

Lake County 2050 Community Change Survey Results Lakeport Area

Introduction

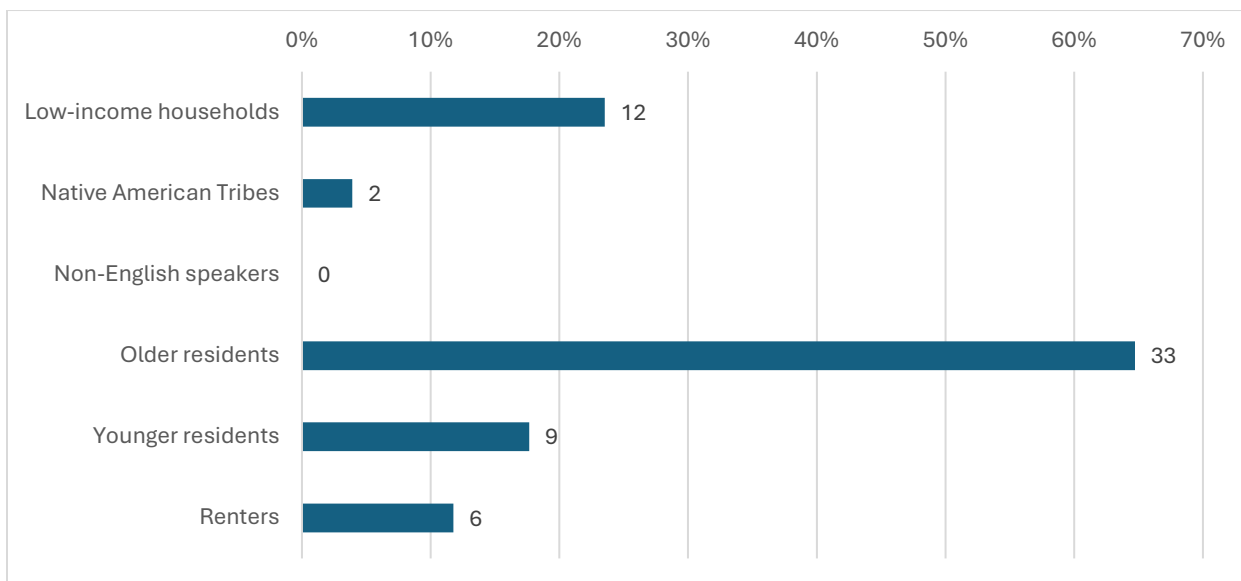
From August 5 through September 13, 2024, a comprehensive survey was conducted in the Lakeport Area to inform Lake County 2050, the County’s General Plan Update. The goal of the survey was to gather input on land use, policy, and related changes to the General Plan. There were also questions included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

lakecounty2050.org/documents.

The survey was available in English and Spanish and promoted on the Lake County 2050 project website (LakeCounty2050.org), in canvassing activities administered by County staff and AmeriCorps service members, and at public events. A total of 57 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.

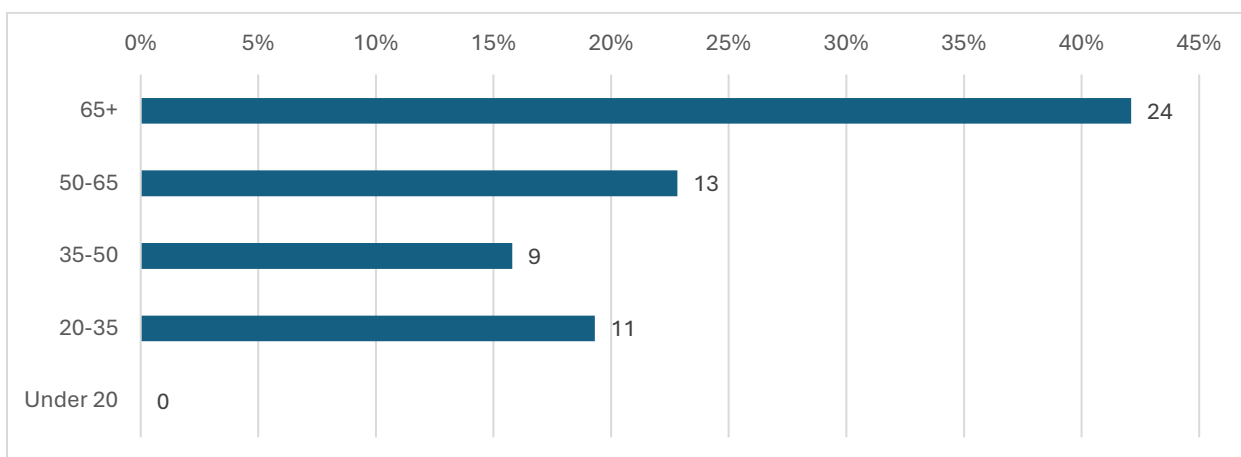
Part 1. Tell us about yourself

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



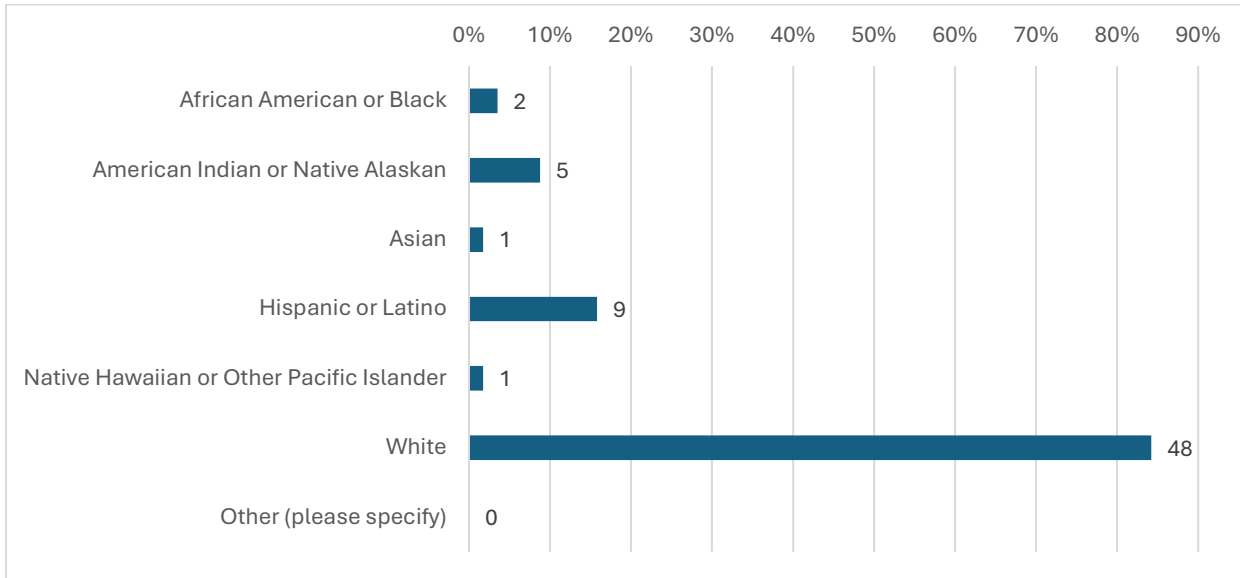
Total number of responses to this question: 51

Question 2: How old are you?



Total number of responses to this question: 57

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

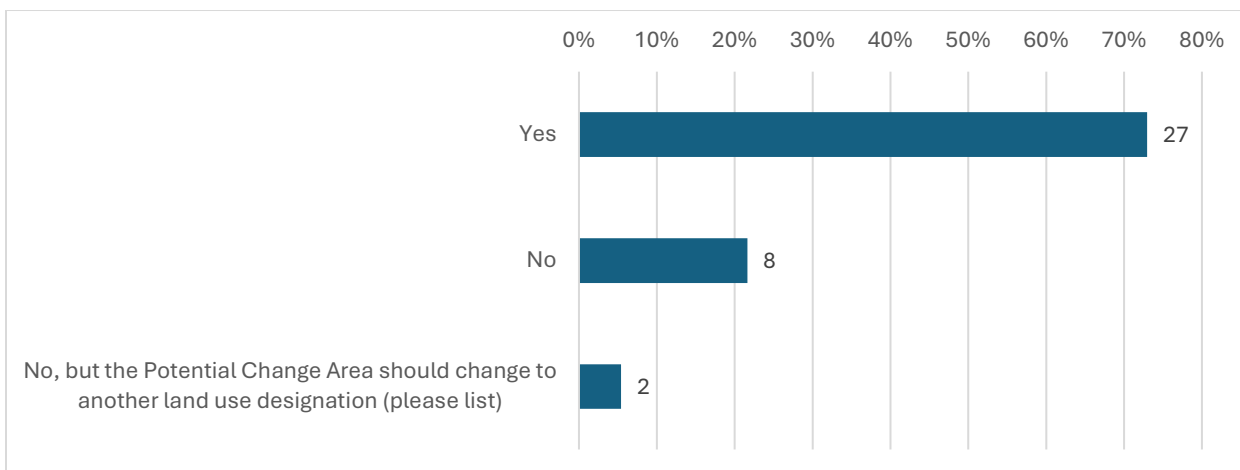
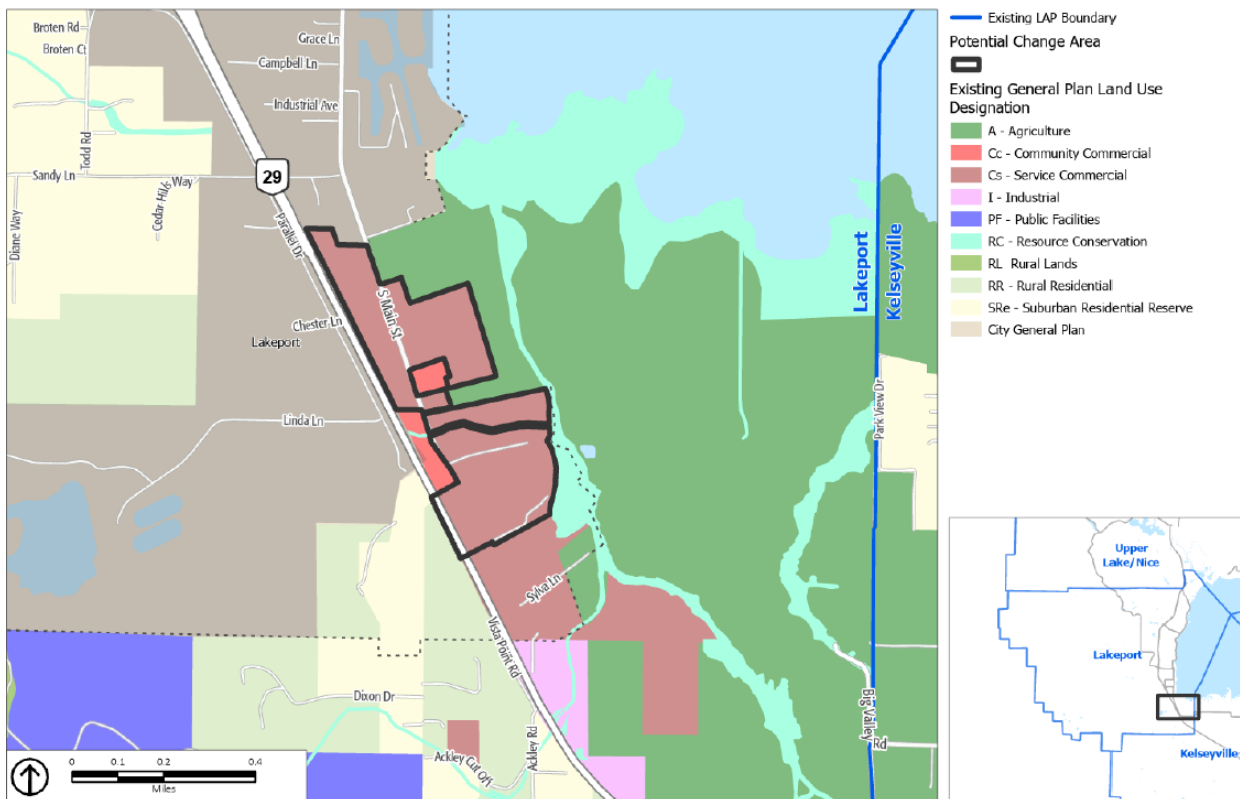


Total number of responses to this question: 57

Part 2: Local Area Plan Boundary and Land Use Map Changes

Question 4: Should the land use designation of the Potential Change Area shown on the map change from Service Commercial to Community Commercial?

Question 4 refers to the figure below.



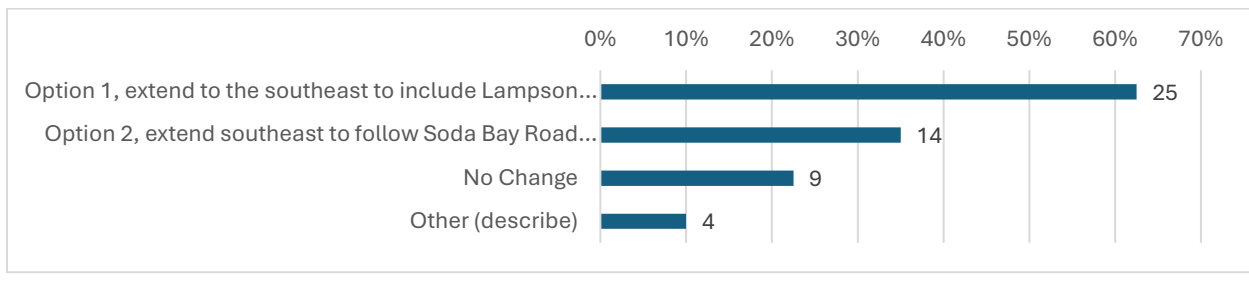
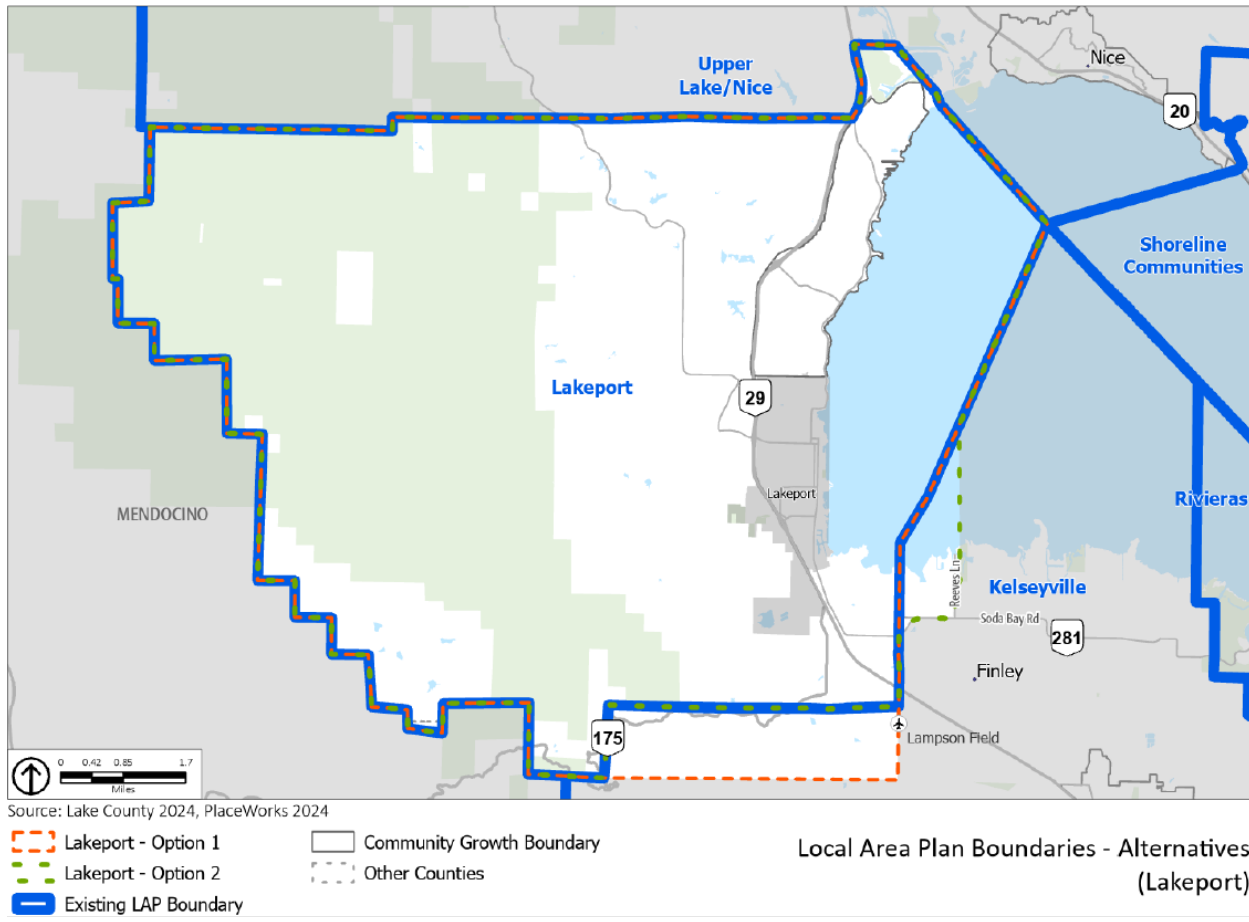
Total number of responses to this question: 37

Responses to “No, but the Potential Change Area should change to another land use designation”:

- Some of the area is wetlands and need protection.
- Cannot read the map; does not indicate Special Study Areas or jurisdictional boundary of the city of Lakeport; no idea whether the change is appropriate or not.

Question 5: Which, if any, of the following options shown on the map should be used to update the Lakeport LAP boundary? (Select all that apply)

Question 5 refers to the figure below.



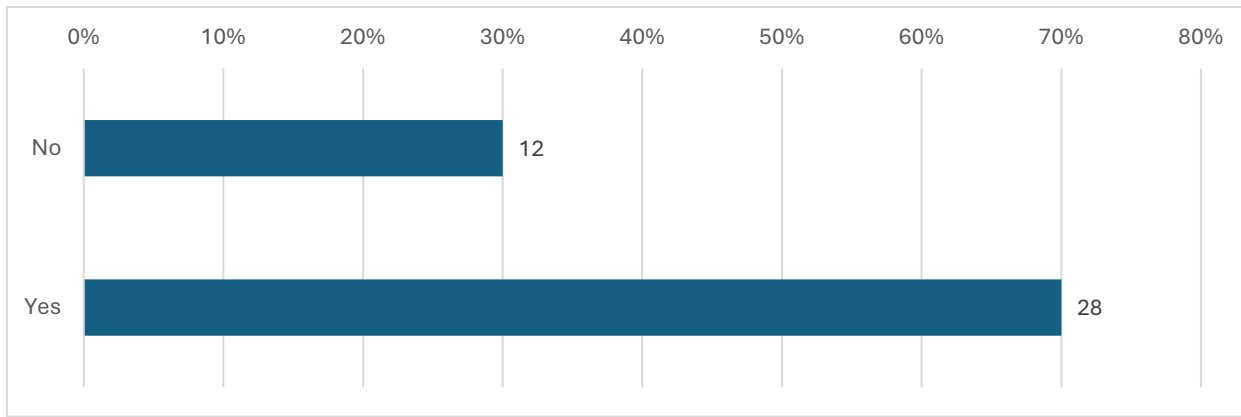
Total number of responses to this question: 40

“Other” responses:

- move boundary with Upper Lake upwards to include all of Scotts Valley Road
- Lampson Field is managed by county Department of Public Works and serves the whole county; no benefit to landowners in Scotts Valley or city of Lakeport. Area located in Option 2 is already tied into city of Lakeport sanitation system; ditto comment with regard to Scotts Valley -- which is the majority of the unincorporated area of the map.
- Both option 1 and 2
- Both options one and two.

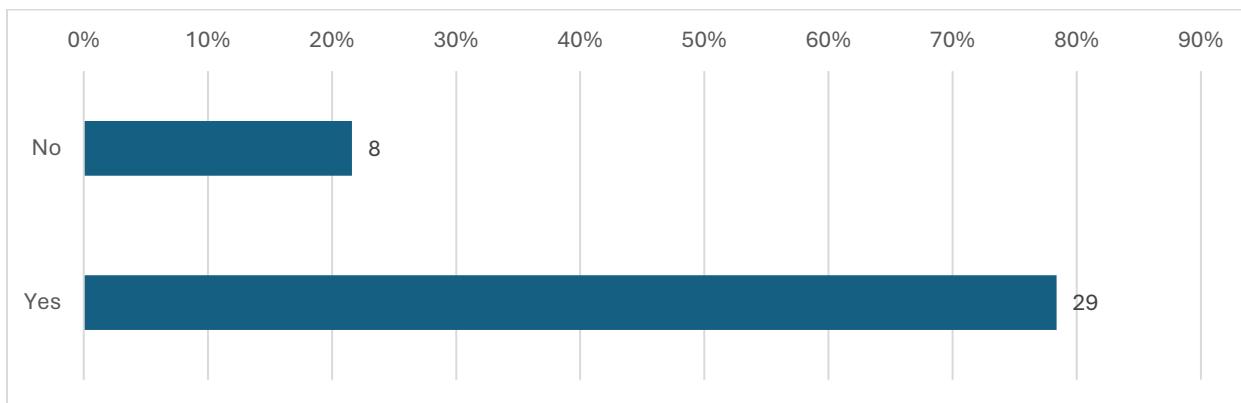
Part 3: Other Land Use Changes

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



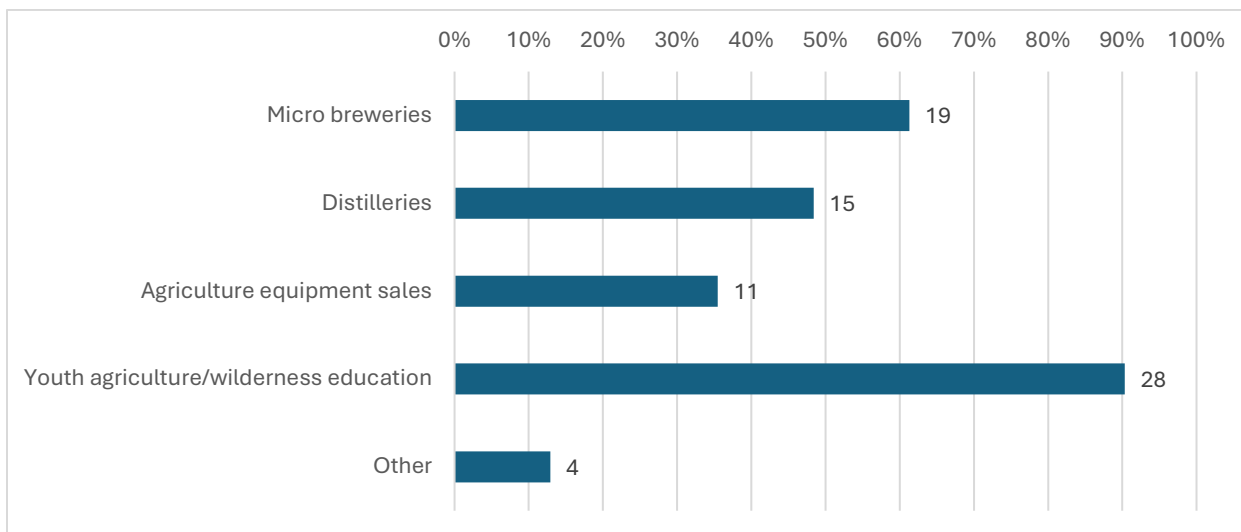
Total number of responses to this question: 40

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



Total number of responses to this question: 37

If yes, what kind of uses?



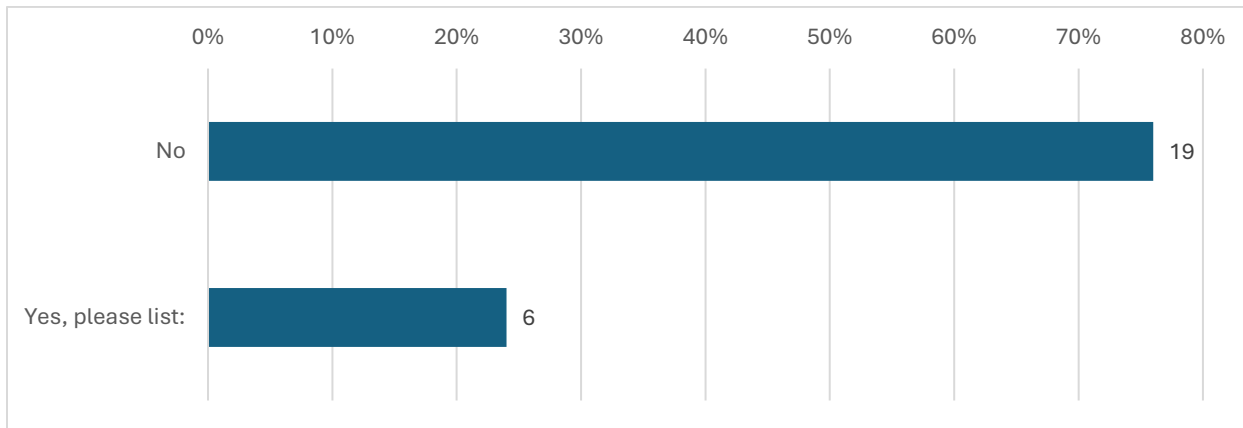
Total number of responses to this question: 31

“Other” responses:

- Organic farms
- Touring of facilities, micro farms
- Equipment service and sales; environmental protection, restoration, preservation, and recovery services.
- Camping/agrotourism

Part 4: Individual Communities and Neighborhoods

Question 8: Are there any communities or neighborhoods that are not well represented in the existing LAP?

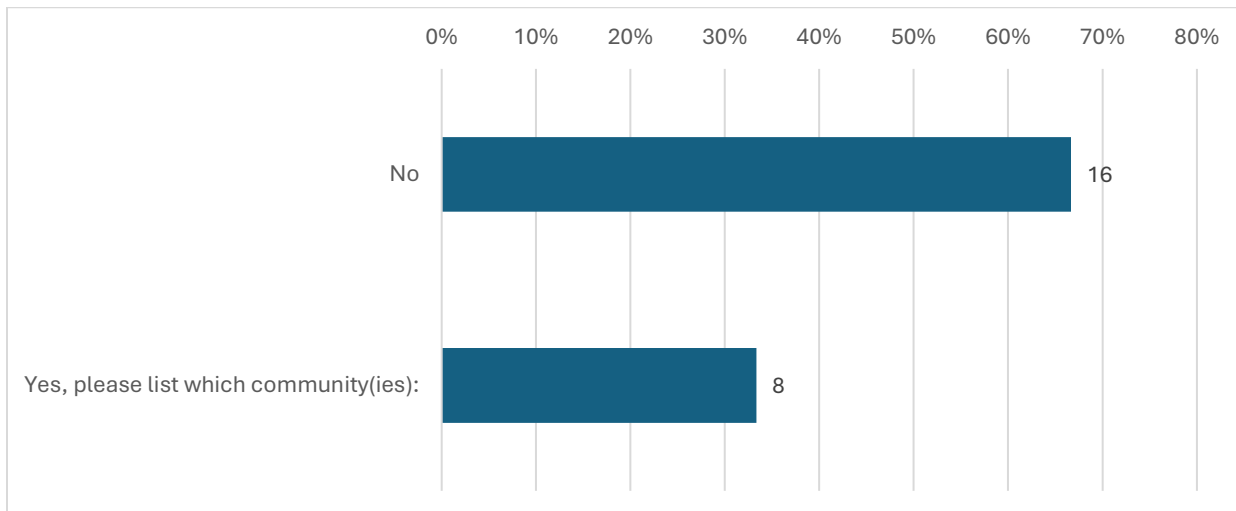


Total number of responses to this question: 25

Responses to “Yes, please list”:

- Scotts Valley
- Northern Lakeport
- Lafferty Rd.- There's a grow house with 185 marijuana plants
- Students at mendo.
- Reeves Ln
- Whalen way

Question 9: Are there any communities or neighborhoods that require localized policy guidance?

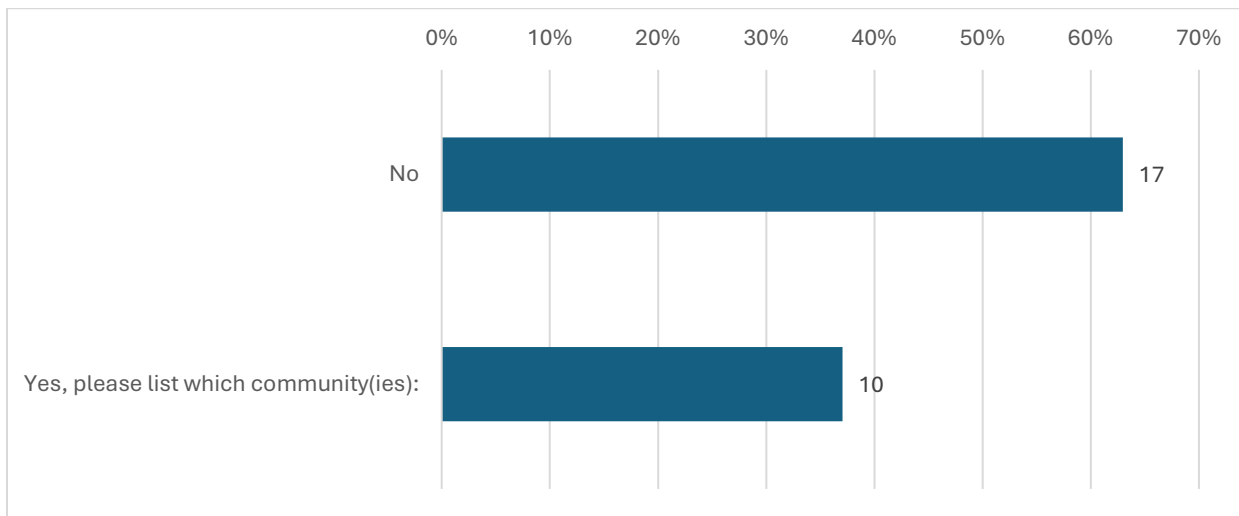


Total number of responses to this question: 24

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

- Scotts Valley
- Northwest Lakeport
- Lafferty rd, lakeport
- Non City areas
- Walking residents on lakeshore need sidewalks
- North Lakeport
- North Lakeport
- Soda bay road housing near Konocti casino.

Question 10: Are there any communities or neighborhoods that require localized guidance for design (e.g., the look and feel of the community)?



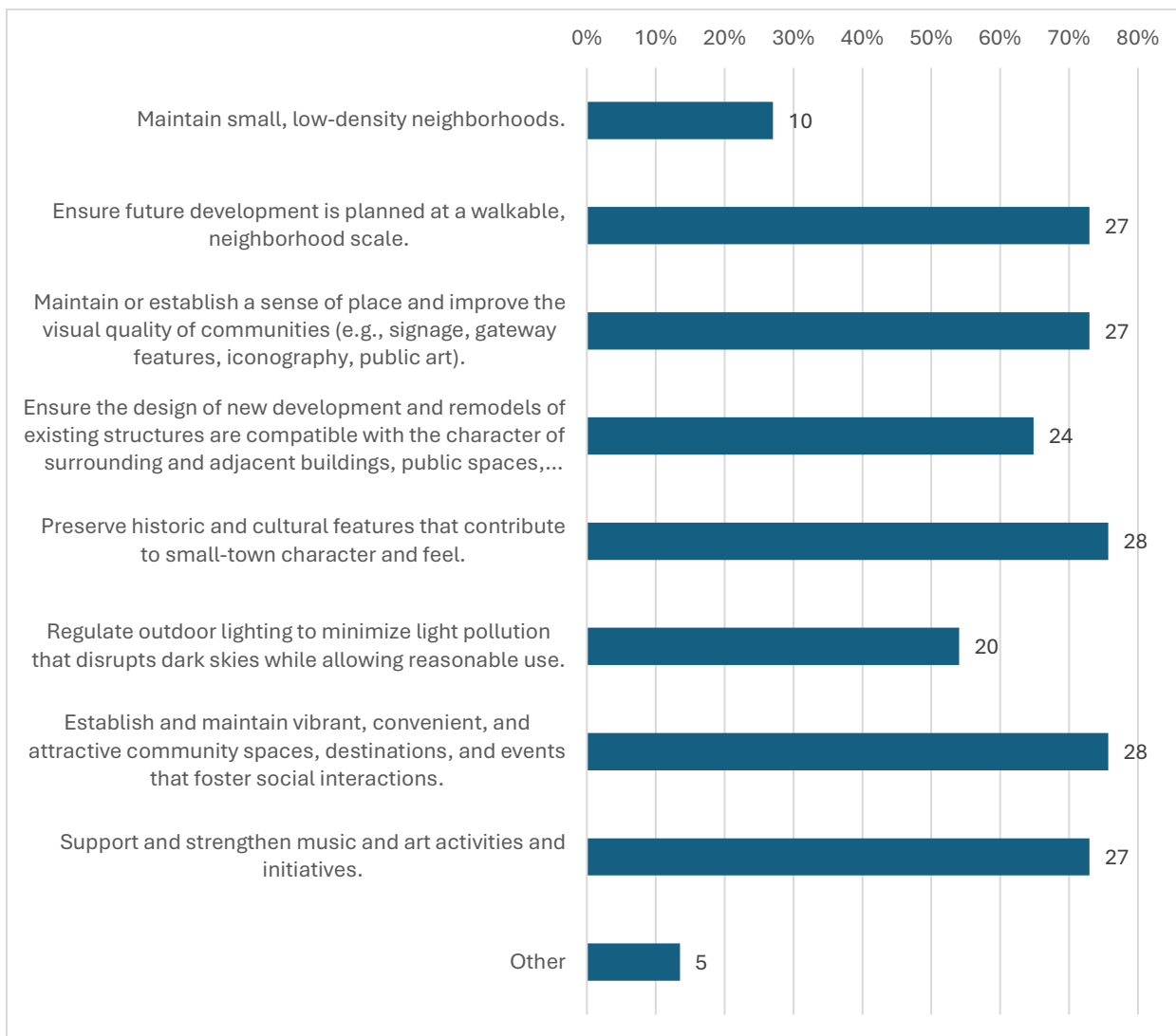
Total number of responses to this question: 27

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

- Infill lots for consistency in construction design of existing homes.
- Soda Bay Road
- All of Lake County
- The shopping center of the old bowling alley. Lakeport boulevard.
- North Lakeport
- North Lakeport
- Shoreline side of park way
- any clean up and improving look and feel is welcome
- North Lakeport
- West Lakeport. Soda bay road near Konocti casino

Part 5: Policy Options

Question 11: How should the County preserve small-town character? (Select all that apply)

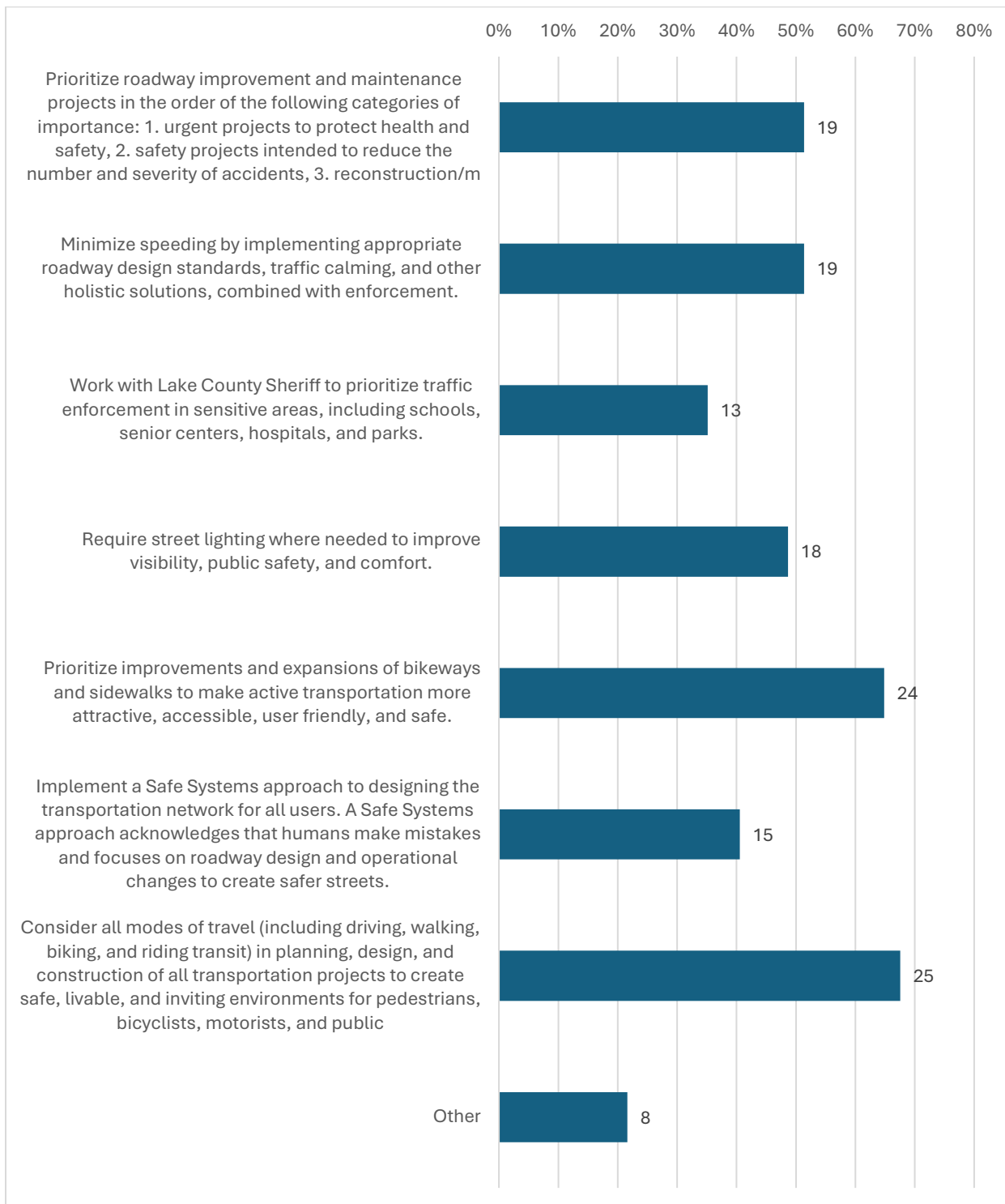


Total number of responses to this question: 37

“Other” responses:

- Fast track permits and get grants for updating infrastructure.
- Limit square footage of a development and mandate a green space with all development.
- Infill building to create density. Slow down main st.
- Change outdoor lights to the kind that are invisible to bugs like rice flies or midges
- area needs growth and development to survive. maintain small town feel but encourage growth/development

Question 12: What should the County do to improve roadway safety for all users, including drivers, bicyclists, and pedestrians? (Select all that apply)

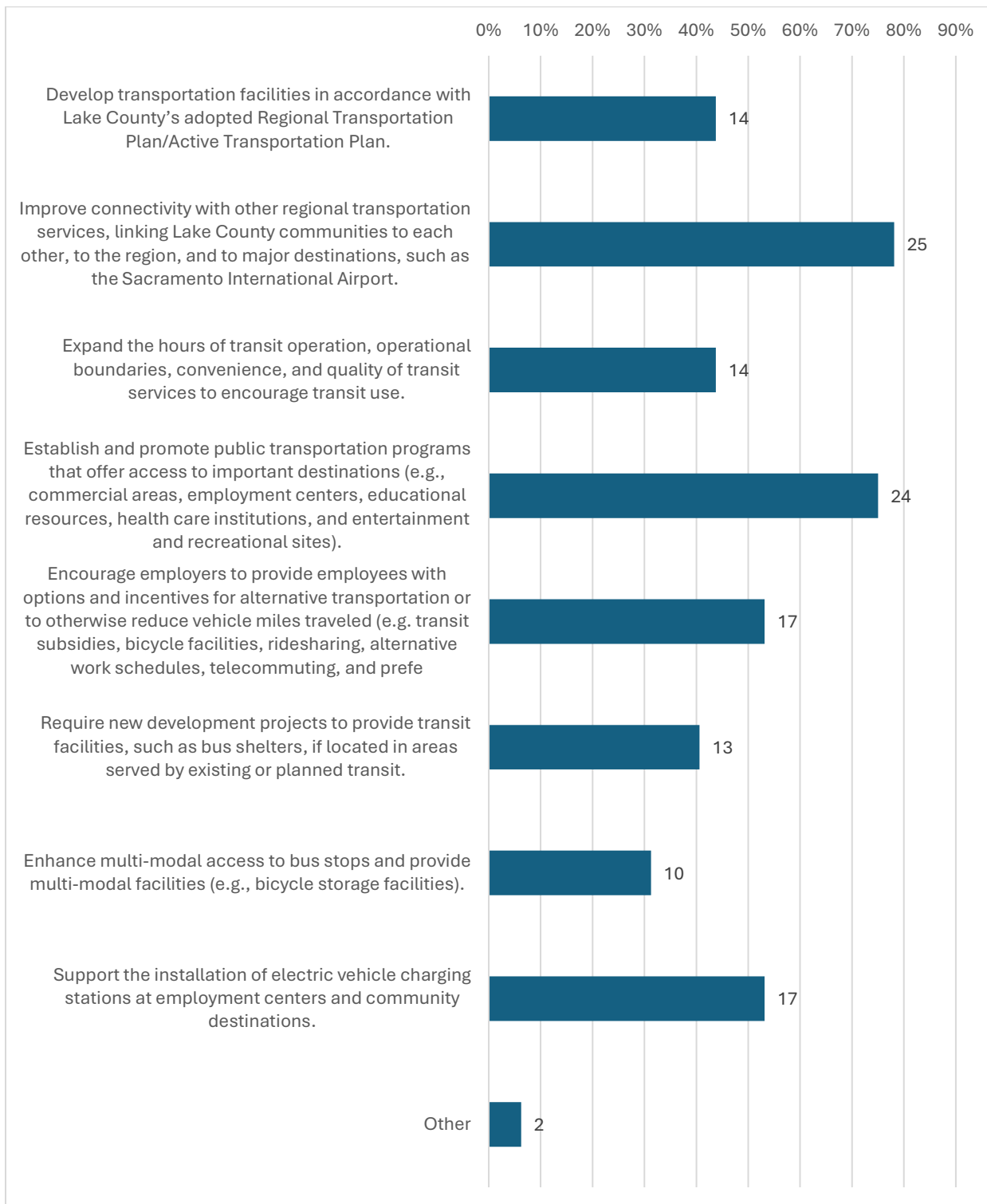


Total number of responses to this question: 37

“Other” responses:

- consider a Scotts Valley Road bike path
- Perhaps develop a county wide bike path/walkway along the main arteries outside of the inner cities. Separate from the street. Similar to a bike path you find along the beaches.
- Solar powered lighted crosswalk signs at busy intersections (main st Forbes) write more tickets for speeding, illegal parking so people take it seriously. .
- Improved stormwater infrastructure, promoting native plant species and pollinator gardens
- Improve road conditions such as paving dirt roads, fixing potholes, and repainting dull crosswalks that are not visible
- In Kelseyville we have an active horse riding and cart driving community who would like safe horse designated pathways to go to town.
- I am strongly against any type of automated enforcement, such as speed cameras. They can quickly become a slippery slope from enforcement to revenue generation and can easily be abused
- Policy requiring safe systems approach to resurfacing projects

Question 13: How should the County improve the sustainability of the transportation network and support access to transit? (Select all that apply)

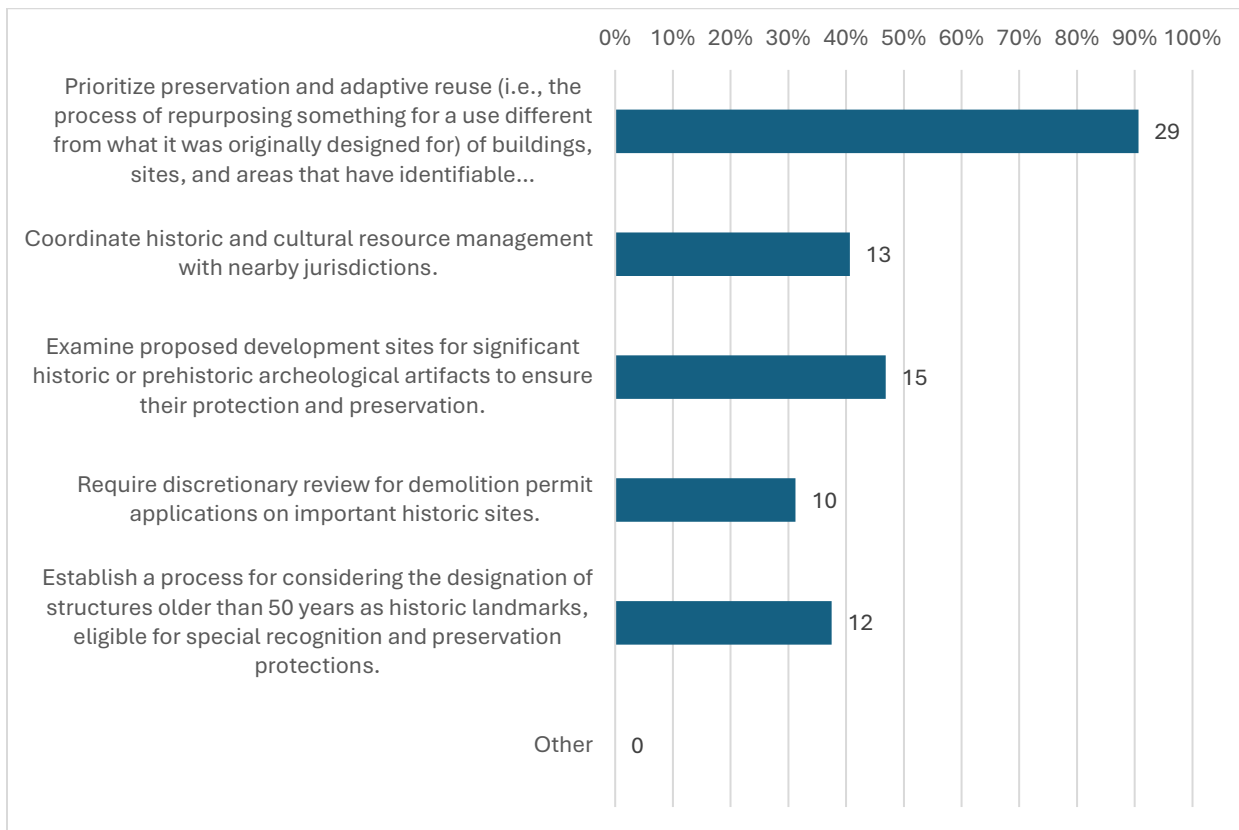


Total number of responses to this question: 32

“Other” responses:

- Explore ferries again
- With the rise of electric vehicles, it would be a great idea to implement electric vehicle charging stations!

Question 14: How should the County protect, preserve, and manage historic and cultural resources? (Select all that apply)

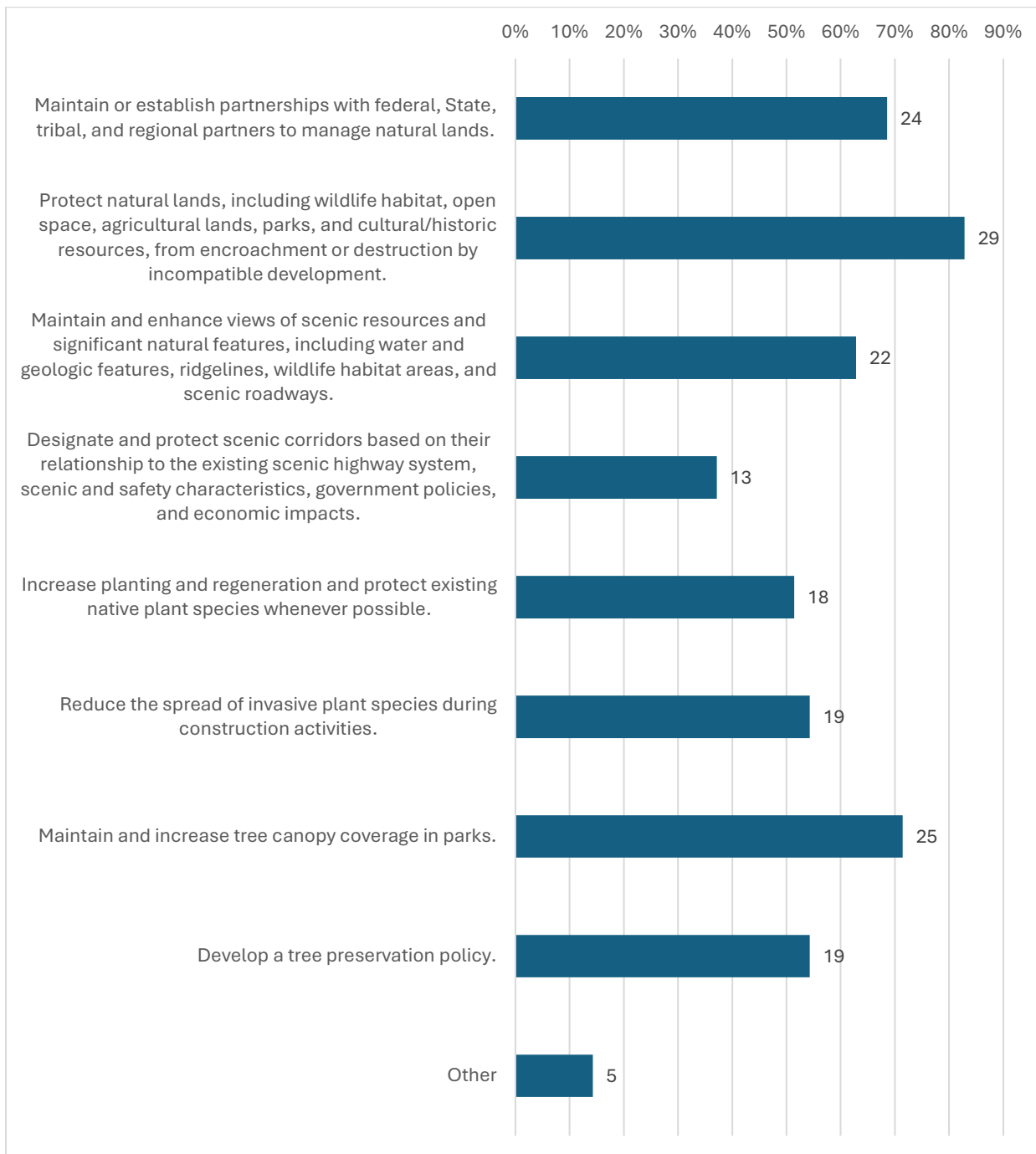


Total number of responses to this question: 32

“Other” responses:

- All evaluation has to be done in a timely manner, and we have to consider the need for housing. We have a great shortage of housing. However, here in Lake County we have land that can be developed without destroying historical and archeological sites.
- establish requirements for an area/building/site to become considered historical, etc that are not able to be manipulated by special interests, which are only for the good of the entire community
- Dam road need to stay a natural habitat and tent city for homeless so they can live with the animals

Question 15: How should the County protect and manage its open spaces and preserve its natural beauty? (Select all that apply)

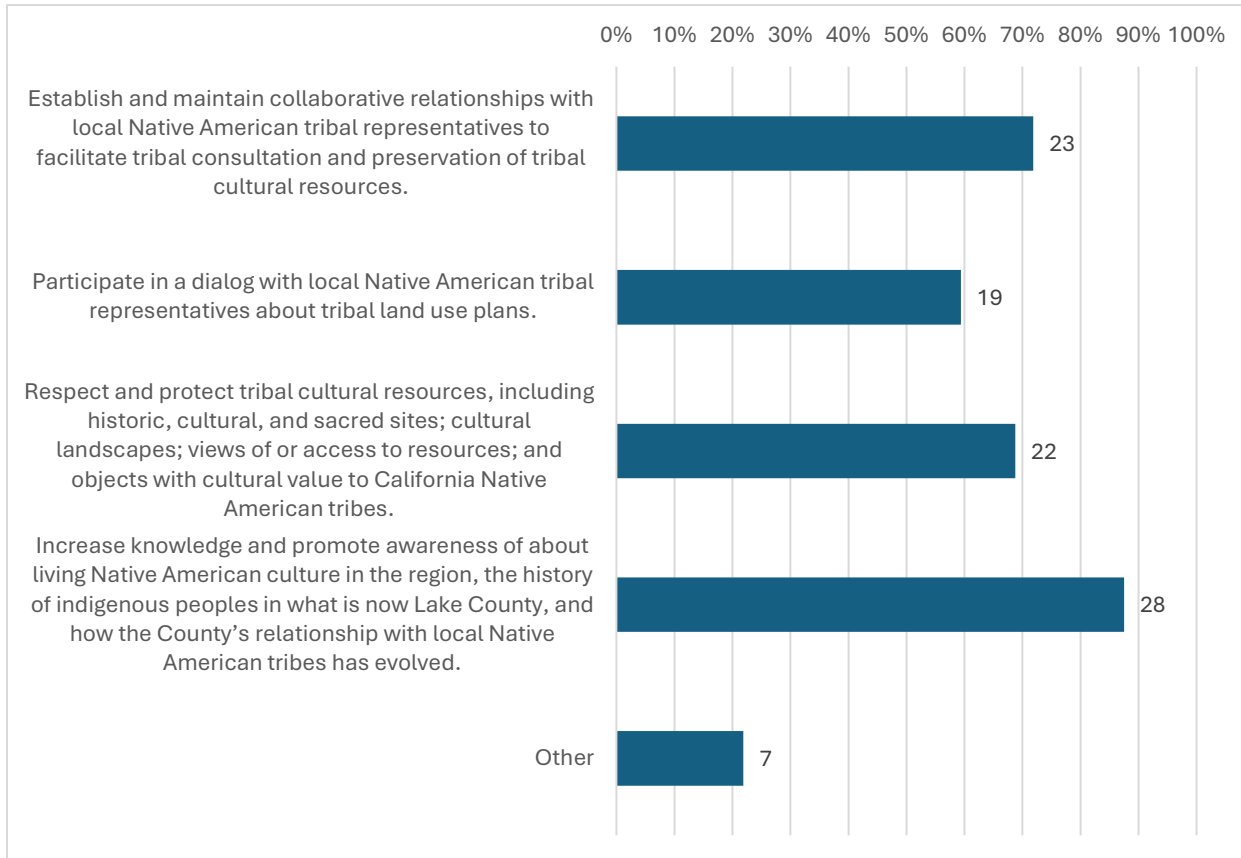


Total number of responses to this question: 35

“Other” responses include:

- consider that farms (non cannabis) are part of our scenic identity
- Stop allowing for clear cutting Oak groves and other native species for the purposes of development. Restore flood plain/wetland connections when possible. Xabatin park and other County parks have removed or destroyed willows and tules critical to wildlife habitat and water quality improvements.
- Data Centers could be used for some of the open space to support LK CTY transportation/transit system
- Provide incentive to plant native vegetation by providing access to free or affordable trees and plants for private land owners to plant.

Question 16: How should the County amplify the area’s indigenous history, support indigenous traditions, and collaborate with indigenous communities? (Select all that apply)

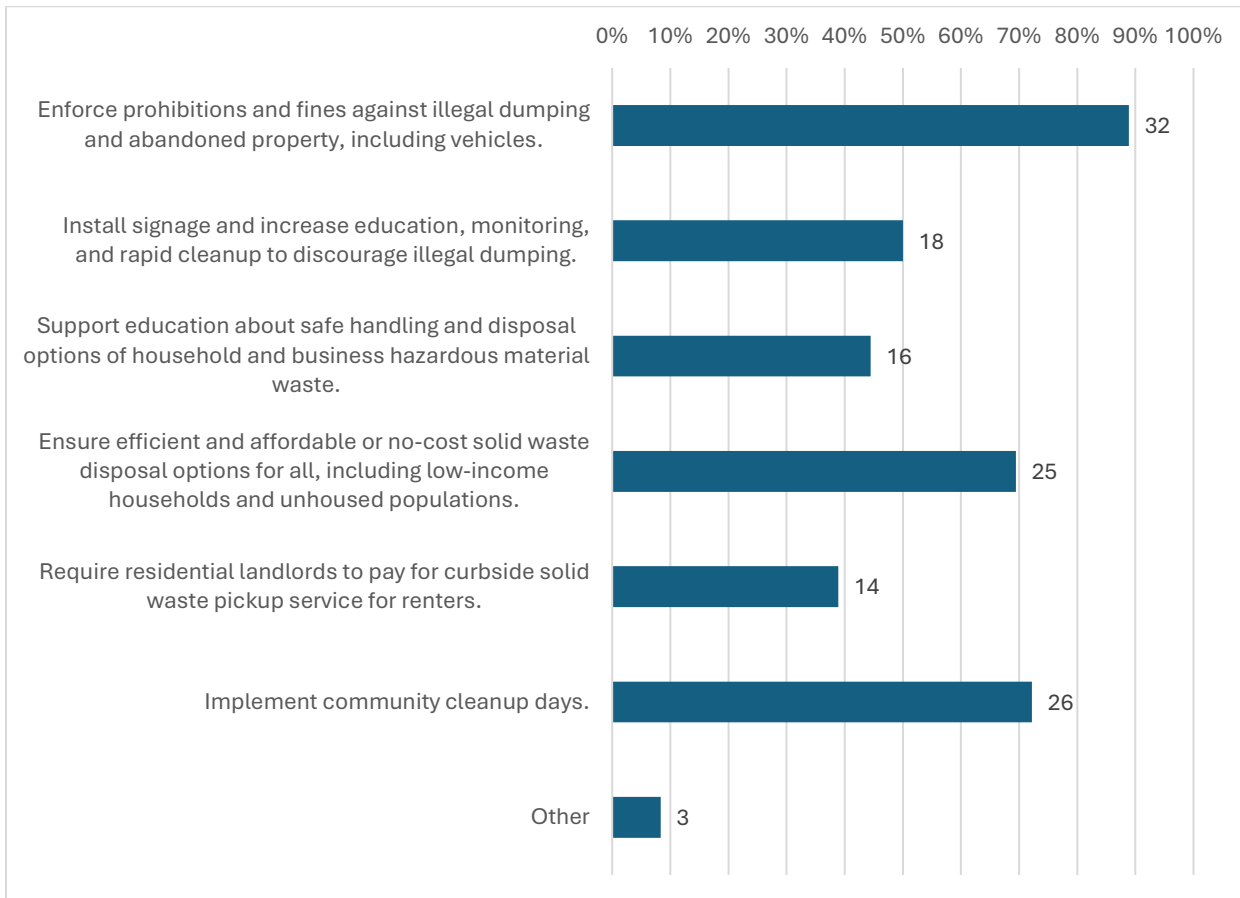


Total number of responses to this question: 32

“Other” responses:

- Events built around the Native American culture. Might help create more tourism to the area.
- Ensure that County Officials and all their departments understand sovereignty. Understand what a government-to government consultation meeting means.
- Add Data Centers to NA portfolio as a potential new source of revenue
- Amplifying the indigenous peoples of Lake County should also include our Latinx and migrant farmer communities.
- Help with preserving and restoring native fish and wildlife, for example restoration of the creeks that feed into the lake which provide Hitch habitat.
- Change the name of Kelseyville.
- growth needs to be prioritized

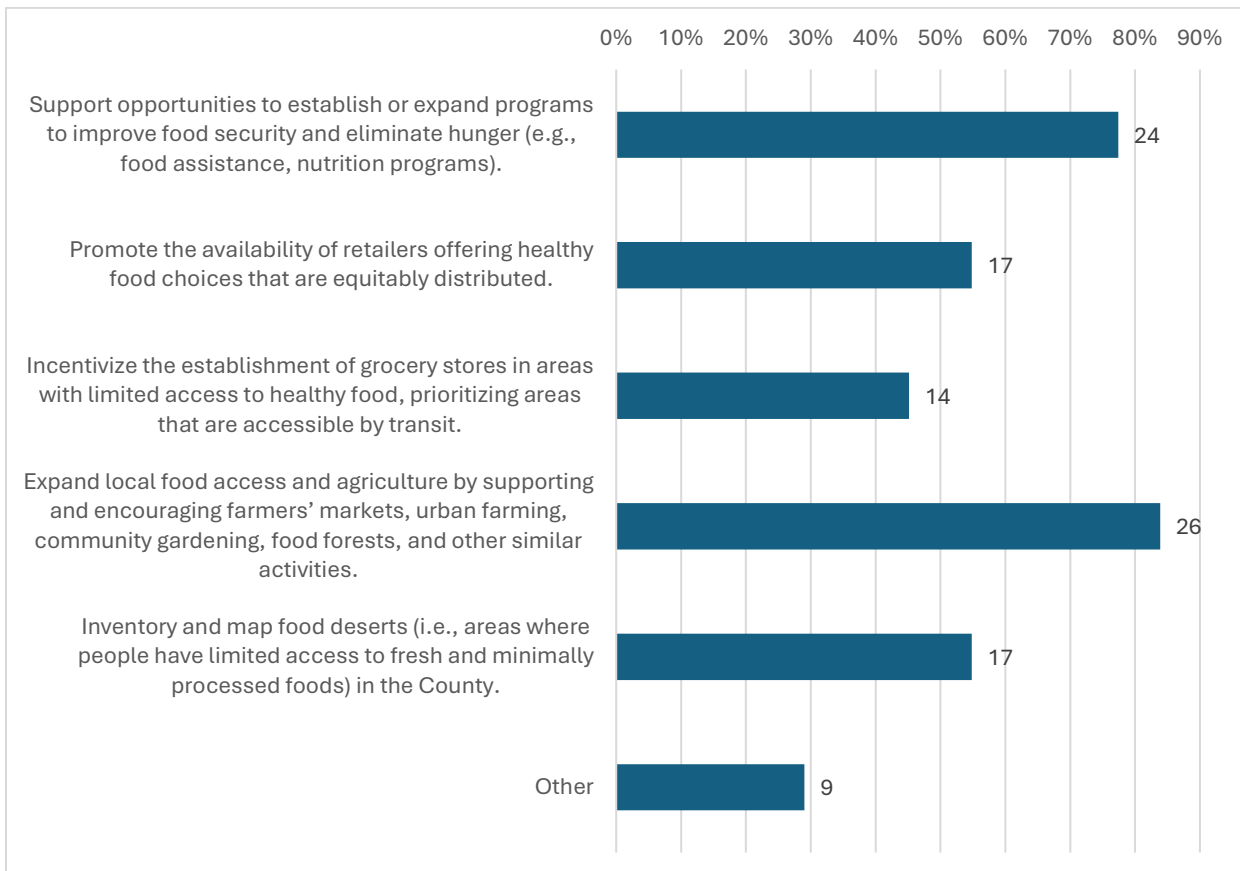
Question 17: How should the County mitigate illegal dumping and other nuisance issues? (Select all that apply)



Total number of responses to this question: 36

- “Other” responses:
- Expand Volunteer and community clean up projects
- More free dump days
- More free dump days

Question 18: How should the County ensure access to healthy food? (Select all that apply)



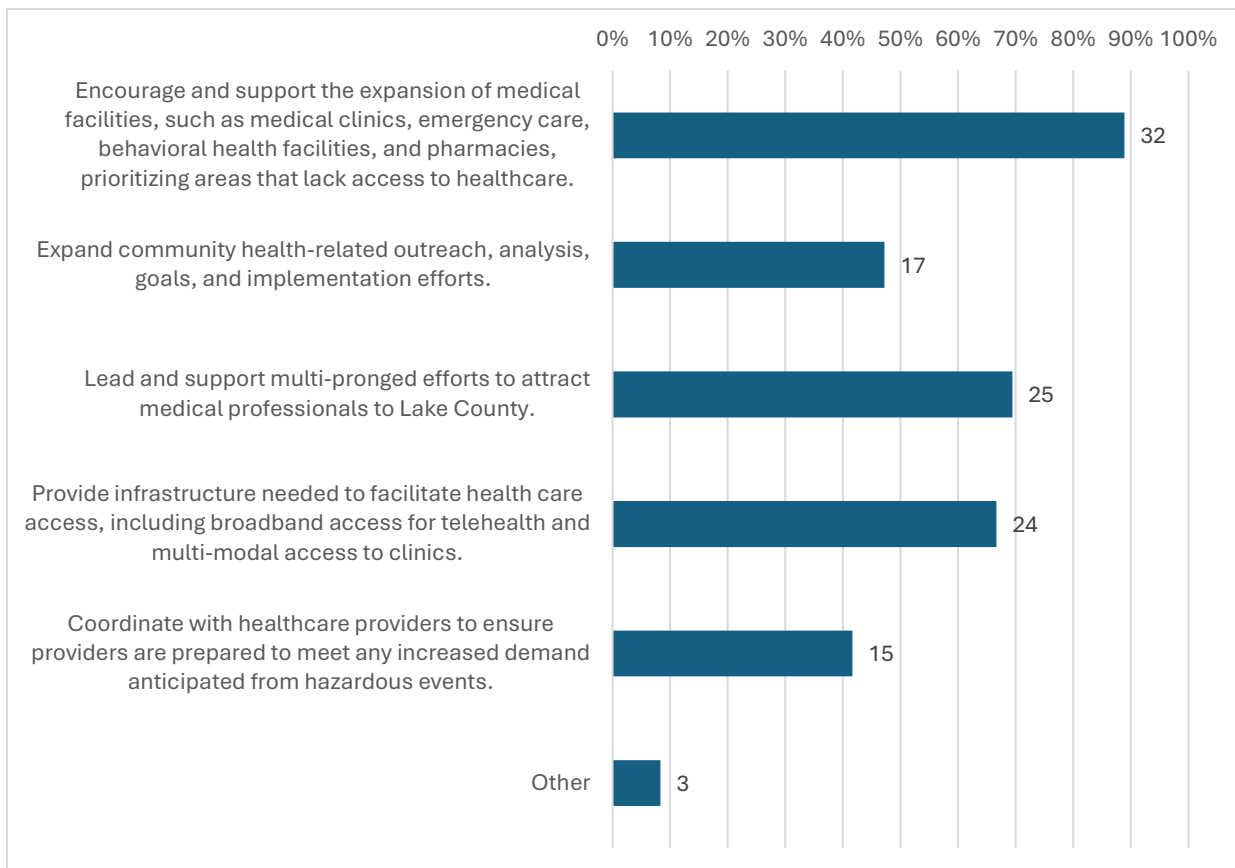
Total number of responses to this question: 31

“Other” responses:

- Work with the local colleges to grow organic foods on their campus.

- More availability to buy local from farmers and ranchers M-F. Staffed warehousing w/ refrigeration around the county where restaurants, the community can visit to purchase locally grown and raised. Perhaps include 4-H and FFA internships for college credit.
- Work more closely or development a closer partnership with WIC
- Kelseyville has a large population yet only one tiny grocery store. It is a far drive in either direction to buy affordable groceries. We are also out of the delivery zone for stores like Safeway which makes it difficult for our elderly, disabled, or otherwise non-drivers access to groceries. Cheaper to buy food off of Amazon, which shouldn't be the solution.
- Establish meat processing facility in Lake County, expand farmer's markets.
- Trader Joe's:)
- Trader joes :)
- Ag/ranch hubs where farmers can store vegetables, fruit and meat that is locally sourced and available to local restaurants, caterers, citizens daily. Or at least mon-Fri.
- Lake County Food Bank.

Question 19: How should the County ensure access to quality health care? (Select all that apply)

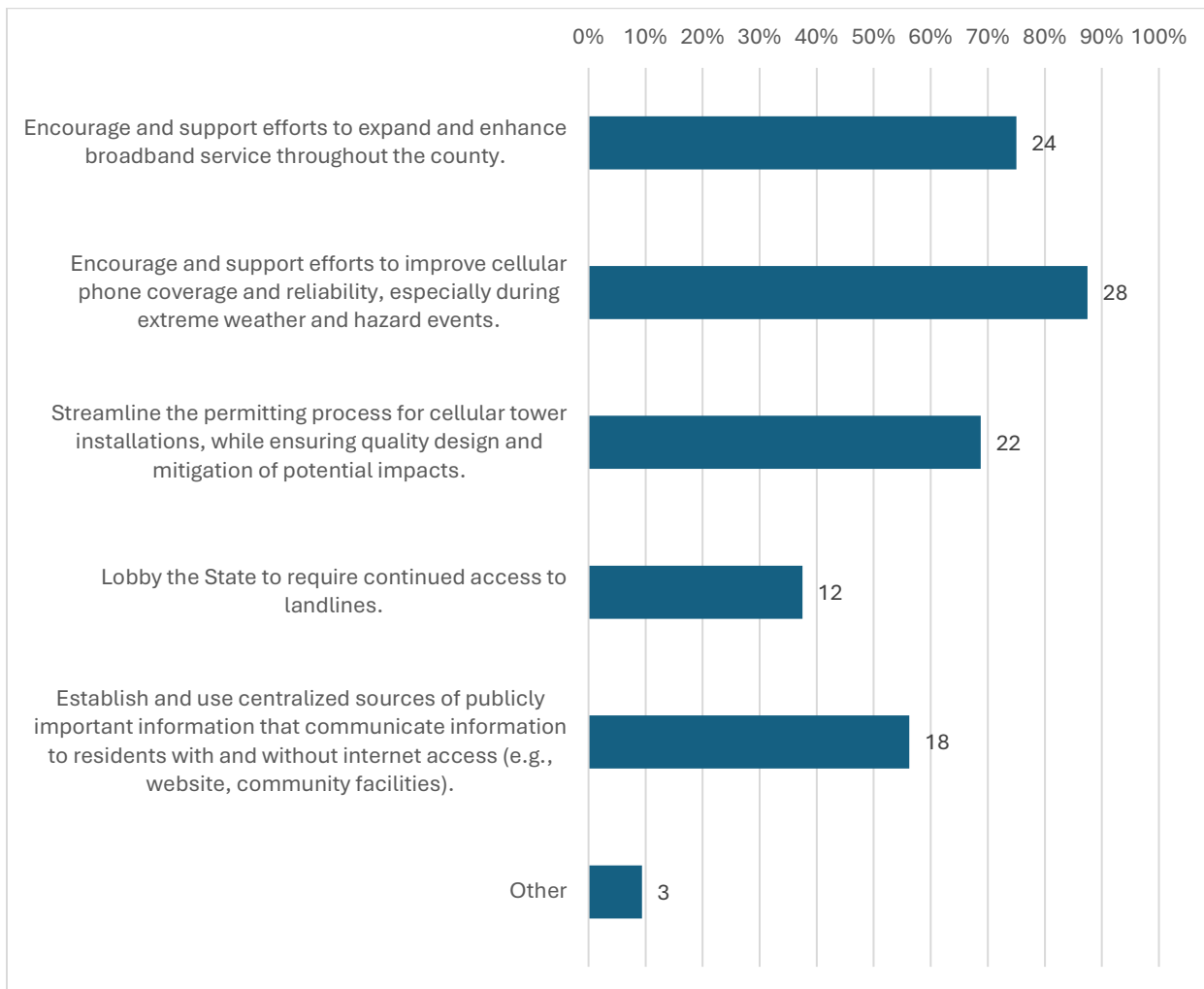


Total number of responses to this question: 36

“Other” responses:

- Expand Lakeside Hospital to a full care hospital facility.
- Need more specialized medical services offered.
- Many local medical offices do not take basic insurance providers.

Question 20: How should the County ensure that residents have access to vital communication services? (Select all that apply)

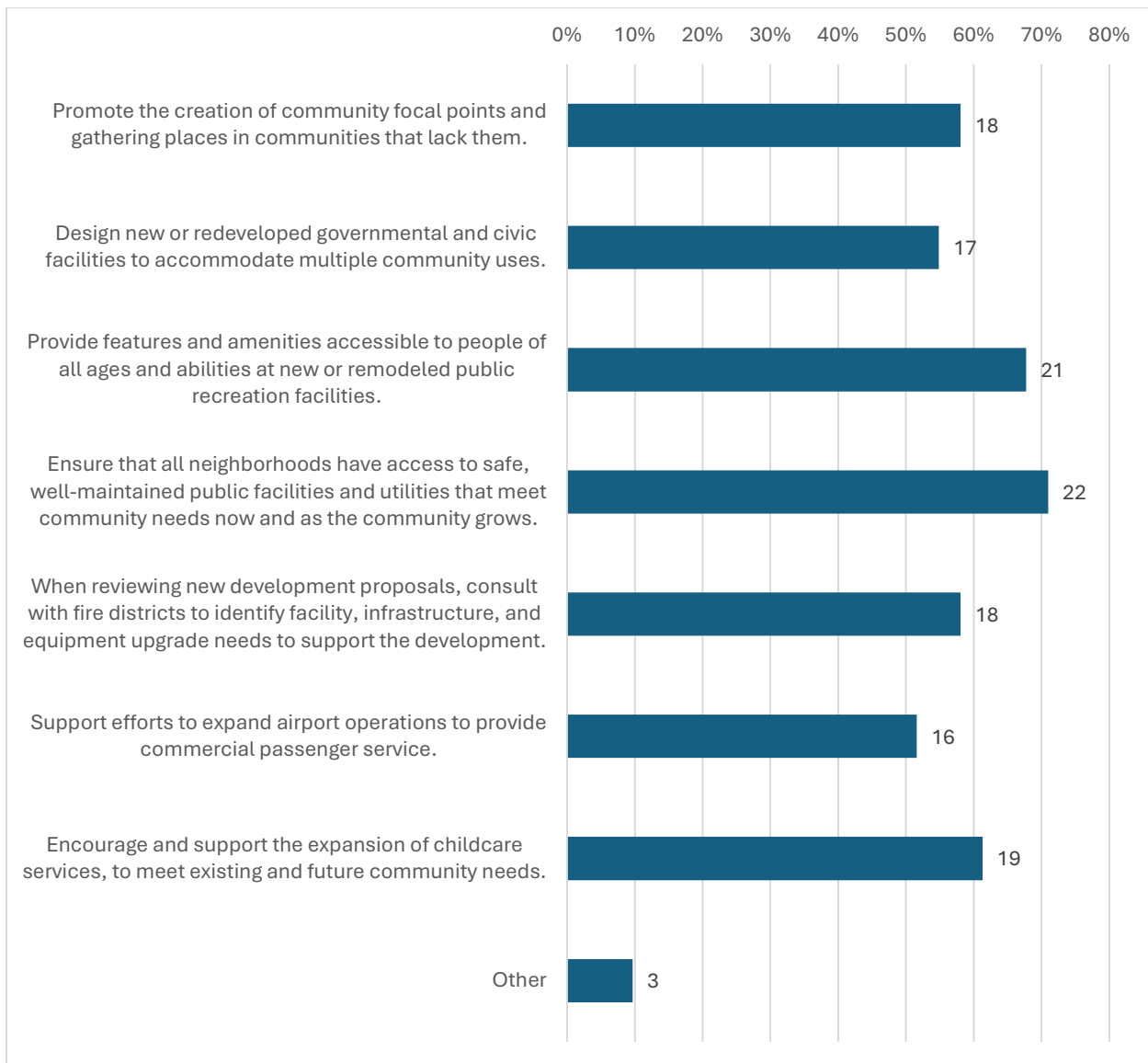


Total number of responses to this question: 32

“Other” responses:

- Not only do we need to keep landlines, we need landline infrastructure improvements.
- Raise more awareness of library services to increase digital literacy
- Attract more communication businesses so the competition will drive down prices.

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

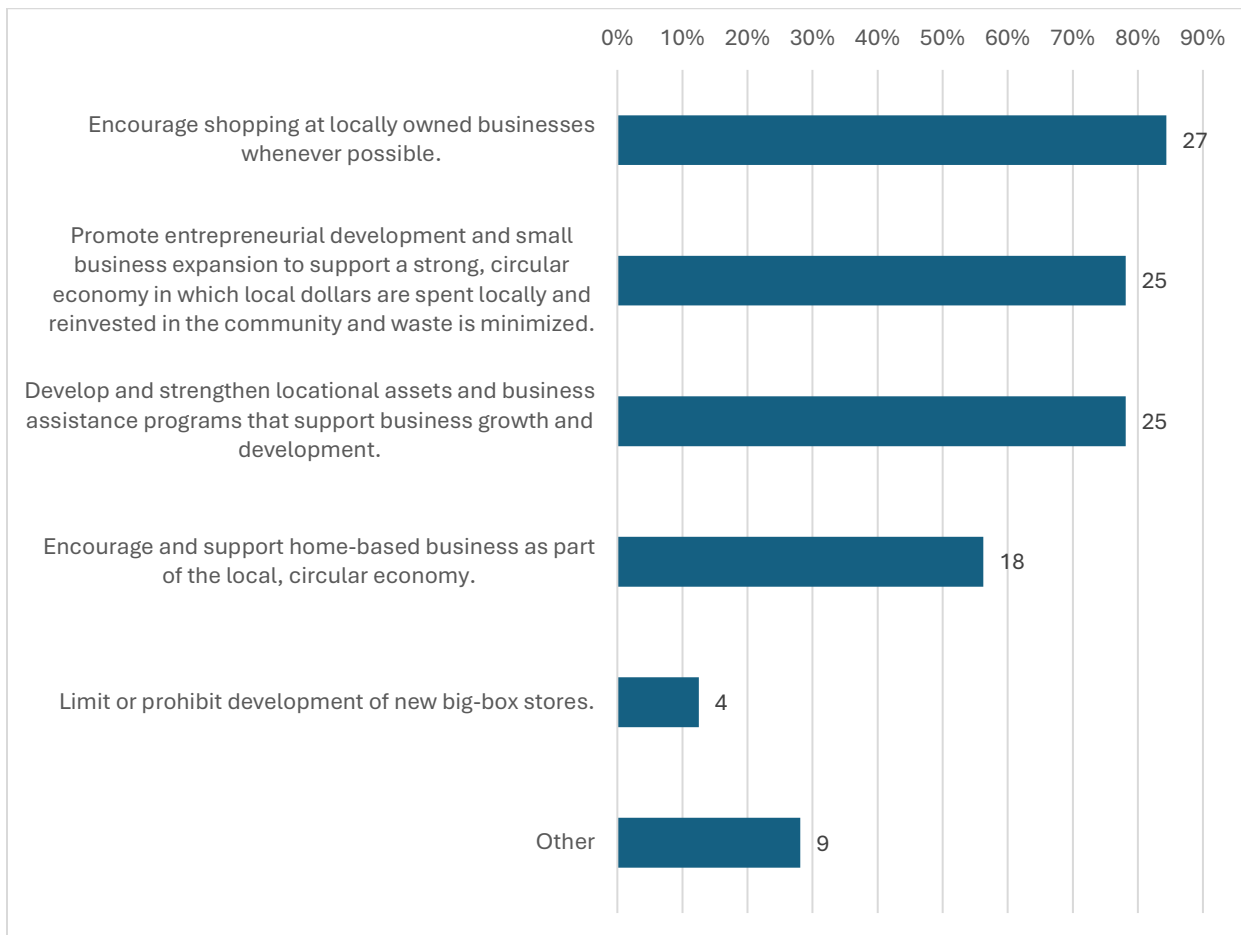


Total number of responses to this question: 31

“Other” responses:

- Better outreach to all areas of the community
- Provide County resourcing for community based Resilience Centers.
- combine fire departments to reduce overhead

Question 22: How should the County support local and small businesses? (Select all that apply)

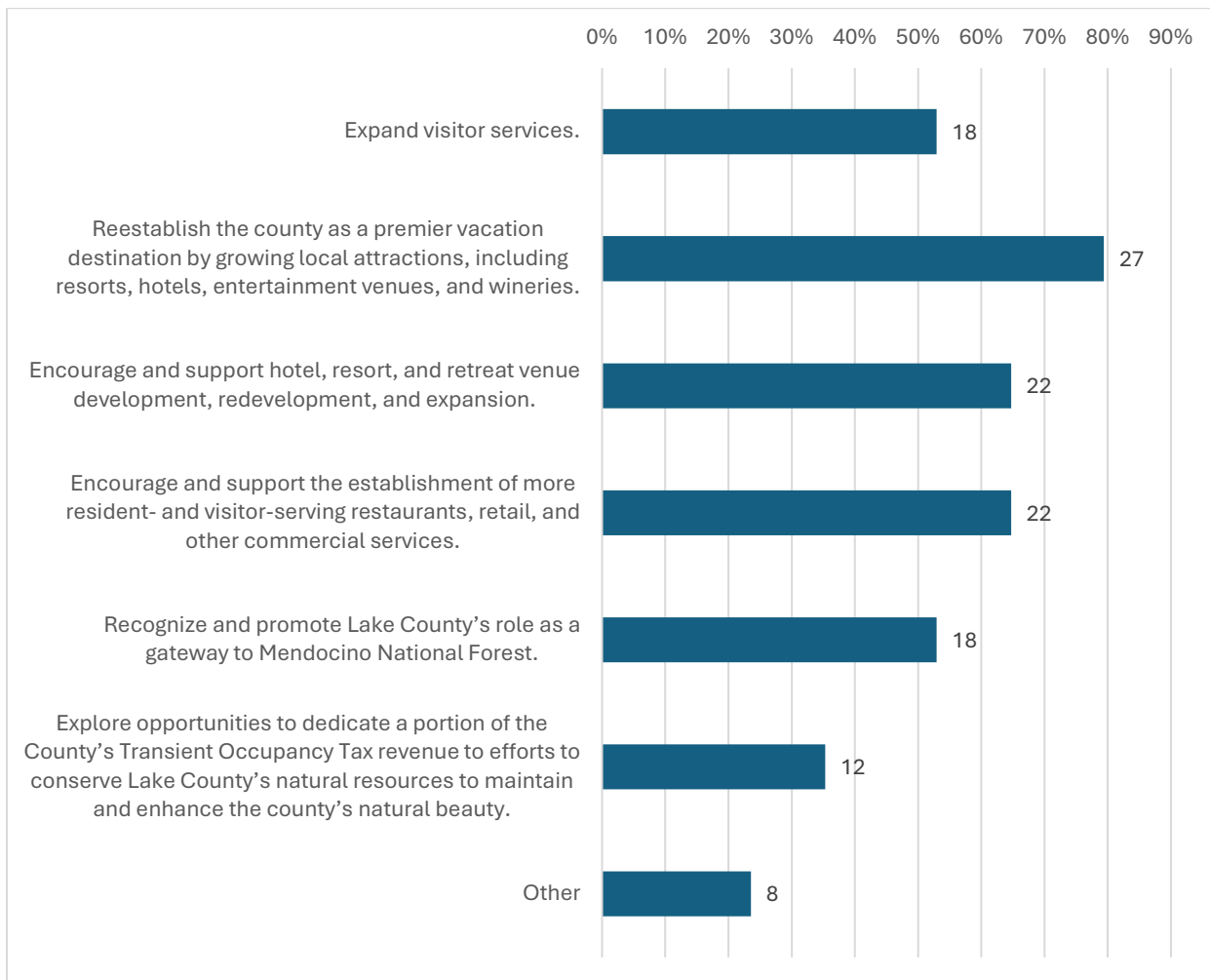


Total number of responses to this question: 32

“Other” responses:

- Limit big box to the industrial zones.
- Keep rents low for businesses so they can stay open people will shop buy things.
- Business start up education
- Allow big box stores to come in and development. It will also provide jobs.
- Work to ensure small business rents are affordable or rent controlled. Many business continue to close due to increased rent
- Encourage more larger businesses to invest in the county
- Encourage set hours by locally owned businesses
- Encourage set hours by locally owned businesses
- Price of entry is too high for small business. Lower fees scaled by number of employees.

Question 23: How should the County support the tourism economy? (Select all that apply)

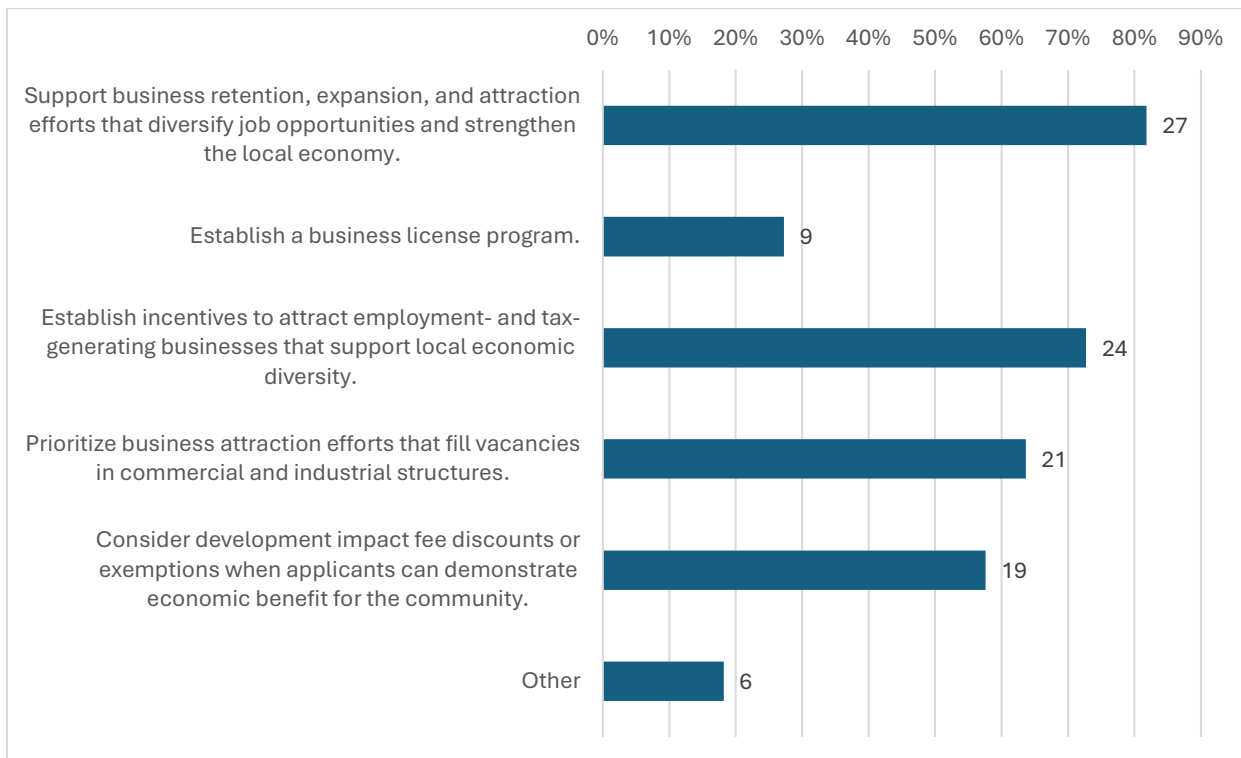


Total number of responses to this question: 34

“Other” responses:

- Build more hotels and tourism motels around the waterfront areas.
- Significant ad campaign out of county. And allow wineries to offer distilleries and breweries.
- Invest in ecotourism activities. Ensure that all hiking/bike trails under the jurisdiction of the County have resources dedicated to maintain them.
- More focus should be on our current residents and improving the county for them
- Promote water trails and hiking trails guides.
- Clean the toxic algae out of the lake
- A superbly walkable environment downtown living an experience economy
- Promote more out of county.

Question 24: How should the County support a healthy local economy? (Select all that apply)

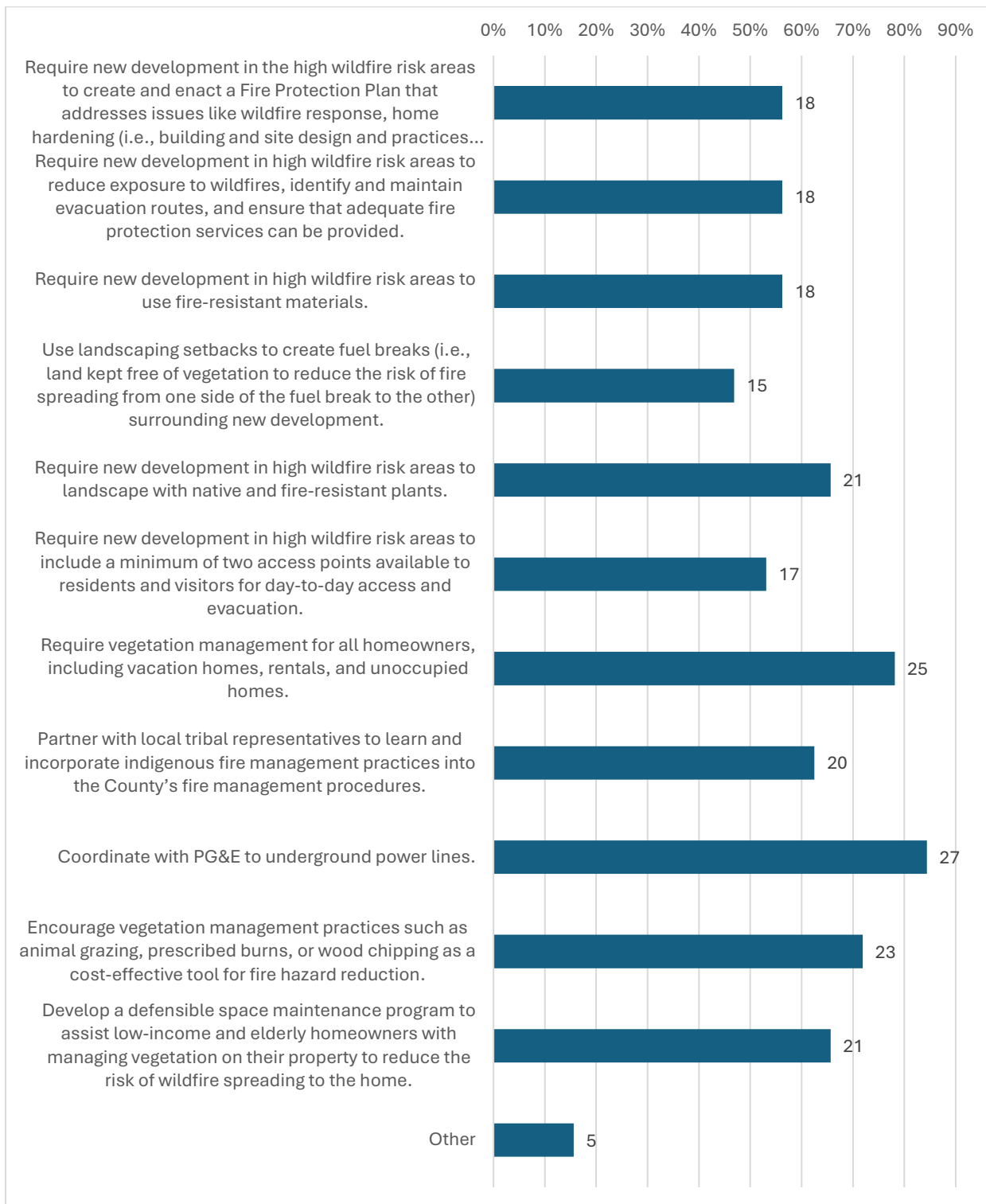


Total number of responses to this question: 33

“Other” responses:

- Build more homes, reduce the fees & install infrastructure to expedite and encourage builders to build!
- Create developed out living spaces via 2nd stories in our downtown hubs.
- Don’t make it so difficult for people. Reduce loop holes make it easier
- Be more visible in support for BIPOC and LGBTQ+ peoples and businesses
- Support innovative businesses that include work force development.
- Work on developing unique temporary popup businesses in vacant areas.

Question 25: How should the General Plan work to reduce wildfire risk in the county?
 (Select all that apply)

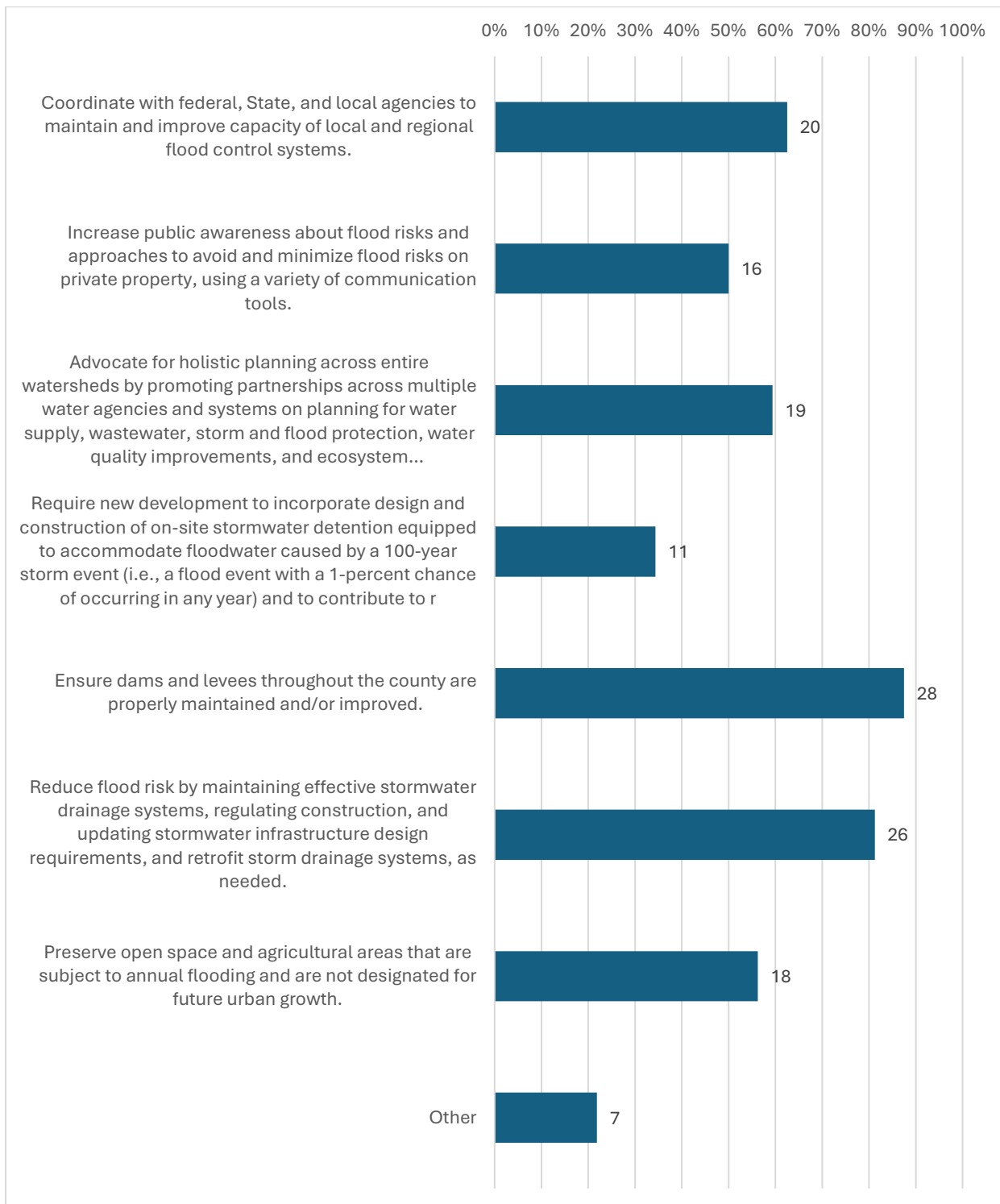


Total number of responses to this question: 32

“Other” responses:

- Use dept. Of Forestry and fire depts. To do clearing in high fire areas
- Put large water tanks on rural properties in the fire zones that have two connectors. One for the homeowner and one for the fire dept. Saves having to go refill the truck away from the area. Most ranchers/farmers would not have a problem allowing on their land as long as it is a risk area.
- Support development of fire resitent, climate adapted housing such as 3D Printed homes and Straw Bale Construction methods.
- free disposal of brush and tree limbs
- Climate change committee

Question 26: How should the General Plan address flood risk in the county? (Select all that apply)

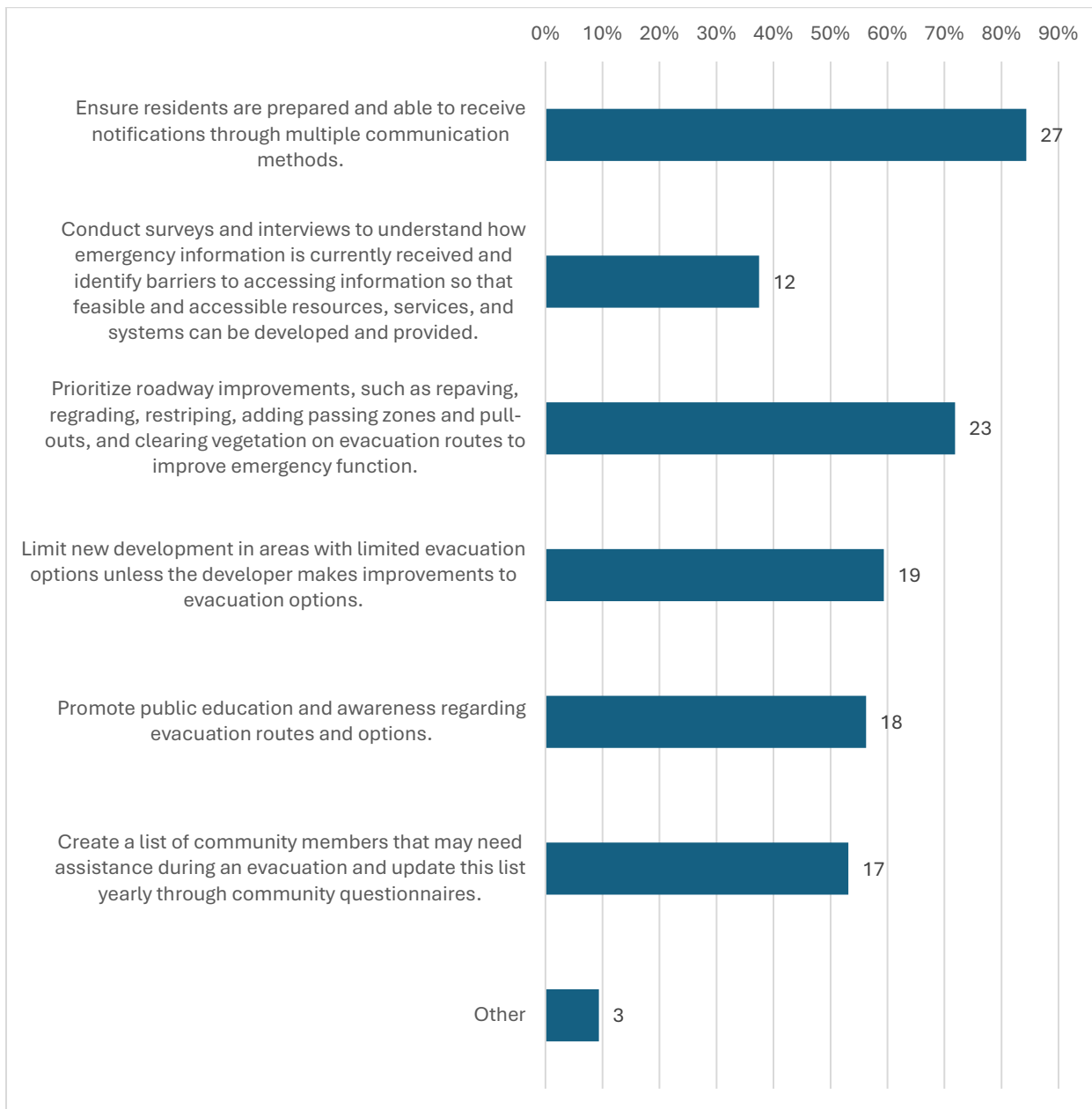


Total number of responses to this question: 32

“Other” responses:

- Prohibit new development in designated flood zones.
- Allocate resources to fund the Lake County Watershed Protection District to do their tasks as assigned and not have to rely on grant funding.
- Repair damaged roadways that incur flooding
- We have been flooded in 2 out of 3 years living in our property in Kelseyville. The realtor told us it didn’t flood here, while it seems reoccurring according to the local inhabitants. We have been struggling to get any attention or action from the county. There are very basic solutions for this location, clear debris with CCC, dredge the creek so it is below ground level, deepens the creek so it isn’t as much of a risk to refill with sediment, replace old or non-existing culverts, hold landowners accountable when it affects whole neighborhoods upstream, clean trash, help pump water when there are blockages prior to the next storm, show general concern. We have felt abandoned, if it were a fire there would be 10s of vehicles, helicopters, etc while being flooded for 5 months out of the year it has been a struggle and a detriment to our home and business. Thank you for including this in future plans.
- County should provide sand bags during flooding events.
- Amend the soil in high risk areas to effectively drain the water, instead of pooling like it does off Park way in lakeport. The soil is clay which just holds the water on the surface as opposed to returning to the ground as nature intends.
- Climate change committee

Question 27: How should the General Plan improve emergency preparedness and response capabilities in the county? (Select all that apply)

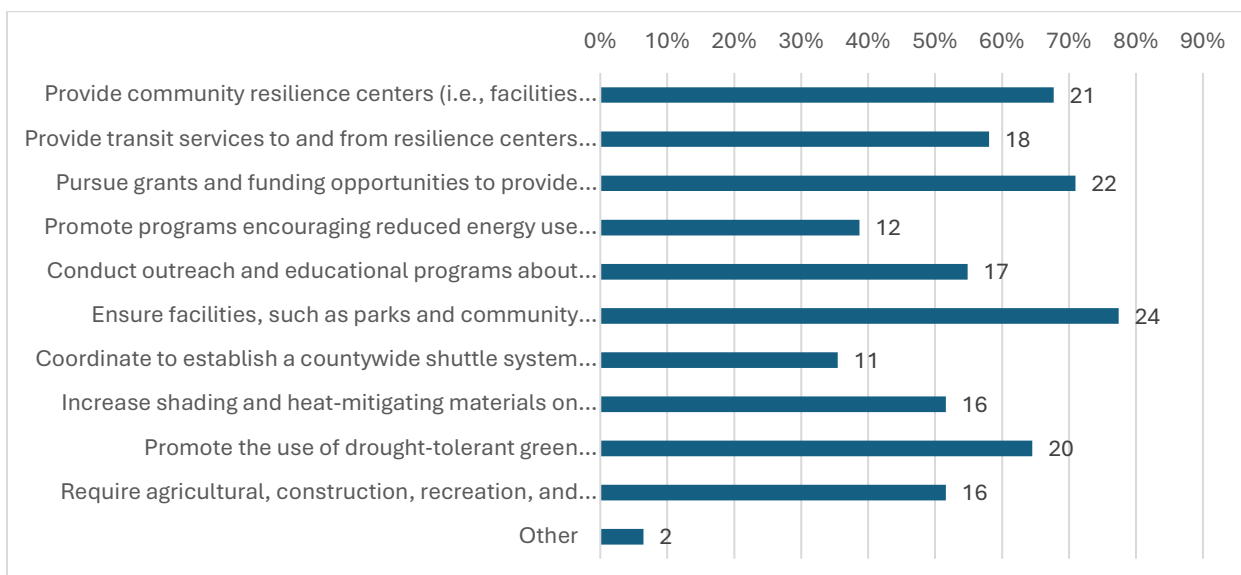


Total number of responses to this question: 32

“Other” responses:

- Offer more audio notifications for low literate residents and offer more bilingual notifications
- Promote and partner with Community Based Resilience Centers.
- Develop evacuation plans for individuals who do not have access to a personal vehicle

Question 28: 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: 31

“Other” response:

- Yes thank you, our neighbor is elderly, battling cancer and does not have air conditioning. If there was a way to help her afford installation to be able to survive comfortably it would be well welcomed.
- Promote and partner with Community Based Resilience Centers.

Part 7: Other Input

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

- The boundaries should align with a natural boundary, such as a major road such as Scotts Valley Road from 29 to 20, or area of use like the airport. Place a higher importance to protecting land with potential for agriculture. Make it easier for farmers to produce value added products by encouraging/supporting/subsidizing tiny facilities used for cooling, processing, storing agricultural product.
- I think we should lobby the Cal State universities to bring a 4-yr program to lake county. Emphasis on business, ag, nursing, environment. A college town would help bring increased business dollars and tourism to our area.
- Not sure where this fits in the Plan, but would like to see a County wide system of biking/walking trails. Having an "around the lake" trail could be a good start.
- Hopeful this exercise isn't just another required exercise and that a realistic common sense approach is taken to all areas. This could just be beauracratcic blah, blah, blah with no important and impactful action taken. Sadly that's where we are now as a County. Thoughtful and reasonable movement would be welcomed.
- I would like to see equestrians/ horseback considered as transportation options when planning roadways. It is extremely dangerous to ride horses on this county's roads while there is a large equestrian community. The horse community is one reason people buy land and move to Lake County. Please consider including horse trails and safe pathways in your plans. Thank you
- This survey is important, but it is so dense, and many residents will likely not understand it. More accessible language should be considered since Lake County generally has many residents with limited to no education and lower reading and writing skills.
- "Promote, partner and resource Community Based Resilience Centers. The County does not need to build it's own in every neighborhood, though it should have one large HUB that can serve as an Evacuation Center, Community Event Center and resourcing hub for existing neighborhood Resilience Centers.
- Support Innovative Housing Construction that is climate adapted and fire resistant.
- Create a free library of preapproved climate adapted fire resistant housing plans."
- I do not support any type of automated enforcement, such as speed enforcement cameras or red light cameras as they can easily be abused. I do support road calming measures such as speed humps, narrower lanes, high/irregular curbs, etc. to slow down traffic. I also emphasize the need for more affordable housing and to attract more businesses in the area in order to diversify the tax base. Lakeport is also in desperate need of road repavements.
- Thank you for asking for the opinions of our community
- Use rural Lakeport to provide housing for the homeless population not Lakeport proper the hotels on Main Street Lakeport should not be for long time housing this level of people staying somewhere at once creates an issue for the public community safety also a strain on his local first responders
- This survey is far too long, complicated and technical to be of any real use
- Feedback: This survey was not designed for a broad audience or an inclusive community. The language and the content used was designed for a specific targeted audience. I had to reread many of the questions to understand them. Many people in Lake County are not educated enough to understand many of the questions on this survey. It took me longer than it should have.