

# Lake County 2050 Community Change Survey Results

## Kelseyville Area

### Introduction

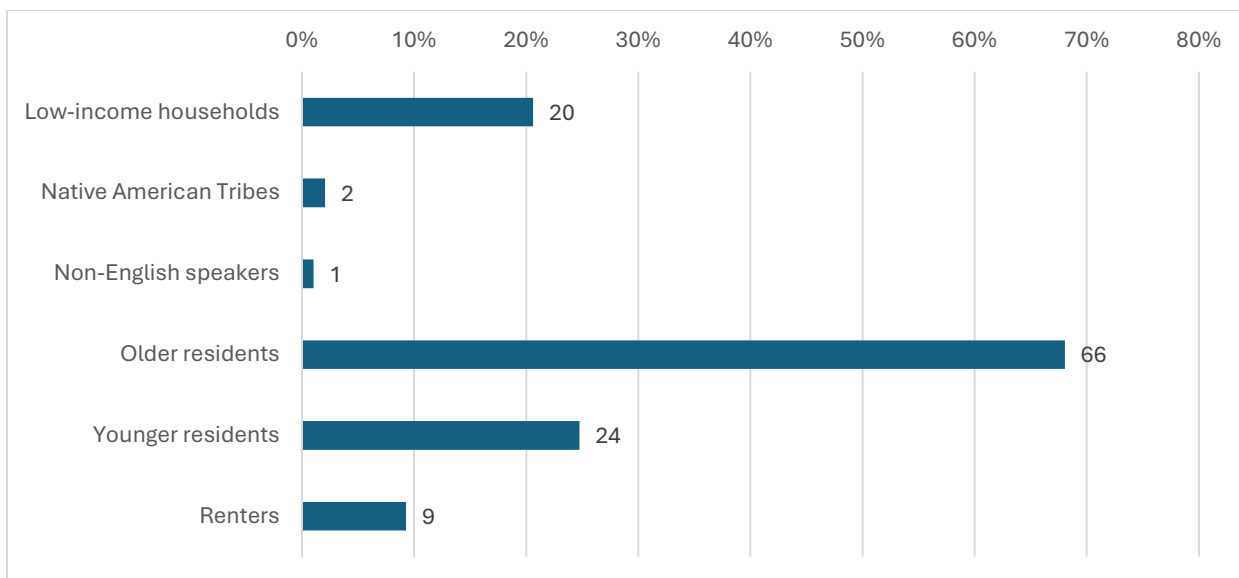
From August 5 through September 13, 2024, a comprehensive survey was conducted in the Kelseyville Area to inform Lake County 2050, the County’s General Plan Update. The goal of the survey was to gather input on land use, policy, and related changes to the General Plan. There were also questions included to inform the County’s Housing Action and Implementation Plan (HAIP), which are summarized separately here:

[lakecounty2050.org/documents](http://lakecounty2050.org/documents).

The survey was available in English and Spanish and promoted on the Lake County 2050 project website ([LakeCounty2050.org](http://LakeCounty2050.org)), in canvassing activities administered by County staff and AmeriCorps service members, and at public events. A total of 127 community members participated in the survey, though participants did not necessarily respond to each question. Following is a summary of results, including a listing of responses to open-ended and “other” questions.

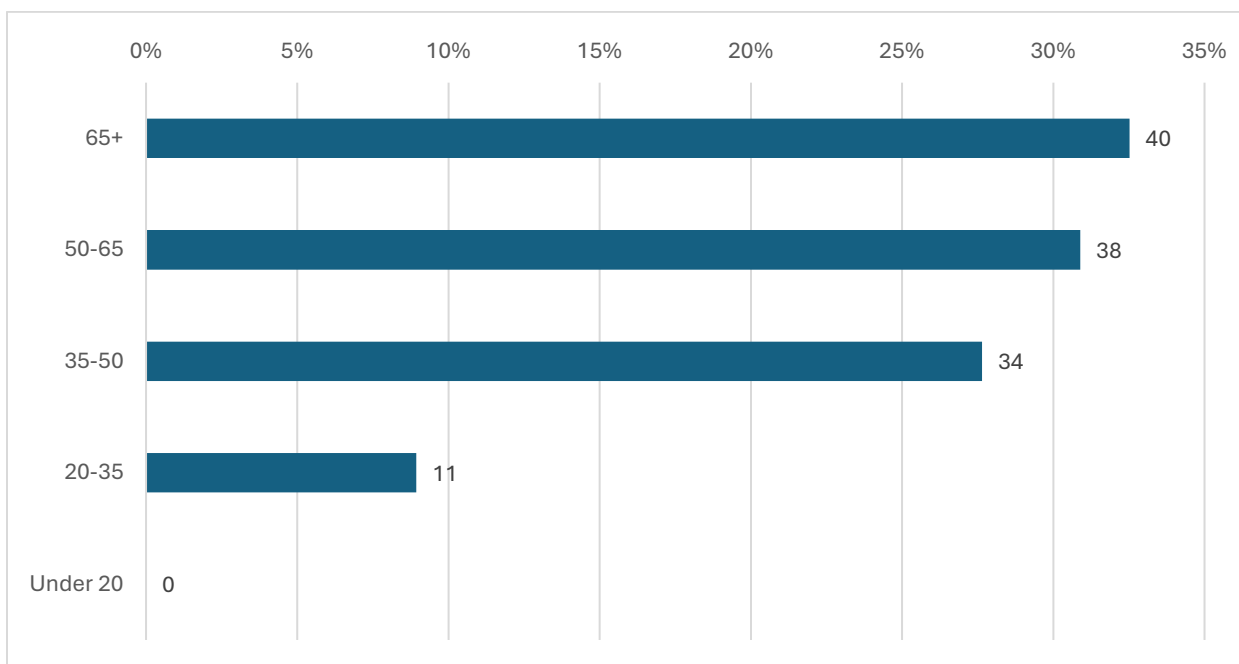
### Part 1. Tell us about yourself

**Question 1:** Do you consider yourself a member of any of the following groups? (Select all that apply)



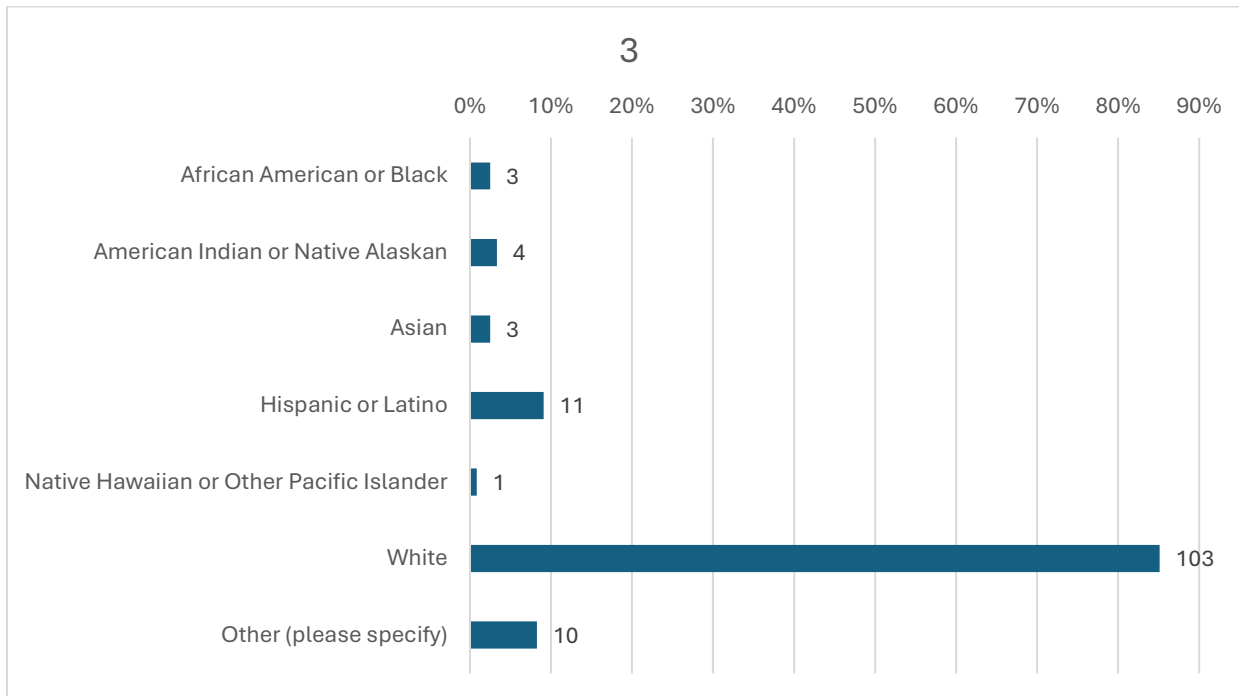
Total number of responses to this question: 97

**Question 2:** How old are you?



Total number of responses to this question: 123

**Question 3: How would you describe your race or ethnicity? (Select all that apply)**



Total number of responses to this question: 121

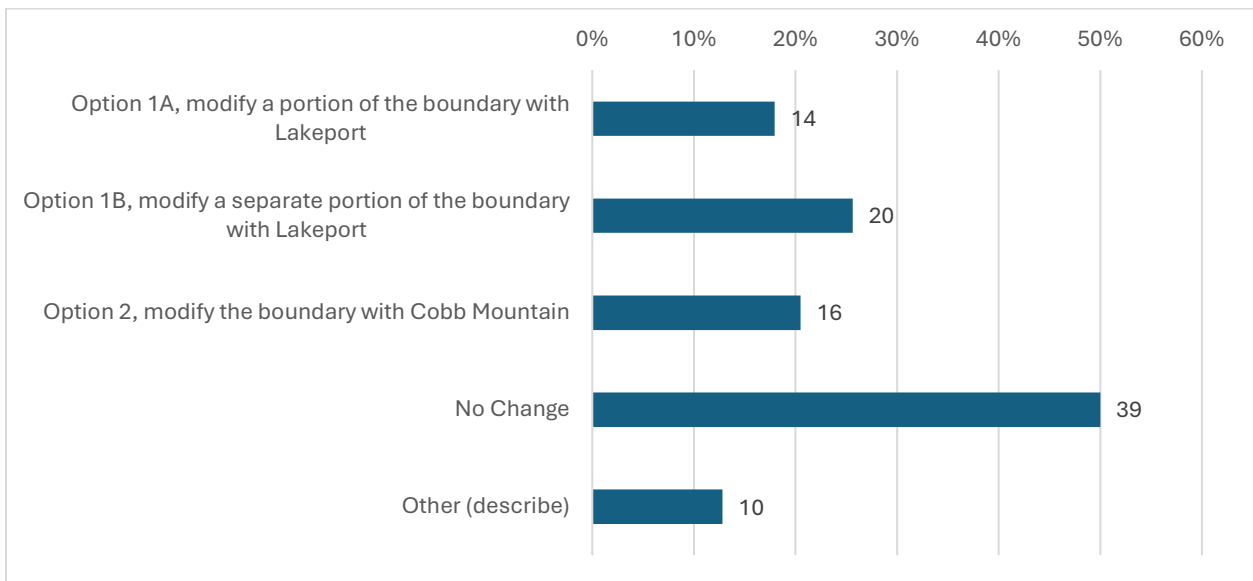
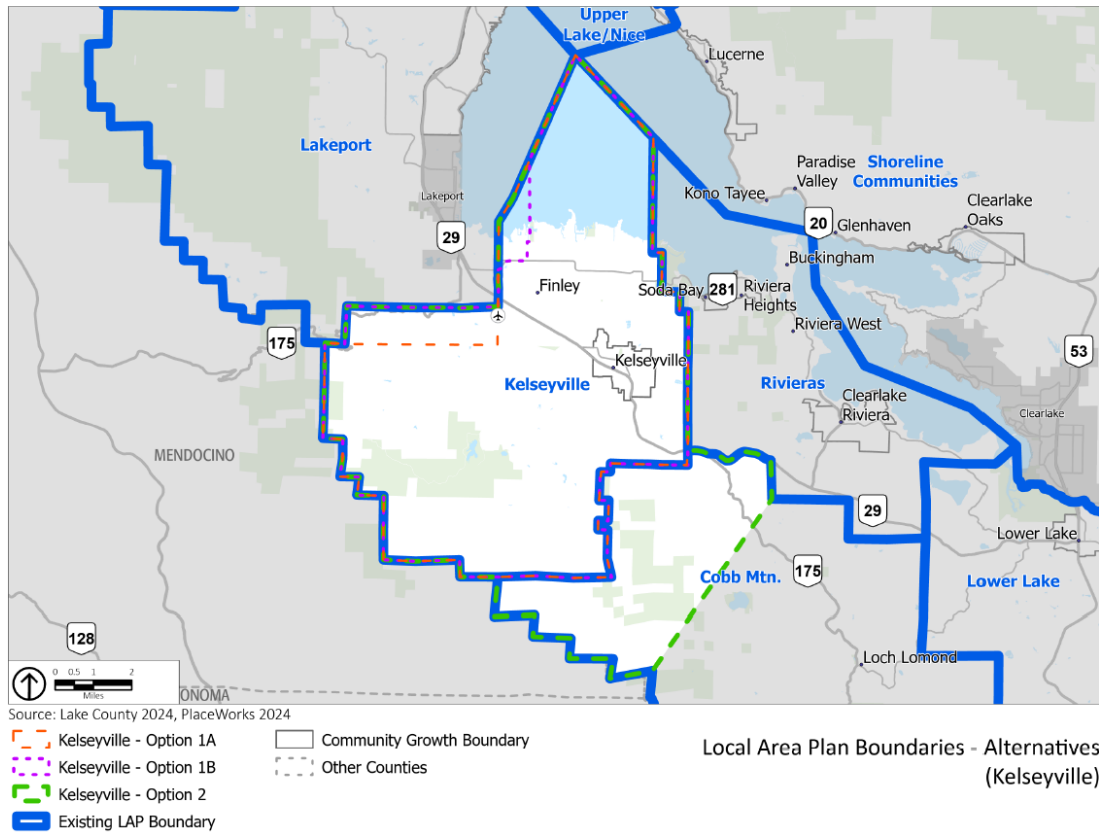
“Other” responses:

- I will not answer questions about race. Check the last census.
- German & Irish
- Caucasian
- Irish
- Mixed
- Italian, French, Spanish
- Italian
- American
- Content of character, not color
- American

## Part 2: Local Area Plan Boundary, Community Growth Boundary, and Land Use Map Changes

**Question 4:** Which, if any, of the following options shown on the map should be used to update the Kelseyville LAP boundary? (Select all that apply)

Question 4 refers to the figure below.



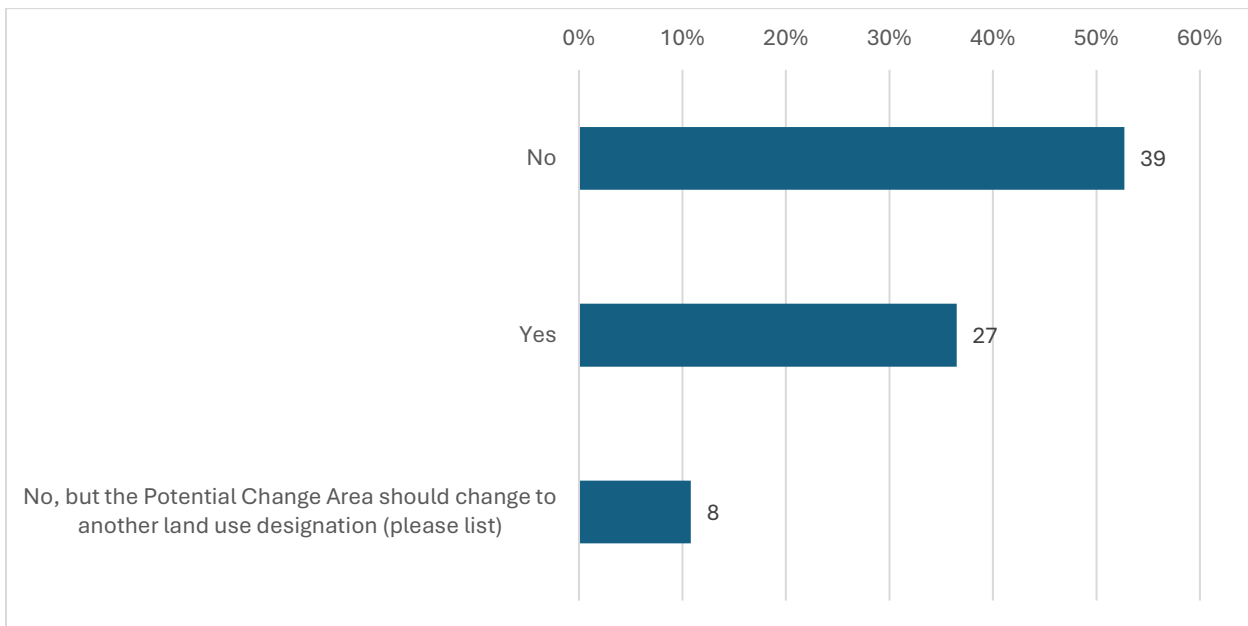
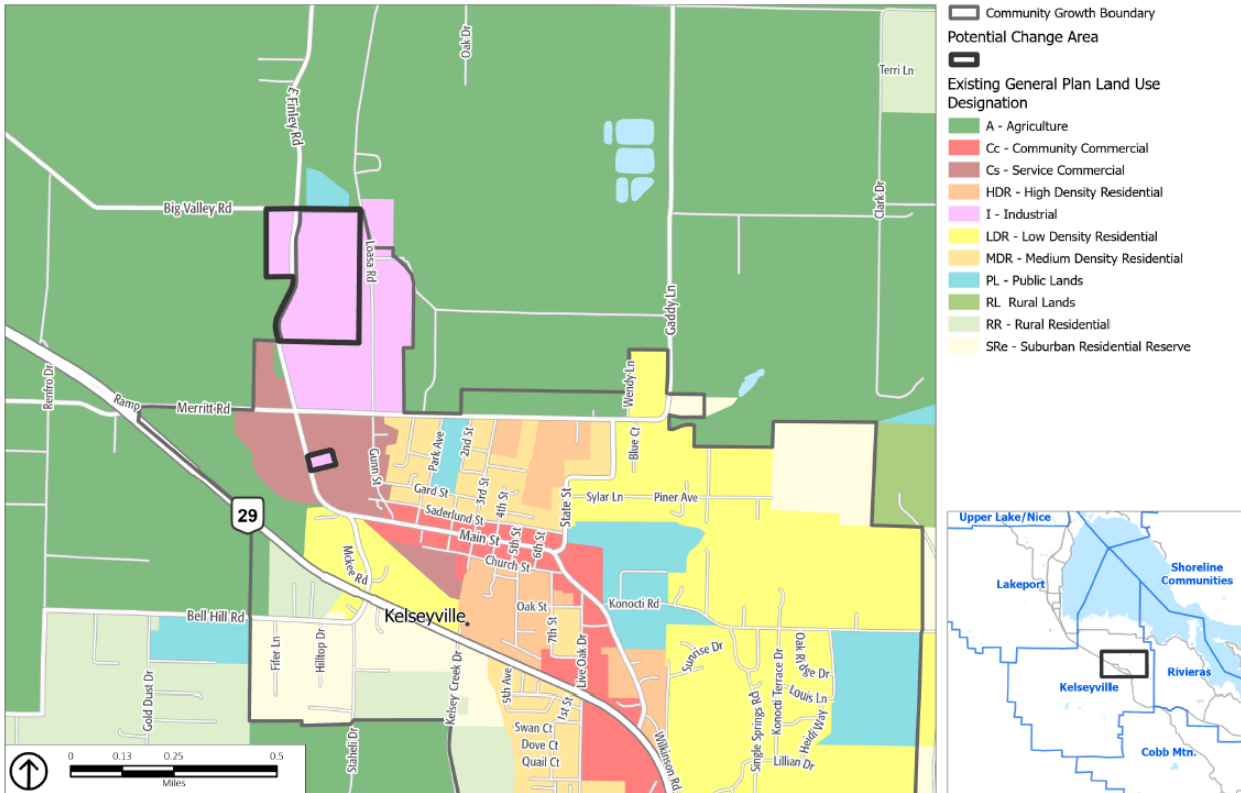
Total number of responses to this question: 78

“Other” responses:

- LAP boundaries should follow County District boundaries with special study areas as needed.
- No opinion as I don’t understand what this will affect. What are the outcomes?
- keep the airport in Kelseyville
- Don’t need parts of Lakeport put into Kelseyville
- Until Kelseyville renames itself, All land west of Highland Springs Rd. should fall into Lakeport LAP
- Kelseyville should NOT give up the airport to Lakeport. I would ask why do they want it? Why was this proposed? Who proposed it?
- Possibly Option 2 with the 1B modification
- Kelseyville Riviera
- Does not matter to me.
- I don’t really care!

**Question 5: Should the land use designation of the Potential Change Area shown on the map change from Industrial to Service Commercial?**

Question 5 refers to the figures below.



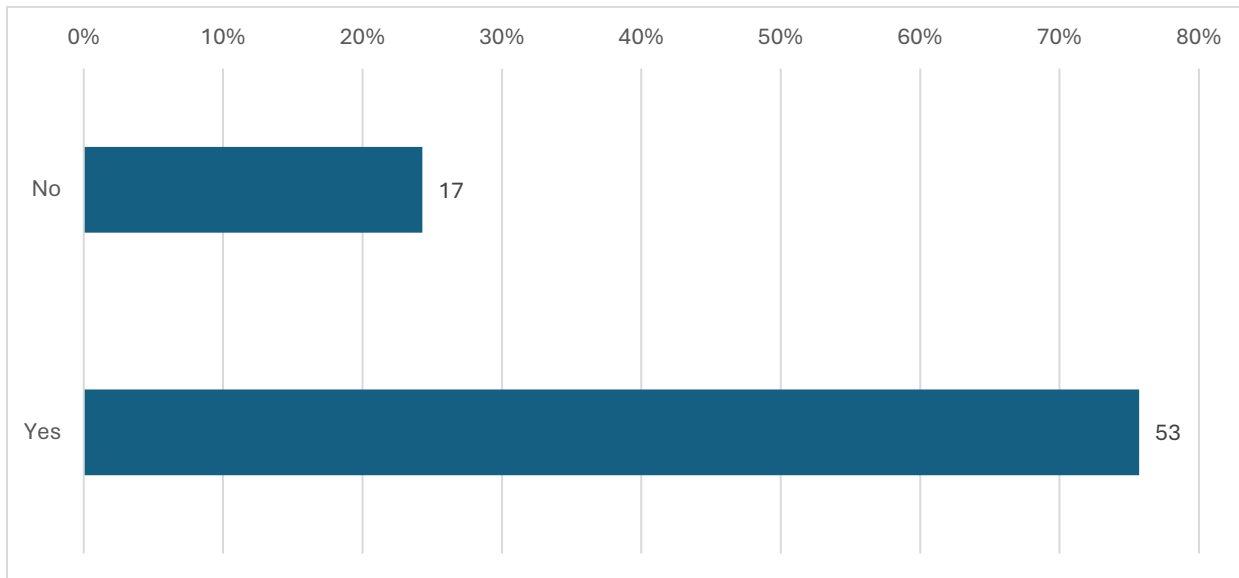
Total number of responses to this question: 74

Responses to “No, but the PCA should change to another land use designation (please list)”:

- Why would you change M2 to C3 when M2 allows both M1 uses, M2 uses, and C3 uses, according to article 22 section 22.4 item A?
- Industrial should extend entire remaining length of big valley. It also allows C1/2 uses. More options for developers
- Residential
- The area needs to be bigger. The change area should follow the natural lines of Renfro Drive and Big Valley Road. At minimum, it should pull in all of Hanson's property along Big Valley Road. This would provide opportunities like no where else in the north state.
- so far there has been no discussion of expanding the Growth Boundary. i'm not sure where the reomendation came from for this map. the area would be perfect for both uses. possibly a way of blending Industrial and PDC. Also there needs to be more discussion on the CGB.
- Residential
- I cannot read the map, the font is too small
- Mixed Use. Protect the creek, commercial and residential. Create a public walkway along Kelsey creek

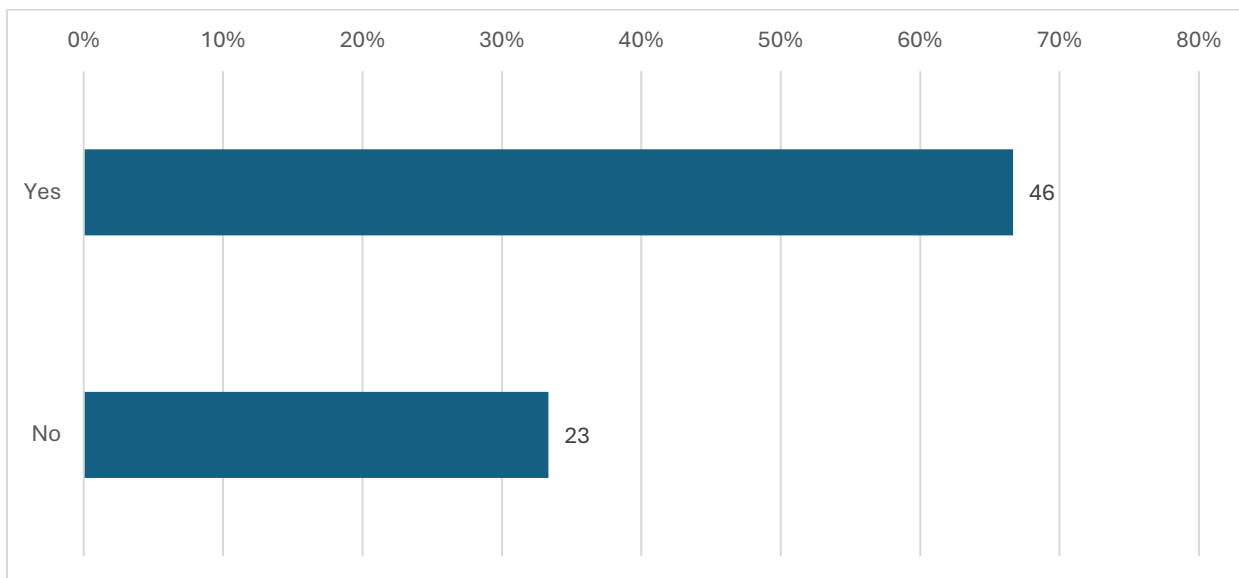
### Part 3: Other Land Use Changes

**Question 6:** Should mixed use development (i.e., development that includes both commercial and residential uses) be allowed in Commercial designations?



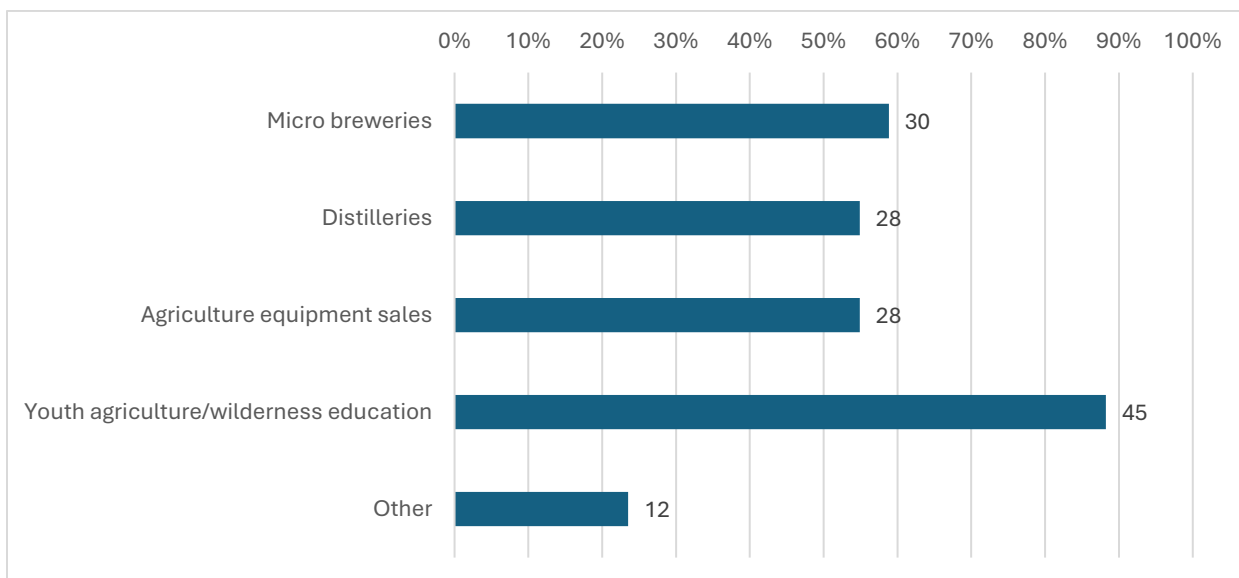
Total number of responses to this question: 70

**Question 7:** Should additional agriculture-supportive uses be allowed in the Agriculture land use designation?



Total number of responses to this question: 69

If so, what uses?

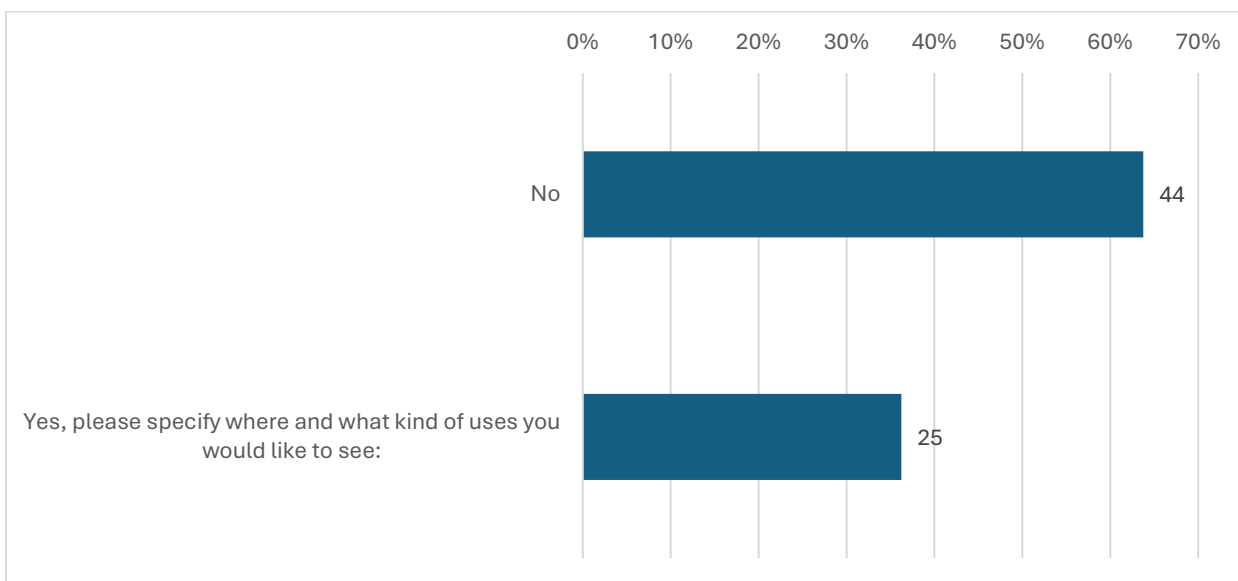


Total number of responses to this question: 51

“Other” responses:

- Healthy lifestyle choices should be promoted.
- Things that benefit the low income and disabled communities especially. And are eco-friendly.
- Anything to spark economy in our area and bring jobs!
- Processing food like dried fruit; uses that support Blue Zones ideals of healthy lifestyles
- Nurseries
- Schools, Parks, athletic fields, health and wellness related commercial, farm to fork restaurants and any ag related events/activities
- this will lead to odd zoning issues, ie Rainbow Ag. out in the middle of Big Valley. if we want to change the base zoning on ag then do that. this type of zoning leads to interpretation of what's allowed or not. I do feel that a winery that is on ag, should be able to develop to supplement their business with a tasting room, sales, etc. Farm to table so to speak.
- recreational and educational activities with farm animals
- Agricultural: annual pest invasion classes for all ages.
- all
- Fire mitigation services

**Question 8: Would you like more industrial development (e.g., lumber yards, manufacturing facilities, warehouses) in Kelseyville?**



Total number of responses to this question: 69

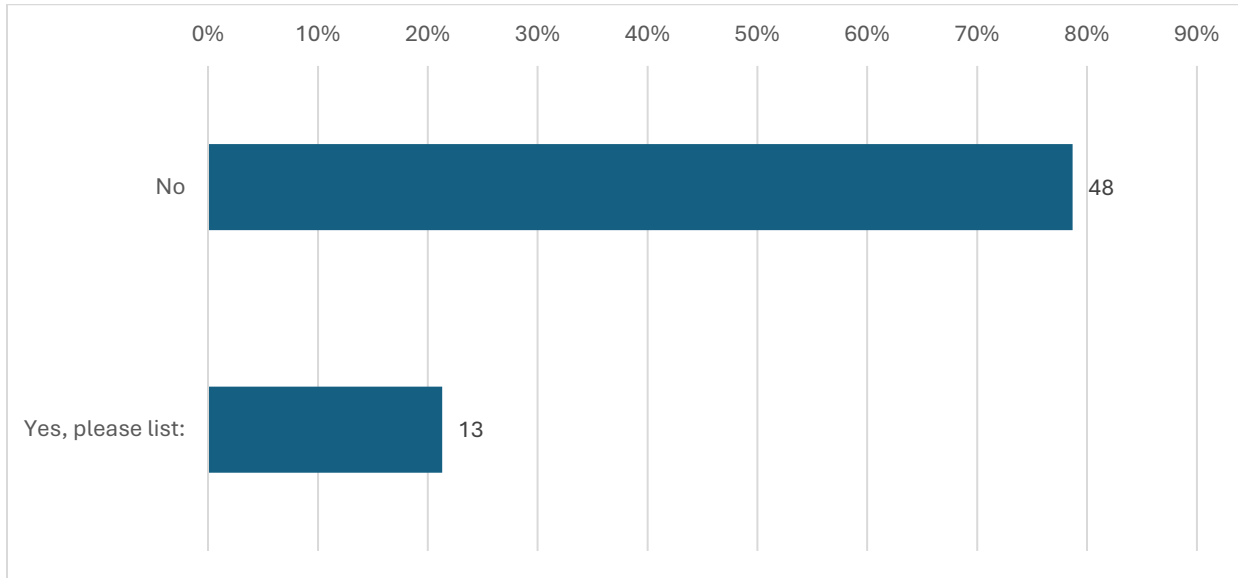
Responses to “Yes, please specify where and what kind of uses you would like to see”:

- Only if they help protect our natural resources and environment - air & water.
- Industrial, Service Commercial
- Supporting services to store, build farm equipment
- Any undeveloped land adjacent to the highway
- Grocery stores
- Light manufacturing that is sustainable and does not pollute.
- No more vineyards or weed.
- Literally anything to bring economic development/jobs to this area
- Any development that may bring in more job opportunities for the community
- I don't care where in Kelseyville necessarily, just want the opportunity for Kelseyville to grow. More local decent paying jobs.
- Small enterprises, hardware store, start ups
- Light manufacturing with low or no carbon footprint, environmentally responsible.
- Just things to add more to the local farming community.
- Warehouse
- manufacturing facilities...the kind that provide jobs
- Well not lumberyards, There's not enough business for the one that exists currently. PDC, service commercial, manufacturing. in the extended main street area, i also feel it is important to keep retail close to main street. areas like Live oak drive across the freeway are good PDC, Service commercial, etc. Moving retail over there will put pressure on an already struggling main street.
- facilities to bring growth and jobs
- Once the airport is part of the Kelseyville area, this needs to be promoted and developed
- lumber yards
- Manufacturing
- Outside of downtown Kelseyville, and any industrial use other than hazardous materials

- We need a full service food market
- any & all
- Manufacturing Facilities
- Move the industrial use area to Lampson Field area and remove industrial from Kelsey creek side

## Part 4: Individual Communities and Neighborhoods

**Question 9:** Are there any communities or neighborhoods that are not well represented in the existing LAP?

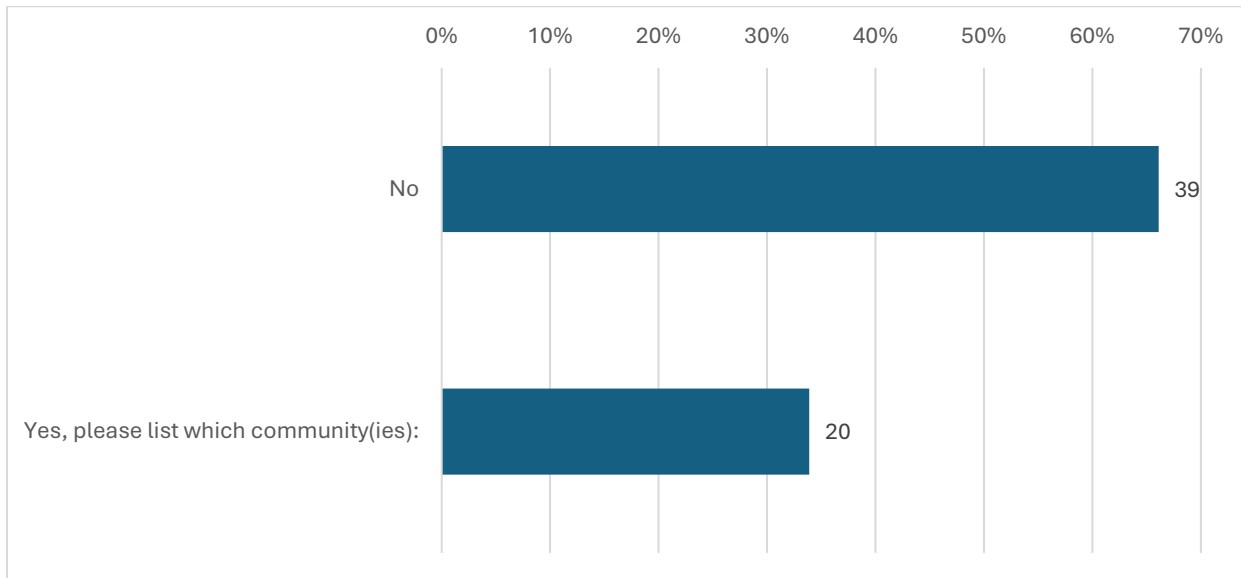


Total number of responses to this question: 61

Responses to “Yes, please list”:

- Riviera
- The Riviera areas
- Highland springs neighborhood
- All areas outside of the town of Kelseyville are under-represented. The LAP is stacked with Kelseyville town advocates. Not enough people in rural areas are represented even though they make up almost half the people in the area.
- Highland Springs area, Donovan Valley
- Finley, the area of Bell Hill Road to Gold Dust drive, Live oak drive, Kelsey Creek drive, Gaddy Lane, there are areas in these neighborhoods that could use some further discussion. Changes from RR, R1 to possibly R2. with the push for more housing. Utilities will be an issue.
- Riviervas and Buckingham. Somehow had been pushed into Lakeport Supervisor’s District. Finally got back into Kelseyville Supervisor’s District. Even Kelseyville Business Assoc. doesn’t consider these neighborhoods as part of Kelseyville
- Native Communities
- Pomo
- Riviera
- Mixed use and high density residential
- 175, Bottle Rock and Cole Creek Residential and Rural Residential

**Question 10: Are there any communities or neighborhoods that require localized policy guidance?**

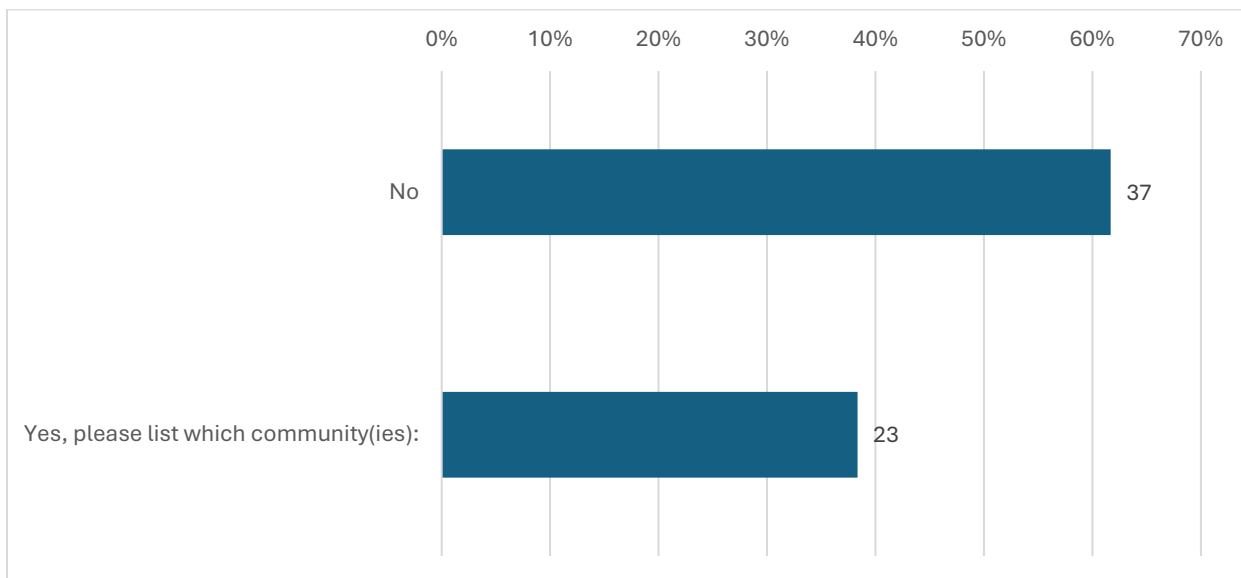


Total number of responses to this question: 59

Responses to “Yes, please list which community(ies)”:

- Highland Springs Park, and the areas surrounding
- Riviera
- Kelseyville Riviera
- rural ag. communities
- Soda Bay
- Communities of residents along Highland Springs Rd.
- Weed growers and illegal grows
- Downtown Kelseyville, Main Street
- Donovan Valley, Highland Springs area
- Clearlake, Nice, Lucerne
- Main Street from the bridge to the service station; around the Kelseyville schools
- downtown Kelseyville and surrounding 1 mile radius...
- ALL
- Riviervas and Buckingham
- All of the Riviervas should maintain HOA's to keep the neighborhoods "clean" and safe
- Riviera
- Areas near , creeks and tributaries.
- Don't know
- See Above

**Question 11: Are there any communities or neighborhoods that require localized guidance for design (e.g., the look and feel of the community)?**



Total number of responses to this question: 60

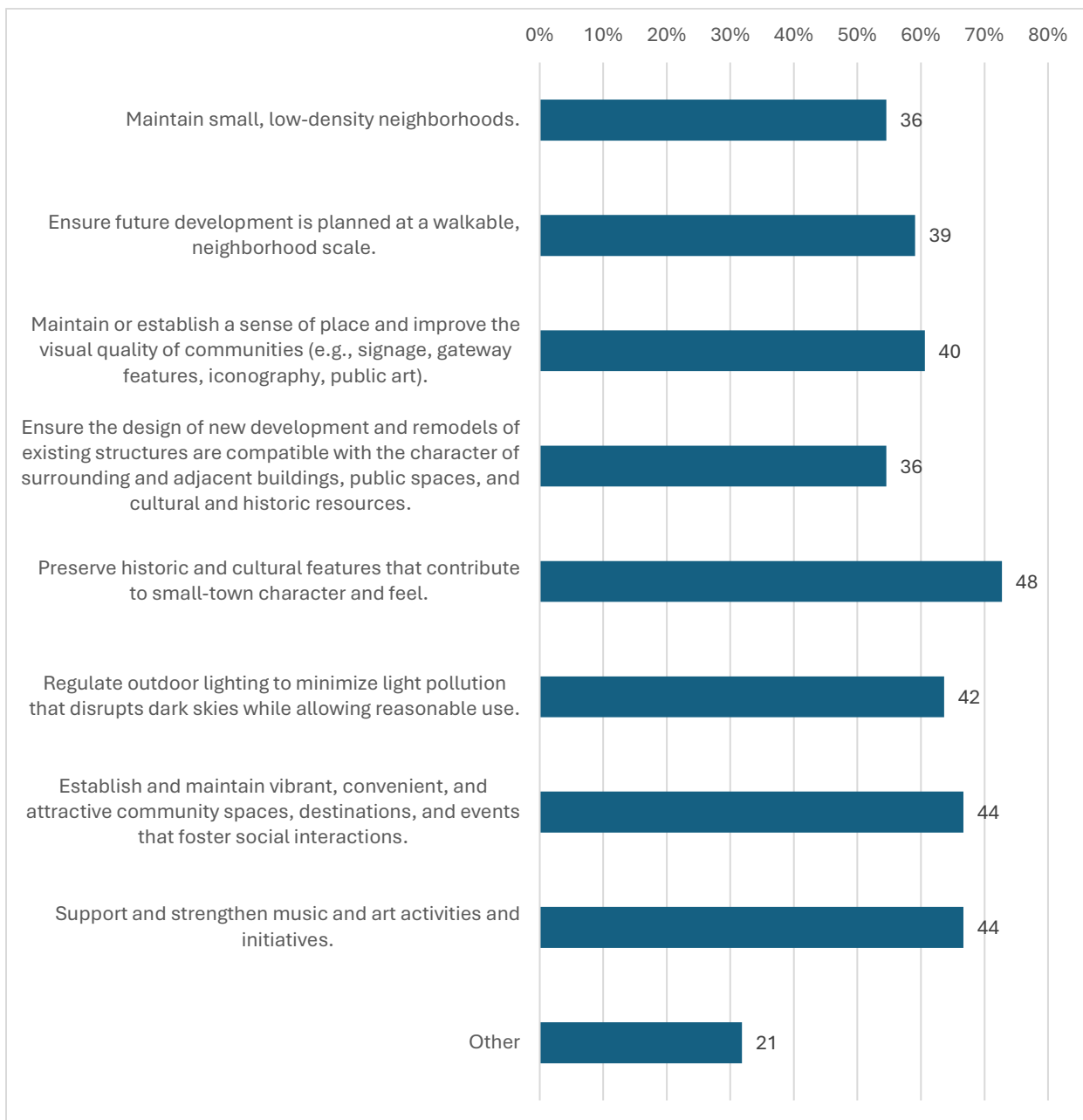


Responses to “Yes, please list which community(ies)”:

- There's a greater need for code enforcement than for design. Too much junk, vehicles, boats, shipping containers in view of the road (e.g. along Bell Hill Road to Hwy 29). Yards look cluttered and messy--tall grass, weeds. One yard is bare dirt and has livestock up to the house. It looks like the house is in the middle of a pig pen. (Highland Springs Road near blind curve leading to Highland Springs Recreation Area.)
- Down districts, better roads, clean up, improve all downtown corridors
- Kelseyville Riviera
- rural ag communities and neighborhoods
- Main Street Kelseyville, Rivas
- Communities and residences along Highland Springs Rd.
- All
- Downtown Kelseyville, Main Street
- Downtown Kelseyville
- Lucerne and Nice
- All development should meet some very simple design requirements to protect the aesthetic of our rural community
- Main Street
- downtown Kelseyville and surrounding 1 mile +/-
- Design Review for the Down town only. not the extended town. Historic Kelseyville needs to keep it's character. extended main street and off main street, service commercial should not be under those guidelines.
- ALL
- Most areas of Kelseyville that would be visible from roads
- Riviera
- Maintain period architecture
- Communities around downtown for pedestrian access
- all
- Kelseyville.
- Downtown Kelseyville

## Part 5: Policy Options

**Question 12:** How should the County preserve small-town character? (Select all that apply)



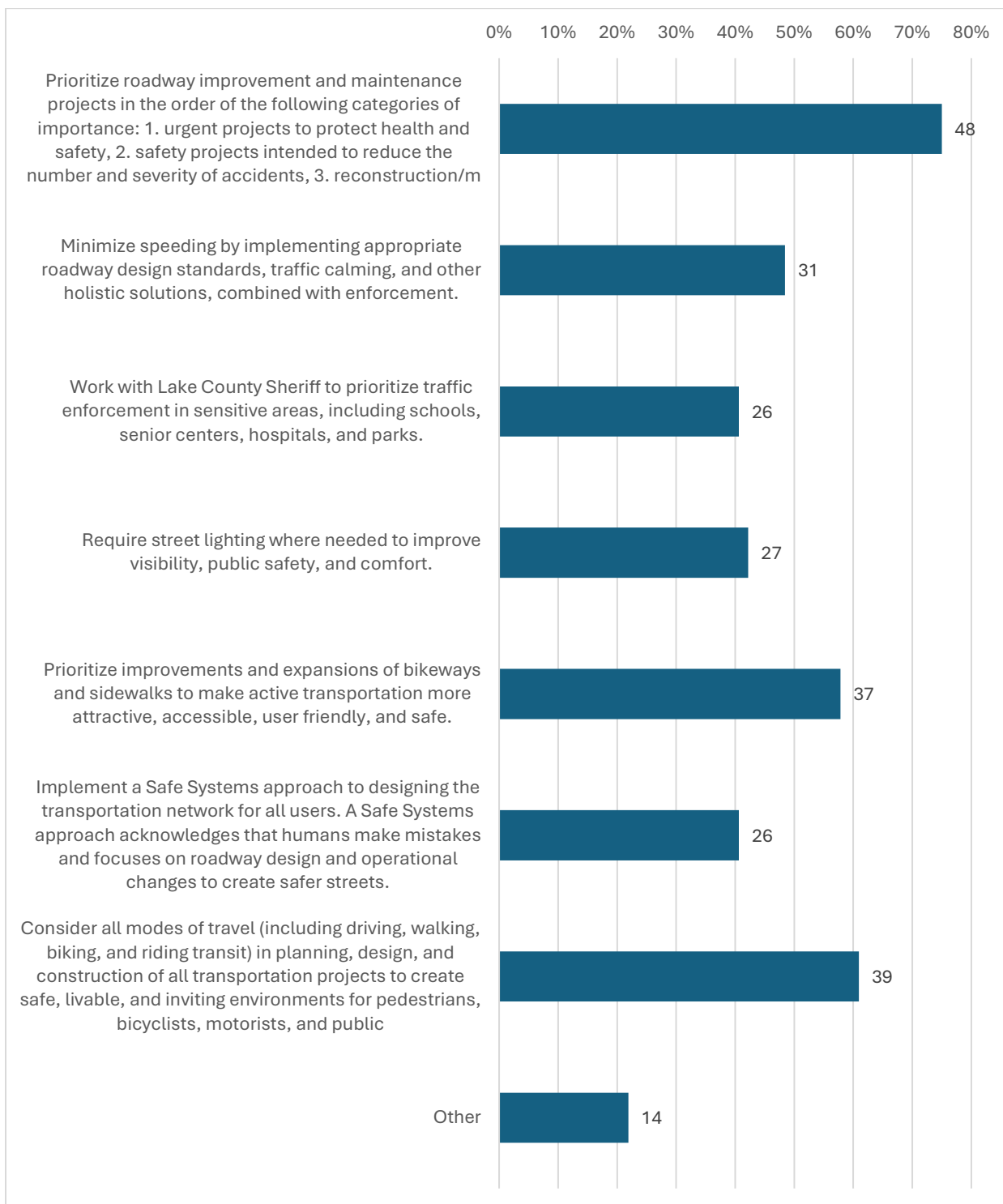
Total number of responses to this question: 66

“Other” responses:

- Addressing blight would be a very basic but necessary place to begin. All the rest of this is icing on the cake.
- Environmental preservation! And friendly to people with disabilities.
- encourage development, lessen fees, work with the do-ers (developers) who are willing to take on these projects
- Need more parks in the Riviera areas
- restrict cannabis odors
- No more apartment complexes that the schools & fire can't support
- Protect our rural lands from the unmitigated damage due to cannabis. Establish a comprehensive Oak preservation and protection ordinance. Aggressively address blight in city and rural areas. Address the high percentage of vacant commercial space before adding new commercial properties (re-zoning). Allow for higher density housing through "granny units". More parks like Xabatin! Limit cannabis operations in rural areas and instead re-purpose traditional agricultural lands.
- Prohibit big box store chains; prohibit Big Agriculture including Big Cannabis from dominating the Planning Area.
- Establish consistent fence setbacks in ag and rural residential zones properties to give save space for pedestrians, children and equestrians
- Bike/walking path utilizing already beautiful spaces (Kelsey Creek, North Main Street etc) tie in areas that have already committed financially to our area i.e. Mercantile.
- This does not mean high-density housing is not a priority. Other housing options should be considered (e.g. shared housing among unrelated, mixed-age individuals). Preserving small town feel should not ban energy efficiency, conservation measures (e.g. solar panels, reflective paint to improve heat reflection).

- All this sounds good. Putting controls and requirements on current or future property owners is a tough one. everyone talks about affordability. all of these ideas or parts of them make sense, but with the wrong guidance can be costly or even kill projects.
- Ensure transportation avenues are safe for vehicles and pedestrians. More sidewalks, street designs are important.
- No more storage units close to the township and remove the ones on kelsey creek
- Increase use of Native American names and designs. Rid the area of any reference to the Kelseys or Stones
- install more hitching posts for horses
- Benches, seating and wheelchair excess.
- Revitalize the existing community parks
- Stop building huge apartment complexes designed to house immigrants
- Maintain slow speed limits stop signs lighted speed limit signs
- Create walkways along natural resources, like Kelsey creek connecting the big valley reservation with the township

**Question 13: What should the County do to improve roadway safety for all users, including drivers, bicyclists, and pedestrians? (Select all that apply)**



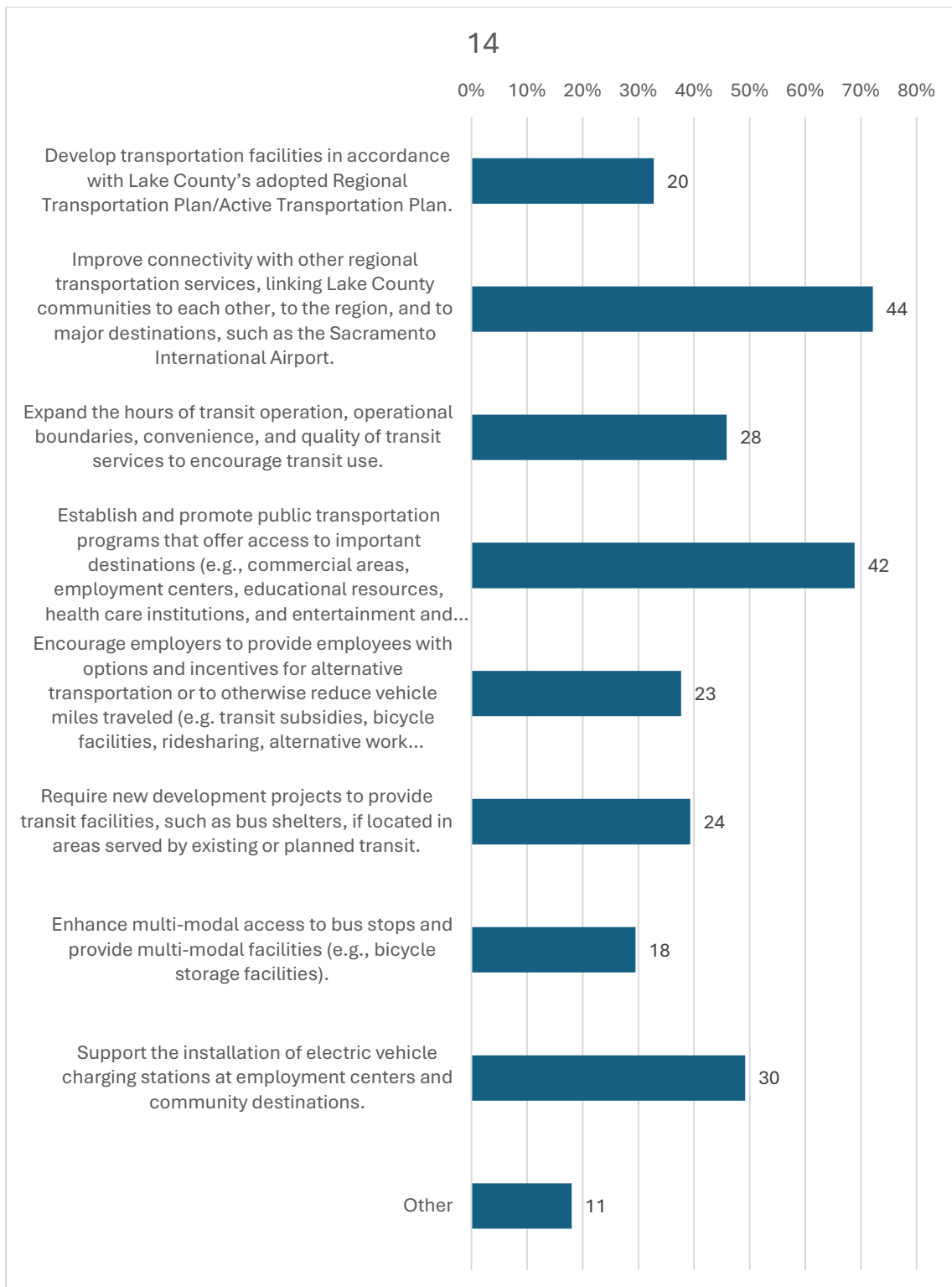
Total number of responses to this question: 64

“Other” responses:

- Again, basics like repair pavement, fix potholes, patrol high speed areas i.e. Highland Springs Road.
- fix and expand the existing road we have.
- Maintain Soda Bay Road better. Danger from large rocks and boulders coming onto the Road.

- Roundabouts are awesome! Basic safety signage in regional parks identifying park boundaries, speed limits and caution signs warning drivers that all modes of travel are in use. ADA compliant sidewalks on both sides of 11th street in Lakeport. ADA compliant sidewalks on both sides of Main Street in Lakeport all the way to the Lakeport Cinema.
- See comment above. Standardized fence setbacks for road shoulders to allow walking biking, equestrians and children
- We are already behind on capacity improvements. With the addition of two high density housing projects, Kelseyville can't handle the traffic pressure anymore, especially during peak school hours pickup/drop off. It's flat out grid lock and unsafe.
- Install traffic signage to improve safety (e.g. speed limit, park boundaries near roadways, presence of hikers, equestrians. Follow Blue Zone principles for livable communities: promote safe walking and biking; reduce dependence on individual motorized vehicles for transportation.
- More public transportation with more routes
- Install a round about at Gaddy & Soda Bay
- Main street Kelseyville is bad for speeding drivers, the installation of raised cross walks would stop this
- Maintain Soda Bay Road better and remove Rocks and Boulders that can come down in road surface
- Colors direction/signs for vehicles, cycles, wheelchair and other mobile devices.
- Fix the much-needed streets for driving. Tax money allocated for this and NOTHING has been done.
- Potholes potholes repaving...

**Question 14: How should the County improve the sustainability of the transportation network and support access to transit? (Select all that apply)**



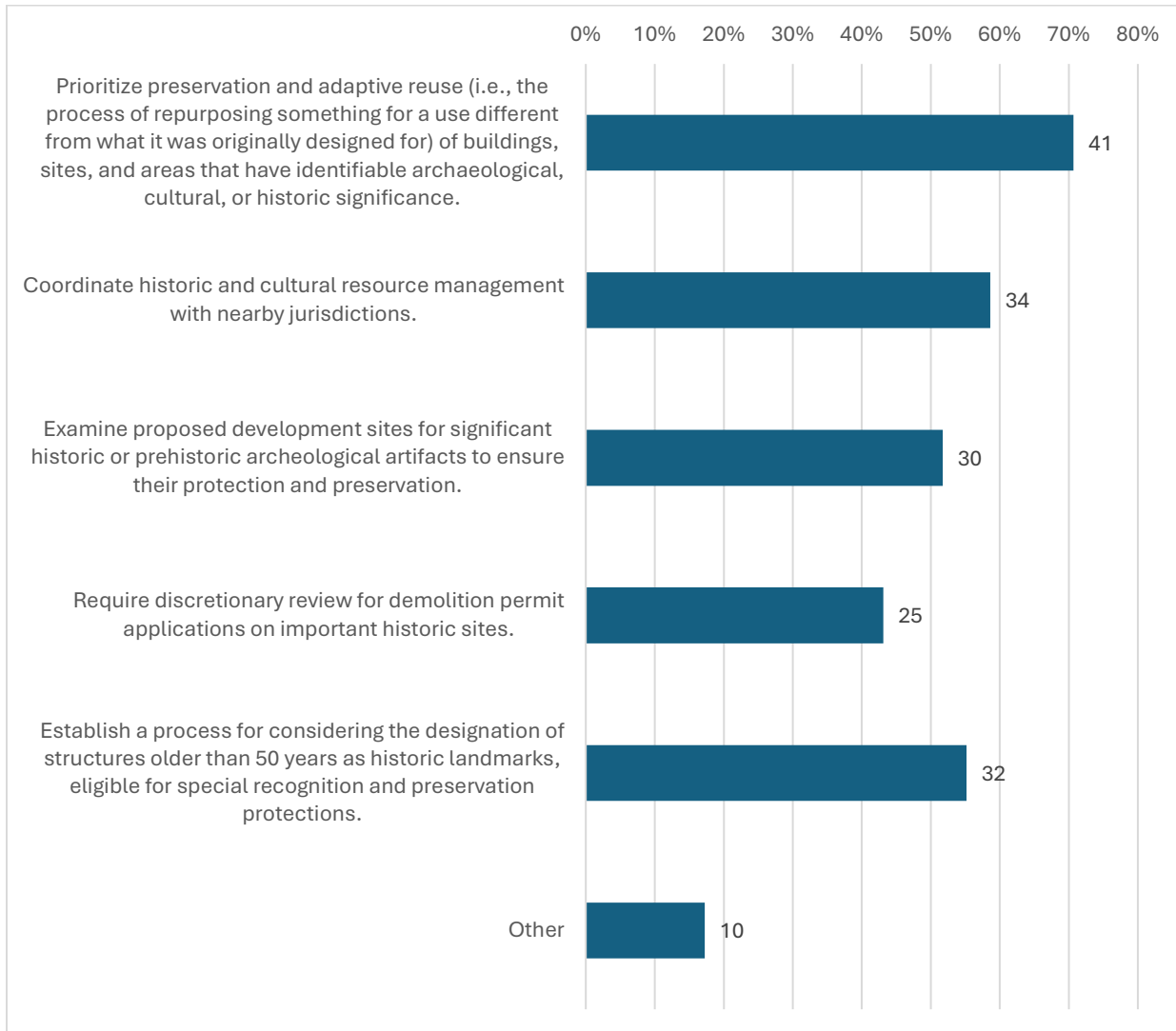
Total number of responses to this question: 61

“Other” responses:

- The last thing you should do is require development projects foot the bill for transit. Change policy so they can pull onto private property already conducive for transit
- Need more bus service along Soda Bay Rd.through the Riviera areas instead of recent cut backs
- More EV stations in LP and KV are absolutely needed. Bike lanes are needed. A well defined and marked bicycle corridor "vineyard triangle": 1. between LP and KV (Main, Soda Bay, Big Valley) 2. KV to Highland Springs Park (Live Oak, Bell Hill, Highland Springs Rd.); 3. Lakeport to Highland Springs Park (Soda Bay Rd to Highland Springs Rd.)
- The data from ridership in our area can't show that Lake Transit is busy enough to justify any of this. Requiring new development to provide transit facilities is unfeasible and unjustified.
- Survey the public about public transit needs and use. Are the following problems limiting use: frequency, hours of operation and limited routes. If the survey is going to reference the Lake County Regional Transportation Plan/Active Transportation Plan, then a link to the plan would be helpful.
- Requiring developers to provide transit facilities is a joke. if it was just a matter of putting up bus stop sign in a parking lot that's one thing. my understanding is that public transit does not want to go onto private property. this should up to the developer, if they feel it would benefit there proposed use.
- Need more bus service through Soda Bay Corridor. Bus route doesn't run enough to use to commute tor work. Takes way too long to even get to Lakeport!
- Improve service to disable and seniors

- Possibly plans to expand the Smart train system into lake and mendocino county
- no comment
- Enhance safe bike lanes, trails and paths.

**Question 15: How should the County protect, preserve, and manage historic and cultural resources? (Select all that apply)**

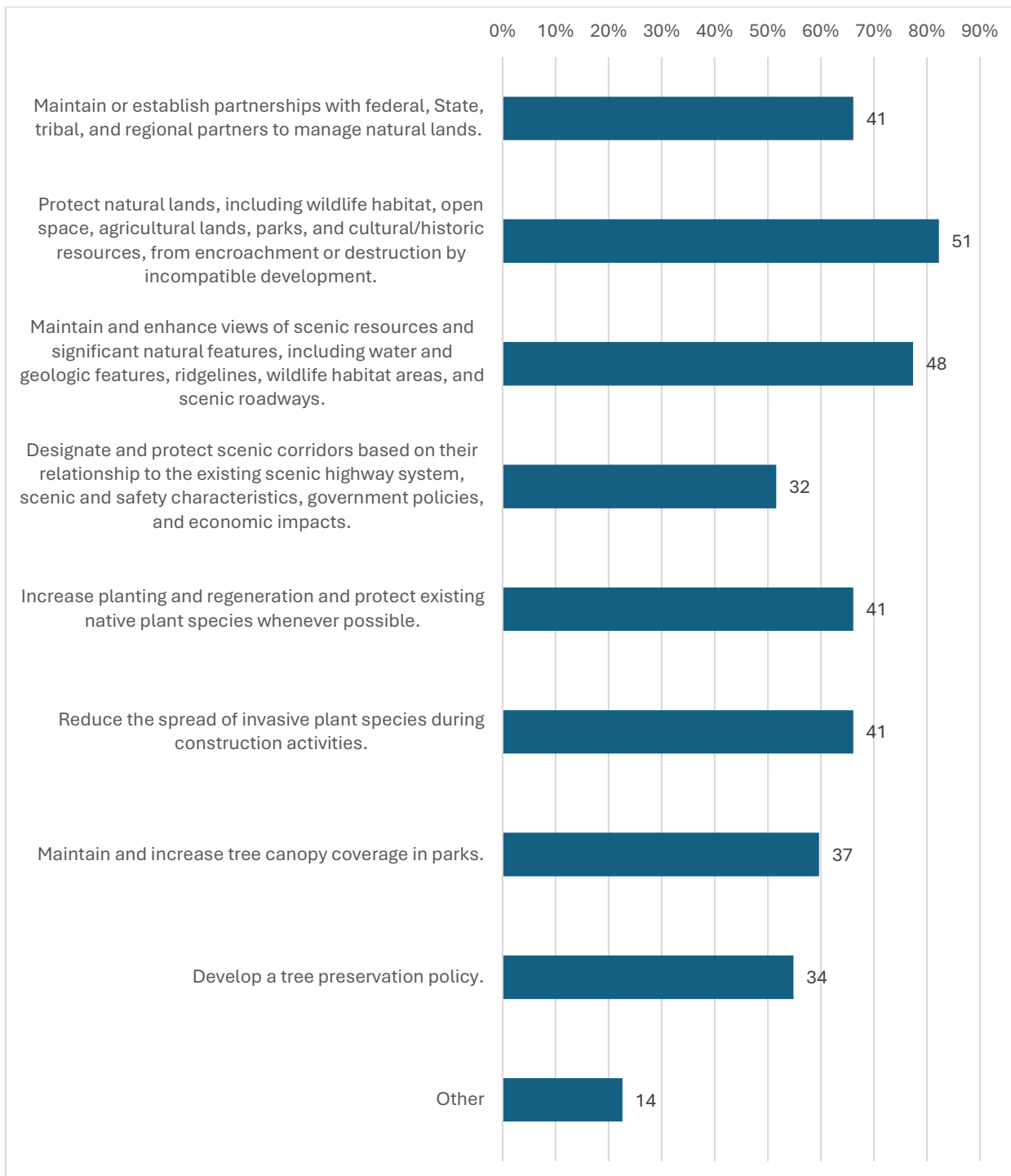


Total number of responses to this question: 58

“Other” responses:

- The county needs to be proactive in groundwater management. State requirements are coming. All development uses of water should be examined for sustainability and environmental impacts. The county needs to monitor water usage and follow best practices for groundwater management.
- Don't make new requirements, lessen existing requirements
- Require all installed landscaping to be native and drought tolerant
- Again, causing undue strain on progress/economic development. This is feel good legislation that inhibits actual progress. It is already over regulated. Evident by CA's housing crisis, if anything we should be removing some of these requirements, not adding to them.
- Is discretionary review the review required to permit the. demolition of an important historic site? If not, then I change my response to the discretionary review question.
- 50 years old is not historic. 100 years old maybe. Again, we need less restrictions to promote development and growth.
- Don't
- Consult with tribal representatives on projects that involve historical tribal boundaries
- no comment
- Incentivize through grants, repair and improvement of existing historical buildings.

**Question 16: How should the County protect and manage its open spaces and preserve its natural beauty? (Select all that apply)**



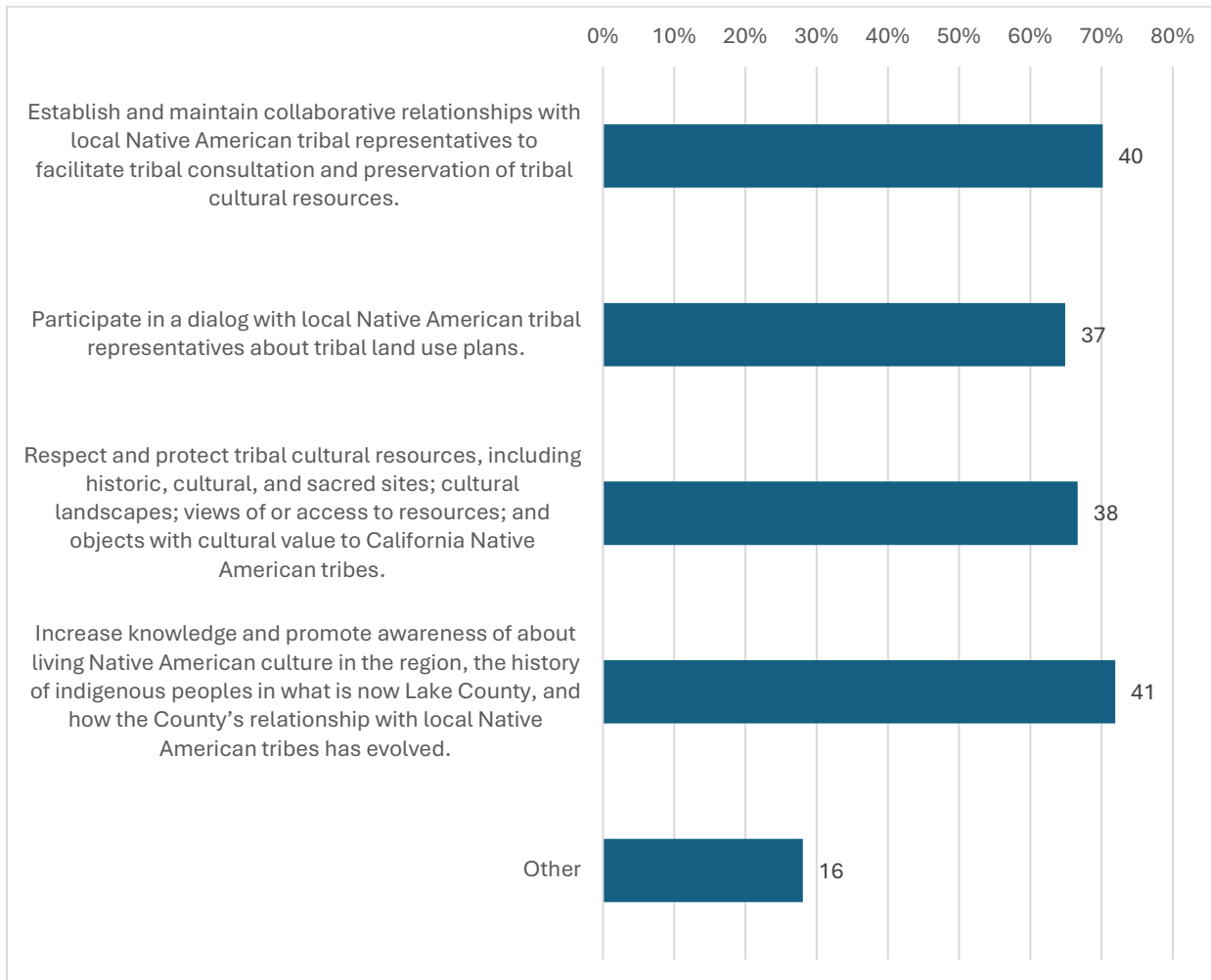
Total number of responses to this question: 62

“Other” responses:

- Address blight, dumping on roadways and open spaces
- Strengthen tribal, K-12, and community college partnerships, education, & direct involvement in our environmental resources.
- increase staffing / pay to take care of what we already have. We clearly have issues keeping what we have updated and in nice condition
- limit size, height, and location of greenhouses
- Stop tearing up rural lands for cannabis! Repurpose existing agricultural lands. The major agricultural crops in LC are all in decline (grapes, walnuts, pears, cannabis). Develop a comprehensive oak preservation and protection policy.
- All is good! Require native plant installations, especially in New developments
- The development on Soda Bay Road as Mission Rancheria sunk fuel tanks 15' below lake level which required special engineering to keep the tanks down since they will try to float up. Sovereign lands, I understand (even though the lake health affects all of us), but can we agree to support other development effort more and hinder them less moving forward??
- Manage groundwater and aquifers responsibly; encourage conservation. Tree removal for any development (with some exceptions for housing, diseased trees, invasive species) should meet stricter criteria than currently followed. Follow the requirements for Major/Minor Use Permits: the permit shall not harm the well-being, health and safety of neighboring residents to the proposed project.
- Enforce existing code violations for blighted properties

- some of these make a little sense, some not at all. Tree preservation policy. Home owners insurance wants everything leveled within 100' of a home. No trees. Trees have become a liability. Protecting Natural lands. what does that even mean, We've seen acres and acres of wild life habitat turned into fenced vineyards. putting these types of restrictions into place is not good business.
- Implement and maintain more native vegetation akong
- Regulate the ridiculous amount of chemical spraying (fungicides & pesticides) by agriculture & reduce the amount of fertilizer runoff into our lakes.
- Create a division to get the purple trees off of The Horizon they are dead it's a job it's pellets it's fuel get the purple trees cut down if your color blind ask your friend to point
- County and city employee mandatory clean up days 1-2x days a year

**Question 17: How should the County amplify the area’s indigenous history, support indigenous traditions, and collaborate with indigenous communities? (Select all that apply)**



Total number of responses to this question: 57

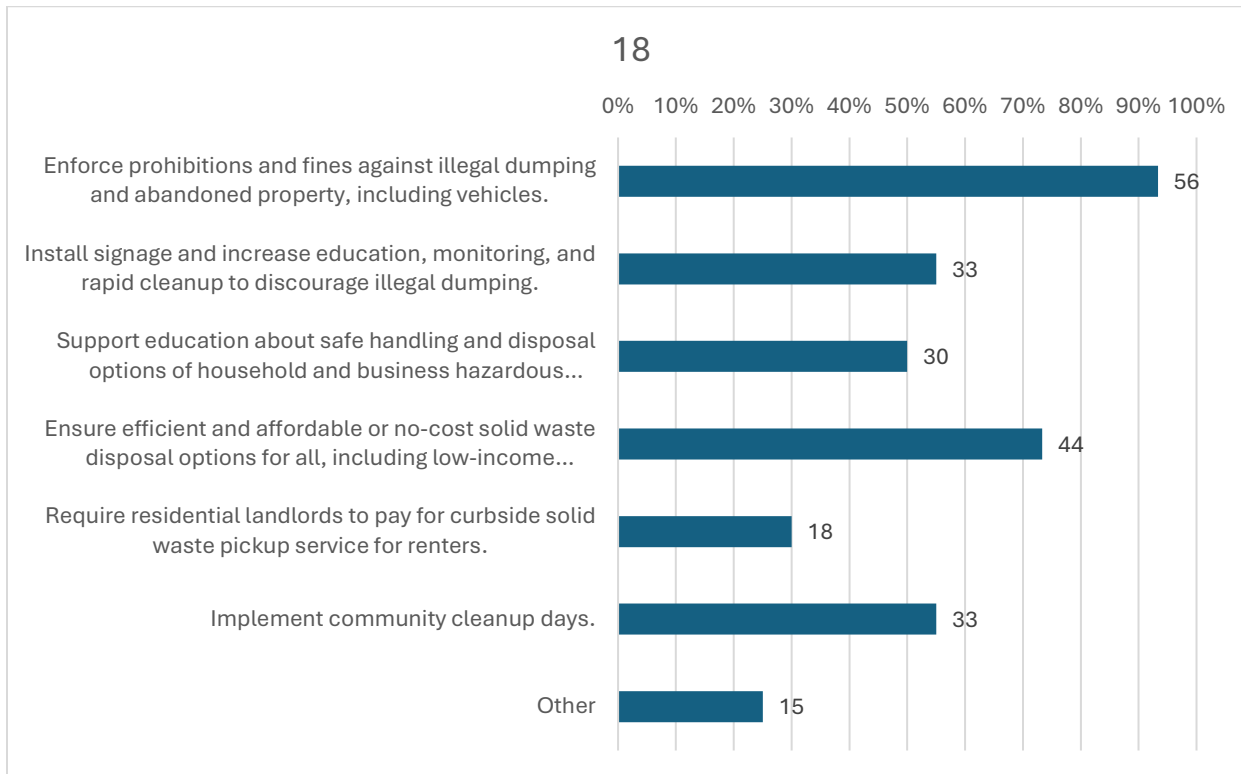
“Other” responses:

- Show respect with actions not just talk. Listen to tribal communities concerns and act (not ignore nor placate) to correct the wrong, the ill.
- So much of this can be incorporated through history and science lessons in our local educational institutions. We are wasting great opportunities by not seeking grants & funding to support our schools in these partnerships.
- Amplify? This is not the county's job.
- Needs no amplification
- Keep Kelseyville’s name
- Rename Kelseyville to Konocti. Until that is done, the County fails to show respect to tribes.
- Encourage tribes to establish a native plant nursery
- This could be interpreted as tribes can have a say in everything going on around them, but no one else has a say in what happens on the sovereign lands. Yes we should be inclusive, but this topic is always a one-way street. Inclusivity is a two-way street, otherwise it breeds resentment, not atonement.
- Show respect for trival communities by listening and acting on their issues and concerns (e.g. renaming Kelseyville). Seek tribal input on land use (especially for compatibility with environmental stewardship) for land historically inhabited by tribal communities.
- Let's all work as one.
- Change the name
- In Native Americans language in all roadsigns and governing documents.



- Place kiosks at points of indigenous historical importance or interest in each community, add it to wine tours designate spots.
- Have a tribal festival in downtown Kelseyville to increase awareness and bridge the communities

**Question 18: How should the County mitigate illegal dumping and other nuisance issues?**  
(Select all that apply)



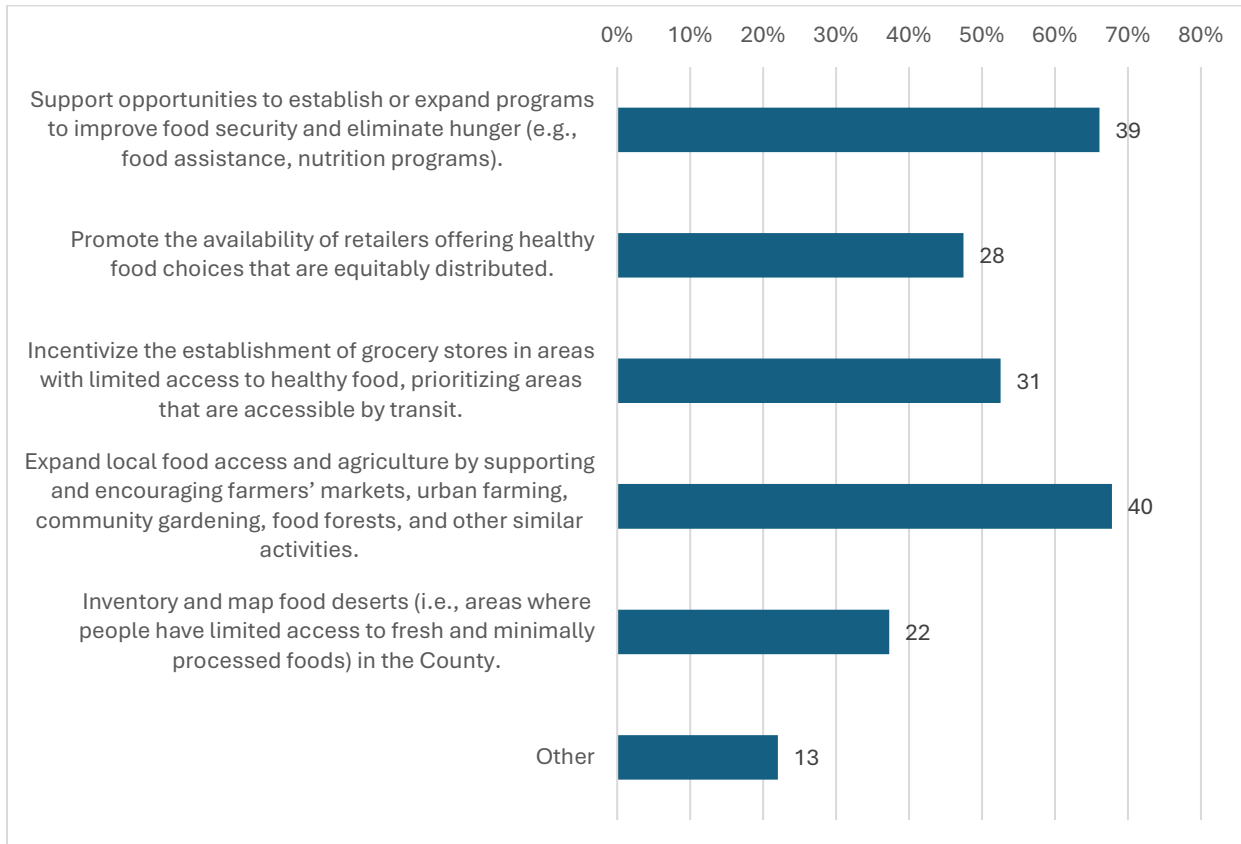
Total number of responses to this question: 60

“Other” responses:

- How will illegal dumping be fined? It's dumped illegally so no one would see. But clean it up, ASAP rather than allow it to stay indefinitely.
- Community action plans emphasizing neighbors helping neighbors and getting kids involved to sustain responsible behaviors works!
- Fund programs already in place, use any "justice" finds to pay employees better and increase staffing and retention
- Increase free drop off of large items like mattresses, box springs and other furniture. Expand CRV refunds by requiring businesses that sell bottles and cans with a CRV deposit to also be able to accept empty bottles and cans to return the deposit to consumers. Currently there is not a reliable way for residents to get the deposit back. Line a Robinson Rancheria is long. No place in Lakeport or Kelseyville to get reviling of deposit
- Increase CRV recycling locations. It should not take an entire day to wait in line at the rancheria just to recycle some cans and bottles. Provide additional free days for residents to dispose of refuse.
- "Environmental justice" seems like a catchy phrase for funding. And if that's the purpose, then please lets use it. Fund abandoned vehicle abatement programs and code enforcement, we have programs in place to handle this stuff, let's fund it and make Lake Co less of an eyesore to the general public.
- Landlords to pay for pick up. that will just get passed on to the renter. Unless the idea is that renters are not capable of calling and setting up for their own curbside pick up. Why should this be on the landlord. from the business side we are already governed by enviornmental health, CERS, CARB, TRUCRS, the clean truck act and what ever other agency. instead of spending money on education bring back the free dump days at businesses.
- Support, fund, and encourage Syringe exchange/ harm Reduction
- Have free large item pick up service and more large item free drop off days ie. Mattresses and furniture
- Individuals founded ill
- Subsidize local dumps to allow for free appliance disposal. Place LARGE trash cans near all public areas including bus stops. Basically, make it affordable for folks to dispose of garbage. Stop classifying folks who wrongly dump dispose of trash as criminals & start seeing them as poor people who simple can't afford dump costs. Dah! If trash pick up were free, we wouldn't have any of these issues. Use inmates & incarcerated juveniles to help pick up trash along roadways & public areas.
- I'm blue in the face can you help me the sirens that warn us of danger are inadequate they can't be heard they're cheesy ask anybody in the Riviera Riviera West can't even hear him I know I'm in the wrong slot but somebody's got to read my opinion and pass it forward or we're dead in the Riviera in the West
- Flat parcel tax, making it free for dumping trash at dumps or transfer stations. Increase the cost for out of county municipalities for the use of lake county waste.

- Pop up free dump days, county and city clean up days
- look for more resources to help in hiring more staff for issues related

**Question 19: How should the County ensure access to healthy food? (Select all that apply)**

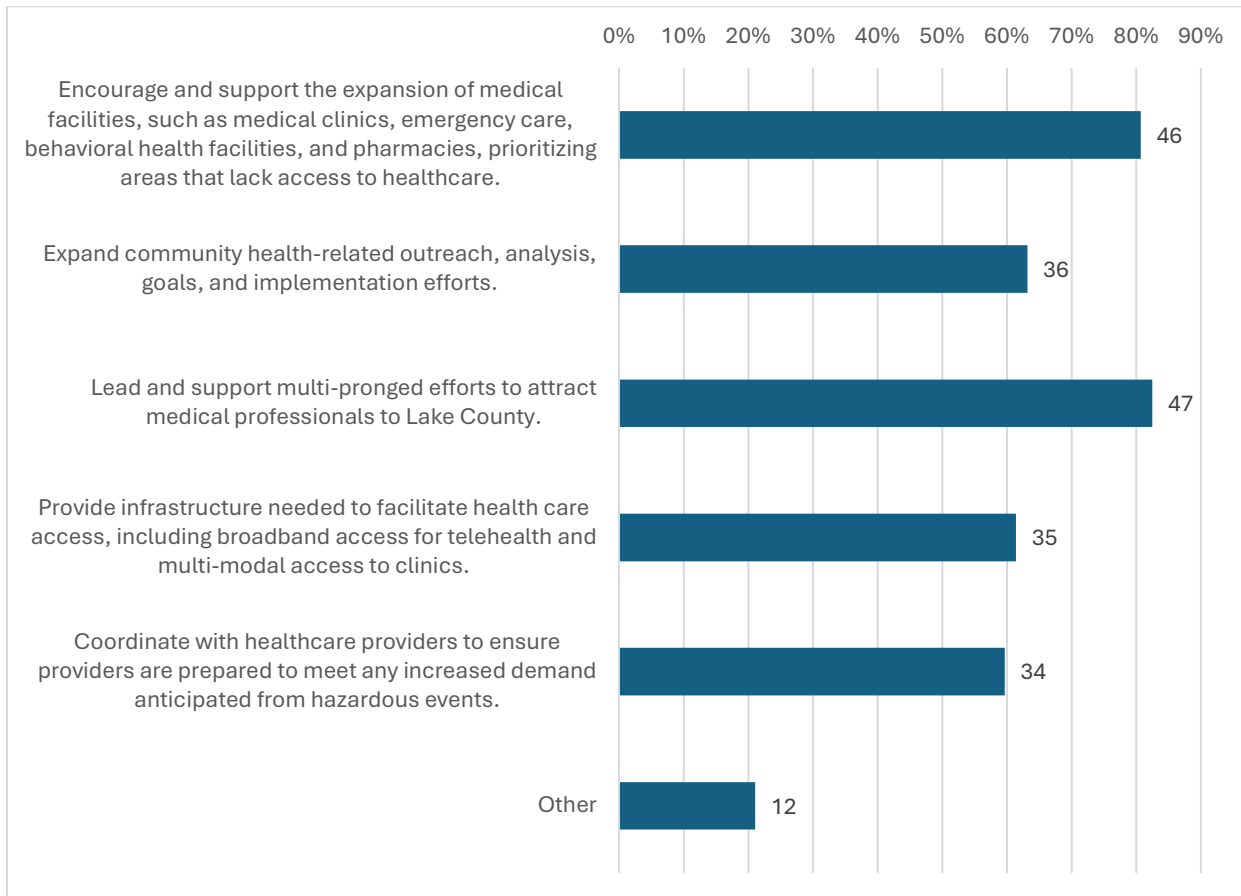


Total number of responses to this question: 59

**“Other” responses:**

- Find best practices and implement. Promote Community Supported Agriculture by subscription. Support local food production and research ways to reduce food ag production costs, Leverage tech for greater food production at lower cost.
- Support the farmers who are producing food here. Agricultural friendly policies. Ex. pears walnuts grapes etc. Also, if our local supermarkets are charging more in this demographic than other areas, perhaps the County could address why that is happening. It takes advantage of our limited availability to food and makes it exceedingly harder for low-income families to buy their food.
- Prioritize & support several community gardens so families can grow healthy food.
- Focus on attracting quality employers to the area
- No more Dollar Generals! Dollar Generals are predatory and do not provide healthy options-- it is essentially junk food. We need more local markets. Make the farmer's market easier for vendors to participate and get permits.
- Kelseyville needs a proper grocery store. This is not a new topic. No taxes, fast track permitting, waive fees etc etc whatever we have to do to incentivize this lets make it happen
- Look into new ag models for local food production: community supported ag subscriptions, vertical indoor organic gardens using vacant retail/office space. Use tax and financial incentives to encourage local food agriculture.
- More farmers markets
- Encourage a more diverse agriculture mix.
- the idea here is good. again, we know nothing about what this means. if Dollar General offers Trail Mix is that considered a healthy food choice. this is very vague.
- Individuals found Illegal dumping should collect trash equal to the weight of the dump.
- Reduce the taxes & regulations on all grocery stores, so they in turn can lower their prices.
- Encourage farm to plate family farms and reduce monocrops

**Question 20: How should the County ensure access to quality health care? (Select all that apply)**

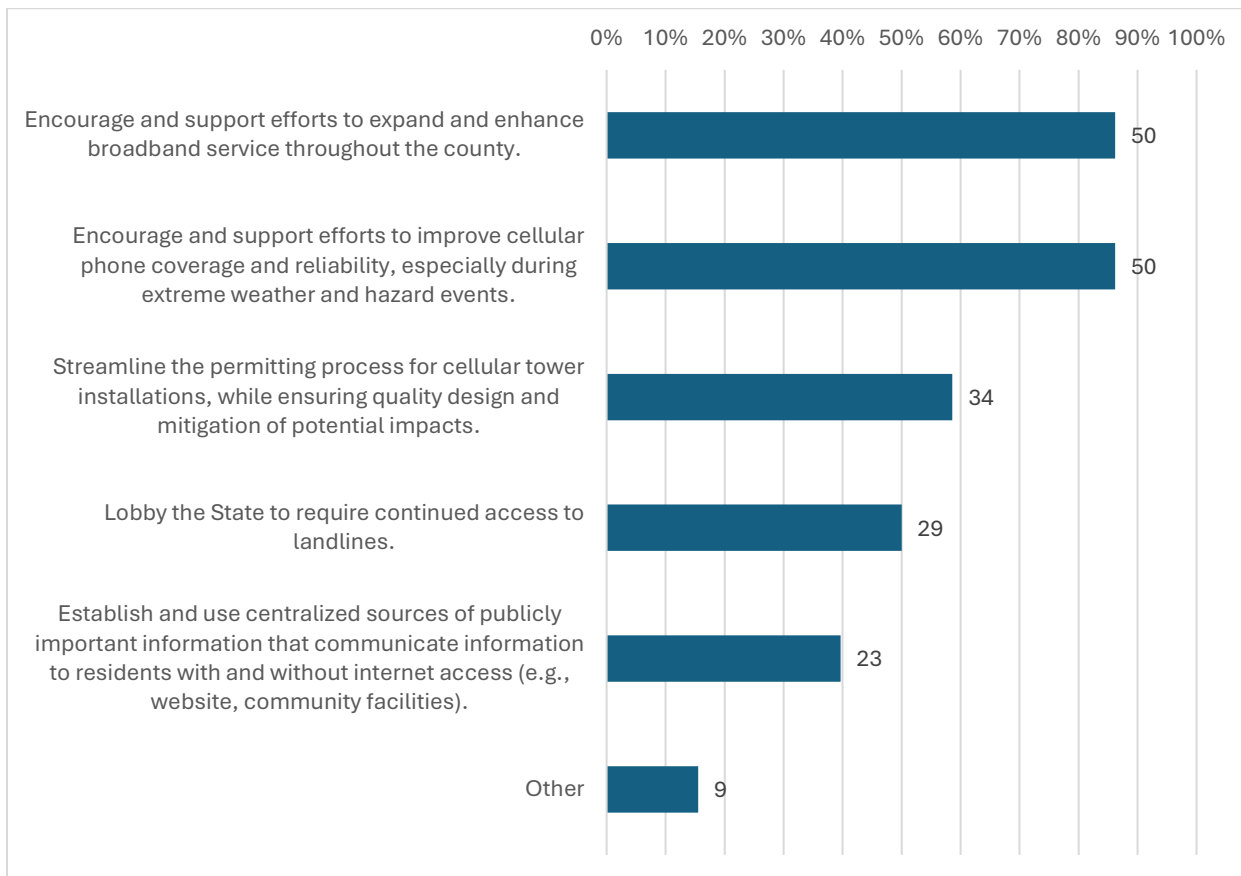


Total number of responses to this question: 57

“Other” responses:

- Encourage and support the development on more medical insurance options in the County
- Partner with medical schools (Davis, UCSF) in their rural medicine programs. Whoever in the county (supervisors, leadership, etc) STOP running off new county medical directors!!
- Pay providers more
- Most of the healthcare providers in the county are not in our insurance network or are not taking any new patients. We need affordable healthcare for all. One should not have to travel an entire day for a visit to an eye doctor or dentist. Also, there seems to be a high attrition rate on healthcare providers. They are here for a couple of years (if that) and then they are gone.
- Develop Lake County as a regional health care hub. Work with health care professionals and educators on a grow your own health professionals program. For example, look for best practices and a model cultivating health care professionals (MDs, Physician Assts, RNs, all sorts of nurses, mental health professionals, dental health professionals) among local youth. This effort will involve internships, fellowships, scholarships, mentors.
- Pay higher rates to community workers to ensure people stay at jobs
- Support, fund, and encourage Syringe exchange/ harm Reduction
- Need more Doctors to come to Lake County permanently, not just as a 3 to 6 month traveling assignment.
- Network with airbnbs and other forms of rentals to support in all disasters and community needs.
- Find more excellent MDs and KEEP THEM HERE
- Allow FDA approved medications, like hydroxychloroquine & ivermectin, to be prescribed liberally throughout our county at providers discretion.
- Can we get into the 20th century in this County ask everybody we all have to go over the hill basically these are emergency rooms and life-saving events for an air ambulance transportation

**Question 21: How should the County ensure that residents have access to vital communication services? (Select all that apply)**

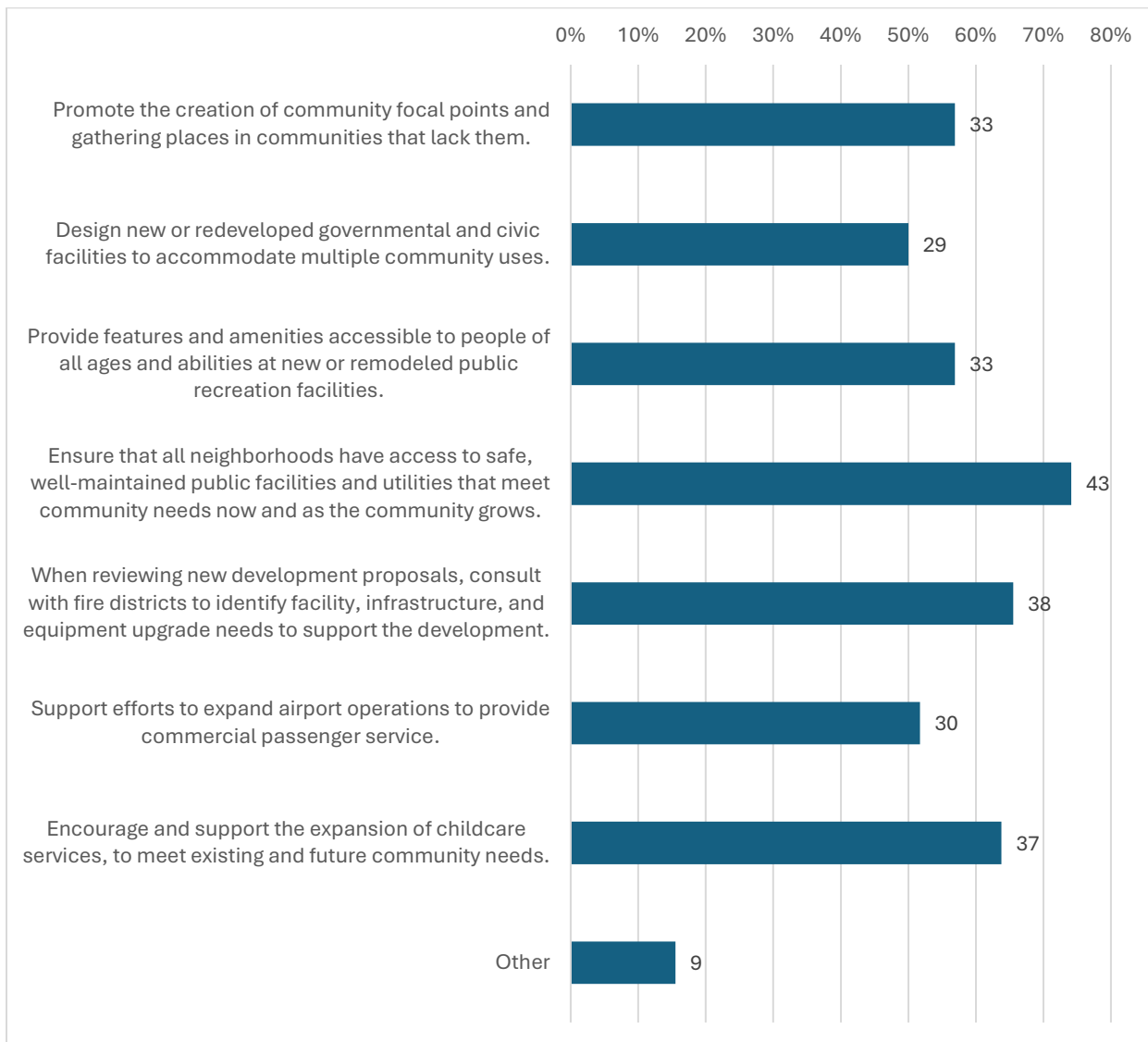


Total number of responses to this question: 58

“Other” responses:

- California has been talking about 'increasing access to broadband in rural communities' since 2010. And yet, here we are. Thanks Starlink. Even rural Montana has fiber access. ATT has repeatedly come here and promised to expand access, which they are obligated to under the Federal act in which they received tens of millions of dollars to do so. How is the County going to do that?
- Support KPFZ radio as they have been irreplaceable during disasters. Increase their range/stronger signal.
- The coverage for both cellular and internet in rural areas is terrible and inexcusable. The Safeway in LP should not be a cellular dead zone but it is. Do not allow any exclusive/monopolistic permits to providers. Require all providers to deliver high speed internet service (as defined by the FCC) to all residents. Require all carriers that provided DSL and no longer provide DSL (read:ATT) to either leave the county completely or provide fiber to all that lost service. Consider Municipal Broadband.
- We need more cell towers. The corridor on Hwy 20 from Clearlake to Williams is unacceptable. Kelseyville to Lower Lake is spotty at best.
- Residents should be able to participate remotely and in real time in public meetings (e.g. Board of Supervisors, Planning Commission, MACs, etc.).
- Broadband services need to be fiber/wire, not satellite or over the air
- Improve on emergency robo calls and outreach to seniors and disable individuals.
- Make wifi availability to downtown areas.
- Expand the community center to allow for 200+ people events and services.

**Question 22: How should the County ensure that residents have access to vital community resources and services? (Select all that apply)**

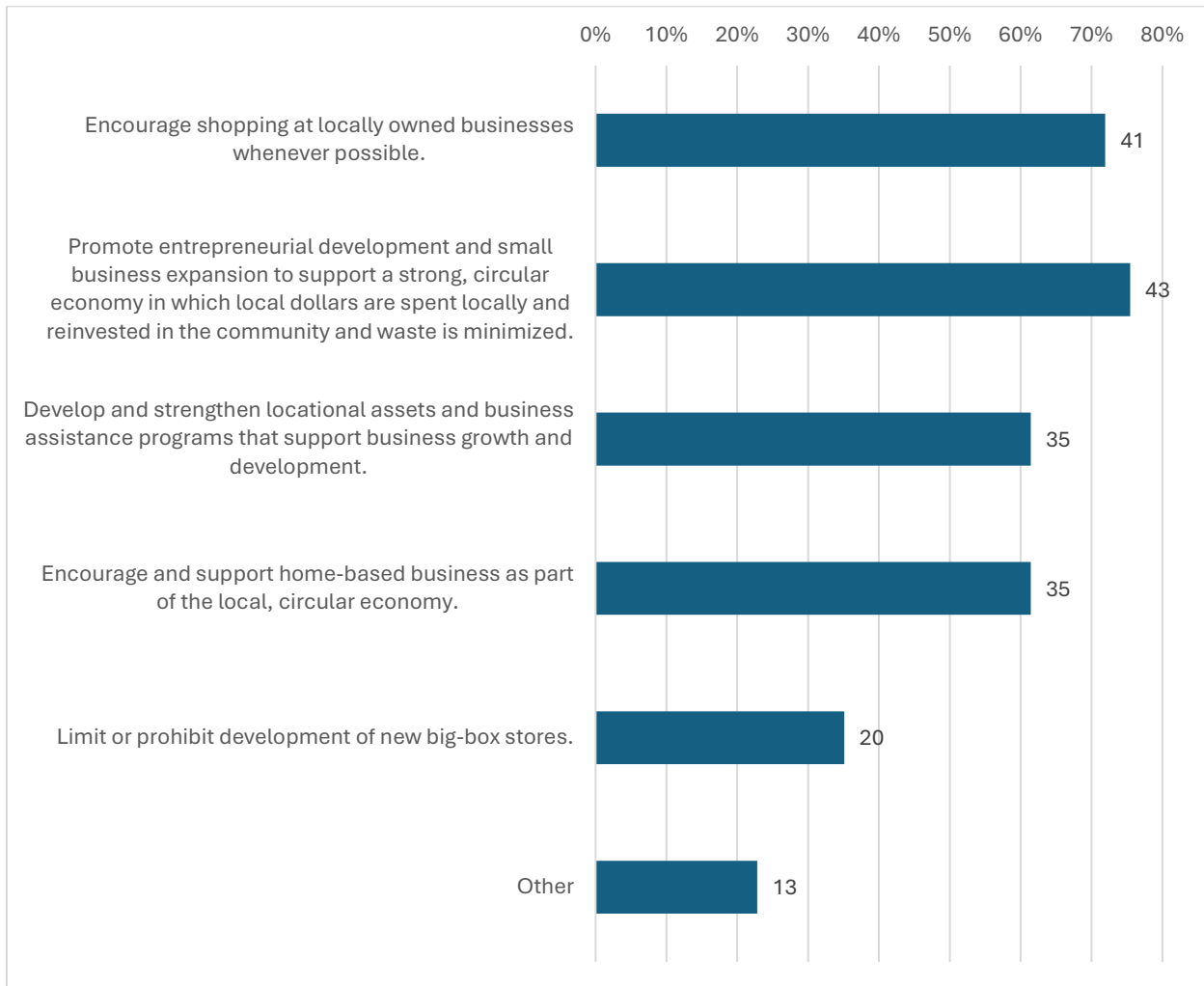


Total number of responses to this question: 58

“Other” responses:

- Focus more on inclusiveness! Lake county should be less status-driven (old supervisor cronies). Please include people with disabilities as we have a large population here.
- Funding the airport and it's development is key. Acquire the land needed to expand it, develop it, and the positive financial impacts will be swift.
- We will never be easy to get to via cars/trucks but a plane can land anywhere...it if has the runway
- The current building code is very strict when it comes to construction or development in high fire zones. there is no need to expand on already implemented rules and costs.
- Build a homeless shelter and hyb
- Need more community facilities for families with children. Purchase or rent vacant buildings for community use. Need to replace the Fire Station in the Riviera Heights neighborhood that should never have been allowed to close and later be sold.
- Informed all child services are separated from criminal residential sites.
- User friendly web site show casing activities, services, eateries, breweries, educational opportunities, volunteer opportunities and transportation.schedules.
- Improve stormwater infrastructure to reduce localized flooding

**Question 23: How should the County support local and small businesses? (Select all that apply)**

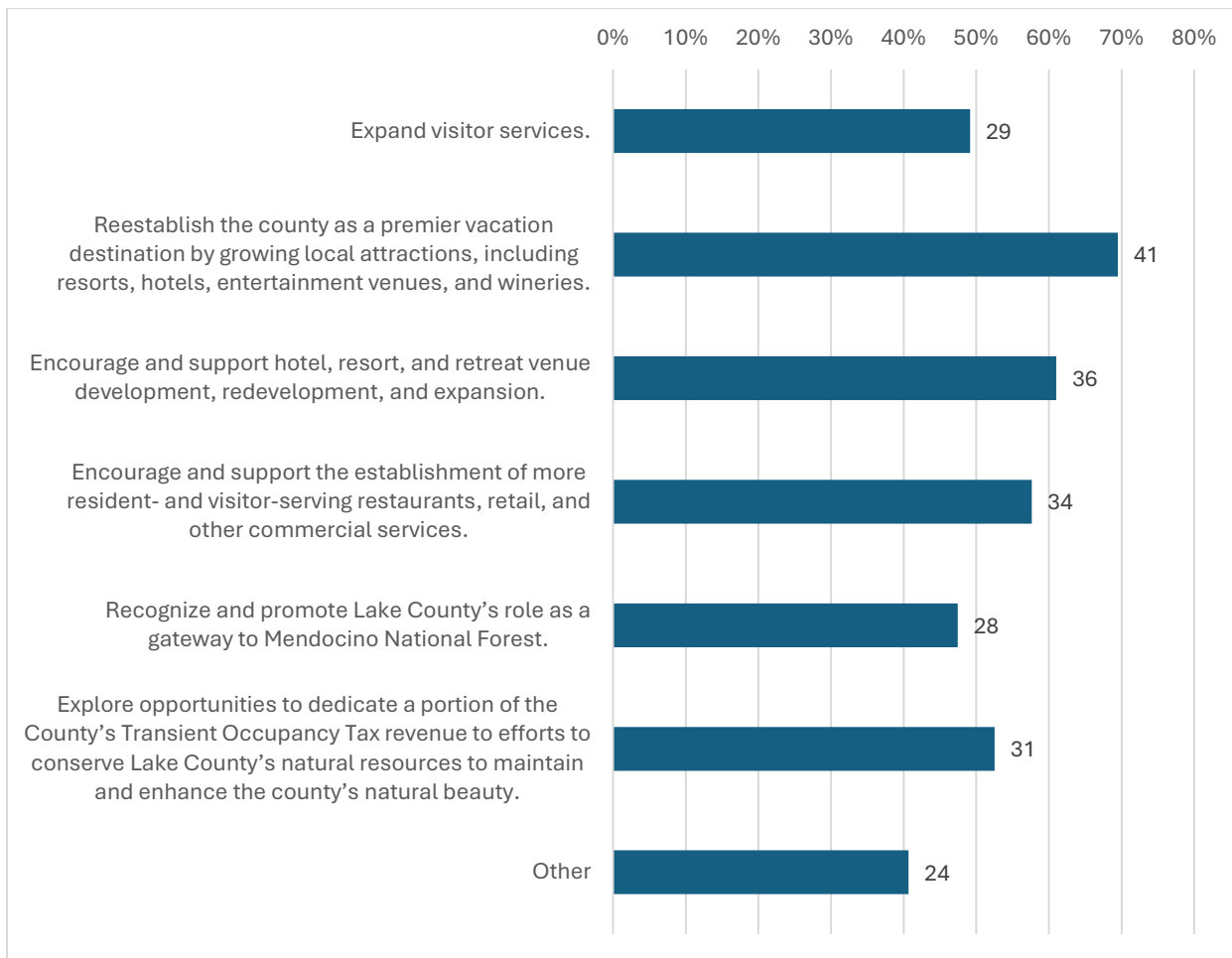


Total number of responses to this question: 57

“Other” responses:

- If our local small businesses are paying upwards of 3,000/month in PGE, how many are going to open and be able to stay in business? Unless we address basics like this, all the rest is just wishful thinking. We missed our chance to apply for Opportunity Zones years ago, we should do so. Also, business improvement districts or tax-incentive districts for businesses. How else do you promote entrepreneurial development or expansion if overhead costs are too prohibitive to maintain?
- Provide school programs that teach buying knowledge & skills. Create smart buying clubs for middle schoolers and living & investment strategy clubs/competitions in the high schools. We MUST fund our schools better to have any sustainability for our economic future. Tax out of town business and agriculture owners so we can educate & grow a healthy youth population.
- Put PG&E in check. They have closed more business's than any other entity in recent history.
- No more Dollar General Stores.
- Lower business property tax, implement an online sales tax and lower sales taxes for businesses that physically operate in the county
- The economic plan should address the realities of the new digital marketplace. We have a persistently high amount of vacant commercial space that is a legacy from the last century. Re-purpose that space before building new commercial space.
- Add big box stores
- Encourage new models of sustainable local organic food ag production and distribution.
- We need more shopping here. There are very few places in the entire County to buy clothes and shoes. No more Dollar General Stores.
- Create a circular economy by business have a county wide Spring cleaning give aways. Residents receive items need for home improvement and business gain open floor space for latest sell items.
- Can we please please please have a Costco
- Address financial and insurance coverage barriers to small businesses,
- ensure by-products and imported materials do not enter waterways

**Question 24: How should the County support the tourism economy? (Select all that apply)**



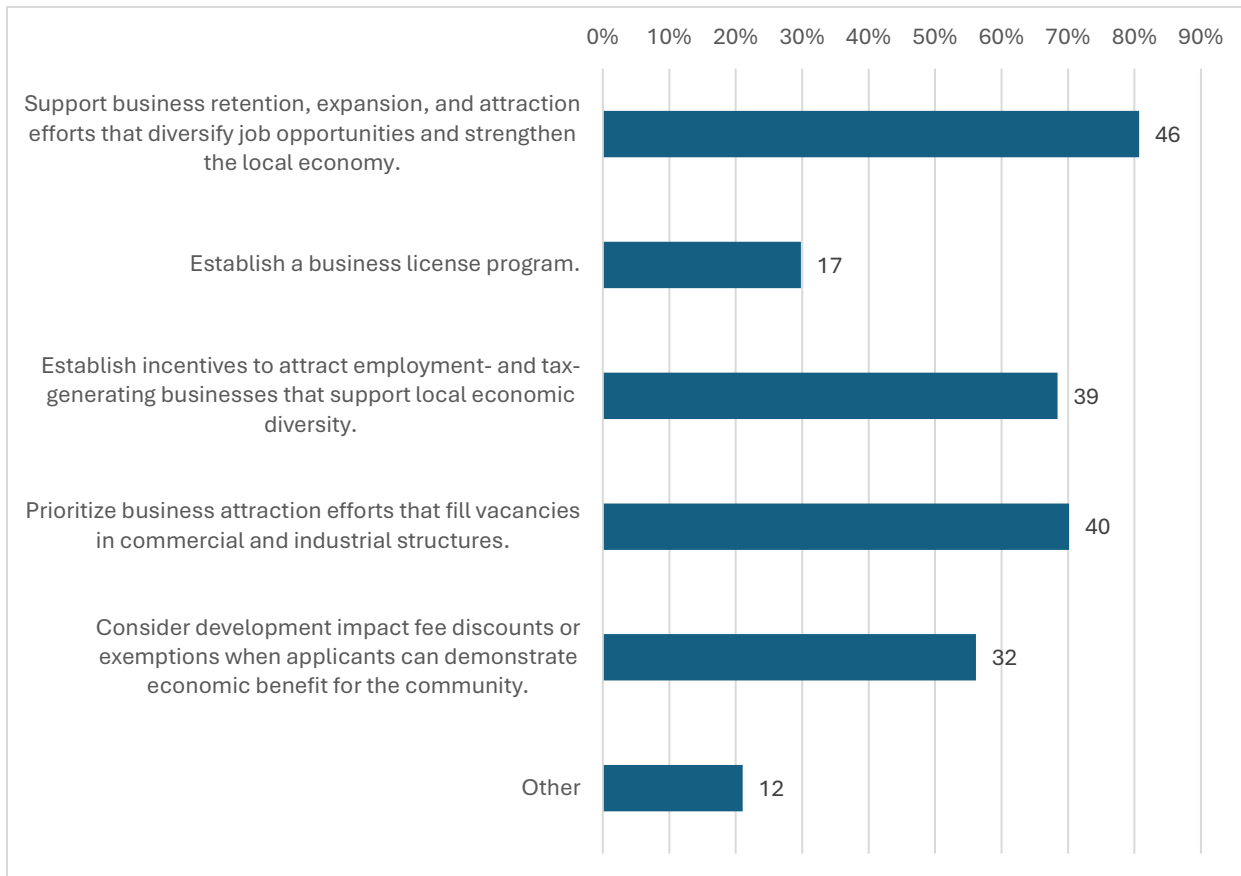
Total number of responses to this question: 59

“Other” responses:

- The establishment of the TID was huge. It was pivotal in turning over tourism marketing to the tourism industry. The County can support tourism like any other business; focus on adequate law enforcement patrol. Clean up blight. Come up with business-friendly initiatives and ways to reduce unsustainable overhead. If our community is in order, tourism will follow.
- We must be careful here. Too much dependence on tourist & bass fishing have created many big problems.
- Clean the lake. Keep it clean. Dredge it, make it deeper, colder.
- Expand businesses that support fishing and lake activities
- reduce the odor from the lake and from cannabis farms
- This is a dead end
- There is a chronic lack of lodging space in the County. The casinos have most of the hotel rooms and they are often sold out and are not necessarily near where people from outside the County want to stay at. Those that are near the towns too often look run down. Work with the tribes to create and promote major festivals that bring tribes from all over the country to participate.
- In cooperation with tribal communities, build programs to feature tribal cultures. Capitalize on the county's Dark Skies especially before known astronomical events; find channels that serve those interested in astronomy.
- Do whatever we have to do to keep the lake clean and full.
- Tourism as economic development should not promote over tourism--seeking more visitors than the location can sustainably support. Promote ecotourism and unique county assets (i.e. Dark Skies). Promote and develop cultural and arts programs.
- More marketing outside of county
- TOT is carrying the entire load - all hospitality business should share in the funding..
- Clean up the algae in the lake!
- House our unsheltered
- is tourism actually good for the local economy and community?
- Expand promotion of boating. Promote that Lake County is home to many birds including migratory birds like the white pelicans.
- Find a way to clean the lake
- Promote mobile able abilities by eco friendly vehicles: cars, scooters and bikes. Show easy paths to follow from town to town.
- spend \$ on cleaning up the lake

- Clean up our lake by fining farmers who's chemical fertilizer runoff into our lake. Help the owners of Konocti Resort do their remodel by lowering their taxes & building permits.
- We have to address excess agriculture nutrient runoff into the lake. Promote farm to table eateries, promote multicultural Ag focused on sustainability of our community in the face of supply chain disruption and decoupling from globalism.
- Provide local grants for businesses to improve storefronts signs and structure
- Encourage active lifestyle recreation. Bike lanes and safe walking trails to connect communities, Finley, Kelsey and tribal lands
- enforce laws and codes that are creating unattractive scenery, unhealthy air and poor surface water quality

**Question 25: How should the County support a healthy local economy? (Select all that apply)**



Total number of responses to this question: 57

“Other” responses:

- If agriculture is to remain a relevant element in the local economy, it has to evolve. It has trouble finding laborers. There is no career advancement for laborers. Laborers want their children to do better economically, so the ranks of laborers will be filled with lower skilled workers who will receive the low wages that ag producers want to pay. The future of ag needs to find a way for all to prosper in the enterprise. Find what's working elsewhere.
- See above
- Growing local businesses would be best. But people need help - loans, education, and customers. We should focus on these i areas.
- Incentives to fill current vacant commercial buildings like old Kelseyville Pharmacy building, empty store fronts in Lakeport and the eyesire old bowling alley on Lakeport Blvd.
- High energy costs are now impacting small businesses to the point that even with enough customers, they can't pay the power bill. Make LC a municipal utility like Ukiah, Healdsburg, SMUD and others and get PG&E out of the County. Improve and increase distributed solar for residents and businesses. Diversify out of agriculture. Leveraging on the recent success of the science symposium, establish a research center that showcases Clear Lake (e.g. fresh water biology research center)
- The county should invest in local human capital and model leadership in economic development. The county should develop career tracks for job categories, train and develop its workforce, and develop succession plans for executive positions. Stop relying on consultants for professional services.
- Make better use of our geothermal "green energy" to attract businesses
- So much effort goes into looking for new businesses, offering incentives, what about existing businesses, attention needs to be paid to new businesses having an unfair advantage over an existing business. It's all good ideas, but care needs to be taken if making incentive packages for new competing business.
- Provide incentives to businesses to fill vacant store locations in main business streets. Downtown Lakeport has many stores that have been vacant for years. Need to help encourage a business other than a

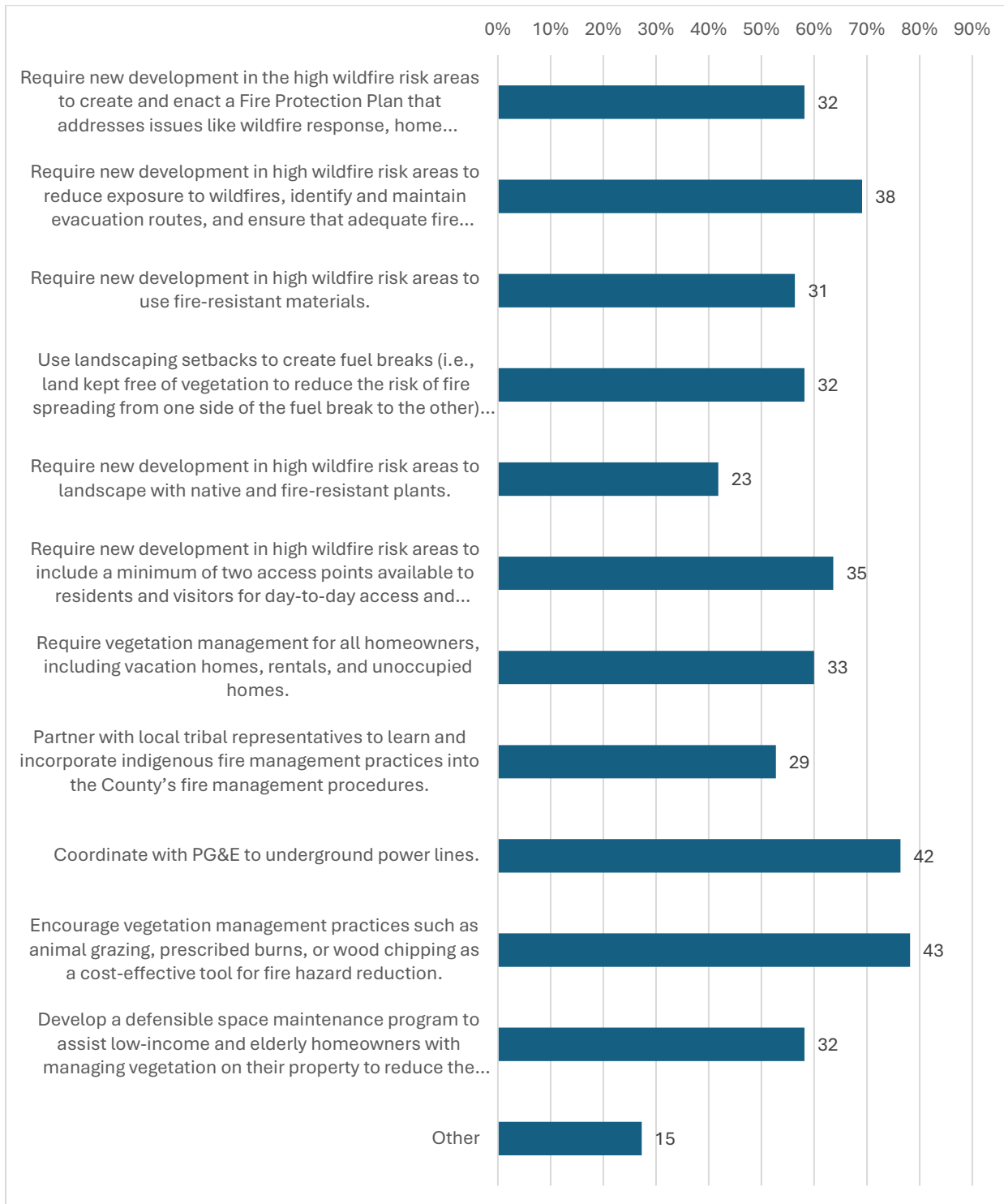


dispensary to move into the Kelseyville Pharmacy Building that has been closed and for sale for many years.

- All business attractions pay their taxes. Big or small.
- Lower taxes & permits. Do whatever possible to allow people to keep their hard-earned money. Stop supporting immigrants who send their money back to their homelands.
- Get seed money to loan out to local entrepreneurs with desirable business plans

**Question 26: How should the General Plan work to reduce wildfire risk in the county?**

(Select all that apply)



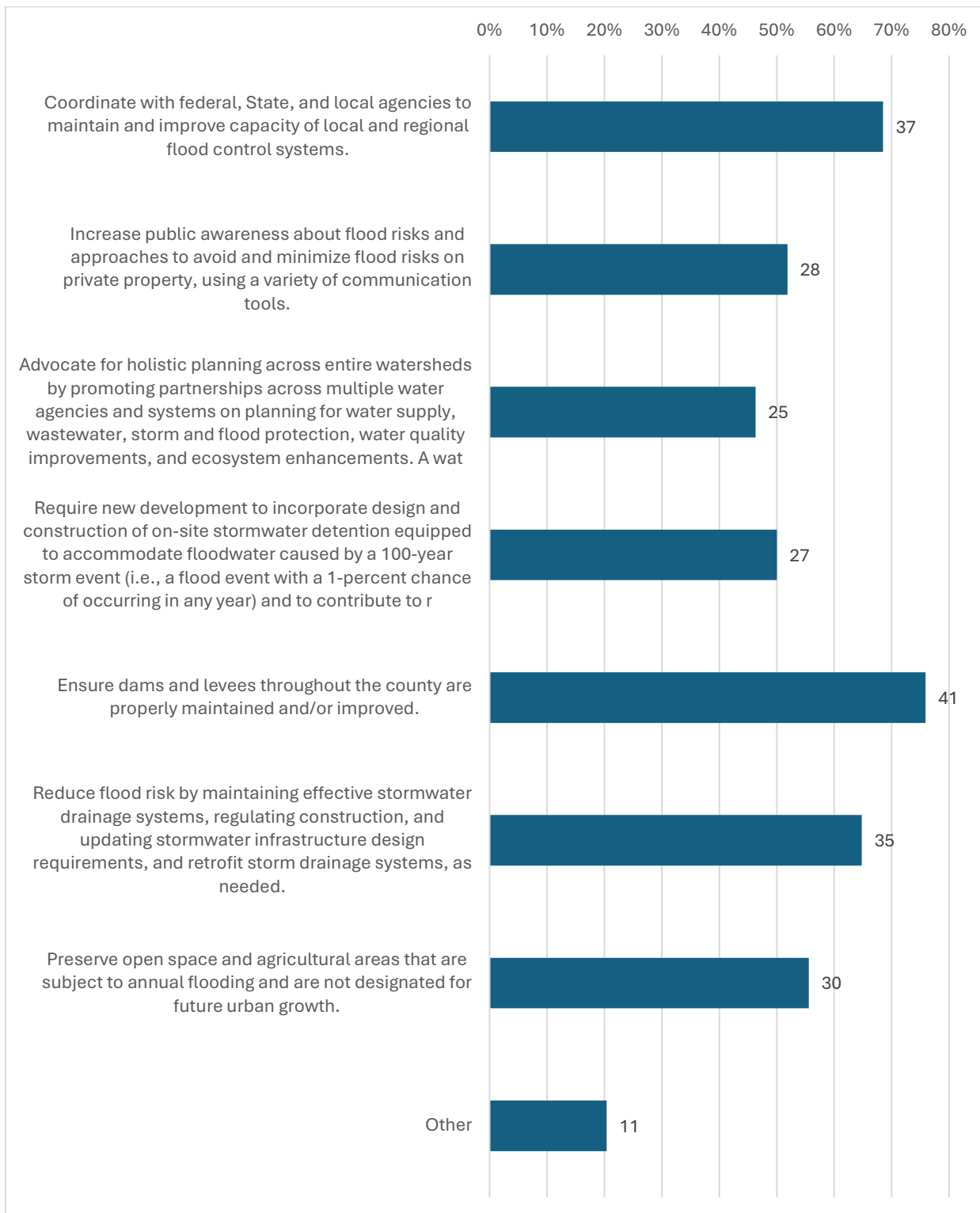
Total number of responses to this question: 55

“Other” responses:

- How about the County maintain the roads like they should be doing? Spray the weeds, mow the weeds. They have not done so. Highland Springs park is an abysmal example of lack of management. It's 'unpopular' to talk about weed spraying our roadways, but is a weed spray worse than our county burning? We think not. Do the basics. Mow the weeds or spray them regularly. The County recently purchased several incredibly expensive mowers and yet, drive out to Highland Springs Park and see if those mowers have been used. Also, HSP should be a high priority for prescriptive burns, grazing, something, but something. It's a travesty how the County has ignored the area.
- Work with the tribes who want to implement biomass to electricity converters and require agri-businesses to utilize them as well as the county and the rest of us.
- Control burns and increases fire buffers in populated areas such as the Rivs
- Cal Fire Grants for fire hazard mitigation

- Create and improve evacuation areas and plans that focus on the elderly, people with pets, people with special needs or limitations. County is knowingly ignoring 4290 and 4291 road requirements when granting permits (e.g. cannabis, building) and is often flat-out lying about the quality of the roads in the name of greed even though time and time again, one of the main issues in permit hearings are that the roads are unsafe. If a road has not already been surveyed by an independent surveyor for 4290/4291 compliance, one should be selected by the County to assess the road's safety and the applicant should pay the fee. PG&E should be kicked out of the County as they are decades behind in undergrounding lines, tree and pole maintenance and improving grid resiliency
- Vegetation management is needed along roads, vacant lots, undeveloped parcels. New development requirements in the survey seem focused on housing tracts built by a developer (e.g. two access point minimum for day-to-day access and evacuation). If maintenance of evacuation routes falls to residents who live on private roads, policy is needed to ensure that route maintenance occurs. How will funds for route maintenance be collected from all neighbors on the private road? Who / what entity will do the work to keep the evacuation route clear? And what about unmaintained dirt roads that are not 4290/4291 compliant?
- Build more firehouses to make insurance affordable
- RTD (Require the Developer) a popular term. again there are already measures in place, we just need to enforce what is currently on the books. you can travel through the Kelseyville Rivera and see many lots still not cleared, brush everywhere. Cal Fire already has requirements in place, Insurance companies are making people clear everything or get dropped. We don't need to REQUIRE anything else. there are plenty of requirements already.
- Clear roadway of overgrowth!
- Make sure the County cuts weeds and brush in County owned land. Some of the worst parcels of land that are not maintained for fire safety in Kelseyville are owned by Lake County or the Bureau of Land Management. Both the County and State are not doing what they should for fire safety! Need PG&E to put their power lines under ground in High Fire areas like the Rivas and Buckingham.
- Use criminals and public violators for vegetation land mass maintenances.
- Consider a micro-grid for the town of kelseyville
- This survey is ridiculously long! I'm done!
- Create builder banker partnership in development of passive solar and fire resistant housing, also provide seed money for retrofitting existing structures with firefighting water and pump systems.
- enforce codes for vegetation management (mowing) and require removal of dead trees and fuel load

**Question 27: How should the General Plan address flood risk in the county? (Select all that apply)**



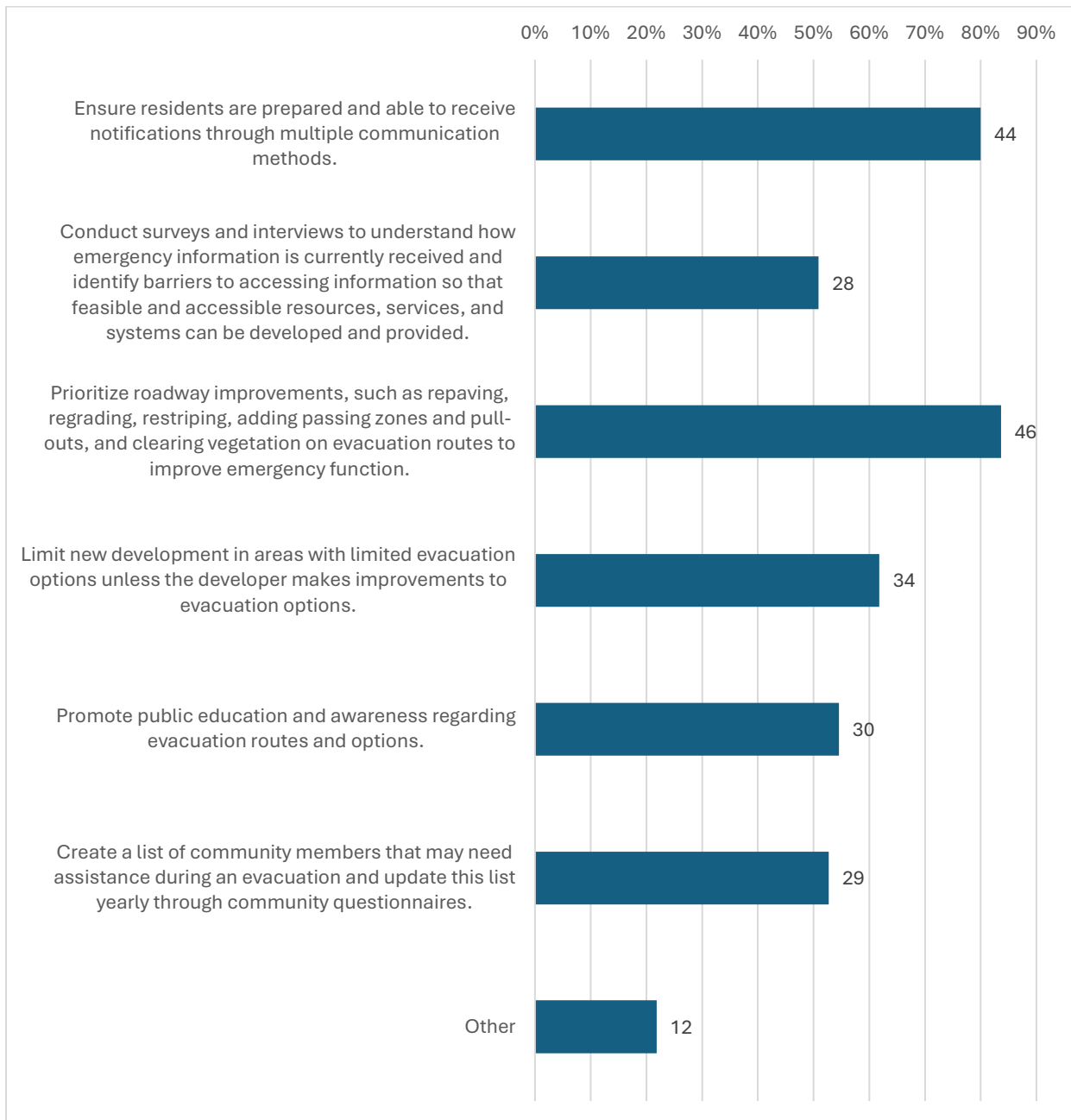
Total number of responses to this question: 54

“Other” response:

- Preserve wetlands by restricting agricultural operations including cannabis to established agricultural areas and out of the rural areas.
- Don't pass these requirements onto developers
- Reaccess where floods are likely to happen. Existing maps are too broad.
- Hopefully Ensuring damns and levees refers to public damns and leavies not private. i can't imagine every homeowner, rancher, large property owner having to maintain or upgrade earth damns. these are typically smaller ponds, lakes, etc. this should be limited to say over 100 surface acres and if there was an event that it would impact residences down stream. to my knowledge the only damn that meets that would probably be highland springs reservoir. Again, we should leave property owners alone.
- Have a point of contact for people who deal with flooding and support them in finding temporary housing. Have a dedicated task force that figures out long term plans for areas that frequently flood.
- To create a drainage system that to lure water from low level area to a storge facility to be used for future purposes equalling to recyclable water.
- This survey is ridiculously long! I'm done!
- Create additional areas of water storage in the cache Creek area this can be filled when we get wet winters and utilized by fire suppression aircraft during the summer

- County should purchase property that should serve as flood plains. Require a flood evacuation plan be developed for upper lake.
- Rebuild natural wetlands that protect communities from storm surges
- enforce codes and coordination with appropriate agencies. reduce ag runoff and importation of materials entering the landscape and watercourses

**Question 28: How should the General Plan improve emergency preparedness and response capabilities in the county? (Select all that apply)**



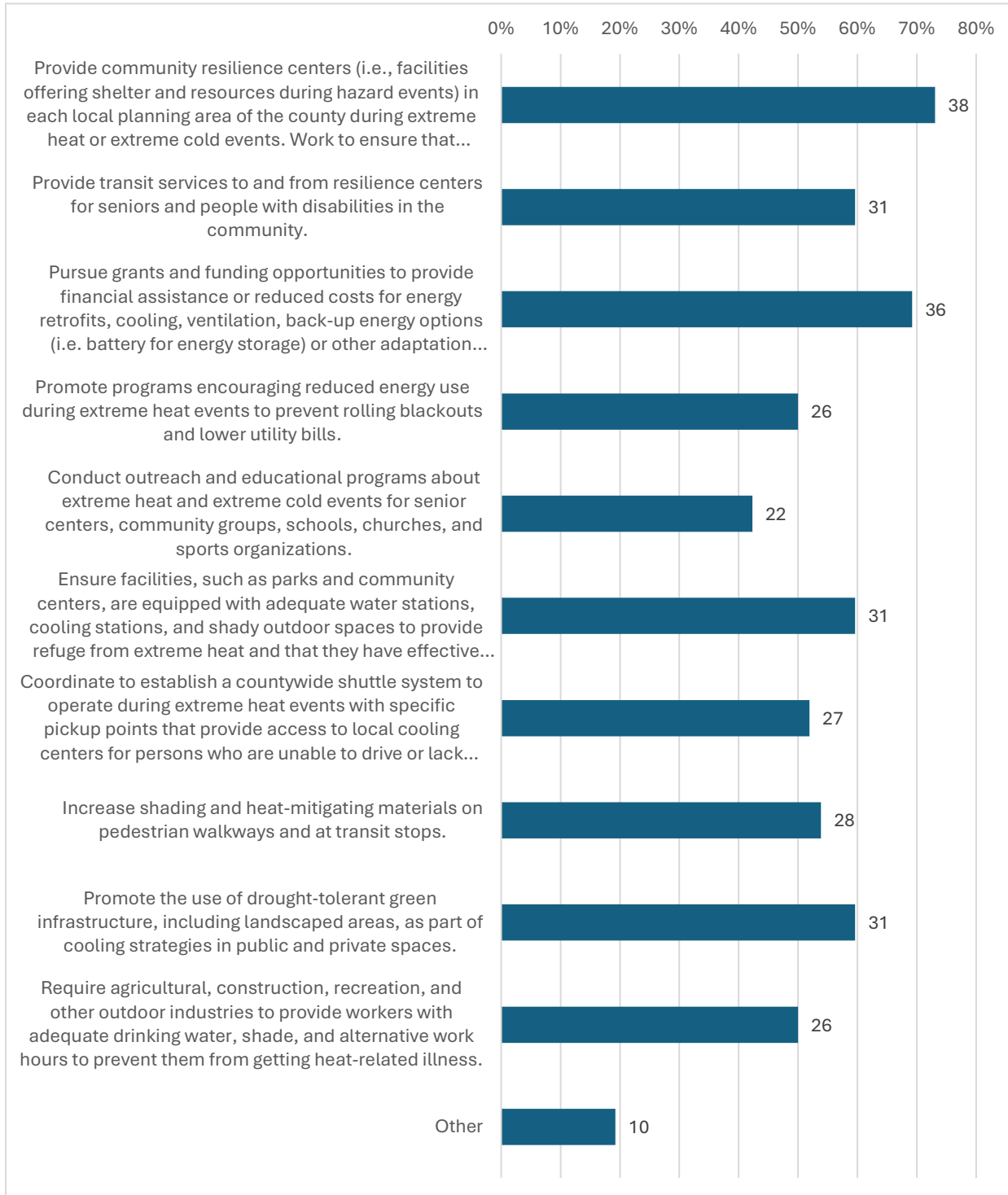
Total number of responses to this question: 55

“Other” responses:

- Ingress/egress is a huge concern in many areas of our county. Start there.
- During an evacuation due to a wild fire endure that traffic going into the wildfire area is closed. Open both lanes of traffic to get out of the fire zone to limit lives lost.
- The County ignores 4290 and 4291 road safety compliance when it comes to cannabis. The County should assign an independent surveyor to determine the safety of the road and not the applicant. The cost is still paid by the applicant. One of the main reasons people don't evacuate is because of pets, elderly, disabled and homebound residents. Target programs to address those problems. For example, a person with horses may not have enough trailers for all their animals or enough trucks to tow them even if there was an evacuation zone for livestock.
- Get rid of the "Zones" and go back to addresses
- Limit development
- During evacuation efforts in 2018, it was evident even our freeways became gridlock. Fix/maintain/enhance roadways should be a simple root cause problem solver for this.
- Develop a plan to improve the county's dirt roads that impede safe and timely evacuation; prioritize the list of roads to be improved. Prohibit special events using roads that are not 4290/4291 compliant.
- Community training in disasters and being able stay self efficient for a minimum of three days.
- This survey is ridiculously long! I'm done!

- Please make these people buy the correct Sirens of a World War II air raid nature in sound effect to let us know when there's an emergency the party favors on the pole can't be heard in the Riviera and the Riviera West I am blue in the face second year nobody's listening we're dead
- Create a volunteer network to backfill areas of personnel shortage. Create a ham or gmrs radio network, identity civilian infrastructure, such as transporting, retired medical, civilian aircraft etc and develop a relationship, reduce concerns over litigation as in good Samaritan laws.
- maintain roadway drainage systems

**Question 29: How should the General Plan best prepare the county for extreme temperatures, including extreme heat and cold temperatures? (Select all that apply)**



Total number of responses to this question: 52

“Other” response:

- Make climate change an important priority in k-12 education curriculums
- Solar and grant programs for homeowners to install solar
- All Senior Centers and Libraries should be cooling zones and equipped with modern AC equipment. If a heat emergency is declared, they need to be opened (even on weekends or days they are usually closed). Provide outdoor misting stations. Require businesses with outdoor dining to have misters operating when temps are greater than 90 degrees. Increase shading in parking lots. More splash zones for kids in parks.
- A livestock evacuation center is needed
- Government overreach diving into this topic
- Seek funding for and install heat pumps into homes of low income residents, especially seniors. Heat pumps are more energy efficient for cooling and heating spaces. Promote electrification of homes (moving from natural gas) with renewable energy.
- Can our communities build solar farms to share across a local grid?

- Empower homeowners and landlords with funded programs to ensure all housed residents can shelter in place from extreme temperatures and poor air quality.
- This survey is ridiculously long! I'm done!
- lobby utility providers to not charge more for when electricity is needed for heat or cooling.

## Part 6: Other Input

If you have any additional questions or comments, please share them below.

- Fire safety, vegetation management, fuels reduction. We talk about it all the time, but all you have to do is drive around the county to see we could do so much more to reduce roadside weeds which are so often involved in wildfire. We just lost our house to that very reason. Improve the basics - repair our roads, clean up blight, have business-friendly jurisdictions. Basic things that will go a long way toward people's confidence in Lake County.
- Increase planning/community development staffing to reduce permit processing times
- "There shouldn't be environmental review shortcuts for development. Making processes more efficient is fine as long as the environmental review is robust and the community is protected from harms of the proposed development.
- The county doesn't give Lake County enough credit. It can attract professionals, families and individuals who value a high quality of life in a beautiful natural setting. The county's attractiveness will fade if it continues to give away the store and compromise environmental protections for unproven development projects.
- California is in a state of persistent drought. The county needs to be proactive and prepare the public for continued and worsening drought conditions. County residents need to be smarter and more knowledgeable about water usage, water supply and water management. Forget tourism for economic development if the county mismanages groundwater supplies and dry wells and collapsed aquifers become the norm.
- The days of development projects (ag, vineyards, cannabis) operating without oversight on water consumption is not sustainable. If we don't know the capacity of the county's groundwater supplies, finding out needs to be a priority, We can't manage groundwater blindly without relevant data.
- Groundwater management is a thorny and difficult topic. It will require tough discussions and deft leadership, Our future depends on successful negotiation and resolution of water usage issues."
- Some questions need simpler language and more explanation. Current questions ensure Lake County changes are only influenced by the "haves" and purposely exclude the "have-nots." I have a good college education and struggled with this survey!! And by not providing current land use laws or descriptions you ensure only current lawmakers, courts, developers, and property owners can make informed choices. Such blatant manipulation reeks of the racism and prejudice that Lake County leaders continue to demonstrate. Offering the survey is a good step. Now make it fair.
- ""Affordable housing" is a distraction which inflates production costs. ANY new housing construction increases supply and therefore improves housing affordability.
- The long running desire to make Lake County a budget Tahoe has never produced sustainable results. We should focus on attracting manufacturing (we have relatively low land costs) and agricultural processing (bottling plants, canning, etc), the value add creates jobs that aren't just seasonal farm work.
- STOP giving hand outs to big business without contractual obligations to delivery either a specific # of jobs/payroll volume and/or sales tax generated.
- Make businesses that physically operate in the county competitive with online retail, lower sales tax for local businesses and increase sales tax for Web sales (Amazon, etc.) those businesses "
- Permitting with an ordinance that can not be enforced. Article 27 states permittees shall not degrade the Counties air quality. The County has no way to test the air quality for odor control. Cannabis terpenes lead to ozone production which is a health hazard, is bad for tourism and the quality of life for those living close to the grows.
- Change the name from Kelseyville to Konocti.
- All landscaping and new developments need to be native plants
- Cannabis businesses (consumption lounges, dispensaries, special events) should not operate on Rural Lands where roads are not compliant with fire safety requirements. Some neighborhoods on Rural Lands are isolated and remote; safety is an issue when cannabis businesses are prone to theft and violence.
- Expansion of the Community growth boundary was not addressed. Look forward to a conversation or meetings on that. would be nice to see where current sewer and water exist and where it could be expanded to. Currently much of the area on the CGB still has not been developed yet. Still, new areas need to be considered, looking to 2050 and beyond. It should also be noted that we do have a currently functioning general plan. I hope that it will remain something that is for the good of the county. there is a lot being proposed that will add to the complexities of development, costs, etc. Sometimes keeping things simple is a good thing. Best Regards and thank you for your time.
- We have been dealing with flooding on in our neighborhood for the past few years. No help was provided during the event by any county contact. Navigating the various state, county, and federal agencies to figure out a longer term plan has been a nightmare with lots of finger pointing. Nobody wants to take charge and address poorly maintained levees and creeks.

- For risk reduction: Create incentives to bring housing up to current code for home hardening and/or permit unpermitted or "grandfathered" work to current code. Create incentives for extremely high wildfire risk zones to leave to a less high risk area.
- None
- This survey is ridiculously long! I'm done!
- Please build kpz a brand new station they deserve it they need to own it it's publicly funded rally around that idea will all stand behind it and will help build it we need kpfc we need the station we need them to own the building own the land so that they can ask for monthly yearly donations for cost of business that's Community radio let's build them a station they deserve it
- Build a community pool to ensure the health and safety of children around water. Could double as a high heat relief center.
- Item 35 is not accepting input correctly. Selecting 1-4 is deselecting choices made above