

Hobergs Historical Association
15205 Highway 175,
Cobb Mountain, California

Date: August 05, 2026

Ms. Mireya G. Turner, MPA
Director, Community Development
255 N. Forbes St.
Lakeport, CA 95453

Phone: (707) 263-2221
Fax: (707) 263-2225
Email: mireya.turner@lakecountyca.gov

Subject: Request to Maintain Existing Resort Commercial Zoning

Dear Ms. Turner,

On behalf of the Hobergs Historical Association, this letter serves as formal notification that we own the Hoberg's Resort property located at **15205 Highway 175, Cobb Mountain, California**, consisting of the following Assessor's Parcel Numbers (APNs):

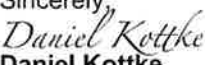
- APN 011-045-12
- APN 011-046-02
- APN 011-046-04
- APN 013-050-01
- APN 013-050-18
- APN 050-791-03
- APN 011-045-11
- APN 013-050-22

We respectfully request that the zoning for these properties remain unchanged. Specifically, we wish to retain the current **Resort Commercial (CR)** land use designation. As identified in the property's planning documents, the Resort Commercial designation supports destination resort uses, lodging, dining, recreation, and related commercial activities that are consistent with the historic and intended use of the property.

Maintaining the existing Resort Commercial designation is extremely important to the Hobergs Historical Association as we are actively developing plans to rebuild and revitalize the historic Hoberg's Resort. Preserving the current zoning is essential to advancing the redevelopment of this landmark property and ensuring that its long-standing role as a destination resort can be restored for future generations.

We appreciate your consideration of this request and respectfully ask that the existing zoning designation remain in place. Should you require any additional information, please do not hesitate to contact us.

Thank you for your time and consideration.

Sincerely,

Daniel Kottke
President
Hobergs Historical Association

February 26, 2026

Mireya Turner, Director
Community Development Department
County of Lake
255 N. Forbes Street
Lakeport, CA 95453

Dear Ms. Turner,

I am writing in regards to the zoning and land use changes outlined in the Draft Lake County General Plan 2050 for portions of my property in Clearlake Oaks.

Firstly, in regards to the 32 acres separating Orchard Shores from the Clearlake Oaks County Water District's (CLOCWD) waste water treatment plant (WWTP), I am requesting those parcels adjacent to and adjoining the WWTP be re-zoned C3, service commercial. The current zoning designation is MDR, medium density residential. WWTPs are considered industrial facilities because of their complex mechanical, physical, chemical and biological processes to treat contaminated water and municipal sewage. Orchard Shores, on the other hand, is a residential community. Separating these two uses with commercial buffer zones is common and consistent with smart growth principles. Furthermore, the property is located within the Clearlake Oaks Community/Urban Growth Boundary which supports commercial development, as outlined in the Eastlake Communities Planning Area Elements/Land Use (EL-15). I am proposing self-storage units on the westernmost parcels and am supplying a letter of support from CLOCWD (see attached). I have reached out to the Orchard Shores board and have addressed their comments and concerns.

Secondly, for those parcels north of Highway 20, I am requesting that they retain their current zoning. The Draft 2050 Plan shows all the property which is currently zoned commercial to be re-zoned agriculture. That zoning is not consistent with the East Clearlake Oaks Commercial Special Study Area found on page EL-148 and depicted in figure EL-15. Goal EL-SSA-5 states "focused commercial development on the north side of SR-20 at the eastern end of Clearlake Oaks." In addition, the parcels are within the Community/Urban Growth Boundary which, as previously stated, supports high-density residential and commercial development. Finally, agriculture zoned land traditionally has minimum lot sizes of 40 acres. I am unaware of any of the parcels within that area being able to support a commercial agriculture crop. Also, Policy EL-SSA-5.2 states, "avoid large individual advertising signs along the highway frontage and **prohibit** off-site billboard-type advertising," which is not consistent with the Lake County zoning ordinance, Article 45, Regulations for Signs, nor with Shoreline Area Plan (emphasis added). I believe that if the word "prohibit" be changed to "discouraged," it would not be an issue.

I appreciate you taking the time to meet with me and for your attention to this matter.

Sincerely,
Richard Kuehn



Dedicated to preserving Lake County's natural resources through education, cooperation, restoration and conservation.

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Executive Director

Angela De Palma-Dow

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July 28, 2026

TO: Mireya G. Turner, Director Community Development Department,
County of Lake

Re: rezoning the Kuhlanapo Wetland Preserve

Dear Director Turner;

We are requesting an amendment to change the zoning of the Kuhlanapo Wetland Preserve to Open Space ("O").

The preserve consists of the following parcels:

APN	Address	Acreage
008-003-09	2350 S Main St, Lakeport	52.4
008-003-10	982 Soda Bay Rd, Lakeport	33.8
008-002-02	950 Soda Bay Road, Lakeport	46.6
008-006-16	982 Soda Bay Rd, Lakeport	150.3
008-001-22	440 Soda Bay Rd, Lakeport	1.8
008-001-23	446 Soda Bay Rd, Lakeport	2.1
008-001-31	26 Soda Bay Rd, Lakeport	8.2

We request that this amendment be included in the Lake County 2050 Project.

None of these parcels are or will be in agriculture as they compose a wetland preserve and are protected forever.

In gratitude,

Merry Jo Velasquez
President of the Board of Directors

*The Lake County Land Trust is a not-for-profit, tax-exempt 501(c)(3) charitable organization.
Our Federal Tax ID Number is 68-0332712.*

Kuhlanapo Wetland Preserve

