

Lake County 2050 Community Change Survey Results

Lower Lake Area

Introduction

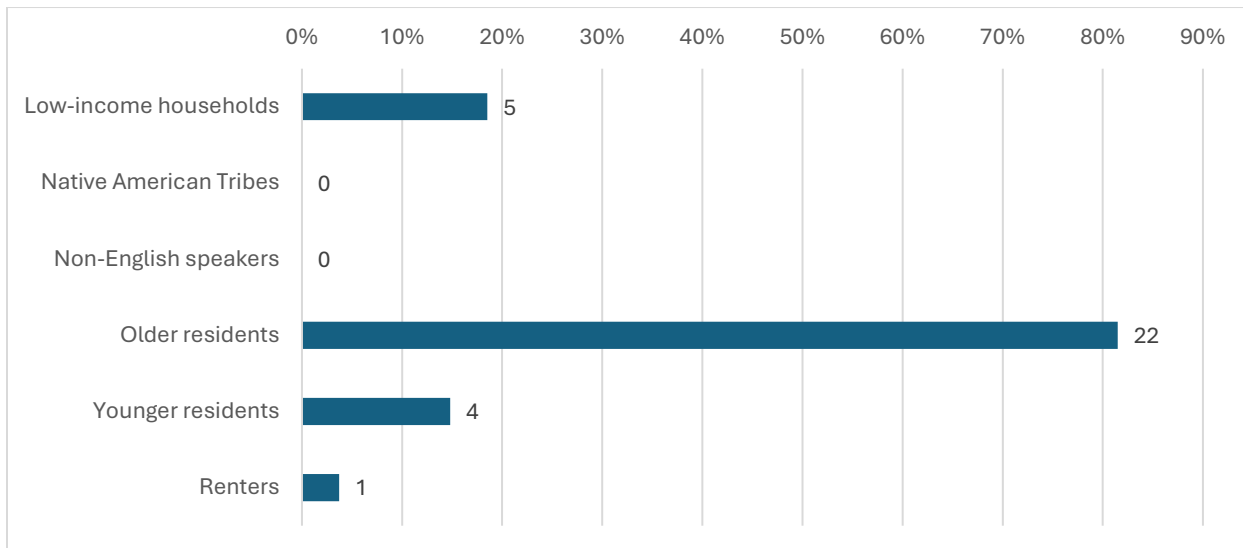
From August 5 through September 13, 2024, a comprehensive survey was conducted in the Lower Lake Area to inform Lake County 2050, the County’s General Plan Update. The goal of the survey was to gather input on land use, policy, and related changes to the General Plan. There were also questions included 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 32 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.

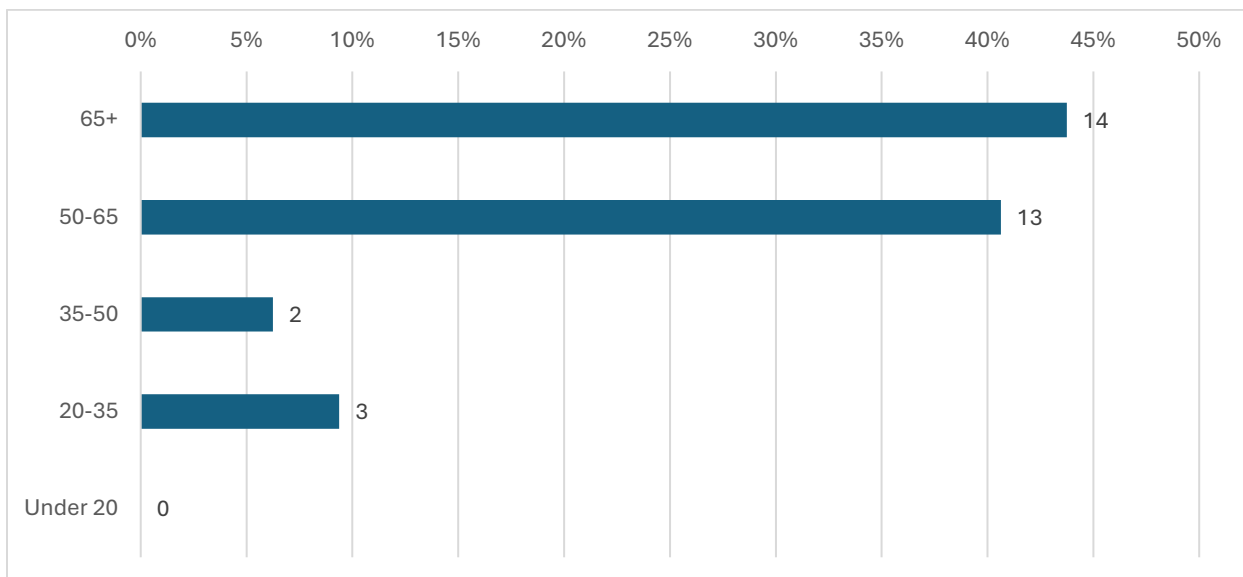
Part 1. Tell us about yourself

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



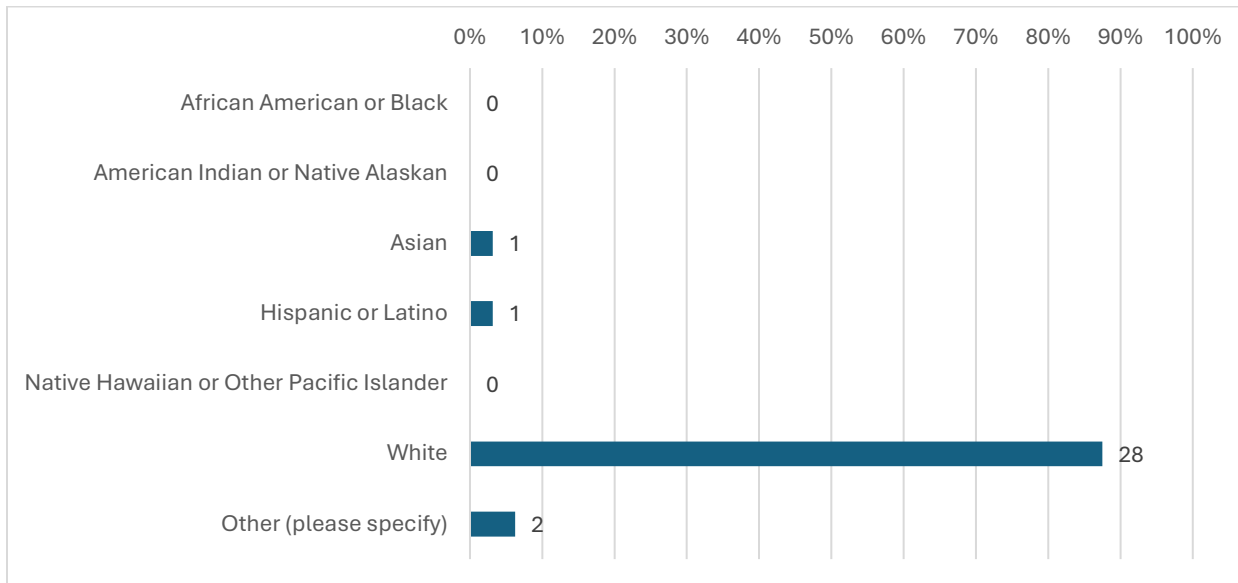
Total number of responses to this question: 27

Question 2: How old are you?



Total number of responses to this question: 32

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



Total number of responses to this question: 32

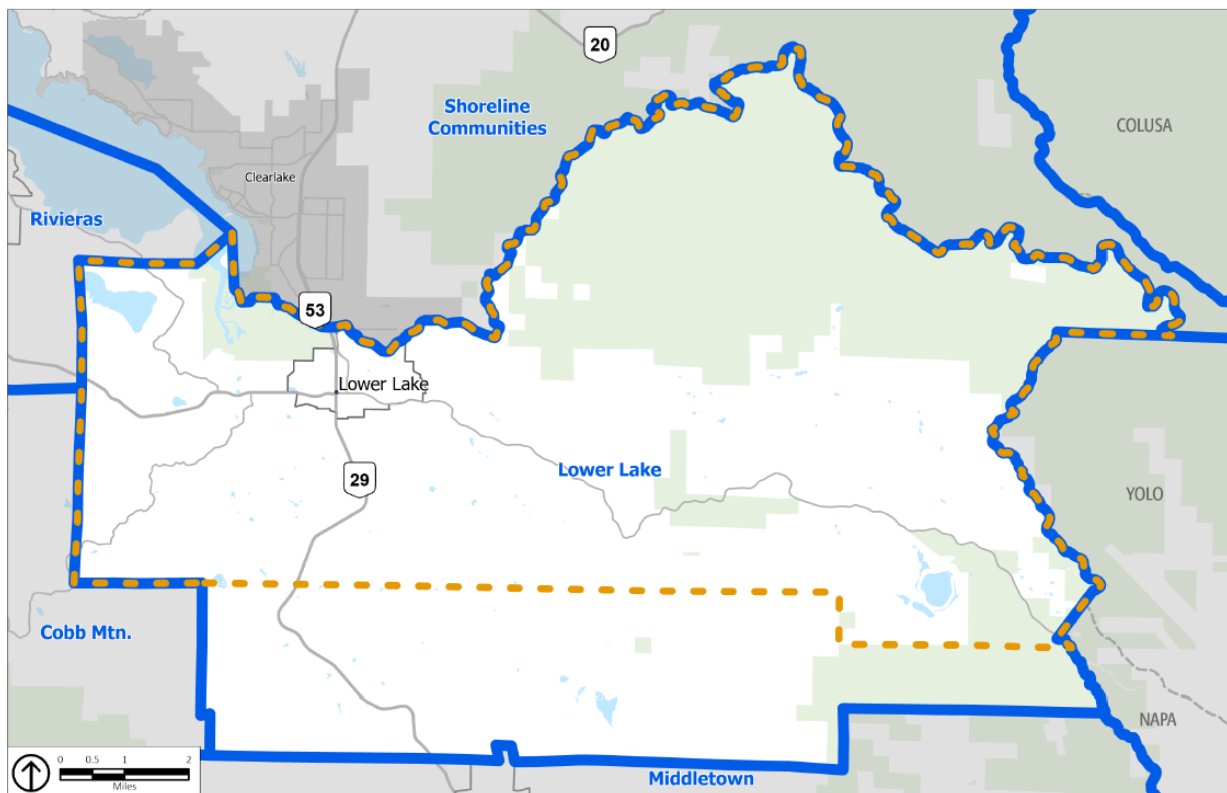
“Other” responses:

- blend of European immigrants
- Alien

Part 2: Local Area Plan Boundary Changes

Question 4: Should the LAP boundary between Lower Lake and Middletown move north, as shown on the map?

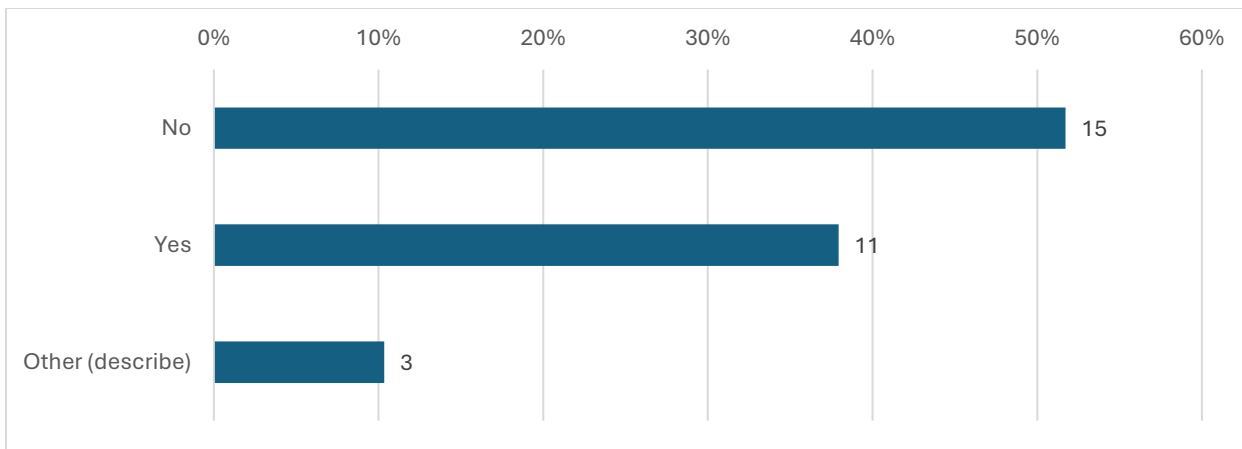
Question 4 refers to the figure below.



Source: Lake County 2024, PlaceWorks 2024

- Potential LAP Boundary Change
- Existing LAP Boundary
- Community Growth Boundary
- Other Counties

Local Area Plan Boundaries - Alternatives (Lower Lake)



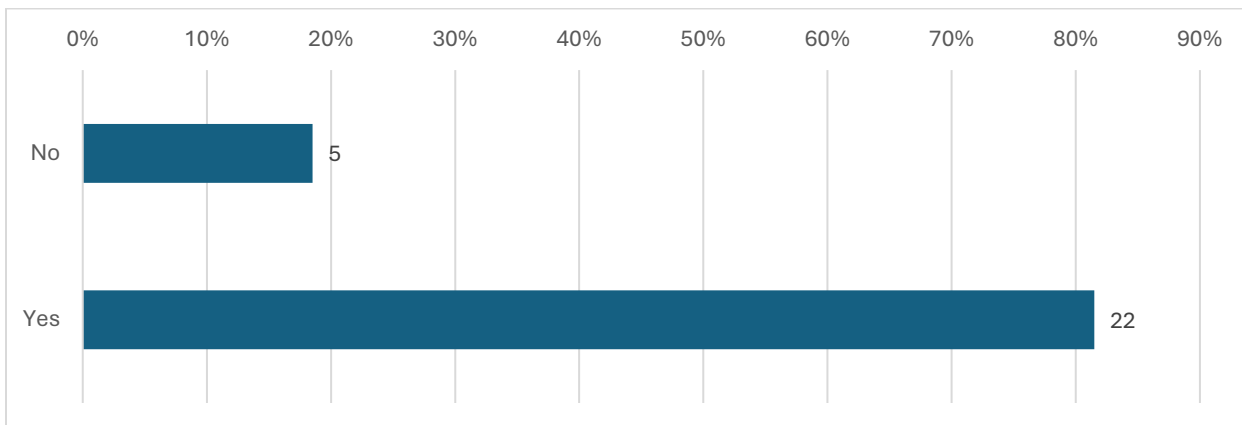
Total number of responses to this question: 29

“Other” responses:

- Jerusalem valley should not be part of lower lake school district, I don't understand the reasoning behind the little angle on the right side. Would be better if satellite pic so could see what is in those areas
- Development likely to occur around Middletown area before lower lake gets going
- Not certain what the impact would be?

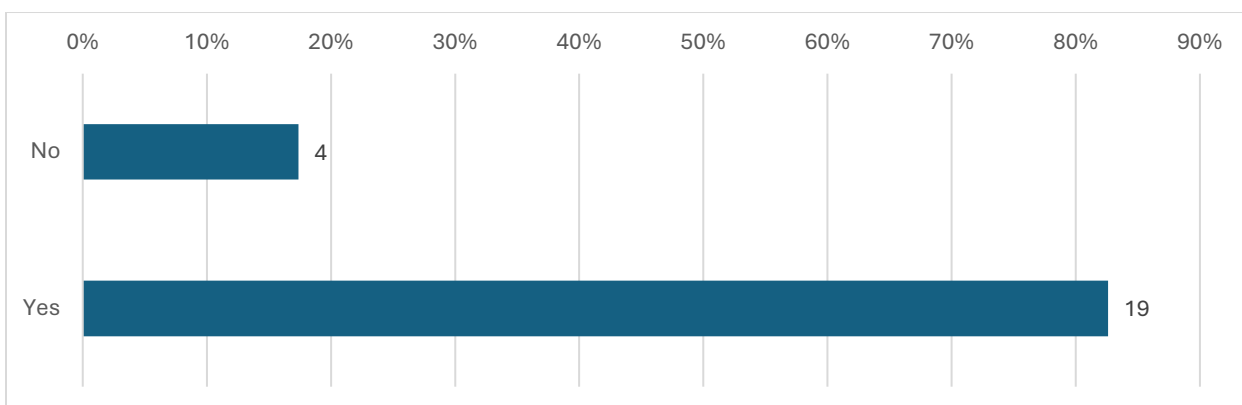
Part 3: Other Land Use Changes

Question 5: Should mixed use development (i.e., development that includes both commercial and residential uses) be allowed in Commercial designations?



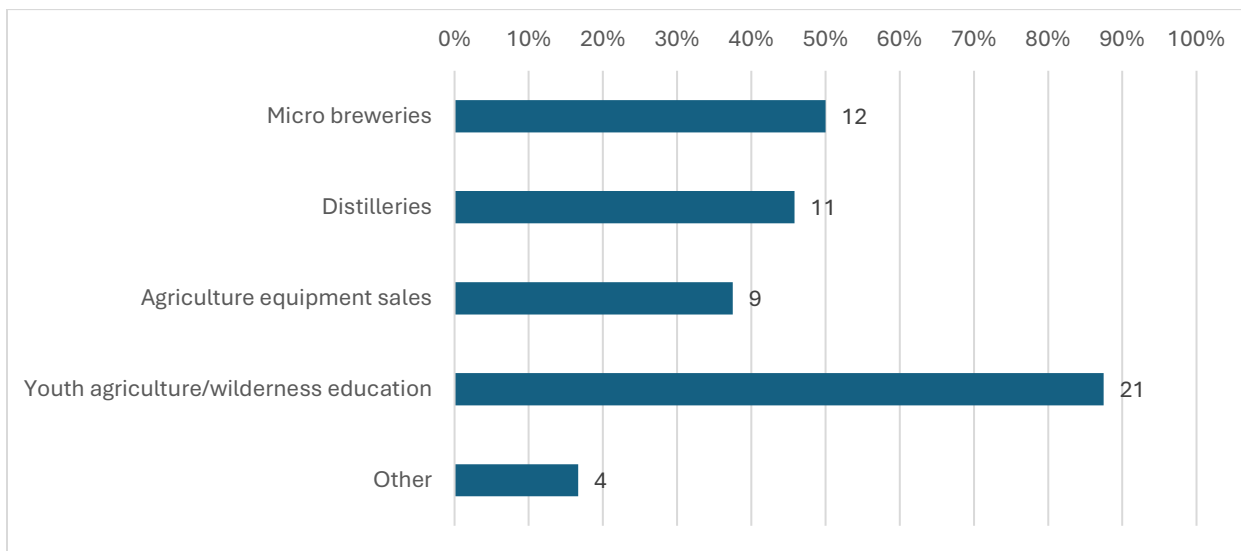
Total number of responses to this question: 27

Question 6: Should additional agriculture-supportive uses be allowed in the Agriculture land use designation?



Total number of responses to this question: 23

If yes, what kind of uses?

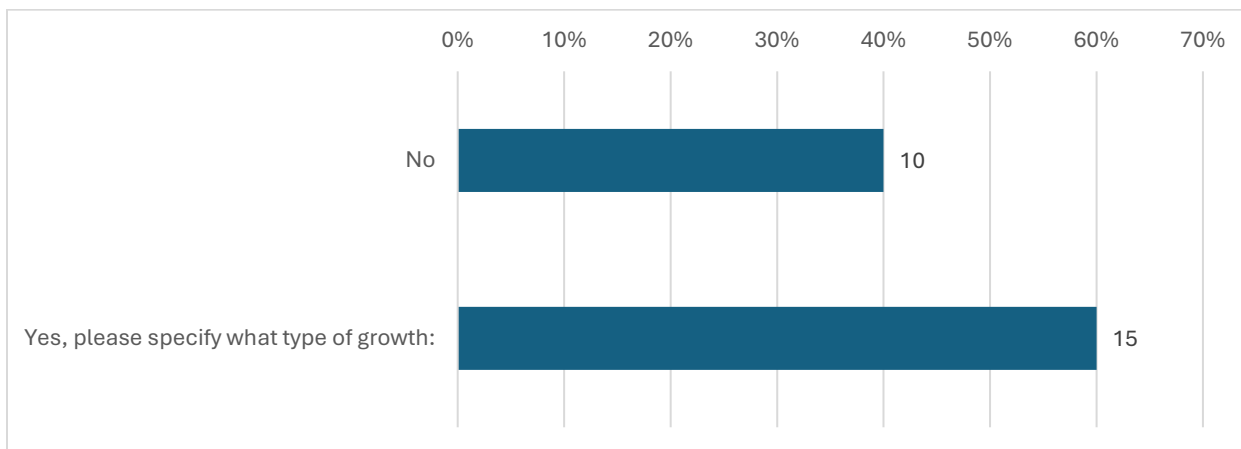


Total number of responses to this question: 24

“Other” responses:

- These categories are very vague. Also 5 & 6 are vague. They really need more explanation. For #6 I am concerned about big cannabis grows and big wine grows that over use water, and apply excessive pesticides that contaminate ground and surface water.
- community gardens, farmers Markets
- Farmers markets
- community gardens

Question 7: Should the County expand opportunities for growth beyond Main Street?

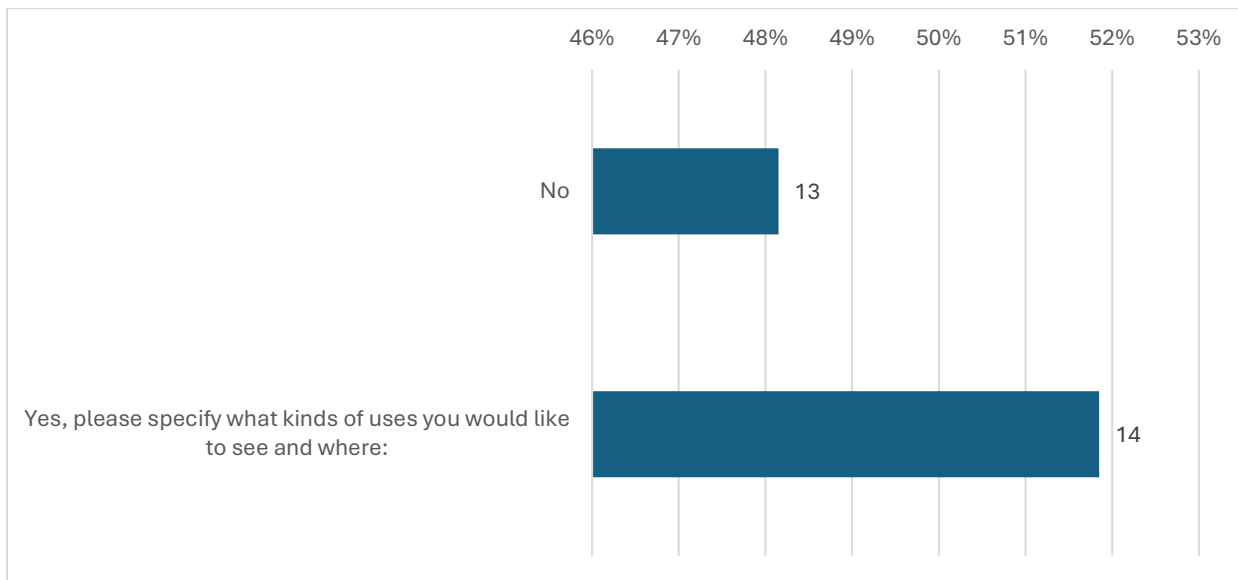


Total number of responses to this question: 25

Responses to “Yes, please specify what type of growth”:

- a variety of retail as mentioned under 8.
- Commercial activities, live-work space
- Commercial
- community spaces
- Pave the roads
- commercial and residential
- think call centers
- Open
- More restaurants/entertainment
- Agriculture/residential or activities
- Local small businesses
- restaurants, tourist retail sales
- Commercial, mixed use, residential growth down Lake St., Florence Street, Jesse Street, the tributary roads.
- We are in bad need of local shops and restaurants
- More commercial development south off 29

Question 8: Would you like to see more commercial development (e.g., gas stations, hardware stores, professional offices) in Lower Lake?



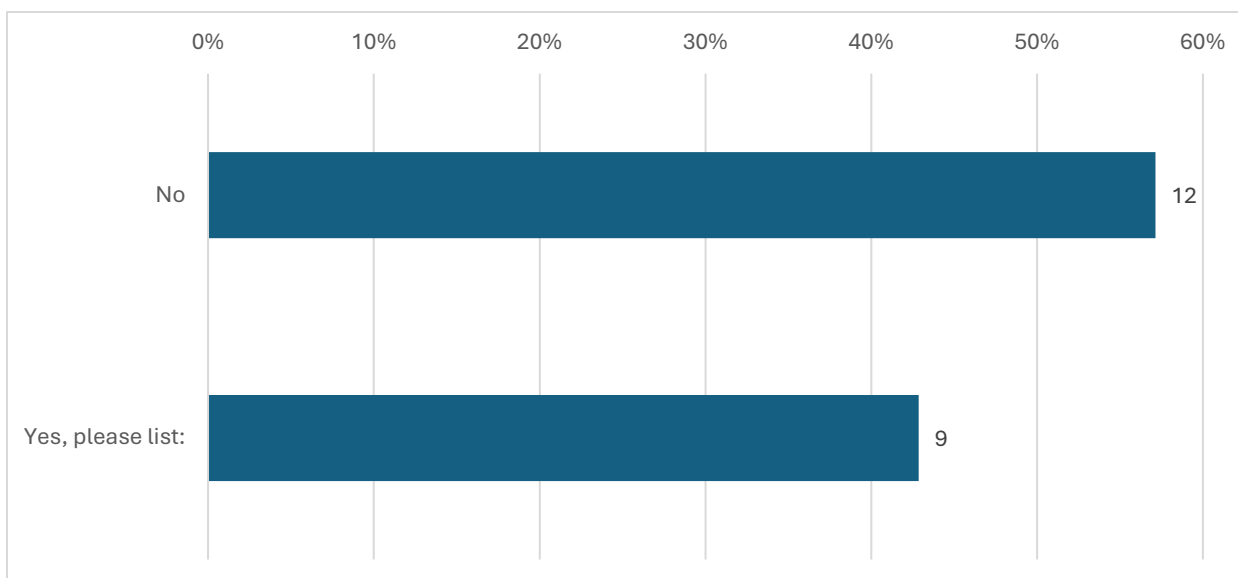
Total number of responses to this question: 27

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

- Coffee shops, hair salons, restaurants, other retail and dental, medical offices.
- I don’t have a sense of what the demand is—so I cannot answer
- Develop what lower lake offers now first
- Hidden valley lake hoa
- All the above
- Stop with gas/convenience stores! Diversify with clothing/retail and services people can use and will work for.
- More growth = more revenue
- Grocery Stores
- Any
- public swimming pool
- Retail additional banks, offices.
- Restaurants, entertainment related business
- We could use a hardware store. Not a gas station
- Restaurants, hardware store, youth center, larger community structure for multiple use and larger capacity

Part 4: Individual Communities and Neighborhoods

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



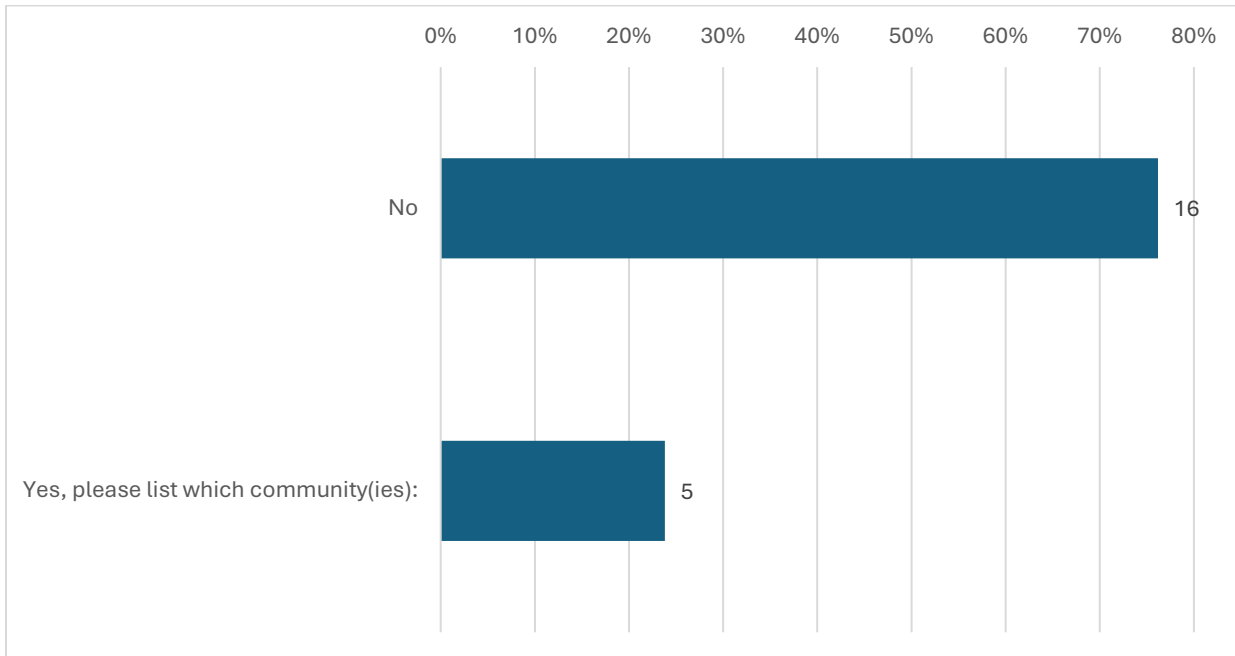
Total number of responses to this question: 21

Responses to “Yes, please list”:

- Wineries have developed on Spruce Grove Road and now there is a lot of traffic. It is a narrow road, and access to it from Highway 29 is now very dangerous. Safety for bicyclists, and pedestrians on this road needs to be examined.

- Dam road
- Sunrise Shore region is split between two LAP zones - Riviera and Lower Lake, put it firmly in Lower Lake
- Not sure if this is the correct place for this response. Lower lake can support its communities with additional fire stations on the eastern/ northern side of the city boundary to have faster response times and for communities to have less challenges getting home owners insurance
- Sunrise Shore
- Lucerne
- Dam road is part of Anderson marsh with wildlife and artifacts I know I find them
- Jerusalem valley

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

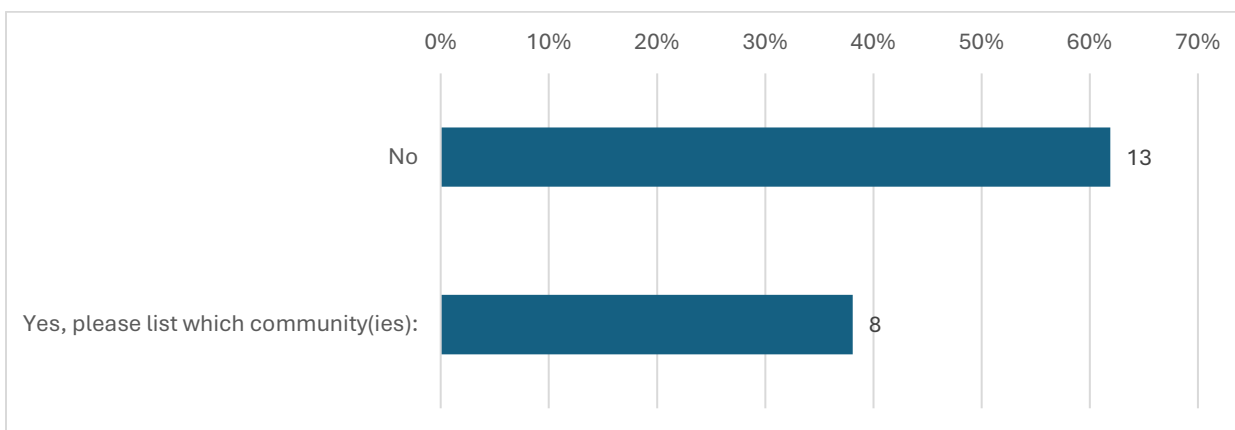


Total number of responses to this question: 21

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

- Dam Road
- Middletown
- Sunrise Shore subdivision needs aquifer protection from agriculture activities upslope/upstream along Point Lakeview Rd/Sunrise Drive
- Homeless
- Jerusalem valley

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: 21

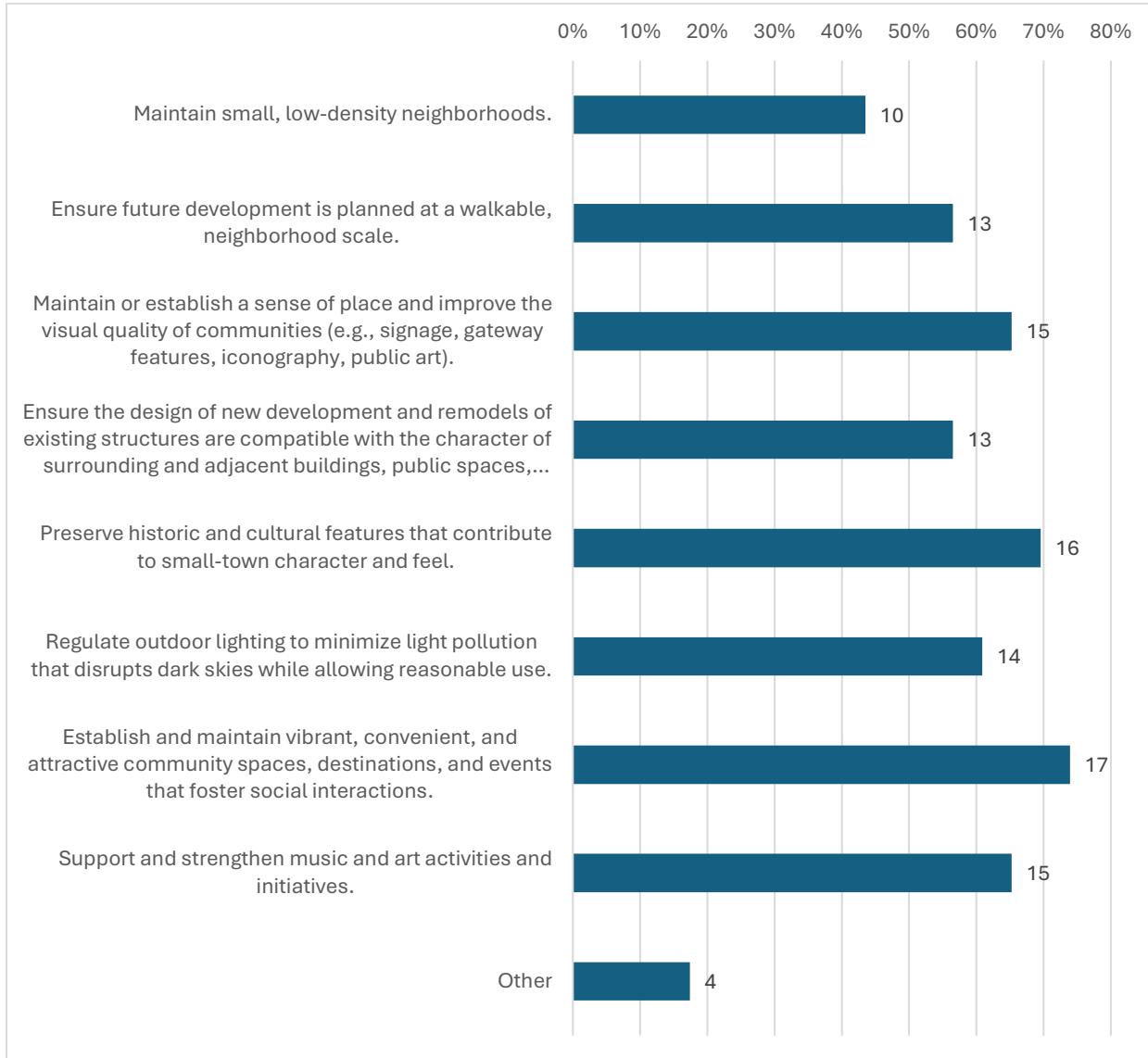
Responses to “Yes, please list which community(ies)”:

- Rural roads that are being developed and hence resulting in increased traffic that is not being planned for.
- The avenues
- Dam Road
- Lucerne
- Homeless needs to be addressed.
- Jerusalem valley

- Lower lake entrance design ie. Lower lake arch, more store front curb appeal
- HOAs

Part 5: Policy Options

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

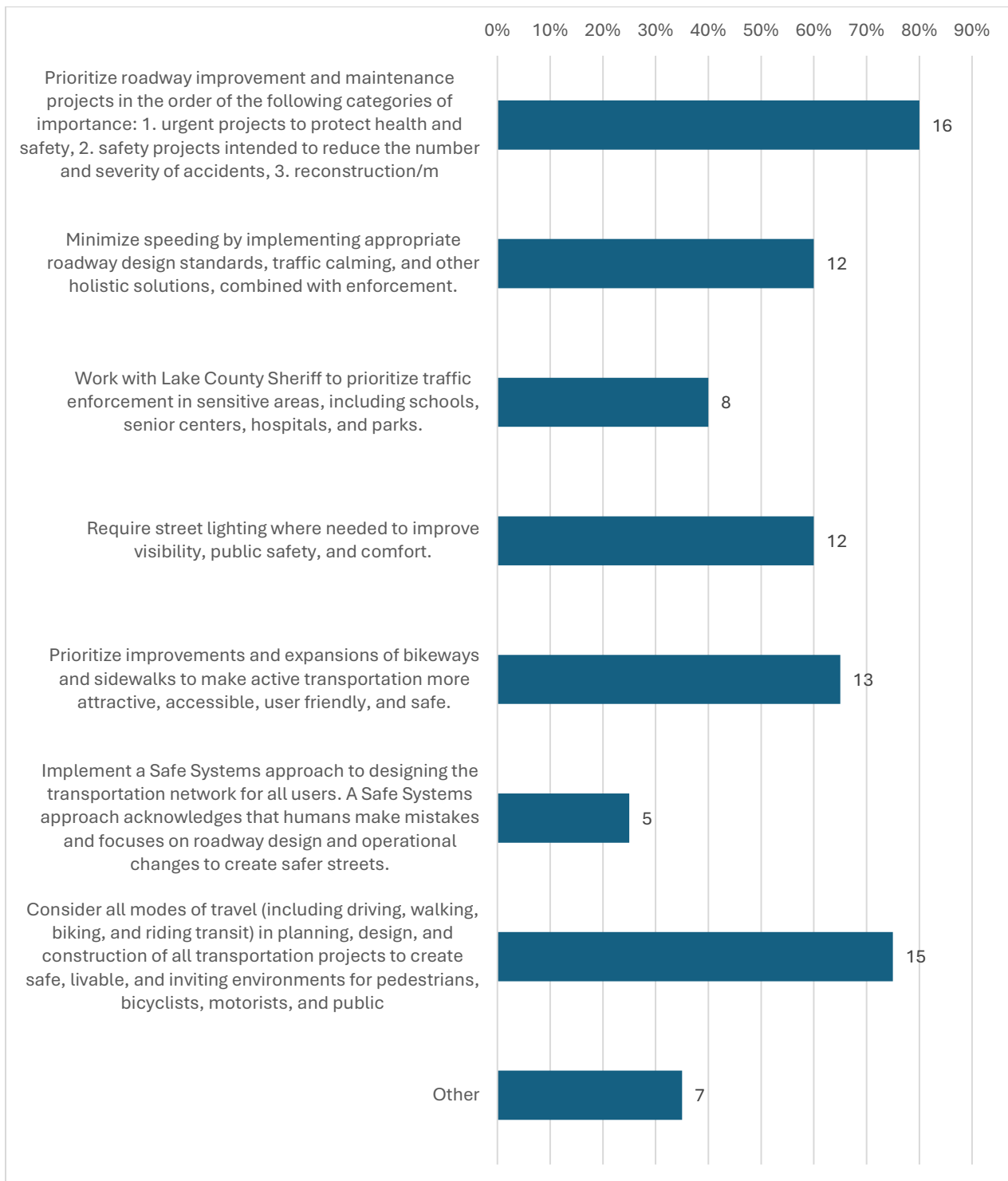


Total number of responses to this question: 23

“Other” responses:

- Implement solar and other architectural methods to ensure cooler homes and buildings.
- to increase tourism clean lake of green slime
- Main Street activity ie parade, farm to table dinner, outdoor concerts, wine tasting with local food pairings.
- Preserve rural atmosphere.

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

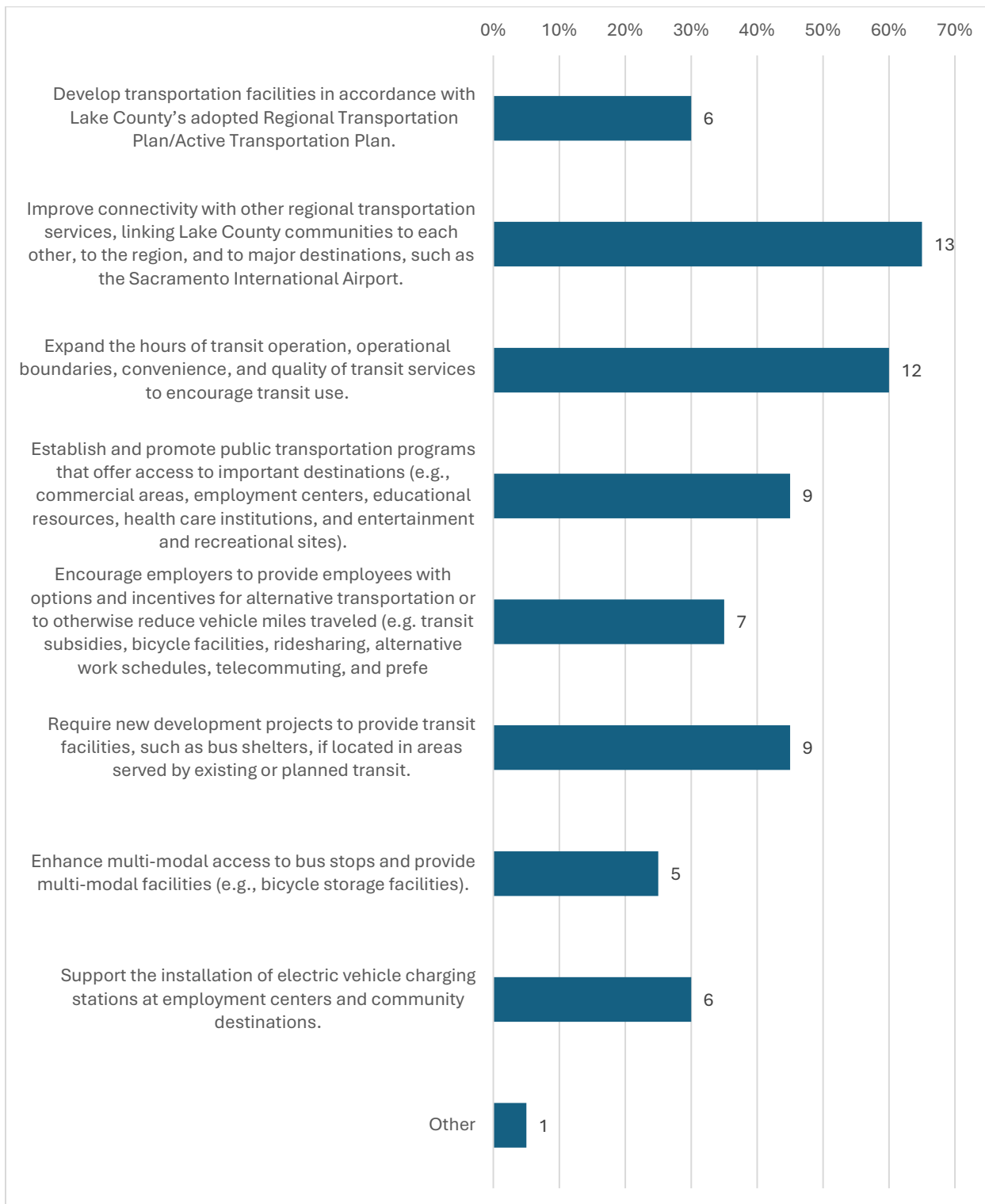


Total number of responses to this question: 20

“Other” responses:

- If wineries and cannabis are going to be allowed off rural roads, then combine enforcement of checks for inebriation, to prevent accidents and injuries to cyclists and sober drivers.
- Enforce already existing laws such as slower traffic pull over and high beam use and fix the avenues roads
- School zone speed limits, lower them!
- fix potholes
- Please see attached
- Grade and rock alleys and side streets not paved
- More turn lanes on/off Hwy

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

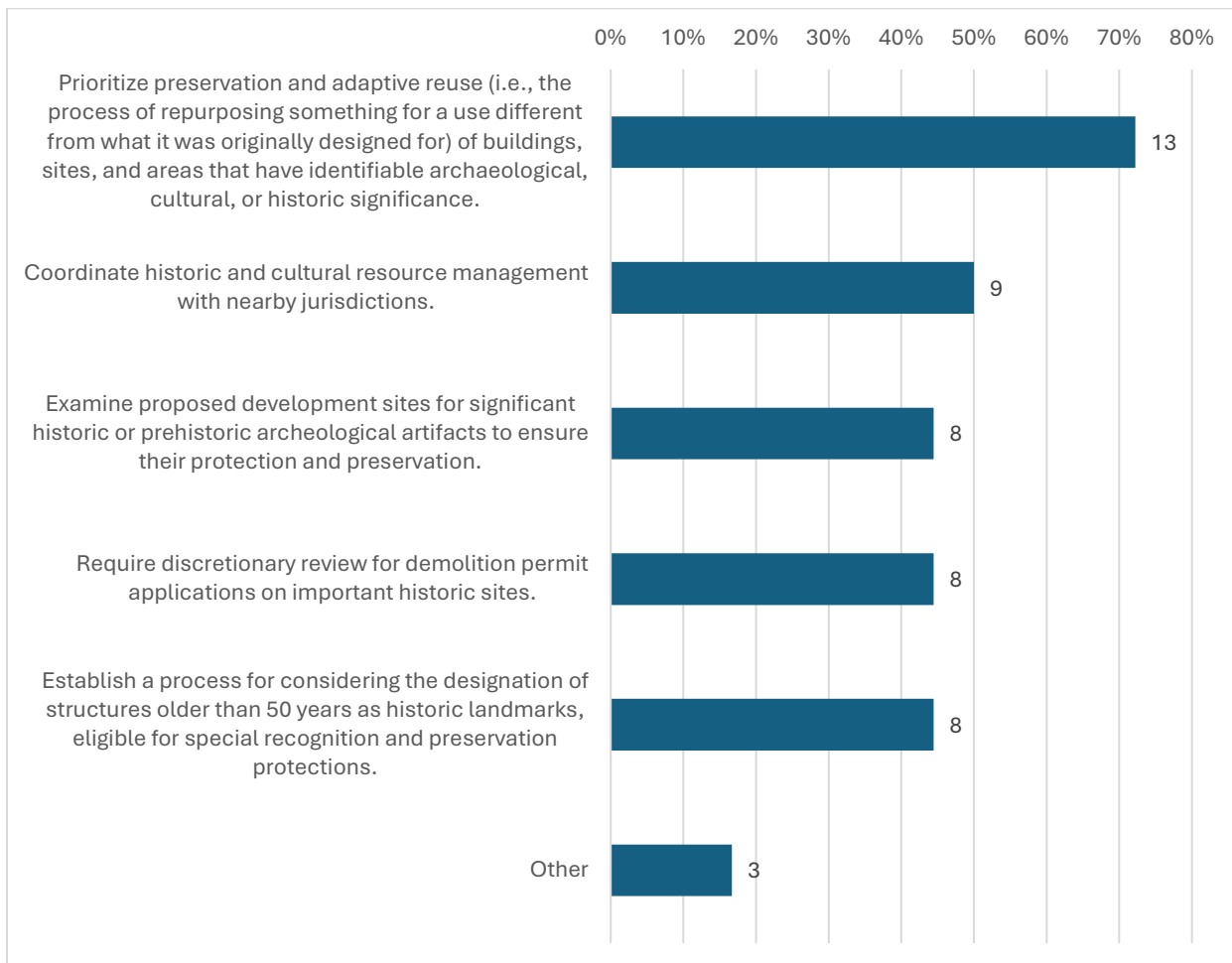


Total number of responses to this question: 20

“Other” responses:

- Improve connectivity to Santa Rosa Airporter and Smart Train and bus services.

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

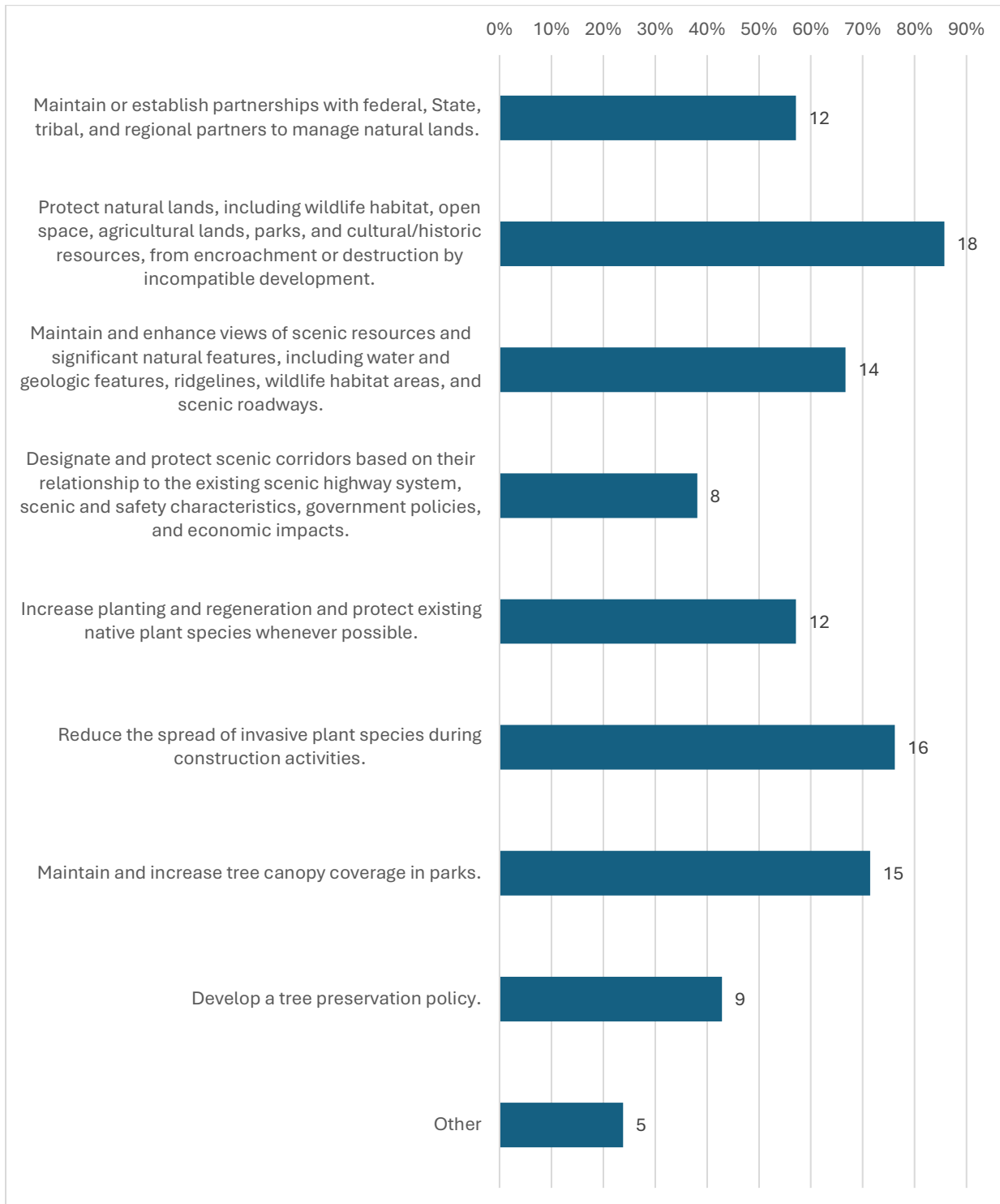


Total number of responses to this question: 18

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

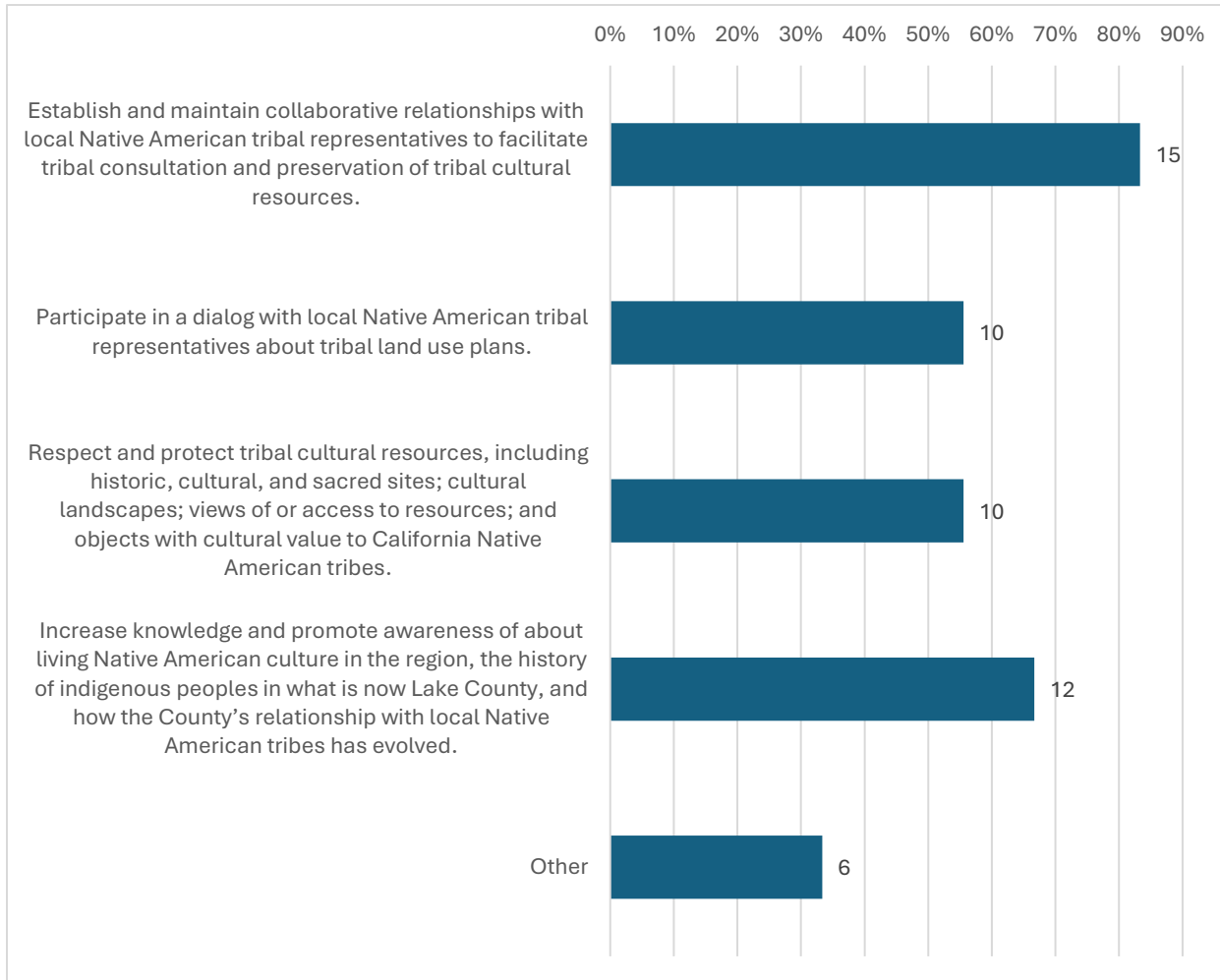


Total number of responses to this question: 21

“Other” responses include:

- Develop a comprehensive plan to reduce nitrogen input into Clearlake from Ag, and sewer systems for septic, to reduce algae in Clearlake. Or use some other methods, but don't take forever to implement a plan.
- Stop selling open spaces to wineries and large pot growers.
- Quit messing with waterways and clean storm drains and natural waterways.
- Minimal additional restrictions on residential (we desperately need homes) and strong requirements on commercial.
- Cut down the dead trees and plant new ones.

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

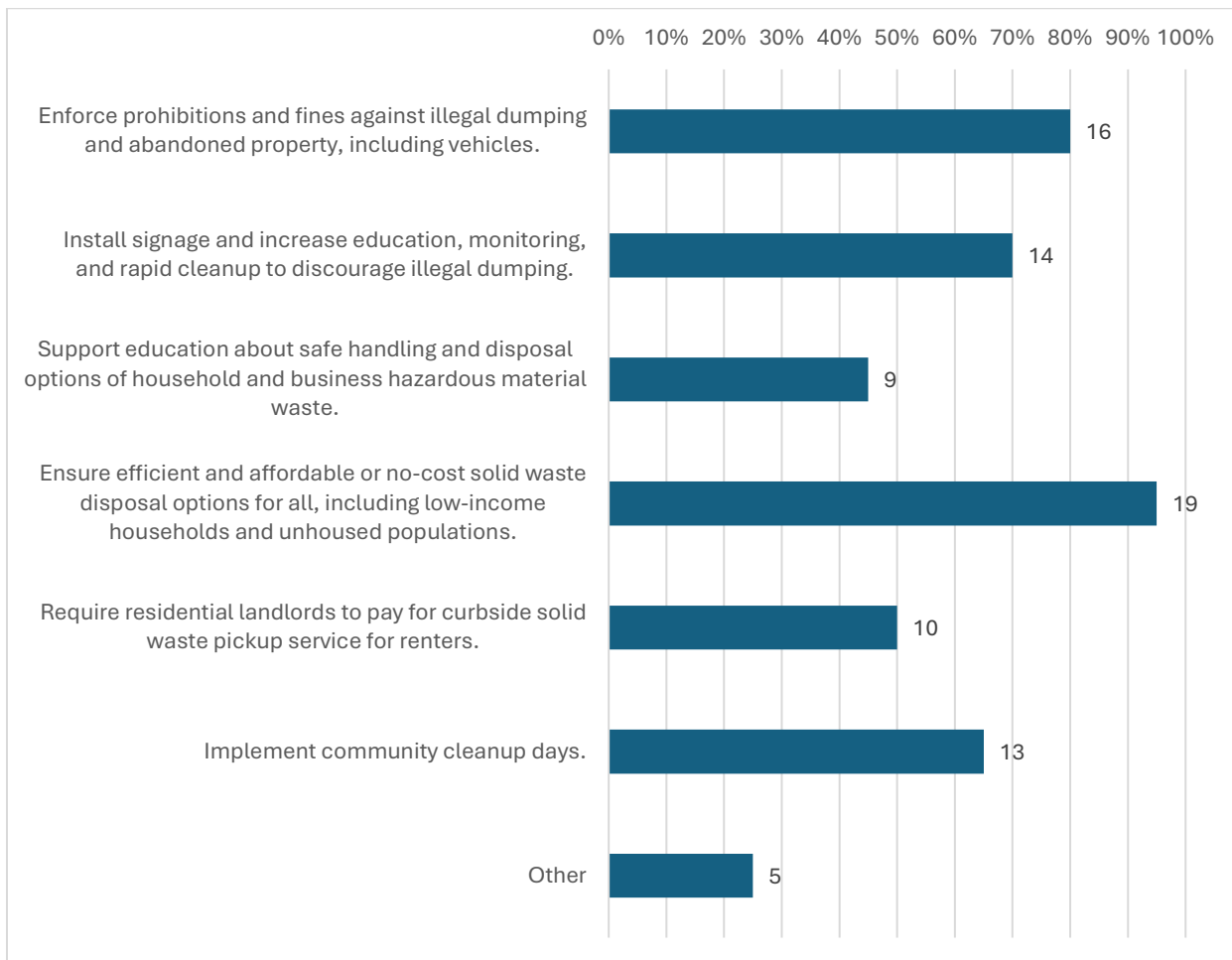


Total number of responses to this question: 18

“Other” responses:

- Change Kelseyville name to Konocti out of respect for the Native Americans.
- Create more community involved events where indigenous people can teach the rest of the community about there peoples history, traditions etc, in an unadversarial environment. Exchanging thoughts, ideas, abilities, etc that make the whole community better
- T he tribes should pay taxes like everyone else
- This topic gets too much attention. The Roman Empire no longer exists. The Aztecs, the Mayans, the Inca no longer exist. Populations come and go on a historical timeline, survival is dependent on adpaptation, not preservation.
- Stop killing animals
- Respect indigenous lands and culture with reasonable approach to future developments

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

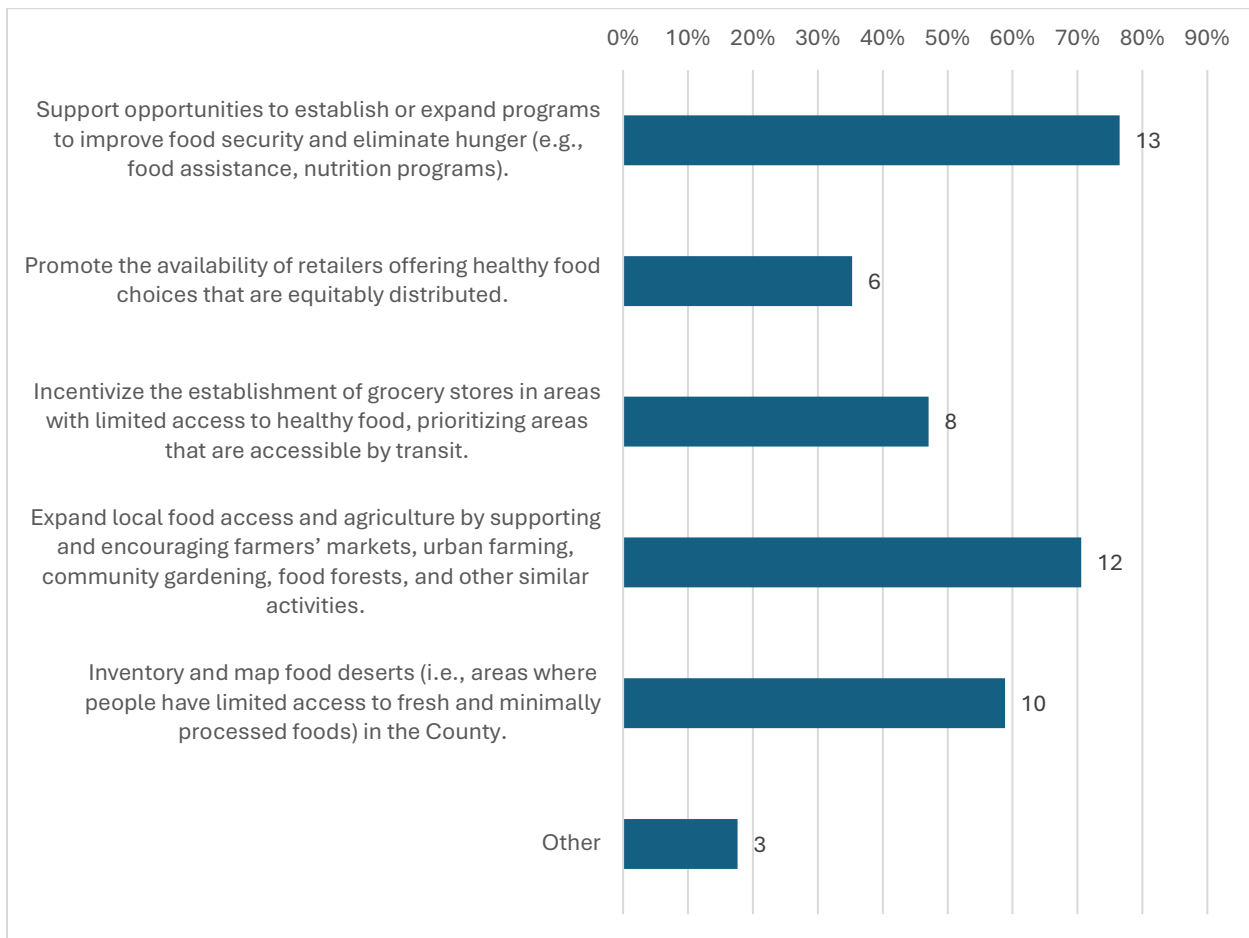


Total number of responses to this question: 20

“Other” responses:

- Garbage pick-up should be affordable for all. Perhaps sliding scale.
- Requiring landlords to pay for garbage pickup = smallest cans possible = more tenant garbage on property. I know tenants who would pay for larger cans but are not allowed to.
- Bring back recycling locations
- Rapid, immediate, cleanup will always be necessary.
- Provide recycling centers

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

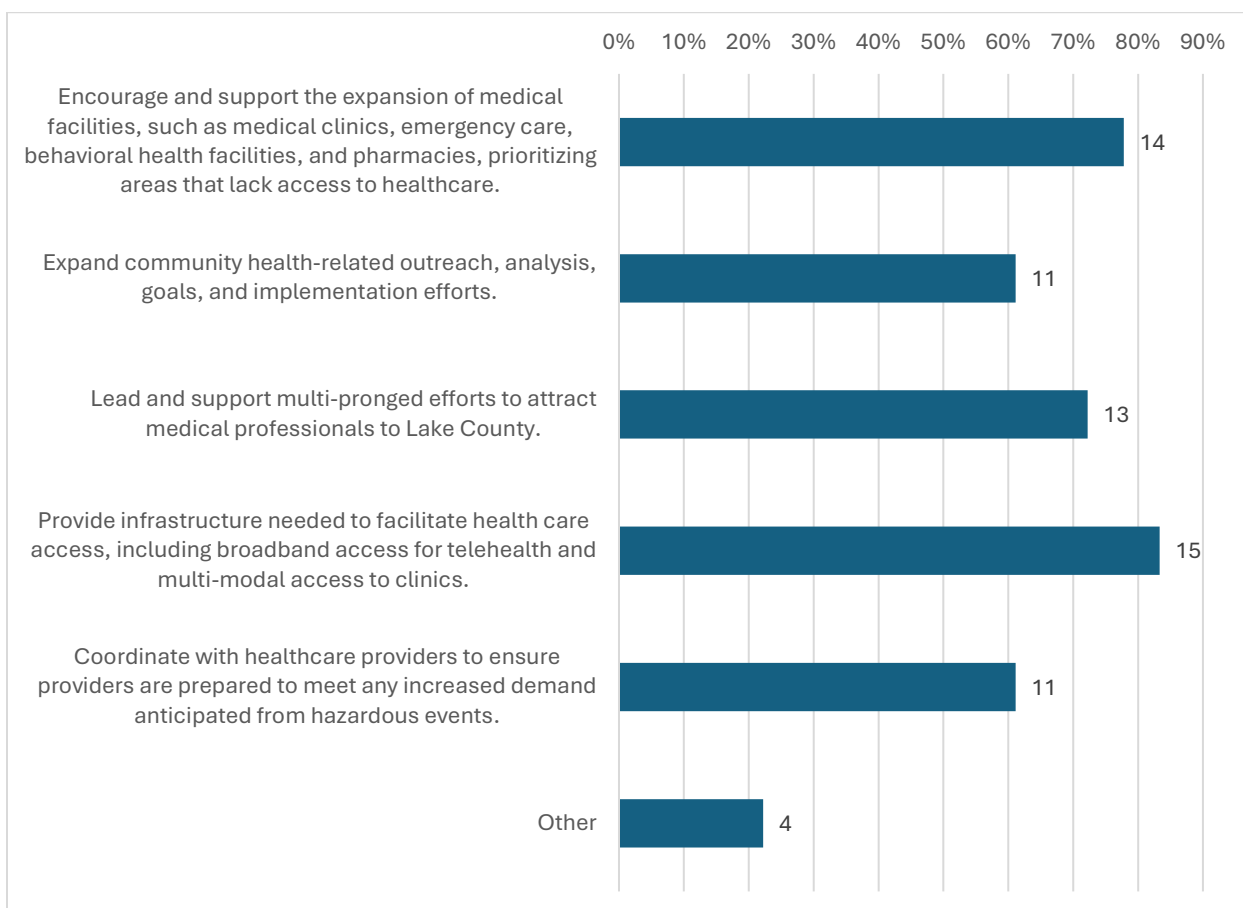


Total number of responses to this question: 17

“Other” responses:

- Give property tax credits to grocery stores for a % of their sq.ft. space allotted to fresh food stocking.
- Community gardens near homes
- Partner with Blue Zones to expand access.

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

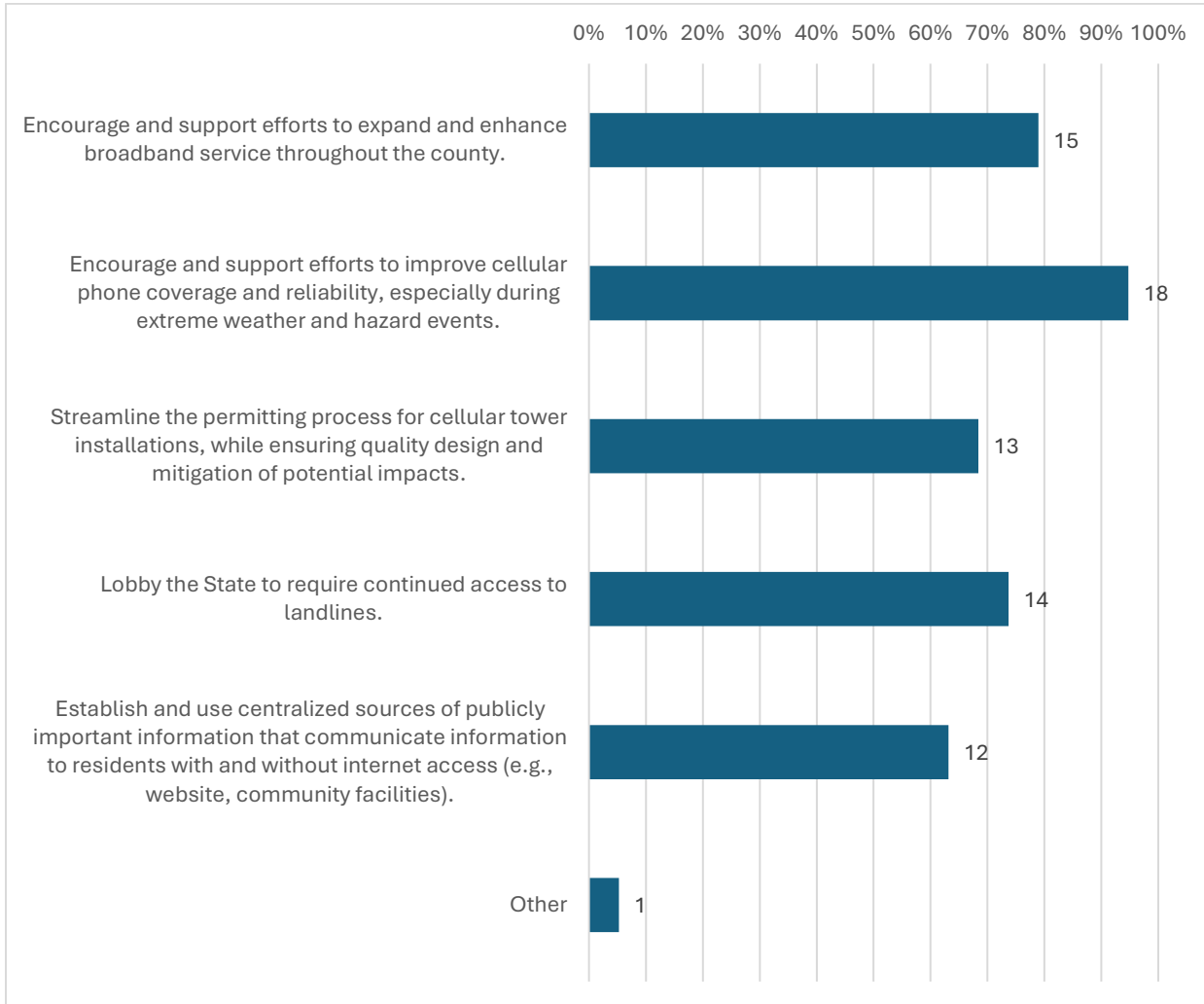


Total number of responses to this question: 18

“Other” responses:

- Join a movement for Health Care for All.
- Create Healthcare accessible low/no cost facilities, such as swimming pools, exercise facilities to improve health
- Get providers that accept our most used insurances. Focus on retaining providers. They already come for the hiring bonuses, then leave quickly after the contracted period.
- to keep people healthy, develop walking and bike paths and build community swimming pools with separate hours for seniors.

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

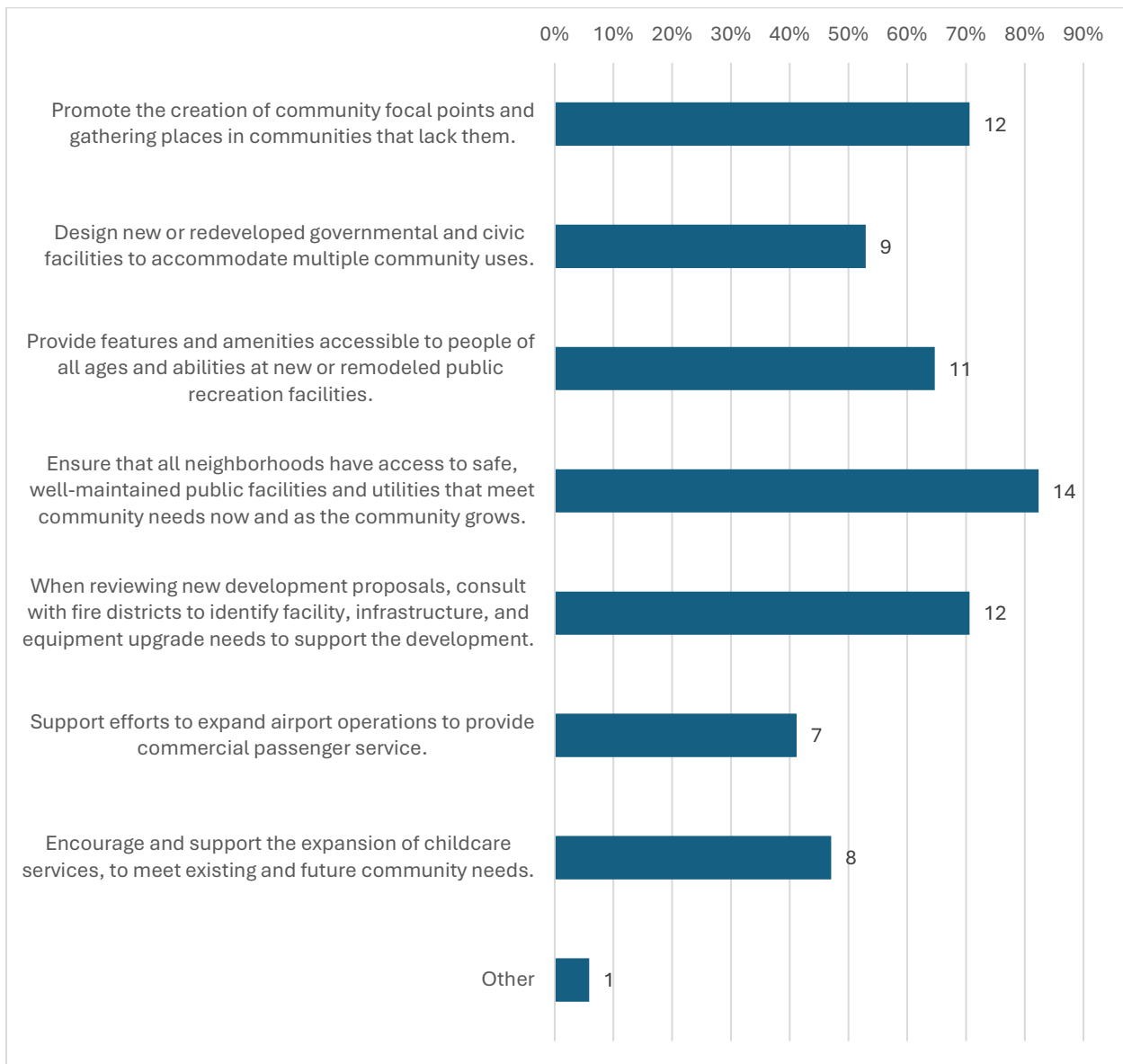


Total number of responses to this question: 19

“Other” responses:

- We have big problems with cellular reception in Lake County, so Landlines need to be accessible. Apply for Grants/& or loans to get high speed internet to Lake County residents.

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

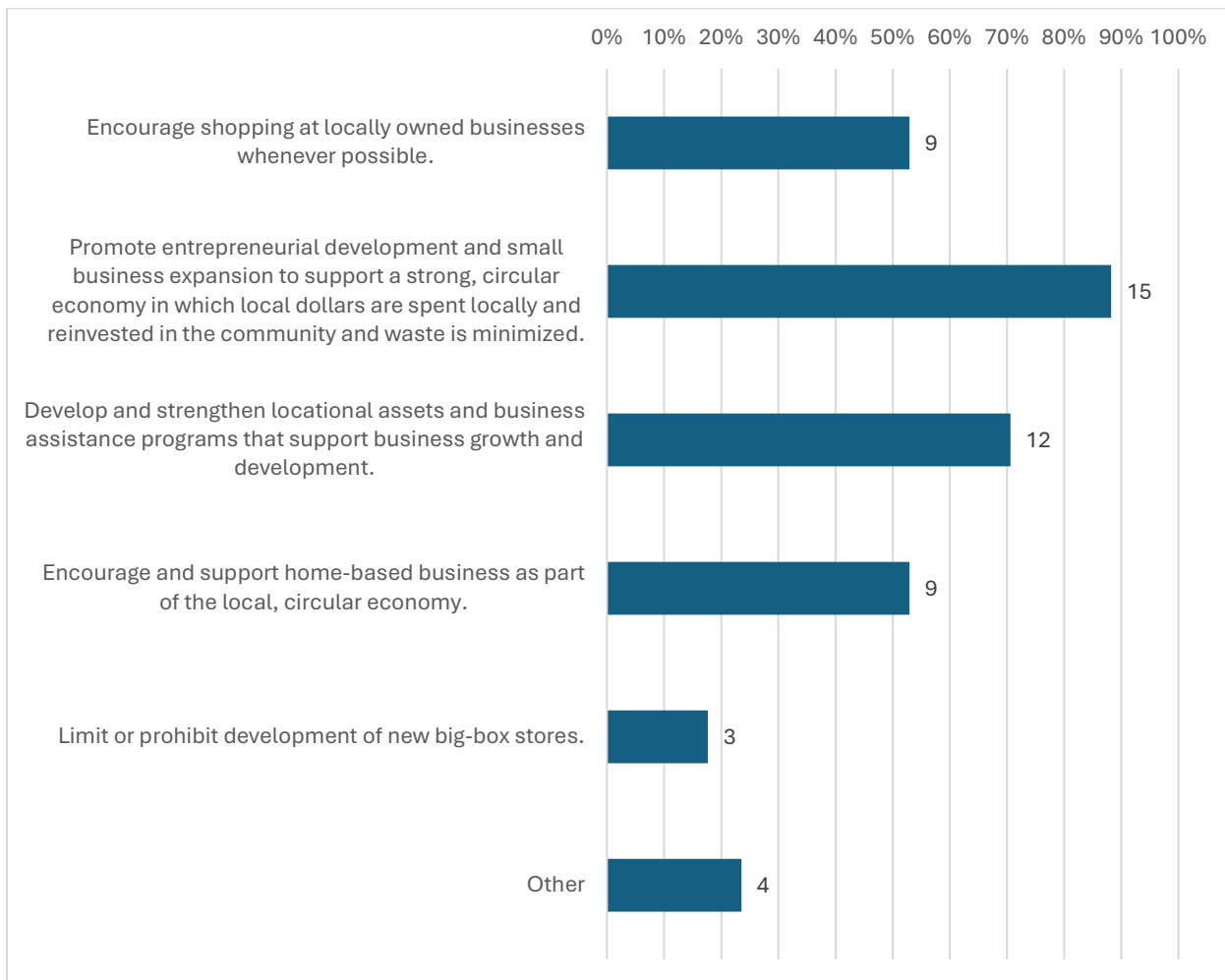


Total number of responses to this question: 17

“Other” responses:

- We need a community taxi service (more than one)

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

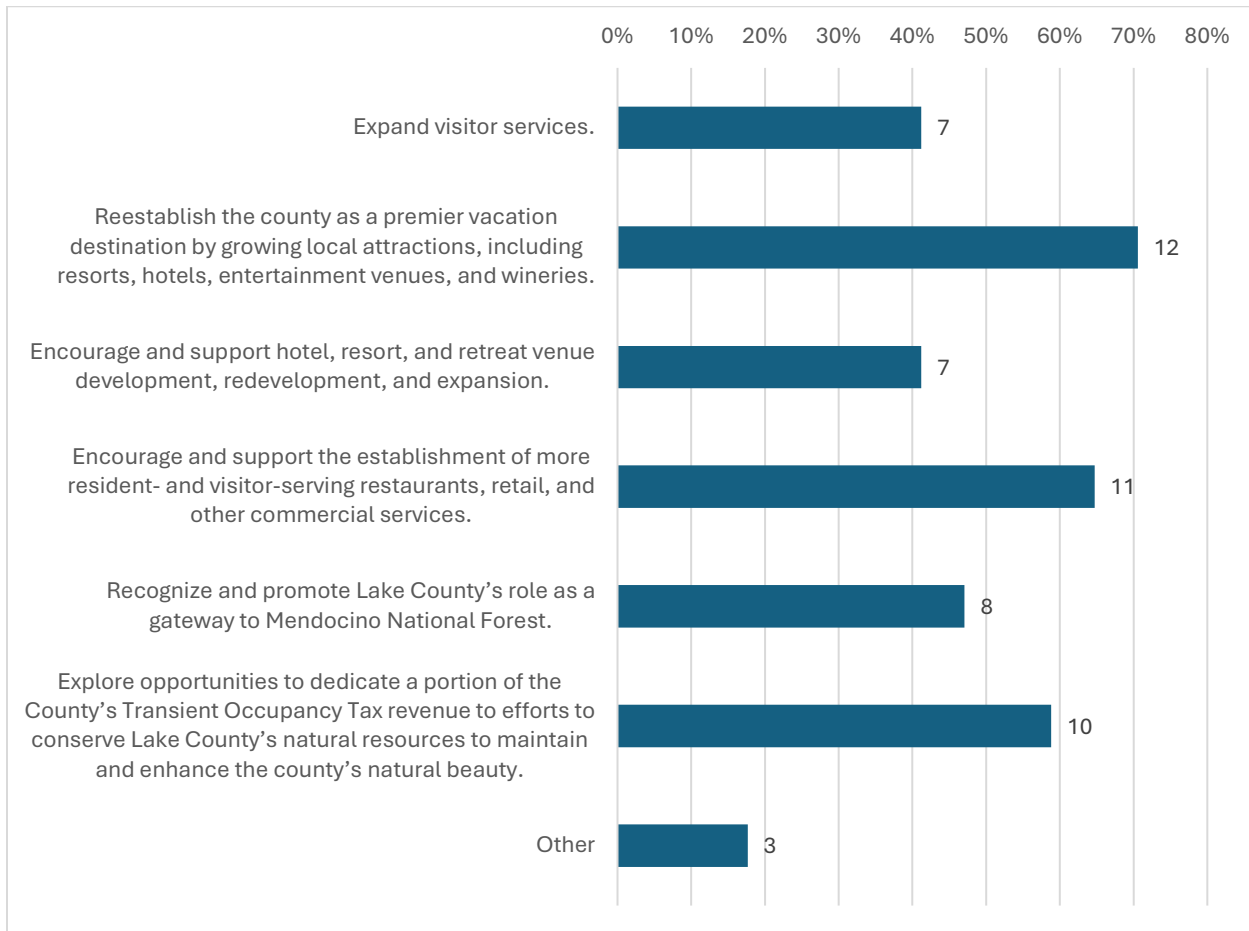


Total number of responses to this question: 17

“Other” responses:

- Make it easier (more cost effective) for landlords to work with small businesses on rent prices. Small businesses can't survive when they have to pay the rent people are asking up here now.
- Education and support for small businesses to keep prices down. Many residents cannot afford the extreme markup of local businesses
- We need manufacturing in the County. How about cutting all the dead timber and doing something with it.
- Work with local colleges on programs that partner with business such as vineyard management, wine making, blue collar service ie electricians , plumbing.

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

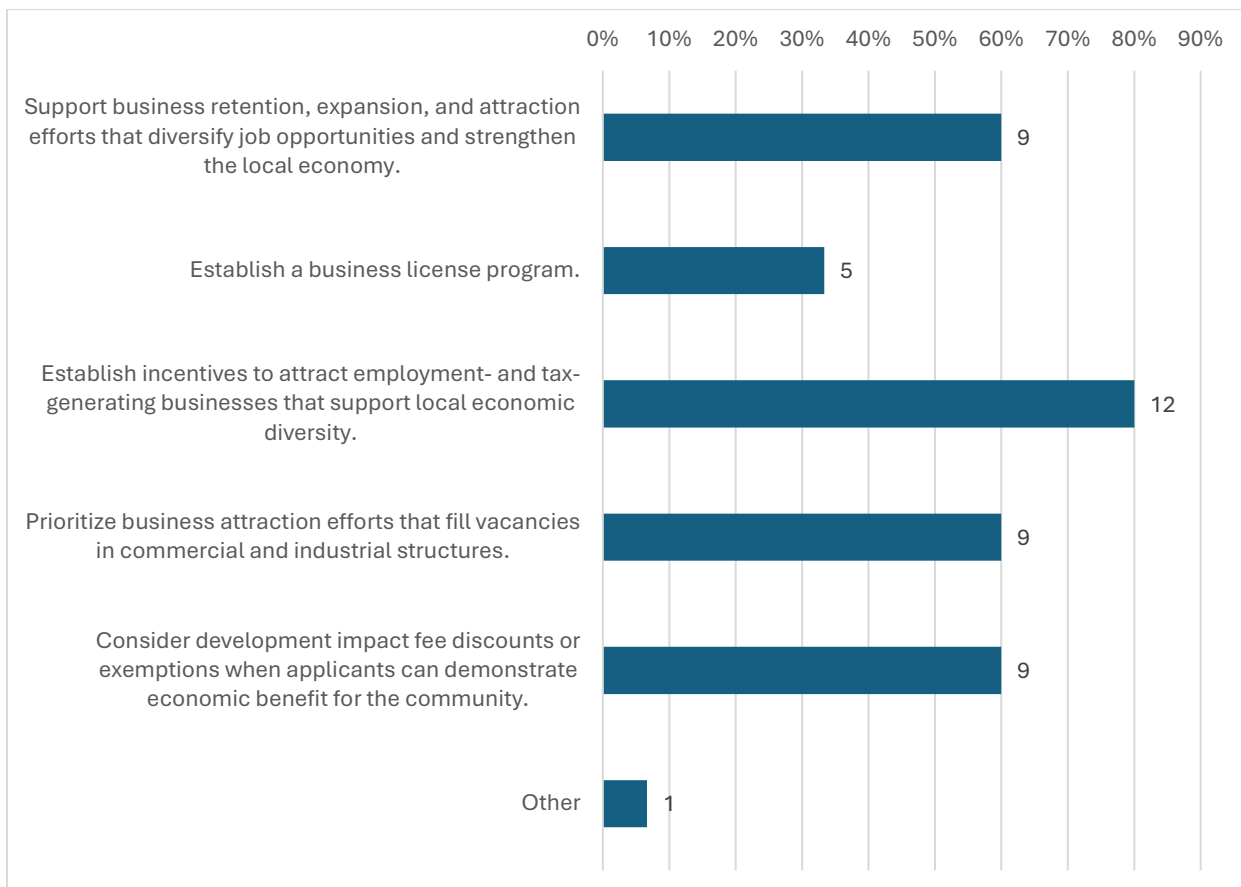


Total number of responses to this question: 17

“Other” responses:

- Do what's necessary to get the lake cleaned up so it doesn't stink during the hottest months.
- Use the tax to get homeless encampment under control (centralized and maintained) they are an eye sore and deter tourists.
- Work on fixing the lake algae issue, people don't want to come to a smelly lake, expand hotel services.

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

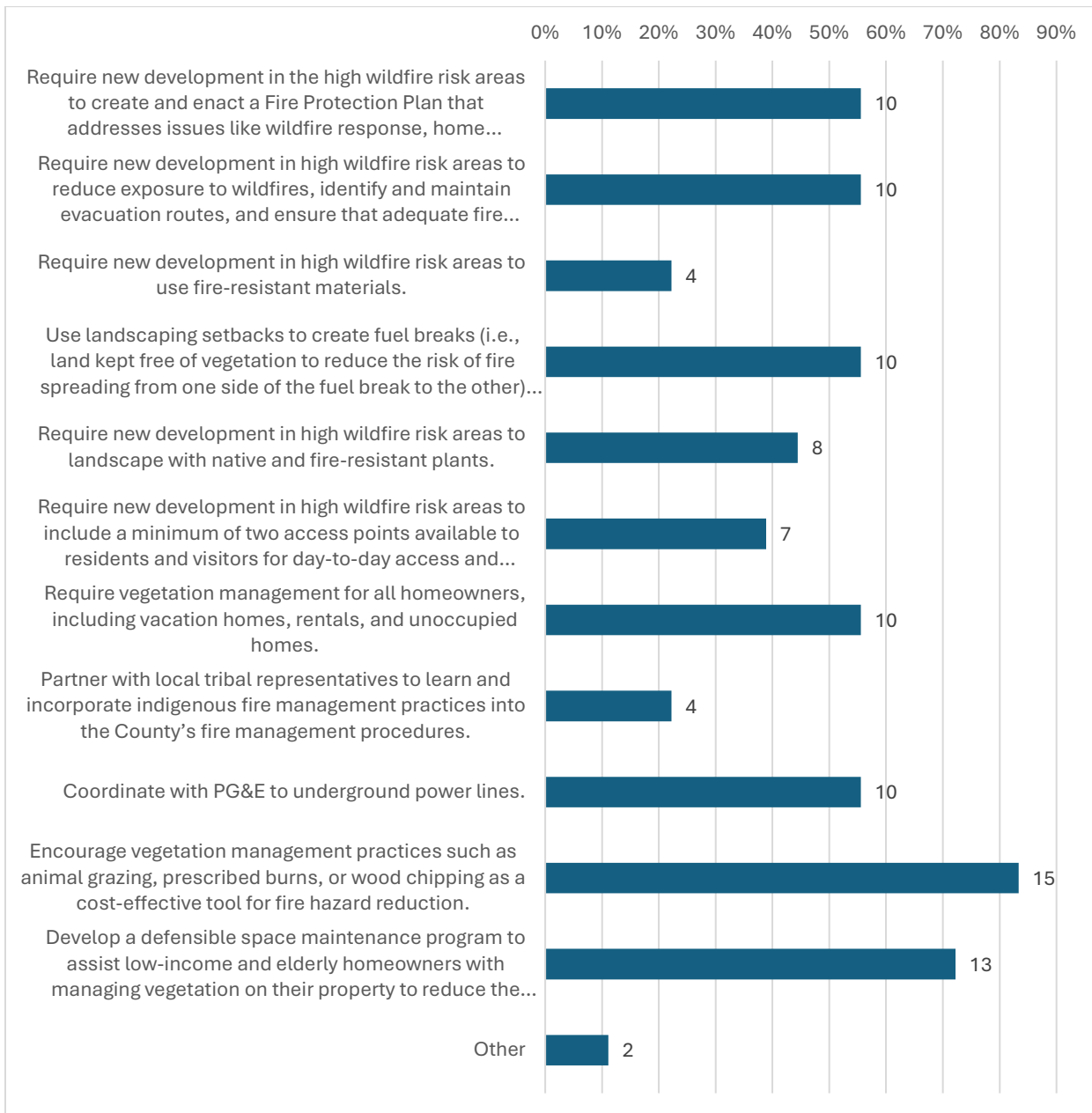


Total number of responses to this question: 15

“Other” responses:

- Consider figuring ways to assist property owners to maintain properties that are used for small businesses.

Question 26: How should the General Plan work to reduce wildfire risk in the county?
 (Select all that apply)

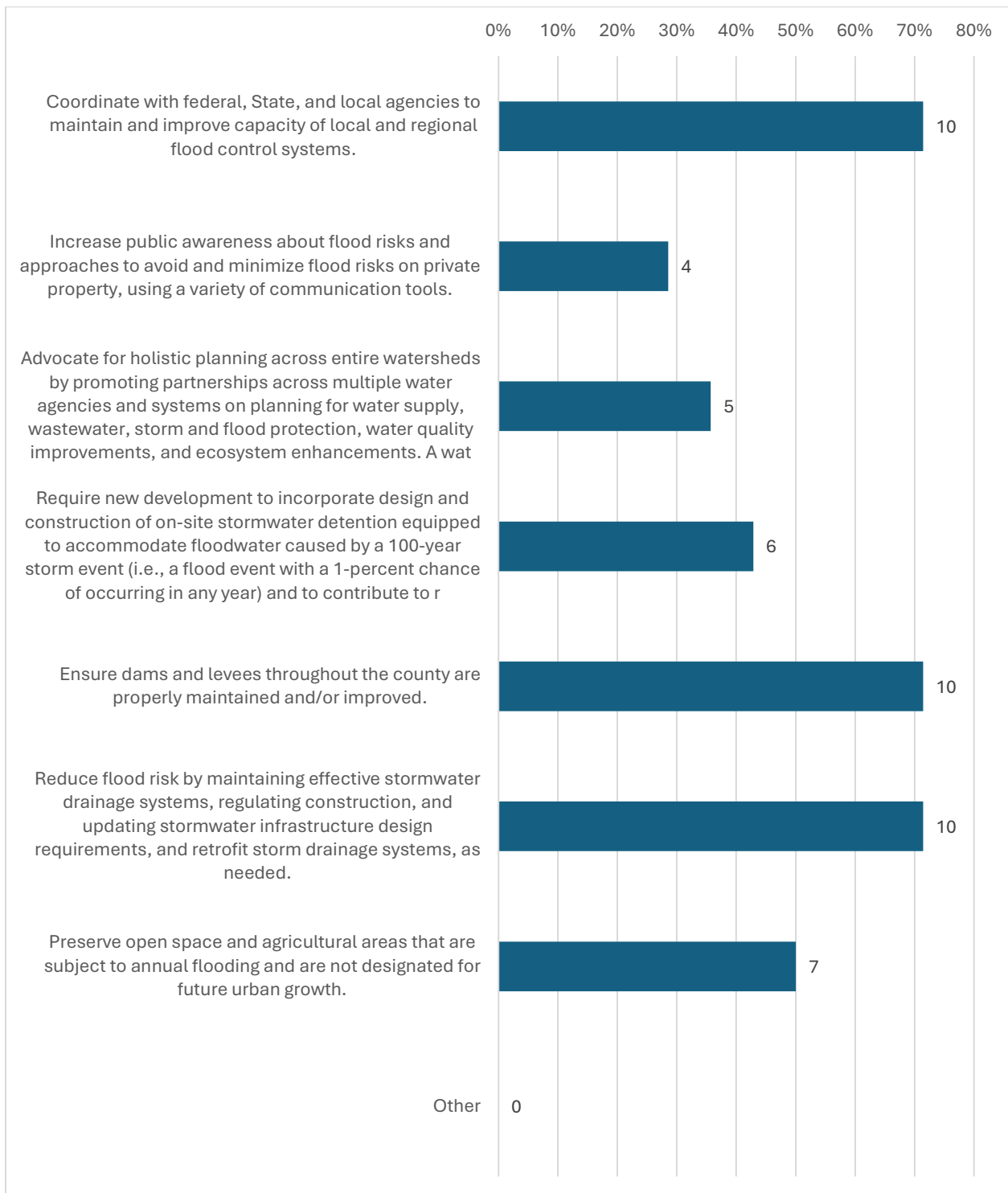


Total number of responses to this question: 18

“Other” responses:

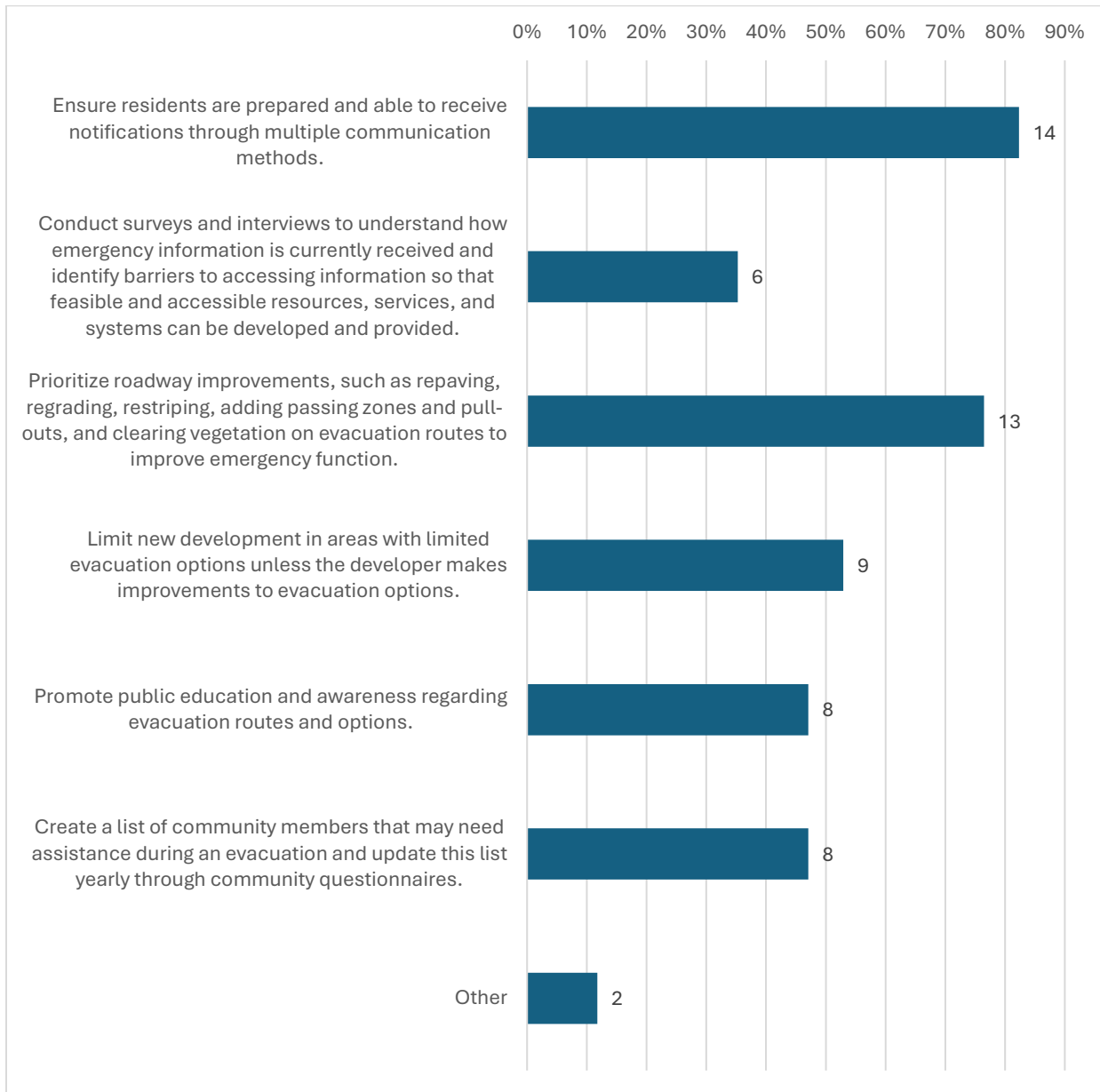
- Lower lake needs a second manned firehouse to both aid in response time and be recognized by insurance companies to avoid homeowners being dropped
- Do nothing with wildlife it's their land they were here when Indians were here. Stupid if everyone gets rid of the wildlife that is the eco system also.

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



Total number of responses to this question: 14

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: 17

“Other” responses:

- Provide resources or access to resources for low income large animal owners
- Encourage Neighborhood contacts to help with evacuations

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: 15

“Other” response:

- Water fountains by bus stops with a bench
- Establish additional snow plows for county use in snow events

Part 6: Other Input

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

- Surface water source water companies on the lake are becoming increasingly impacted by water quality in the lake. You need to loosen/streamline/make-it-easier for existing water companies to drill new ground wells on their property to replace their reliance on surface lake water. Water water water, it all depends on water. Ground wells adjacent to the lake bed aquifer will always have water in them.
- Leave people alone that own property
- Speeding in our area is a big problem. Perhaps speed bumps would be a deterrent. Law Enforcement is hardly a presence unless called for an emergency.
- Give this survey pg/pgs or question/questions so people don't give up on the 5th page.
- Fixing the Lake quality is a must priority as well as additional hotels, public rentals, roads need attention as well