

# THE FUTURE OF KELSEYVILLE IS \_\_\_\_\_

A safe, clean  
friendly community  
that maintains its  
charm while keeping  
with technical advances  
such as broadband  
cellular stations  
better logs

a vibrant  
downtown  
w/ mixed use  
+ a variety  
of housing  
options

community  
Pool in  
Kville  
Fun Place to  
be

Town like  
Nevada  
City

The future of Kelseyville  
is Kelseyville. Small  
town, vibrant Main St  
Agro Tourism, more  
parks and bike paths.

Planned well-  
thought out  
growth - both  
economic → jobs,  
& housing

smooth roads  
more parking  
a pool, more  
access and use  
to creek

## Q1: Assets -

- Main st. Bus -
- NO BOX Stores -
- People -  
sm.

Sm. Country Feel

Access to Ag

Great local events

Natural beauty

Clean air/aesthetics  
<sup>Good</sup>

Great schools

Great water quality & quantity

Great draw for tourism



Q1: Assets - what do you like most about your region? What would you like to see supported, preserved, or enhanced?

\* Like Most

- Low density population
- Agriculture
- Open space
- Natural beauty
- Small-town Main St.
- Community spirit & support
- Weather
- Dark skies

\* Supported uses

- Biking/walking trails along creek
- Designated day-use only for natural resource facilities (no camping & Parks)
- Parks & creek areas with designated hours of use

\* Enhanced Roads

- Roadway maintenance
- Pedestrian Facilities on primary roads
- Enhanced Code Enforcement response for unhoused populations
- Environmental Protection

\* Preservation

like the most section  
Ag land / Ag use  
Right to Farm  
Ag soils

# Q1: Assets -

- likes remoteness & natural beauty  
- lake
- small farms  
- food trees
- smaller population
- less traffic
- locally owned stores
- Entertainment
- ~~Anti~~ Airfield!
- Clean air
- no ~~light~~ light pollution
- not as developed
- public service fire stations
- cheaper to live here
- community events
- Tribal influences

LFRC + NCO

(Kville Sr. Center  
→ DV Shelter

Q1: What do you like most about the region?  
What would you like to see supported, preserved or enhanced?

FRIENDLY COUNTRY TOWN

COHESIVE COMMUNITY

STRONG BUSINESS ASSOCIATION

ACTIVITIES DANCES, ETC. EVENTS,

FARMERS MARKET

WINEY

AGRICULTURE

PEAR TREES

TAYLOR OBSERVATORY

BEAUTY OF AREA

PUBLIC SPACES - PARKS

PRESERVE DARK SKIES MOVEMENT - ENFORCE  
ORDINANCE



Q1: ASSETS - WHAT DO YOU LIKE BEST ABOUT  
KELSEYVILLE? WHAT DO YOU WANT TO SEE PRESERVED  
OR ENHANCED AS PART OF THIS PLANNING EFFORT?

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- The view of the mountain
- Downtown Main St / Small Town feel / Live Music / EVENTS
- Diversity
- Kelseyville Business Association
- Public Trails - preserve & enhance
- PARKS / Highland Springs / Recreation / COUNTY & STATE PARKS
- Access to the Lake
- AIRPORT
- Small Farms / Ag / Farmers Market

## Q2: Challenges

Lodging 4 Tourists  
More Middle Class Housing 4 purchase  
Adjustment to Flood Plain  
Home Insurance  
Roads - potholes  
Traffic control/Improvements  
near schools  
Better WiFi  
Sidewalks  
Access to Municipal Water  
- Expansion of Main line  
Grocery store options  
Farmers Market  
Recreation Center/Options 4 kids  
Community Pool  
Better schools - Enough space  
for ↑ population  
Teacher recruitment  
Childcare

Emergency CRLs/double as event  
Center

More Senior-focused options  
for events/education/services

Streamline process for economic  
development

Incentives for new biz's

Finish 4-lane hwy

More bus options/routes/schedule

Safe bus travel - bus stops

Ensure bus 4 medical transport

Improve airport-runway



Q2: Challenges - What challenges is your region facing? What would you like to see changed in the region to make it a better place to live & work?

\*Current Challenges

- o Cannabis grows
- o Large scale commercial grows in residential areas
- o Odor
- o Dispensaries on Main St.
- o Cannabis-Associated crimes
- o Visibility screening doesn't matter if structures are larger/taller than fence
- o Increased setbacks needed
- o Speaking out against Cannabis
- o Abandoned Grows & animals
- o Limited Access for commercial site for Fire/Police

\*Changes

- o Address current issues
- o Grow food/drink not cannabis
- o Homelessness/unhoused populations
- o Cannabis ordinance update
- o Require bond for Cannabis sites for remediation/reclamation
- o Moratorium on cannabis permits



Q2: What ~~is~~ are the challenges facing the region?  
What would you like to see changed in the region in order to make it a better place to live and work?

ROADS

ECONOMIC DEVELOPMENT

BROADBAND IMPROVEMENT

WORKFORCE DEVELOPMENT

DARK SKIES - FIX LIGHTING AT SCHOOL BY OBSERVATORY

HOUSING (AFFORDABLE)

TRAFFIC MAIN STREET

IMPROVE AIRPORT - LIGHTING

STRONGER TEACHER POOL

HOME OWNERS INSURANCE

INCREASE FIRE DEPT. NEED FUNDING FOR NEW PERSONNEL

FIRE ABATEMENT

SHERIFF

MORE LODGING FOR TOURIST

HOTELS NOT ENOUGH

MORE RESTAURANTS

RENT

## Q2: CHALLENGES — WHAT DO YOU WANT TO SEE CHANGED IN ORDER TO MAKE KELSEYVILLE A BETTER PLACE TO LIVE & WORK?

- Limited Business  $\frac{1}{3}$  housing growth
- Speeding / ped safety (main st) something to slow things down?
- No pool / swimming lessons/safety
- Local jobs
- School yard maintenance/clean up
- food desert (No grocery store local to ~~area~~) \* Shopping
- No Hotels for growing tourism
- Challenges with growth by community members (push back/fear)
- lack of medical professionals
- Road access
- Cost of upgrades to town
  - Fire mitigation
  - RGE power lines
- Walkable sidewalks / BIKELANES
- Event centers for large partys inside
- Homeless / Help for Homeless
  - Illegal cannabis grows

Q3: Map Changes — Do you think Changes  
are needed to the planned land uses shown  
in the General Plan use map? If so, what?

Higher density <sup>houses</sup> move to  
near schools

Need "C3" Service Commercial/Indus  
old Granite property  
N. side of Gaddy

③ Areas for industrial development  
AI / Coding /  
5-20K  bldg

Increase land uses similar to Grange  
near Grange Property - Finley

Flexibility of reuse of pear sheds  
Identify corridors w/in "A" for alternate  
uses



Q3: Map Changes: — Do you think changes are needed to the planned land uses shown in General Plan land use map? If so, what? |||

— Are there any uses there is too much of?

- Designated area for community garden.  
allow food forrest to ~~feed the community~~ feed community
- more activities for youth to support their dreams
- old buildings revamped/repurposed/housing/light industry.
- more open spaces/county parks  
more trees in the <sup>Kille</sup> County Park

Q3: 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?

- What kinds of things ("uses") - eg, housing, commercial, entertainment or activities for youth - would you like to see more of?
- Are there any uses that there might be too much of - for example, are there a lot of vacant office or industrial spaces, or do you feel there are uses you'd like to see less of, such as warehouses?

*make of*

- FUNDING FOR PROJECTS - MORE FIRE FIGHTERS
- LAW ENFORCEMENT - MORNING
- TRAFFIC CALMING
- ENHANCE AIRPORT -
- DEDICATED RECREATION CENTER
- BOCCO BALL
- PICKLE BALL
- BOCCO
- PARKS: REC CENTER WITH POOL
- GYM FOR COMMUNITY
- BIKE TRAILS
- MAIN ST. WALKING MALL
- FARMERS MARKET
- TRAILS
- MORE HOTELS. RESTAURANTS - PARKING LOTS
- HIKING TRAILS ENHANCED AT HIGHLAND SPRINGS
- MAP OF TRAILS
- MORE OFFICE SPACE
- IMPROVED TRANSIT SYSTEM
- GROCERY STORE
- ELECTRIC - EV CAR CHARGERS

*LESS OF*

- EMPTY LOTS
- LESS CARS
- GAS HILL
- DILAPITATED HOUSING
- MAIN ST.

~~PROCESSES~~ RIPE FOR DEVELOPMENT

~~ROADWAY~~

- LESS SPEEDERS



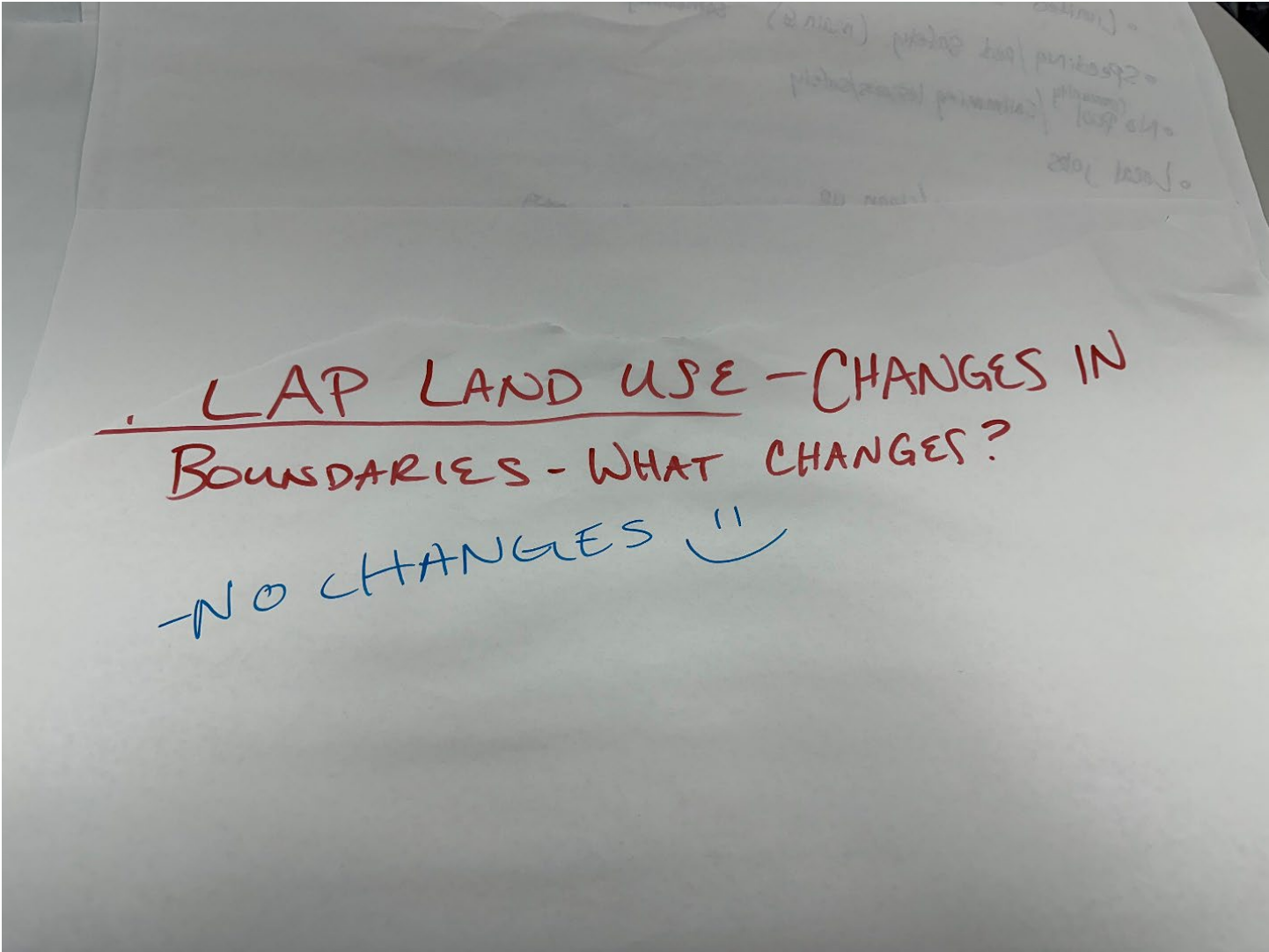
Q3: CHANGES - Do you think changes are needed to the planned land uses shown in the GP land use map? What changes?

- WHAT KIND OF THINGS ("USES") - e.g. HOUSING, COMMERCIAL, ENTERTAINMENT OR ACTIVITIES FOR YOUTH - WOULD YOU LIKE TO SEE MORE OF?

- Downtown needs more commercial - mixed use with apartments on top of businesses
- More High Density Residential / Low income for Ag workers + Non Ag workers
- Creek area more commercial vs industrial (sidewalks)  
↳ Moving the community commercial down for more local businesses to increase recreation
- pool for community
- Review ag areas for possible changes if not being used for Ag
- EV charging stations

- ARE THERE ANY USES THAT THERE MIGHT BE TOO MUCH OF - EXAMPLE LOTS OF VACANT OFFICE OR INDUSTRIAL SPACES, OR DO YOU FEEL THERE ARE USES YOU'D LIKE TO SEE LESS OF, SUCH AS WAREHOUSES?





Q4: Do you think changes are needed to the Local Area Plan boundaries?  
If so, what changes are needed?

KONOCTI VISTA SHOULD BE IN SAME BOUNDARY AREA  
NOT 2 BOUNDARIES.

CLEARLAKE RIVIERA IS NOW KELSEYVILLE RIVIERA  
Look at ZONING for Housing so  
plan for expansion

## Q4: LAP Boundary Changes:

- 95451 ~~and~~ 95435 zip codes only
- Finley as Northernmost point
- Highland Springs Open Space as southwestern boundary
- Cut out Lakeport area (Casino & Rancheria)