP/ATP) Update

John reported that the Regional Transportation Plan (RTP) and Active Transportation Plan (ATP) are ongoing. A draft is currently available for public review, with appendices expected to be added within the next two weeks. Staff will be seeking comments from agencies and the public until adoption, anticipated in December, with final adoption expected by February.

iii. State & Regional Transportation Improvement Program (STIP/RTIP) Update

Michael reported background of the Regional Transportation Improvement Program (RTIP) and funding availability in the current cycle as identified by the California Transportation Commission (CTC) in the Fund Estimate (FE). Michael referenced the 2024 State Transportation Improvement Programs (STIP) cycle which recommended reserving the target share for the County's Soda Bay Road Project and future STIP funding for Clearlake's Dam Road Roundabout Project, because of the uncertainty of the City's ability to fully fund construction of their project. The 2026 STIP maximum share was reduced, which placed additional constraints on the funding available for new projects and contributed to the reduced county shares. The Lake TAC will consider programming strategies that balance immediate project readiness with long-term regional transportation goals at their meeting on September 25th, 2025. Discussion amongst the members highlighted the importance of aligning programming with both near-term construction opportunities and the broader objective of maintaining regionally significant transportation improvements.

iv. **Miscellaneous**

b. Lake APC Administration Staff

i. **Next Meeting Date** – October 1, 2025 (*Fieldtrip*)

Lisa announced that staff will need to meet in October. and that the field trip will be held off until spring.

ii. **Miscellaneous**

c. Local Agency Updates

None

d. Lake APC Directors

Director Sabatier raised concerns about congestion and safety at the Highway 53/Main Street intersection, particularly during school hours. He noted issues with drivers misusing lanes, conflicts with vehicles accessing nearby businesses, and overall traffic flow problems. He suggested exploring solutions such as barriers or median installation to improve safety and reduce congestion. Andreas Krause responded to the concerns and stated that the traffic safety office would look into the intersection.

Director Wind suggested using Street Story, a program developed by UC Berkeley that allows residents and agencies to report traffic safety issues and concerns directly to a map.

e. Caltrans

i. **SR 29 Project Update:**

Tatiana reported that the update was the same as last month, with no new information to share.

Lake County Project Status Update:

Tatiana provided updates on funding opportunities, noting that the Sustainable Transportation Planning Program 2026/27 cycle opened this week with applications due November 21. Past cycles funded projects such as the Wildfire Evacuation and Preparedness Plan, Zero Emission Vehicle Infrastructure Plan, and Tribal Transportation Needs Study.

Tasha also followed up on a previous question related to the use of CMS signs during fire events, reporting that a process is being developed for maintenance teams to deploy generators, which can currently provide up to two hours of backup power. Alternatives such as battery backup are being explored.

Additionally, a new round of the Clean California grant program, totaling \$25 million statewide, was announced to open on September 15. The program focuses on cleanup and workforce development, and information will be provided by the local assistance team. The application period will be about one month, and the grant timeline will be about one year. Applicants will work with Caltrans to submit applications, local agencies and tribal governments are eligible applicants.

Further, the District Transit Plan, to help identify transit needs on the State Highway System, was progressing, and Saskia planned to provide an update at the next Lake Transit Authority meeting.

ii. Miscellaneous:

Andreas Krause, Caltrans Safe Systems Office Chief, introduced colleague Mark Mueller, project lead for the Quick Build Safety Program (HM4). The program delivers rapid safety improvements such as signs, striping, and plastic channelizers, with projects completed within about 18 months. Past efforts have included enhanced crosswalks and rapid flashing beacons. A new project (No. 0P9490) is planned for construction in 2027, extending from Blue Lakes to Clearlake Oaks. Planned improvements include new crosswalks, flashing beacons near bus stops, restriping at wide intersections, upgraded pedestrian and no-passing signage, and installation of channelizers in center turn lanes to reduce unsafe passing. Draft plans will be circulated to the county and local tribes for comment in the coming weeks.

f. Rural Counties Task Force

- i. Next Meeting Date – September 19 (*Teleconference*)

g. California Transportation Commission

- i. Next Meeting Date – September 25-16 (*Sacramento*)

h. California Association of Councils of Governments (CalCOG)

- i. CDAC Meeting – (*TBD*)
ii. CalCOG Board of Directors Meeting – September 19 (*Virtual*)

i. Miscellaneous

ADJOURNMENT

The meeting was adjourned by Chair Mattina at 10:44 a.m.

Respectfully Submitted,

DRAFT

Charlene Parker, Administrative Associate



LAKE COUNTY/CITY AREA PLANNING COUNCIL

STAFF REPORT

TITLE: Regional Housing Needs Assessment -
Public Hearing on Proposed Allocation Methodology

DATE PREPARED: September 24, 2025
MEETING DATE: October 1, 2025

SUBMITTED BY: John Speka, Senior Transportation Planner

BACKGROUND: The Regional Housing Needs Assessment (RHNA) process is used to develop a projection of additional housing units needed to accommodate projected household growth of all income levels for a set eight-year projection period (new cycle to cover 2027 to 2035). It began with the Department of Housing and Community Development (HCD) issuing a RHNA Determination to the regional Council of Governments (Lake APC) on August 15, consisting of the projected number of new housing units needed throughout the region over that period. This number is developed based on a variety of factors including demographic projections and the propensity of population groups to form households.

The August 15 letter from HCD assigned the Lake County region a total allocation of 2,498 units for the new planning period. Staff discussed the figure in a meeting with regional community development officials, and the consensus believed it to be relatively high compared with past cycles. As a result, a letter of objection was sent to HCD by the statutory thirty-day deadline (September 14) citing several differences between the methodology used by HCD in its determination, and that of the County of Lake's recently (August 5, 2025) adopted *Housing Action and Implementation Plan (HAIP)*. An alternative determination of 1,970 housing units was proposed by Lake APC in its objection letter dated September 12, 2025. HCD is given a 45-day period to respond to the objection. For reference, the letter of objection is included in the packet.

The next steps will involve the allocation of units to individual jurisdictions. A draft methodology for allocation has been prepared for today's meeting, which has also been posted on the Lake APC website. According to statute, a public hearing is required during the methodology's development, during which time HCD will have up to 60 days to review. Adoption of the final methodology is anticipated to take place in December. Through this same period, Lake APC will coordinate with community development agency staffs to determine an appropriate allocation of assigned units (based on assumed methodology).

State law requires that a draft allocation of units be adopted prior to approval of the final Regional Transportation Plan (RTP). Therefore, the Board will be asked at the December 10 hearing to consider three items, in specific order: 1) adopt the RHNA allocation methodology, 2) adopt the draft allocation of RHNA units for regional jurisdictions, and 3) adopt the RTP.

ACTION REQUIRED:

1. Make finding that proper notice of meeting has been provided. Notice was published in the Record Bee 9/26/25.
 2. Receive staff report.
 3. Open public hearing.
 4. Receive public comments.
 5. Close public hearing.
-

ALTERNATIVES: None

RECOMMENDATION: None

Lake County Publishing
Lake County Record-Bee

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legals@record-bee.com

2110531

LAKE COUNTY / CITY AREA PLANNING COUNCIL
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UKIAH, CA 95482

**Affidavit of Publication
STATE OF CALIFORNIA
County of Lake**

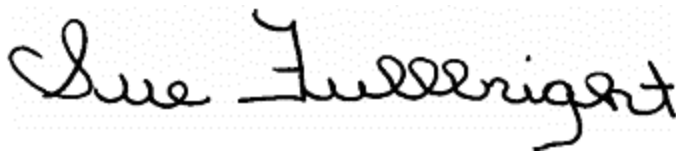
I, Sue Fullbright, being first duly sworn, depose and say: That at and during all the dates and times herein mentioned I was, and now am the legal clerk of the Lake County Record-Bee, a newspaper published for the dissemination of local or telegraphic news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and which is, and has been, established, printed and published at regular intervals, to-wit: Daily (except Sunday and Monday) in the City of Lakeport, County and State aforesaid, for more than one year preceding the date of the publication below mentioned, a newspaper of general circulation, as that term is defined by Section 6,000 et al, of the Government Code of the State of California, and is not and was not during any said times, a newspaper devoted to the interests or denomination, or for any members of such classes, professions, trades, callings, races or denominations.

That at, and during all of said dates and times herein mentioned, affiant had and now has knowledge and charge of all notes and advertisements appearing in said newspaper; that the notice of which the annexed is printed copy, was published each week in the regular and entire issue of one or more number of the said newspaper during the period and times of publication thereof, to-wit:

For 1 issue published therein on the following date, viz: 09/26/2025;

that said notice was published in said newspaper proper and not in a supplement; that said notice, as so published, was set in type not smaller than nonpareil, and was preceded with words printed in black face type not smaller than nonpareil, describing and expressing in general terms the purport and character of said notice, as fully appears from the exact copy of said notice, which is hereto annexed as aforesaid.

Executed this 26th day of September, 2025 at Lakeport, California. I hereby declare under penalty of perjury that I have read the foregoing and that it is true and correct.



Sue Fullbright, Legal Clerk

Legal No. **0006922538**

NOTICE OF PUBLIC COMMENT PERIOD

NOTICE IS HEREBY GIVEN that the Lake Area Planning Council (APC) has prepared a draft Regional Housing Needs Assessment Methodology pursuant to Government Code 65584 et. Seq. The Methodology will be used to determine a distribution of needed housing units within Lake County and the incorporated cities through 2034. The Methodology statement is available for review at <https://www.lakeapc.org/>, or at 525 S. Main Street, Suite B, Ukiah, California, 95482. Comments may be submitted to the same address.

A public hearing will be held by Lake APC on October 1, 2025, at 9:00 a.m. or as soon thereafter as possible, at the Lakeport City Council Chambers, 225 Park Street, Lakeport, CA to receive public comment on the Methodology. The public comment period will be open until December 10, 2025. For further information, please contact Lake APC at 707-234-3314 or visit the APC website.

Lisa Davey-Bates
Executive Director 9-26/25

Advertising Order Confirmation

<u>Ad Order Number</u> 0006922538	<u>Customer</u> LAKE COUNTY / CITY AREA PLANNING COUNCIL	<u>Payor Customer</u> LAKE COUNTY / CITY AREA PLANNING COUNCIL	<u>PO Number</u>
<u>Sales Representative</u> Molly Morandi/LCRB	<u>Customer Account</u> 2110531	<u>Payor Account</u> 2110531	<u>Ordered By</u>
<u>Order Taker</u> Susan Fullbright	<u>Customer Address</u> 525 SOUTH MAIN ST STE G UKIAH, CA 95482	<u>Payor Address</u> 525 SOUTH MAIN ST STE G UKIAH, CA 95482	<u>Customer Fax</u> 7074632212
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<u>Tear Sheets</u> 0	<u>Affidavits</u> 0	<u>Blind Box</u>	<u>Materials</u>
		<u>Promo Type</u>	<u>Special Pricing</u>

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<u>External Ad Number</u>	<u>Pick Up</u>	<u>Ad Type</u> Legal Liner	<u>Released for Publication</u>		

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Lisa Davey-Bates
Executive Director

9-26/25

<u>Product</u> Lake County Record-Bee	<u>Requested Placement</u> Legals CLS NC	<u>Requested Position</u> Notice of Hearing NC - 1076~	<u>Run Dates</u> 09/26/25	<u># Inserts</u> 1
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LAKE COUNTY/CITY AREA PLANNING COUNCIL

Lisa Davey-Bates, Executive Director
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525 South Main Street, Ukiah, CA 95482
Administration: Suite G ~ 707-234-3314
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September 23, 2025

NOTICE OF PUBLIC COMMENT PERIOD

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Lisa Davey-Bates

Executive Director



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September 12, 2025

Marissa Prasse
Fair Housing Section Chief
Department of Housing and Community Development
Division of Housing Policy Development
651 Bannon Street, Ste. 400
Sacramento, CA 95811

Re: Objection to Lake Area Planning Council Final Regional Housing Needs Determination

Dear Ms. Prasse:

Thank you for the opportunity to respond to the final Regional Housing Needs Determination, received from the Department of Housing and Community Development (HCD) in its letter of August 15, 2025. This letter is written, pursuant to Government Code Section 65584.01(c)(1), as official notice that the Lake Area Planning Council (APC) objects to the determination from HCD of **2,498** total units needed for the Lake County region. Based largely on an analysis adopted by the County of Lake early last month (*Housing Action and Implementation Plan (HAIP)*), adopted August 5, 2025), the determination is contested with a few of the main points addressed below. (The HAIP can be found online at- <https://countyoflake.legistar.com/View.ashx?M=F&ID=14541621&GUID=6168AFDC-453C-4DA7-A37D-67E856EEF3D9>).

The Regional Housing Needs Determination from HCD provides a methodology in Attachment 2. From these calculations, “Projected Households” for the eight-year housing cycle (June 30, 2027 – August 15, 2035) are shown as 28,969. “Occupied Units” are estimated from Department of Finance (DOF) data as 28,988 (projected from the beginning of the cycle on June 30, 2027), essentially forecasting household growth to remain flat during this period. As a result, the HCD housing need determination of 2,498 units is based almost exclusively on policy considerations such as overcrowding, vacancy, cost burden, etc. Language under Government Code Section 65584.01(b) notes that Lake APC shall be allowed to provide its own data assumptions regarding these policy related areas. Information derived from the adopted HAIP offers such alternative assumptions.

General Historical Production Data

According to the HAIP, net housing production in the Lake County region has averaged 177 units per year over a 34-year span from 1990 to 2024. This includes notable housing booms in the 1990s, as well as in the run up to the 2008/09 crash. It also includes net decreases resulting from wildfires over the past 10-year period. Removing the years of decrease, the average rises to 255 units per year. In either case, the HCD determination assumes the need for approximately 312 units per year, significantly exceeding these historical trends. It should be added that these trends also included years of steady population growth, which is not currently (or projected to be) the case. Recent trends further reinforce the point with an average net increase of 76 units per year since the 2008/09 recession (excluding years with housing losses), and 73 units per year since the COVID-19 pandemic.

Household Size

A key difference between the HCD calculations and those of the HAIP is found in “Household Size.” Basing its findings on DOF data, HCD states that Persons Per Household (PPH) will fall from 2.304 in 2027 to

2.276 in 2034, indicating smaller household sizes and a corresponding need for additional housing units. The HAIP assumes that HPP will remain virtually flat over the same period, falling only from 2.39 (2027) to 2.38 (2034). This difference will have an impact on projections that would lessen the overall need.

Cost Burden

The single largest adjustment in the HCD assessment is for “Cost Burden” (+1,832). Lake APC questions the use of the 38.29% rate (+6.62% above the national average of 31.68%) in the context of unique Lake County circumstances. While the calculations themselves are correct (using 2019-2023 American Community Survey data), the HAIP discusses a relatively high ownership rate among Lake County residents compared to renters (73.8% to 26.2%). The burden for homeowners in Lake County is a function of lower incomes, taxes, insurance, etc., and not solvable through the construction of additional new units. Affordability for renters, on the other hand, would benefit with more overall housing. However, given the above average levels of home ownership in Lake County, the adjustment rate of 1,832 units appears to be overstated.

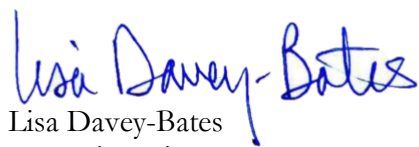
Alternative Determination

Section 65584.01(c)(1)(B) requires that Lake APC include “a proposed alternative determination” in its objection to that proposed by HCD. Throughout the letter, Lake APC has used data and analyses from the recently adopted *Housing Action and Implementation Plan* as its “substantial evidence.” The HAIP covers a 20-year time span broken into two periods, with the first being from 2024 to 2037, and the second from 2037 to 2044. While not lining up precisely with the upcoming (2027-2034) housing cycle, the first period is a close approximation.

Using the region specific methodology of the HAIP, two possible needs projections were presented through 2037. Both of them accommodate an expected housing need of 1,590 units. Additional units from there would depend on differing sets of assumptions involving “long term vacancy rates.” Lake County has traditionally been a recreational destination which has been reflected in markedly high vacancy rates resulting from the use of housing for second- or vacation homes along with a variety of other reasons (renovations, foreclosures, etc.). A high end estimate assumes a return to the “long term vacancy rate” of 25.6% (the average rate in Lake County from 1990 to 2019), which will ultimately require 5,060 new housing units by 2037. The second estimate assumes that the long-term vacancy rate remains at the lower level of 19.6% where it has remained since the COVID-19 pandemic. This scenario would require 1,970 new units. Lake APC is proposing to use the second of the two figures (**1,970 units**) relying on the current data trends as they stand, until they show signs of reverting to higher levels of the past.

Thank you again for the opportunity to provide Lake APC the chance to express our concerns with HCD’s housing unit determination for the upcoming Regional Housing Needs Allocation (RHNA) cycle. Please feel free to contact us with any questions you may have.

Sincerely,



Lisa Davey-Bates
Executive Director



LAKE COUNTY/CITY AREA PLANNING COUNCIL

Lisa Davey-Bates, Executive Director
www.lakeapc.org

525 South Main Street, Ukiah, CA 95482
Administration: Suite G ~ 707-234-3314
Planning: Suite B ~ 707-263-7799

Lake County Regional Housing Needs Assessment Draft Methodology Statement September 23, 2025

As part of the Regional Housing Needs Assessment (RHNA) process, the Lake Area Planning Council (APC) will allocate the housing need among its member agencies — the cities of Clearlake and Lakeport and County of Lake — using the following methodology:

A Regional Housing Needs Allocation Methodology Committee will be formed and made up of representatives from each of the cities and the county. The APC will work cooperatively with this committee to determine an allocation based on the following factors:

- Current population distribution and trends
- Past development trends
- Availability of appropriately zoned land
- Annexation opportunities
- Zoning change and General Plan amendment impacts
- Availability of resources and infrastructure services
- 2025 housing allocation
- Vacancy rates
- Tribal population and housing development
- Limitations and challenges to housing and land resulting from recent wildfires, including emergency evacuation route capacity and wildfire risk
- Potential impacts of recent housing related legislation

Tribal governments within the region will also be invited to participate in the process. Finally, Lake APC will reach out to representative agencies of underserved communities with special housing needs such as elderly, disabled, and lower income residents for additional input in the methodology's development.



LAKE COUNTY/CITY AREA PLANNING COUNCIL STAFF REPORT

TITLE: First Amendment to the 2024 Regional
Transportation Improvement Program

DATE PREPARED: 9/25/2025
MEETING DATE: 10/01/2025

SUBMITTED BY: Michael Villa, Regional Project Coordinator

BACKGROUND:

The 2024 Regional Transportation Improvement Program (RTIP) was adopted by the APC in December of 2023 and made part of the State Transportation Improvement Program (STIP) in March of 2024, at the time of STIP adoption. The unprogrammed funds of \$5,558,000 were reserved for the Soda Bay Road portion of the County's South Main Street/Soda Bay Road corridor project.

As the County nears construction for this project, they have realized that it would be best for the project as a whole to have flexibility in determining for which section of the project those funds can be used. The County would be able to apply the funds to one of the segments or divide it between the two at the time of allocation submittal when they would have a more refined estimate.

Because these funds were identified in the RTIP, an amendment is required to allow the county to allocate the funds. Programming the funds is not required since the construction component already has funds programmed.

The TAC considered this item at their last meeting and recommended approval of the proposed RTIP amendment. Staff has prepared a resolution for Board approval (attached) amending the 2024 RTIP to allow for allocation of the reserved STIP funding for the South Main Street/Soda Bay Road Corridor project.

ACTION REQUIRED:

1. Receive Staff Report
 2. Open Public Hearing.
 3. Receive Public Comment.
 4. Close Public Hearing.
 5. Action by Resolution on the First Amendment to the 2024 Regional Transportation Improvement Program.
-

ALTERNATIVES: Do not adopt the Amendment.

RECOMMENDATION: Approve the TAC recommendation of the proposed RTIP amendment allowing the allocation of the reserved STIP funding for the South Main Street/Soda Bay Road Corridor project.

LAKE COUNTY/CITY AREA PLANNING COUNCIL

RESOLUTION 25-26-14

RESOLUTION ADOPTING THE FIRST AMENDMENT TO THE 2024 REGIONAL TRANSPORTATION IMPROVEMENT PROGRAM

THE LAKE AREA PLANNING COUNCIL HEREBY FINDS, DECLARES AND RESOLVES THAT:

WHEREAS, The Lake County/City Area Planning Council (APC) is the regional transportation planning agency for Lake County; and

WHEREAS, The APC adopted the 2024 Regional Transportation Improvement Program (RTIP) on December 13, 2023; and

WHEREAS, At the time of RTIP adoption, a total of \$5,558,000 was placed in reserve for future allocation by the County of Lake for the Soda Bay Road portion of their South Main Street/Soda Bay Road Corridor Improvements; and

WHEREAS, It is desirable to allow flexibility for use of the funds for the full corridor project; and

WHEREAS, At their meeting of September 25, 2025, the TAC recommended approval of an amendment to the RTIP to allow funding allocation for either portion of the South Main Street/ Soda Bay Road Corridor project; and

NOW, THEREFORE, BE IT RESOLVED THAT:

The APC amends the 2024 Regional Transportation Improvement Program to allow allocation of \$5,558,000,000 in Regional Improvement Program funding from the unprogrammed reserves for either portion of the County's South Main Street/ Soda Bay Road Corridor Project and directs staff to forward this amendment and appropriate documentation to Caltrans and the California Transportation Commission.

Adoption of this Resolution was moved by Director _____, seconded by Director _____, and carried on this 1st day of October, 2025, by the following roll call vote:

AYES:

NOES:

ABSENT:

WHEREUPON, THE CHAIRMAN DECLARED THE RESOLUTION ADOPTED, AND SO ORDERED.

ATTEST: Lisa Davey-Bates
Executive Director

Stacey Mattina, Chair
APC Member

E. Detailed Project Information

Section 16. Overview of Projects Programmed with RIP Funding

For project locations, see maps in the Section 19 Appendix.

AGENCY	PROJECT	COMPONENT	Prior	FY 24/25	FY 25/26	FY 26/27	FY 27/28	FY 28/29
Clearlake	Dam Rd/Dam Rd Extension Roundabout*	E&P	211					
		PS&E	563					
		ROW	570					
	Clearlake Guard Rails**	CON	55					
Lakeport	Lakeport Blvd & S. Main Intersection (DELETE)	E&P	74					
		PS&E		88				
		ROW			406			
		CON				700		
Lakeport	Lakeport Blvd Improvement Project Phase 1	CON				894		
Caltrans	Lake 29 Expressway 2A	PS&E	6000					
	Lake 29 Expressway 2B	PS&E**	6000					
Lake County	South Main Street Corridor Improvements***	CON	4416					
	Soda Bay Road Corridor Improvements	CON	662					
APC	PPM	CON	299	70	68	68	66	62
	TOTAL PROPOSED PROGRAMMING		18776	70	68	962	66	62

**The prior 55K were COVID Relief Share Funding. Additional Non-COVID money may be programmed for this project if necessary. Caltrans Headquarters is currently reviewing.

Future Funding Commitments

Dam Road/Dam Road Extension Roundabout \$5,500,000

South Main Street/Soda Bay Road Corridor Improvements \$5,558,000

*The 2024 Regional Transportation Improvement Program (RTIP) identified a future funding commitment of up to \$5,500,000 using the max net share identified in the 2024 STIP FE. These funds will remain unprogrammed and not be identified in the table above due to the uncertainty of when funds will be ready for allocation. They will be reserved for a future allocation.

***There is \$4,369,000 in STIP funds programmed for FY 23/24. STIP Guidelines do not allow for programming of funds in the current fiscal year, so \$5,558,000 of CON funds from the 2024 STIP FE have been added to the \$4,369,000, but will not be identified in the table above, and will remain unprogrammed until the County is ready for allocation. This will cover cost increases for the project.

MEETING NOTICE

NOTICE IS HEREBY GIVEN that the Lake Area Planning Council (APC) will meet on Wednesday, October 1, 2025, at 9:00 a.m. or as soon thereafter as possible, at the Lakeport City Council Chambers, 225 Park Street, Lakeport, CA to consider the following item:

Public Hearing – First Amendment to 2024 Regional Transportation Improvement Program

The APC will hold a public hearing to consider an amendment to the 2024 Regional Transportation Improvement Program (RTIP). The intent of this amendment is to allow the County of Lake to allocate previously approved funds to either portion of South Main Street/Soda Bay Road Corridor Project.

The purpose of this public hearing is to receive public testimony prior to formal adoption of the First Amendment to the 2024 RTIP. For further information, please contact Michael Villa, Regional Project Coordinator, at 707-234-4765, or visit the APC's website, lakeapc.org.

Lisa Davey-Bates
Executive Director

Advertising Order Confirmation

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The APC will hold a public hearing to consider an amendment to the 2024 Regional Transportation Improvement Program (RTIP). The intent of this amendment is to allow the County of Lake to allocate previously approved funds to either portion of South Main Street/Soda Bay Road Corridor Project.

The purpose of this public hearing is to receive public testimony prior to formal adoption of the First Amendment to the 2024 RTIP.

For further information, please contact Michael Villa, Regional Project Coordinator, at 707-234-4765, or visit the APC's website, lakeapc.org.
Lisa Davey-Bates
Executive Director 9-30/25

<u>Product</u> Lake County Record-Bee	<u>Requested Placement</u> Legals CLS NC	<u>Requested Position</u> Notice of Hearing NC - 1076~	<u>Run Dates</u> 09/30/25	<u># Inserts</u> 1
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LAKE COUNTY/CITY AREA PLANNING COUNCIL STAFF REPORT

TITLE: 2026 Regional Transportation
Improvement Program – Discussion & Direction

DATE PREPARED: 9/25/2025
MEETING DATE: 10/01/2025

SUBMITTED BY: Michael Villa, Regional Project Coordinator

BACKGROUND: The California Transportation Commission (CTC) adopted the Fund Estimate (FE) for the 2026 State Transportation Improvement Program (STIP) at the August 14-15, 2025 meeting. The FE identified an available STIP programming target through FY 2030/31 in the amount of \$1,901,000 for the Lake County region. Of the \$1,901,000, \$95,050 will be programmed for Planning, Programming and Monitoring leaving \$1,805,950 available for projects. In the previous STIP cycle we had an unprogrammed balance of \$5,558,000 which has been added to the FE increasing the total for projects to \$7,363,950 through 2030/31. As previously approved by the APC, the \$5,558,000 will be allocated by the County for the South Main Street/Soda Bay Road Corridor Project, leaving \$1,805,950 available for programming.

The adopted 2024 RTIP reserved \$5,500,000 in future funds for the Clearlake Dam Road Roundabout Project. The TAC recommended keeping that same amount reserved for the Roundabout Project, which would include both the balance of the current programming target and future funds. Although there is \$1,805,950 still available for programming, it will remain unprogrammed because the STIP requires components to be fully funded when programming.

APC staff will be preparing a draft Regional Transportation Improvement Program (RTIP) based on the TAC's recommendation for approval by the APC at a later meeting. The purpose of this item is to allow APC input and possible staff direction prior to RTIP preparation.

ACTION REQUIRED: Discuss the TAC's recommendation and provide direction to staff.

ALTERNATIVES: None identified.

RECOMMENDATION: Discuss the TAC's recommendation and provide direction to staff on preparation of the draft 2026 RTIP.



LAKE COUNTY/CITY AREA PLANNING COUNCIL

STAFF REPORT

TITLE: Update on Current Planning Projects

DATE PREPARED: September 24, 2025

MEETING DATE: October 1, 2025

SUBMITTED BY: John Speka, Senior Transportation Planner

BACKGROUND: Below is a summary of current or potential projects and grant opportunities staff has been monitoring:

Wildfire Evacuation and Preparedness Plan- The project is nearing completion. A Draft of the final Plan was released for public review, followed by two workshops held in Clearlake (September 10) and Lakeport (September 11) for further engagement and comment. After comments are incorporated, the Draft final will be presented to the County Board of Supervisors on October 21, and is expected to be presented to the Board of the Lake APC in November for final approval.

Zero Emission Vehicle (ZEV) Infrastructure Plan- The first phase of public outreach and information gathering has been completed with online materials (surveys, interactive mapping) and in person events (4rth of July, County Fair at the end of August) generating 98 survey responses and 129 map-based suggestions for charging stations. The consultant also recently met with agency officials from each of the three jurisdictions to site view a number of potential locations throughout the region. A Technical Analysis is nearly complete, which will help to determine the most appropriate sites. A second phase of public engagement is currently being scheduled expected to continue through December. Final deliverables are expected in January 2026.

Local Road Safety Plans- Requests for Proposals were released at the end of August and proposals were received on September 24. Staff will work with local public works staffs to review and select a consultant for the Safety Plan updates on September 29.

Tribal Transportation Needs Study- Since the last TAC meeting in May, Lake APC was awarded a grant through the Sustainable Transportation Planning Grant program for a “Tribal Transportation Needs Study and Engineered Feasibility Study.” The project will explore the needs, priorities, and feasibility of improving deficiencies within tribal road systems and transportation networks, both within and adjacent to native lands in the Lake County region. Once a Notice to Proceed is received from Caltrans, Requests for Proposals will be prepared beginning the procurement process.

ACTION REQUIRED: None, informational only

ALTERNATIVES: None

RECOMMENDATION: None, informational only



LAKE COUNTY/CITY AREA PLANNING COUNCIL

STAFF REPORT

TITLE: Regional Transportation Plan/Active Transportation Plan

DATE PREPARED: September 24, 2025

MEETING DATE: October 1, 2025

SUBMITTED BY: John Speka, Senior Transportation Planner

BACKGROUND: The Regional Transportation Plan/Active Transportation Plan (RTP/ATP) is the region's long-term planning document covering a 20-year time span intended to promote a safe and efficient transportation system for the movement of people and goods throughout the region. The primary purpose of the plan is to identify transportation needs and priority projects in all modes of transportation including streets, highways, bicycle and pedestrian facilities, aviation and transit. Updated every four years, the RTP/ATP covers present and future transportation needs, deficiencies and constraints, as well as providing estimates of available funding for future transportation projects in the region.

Text of the Draft RTP/ATP can be found on the Lake APC Website by the link here:

<https://www.lakeapc.org/wp-content/uploads/2025/08/2026-Draft-RTP-ATP.pdf>

The next steps will involve an official release of the draft (inclusive of maps and appendices) to public agencies as well as the general public. Hybrid in-person/virtual public workshops to gather feedback are tentatively scheduled for October 22 (Lakeport) and October 23 (Clearlake), along with a virtual workshop to be advertised for tribal participation.

Staff will present a presentation of the draft document to the Board at its regularly scheduled meeting in November. Public comments will be taken by the Board, interested agencies and the public and incorporated into a final draft which will be presented to the Board for adoption in December.

ACTION REQUIRED: None, informational only

ALTERNATIVES: None

RECOMMENDATION: None, informational only