

Lake County 2050 Community Change Survey Results Rivas Area

Introduction

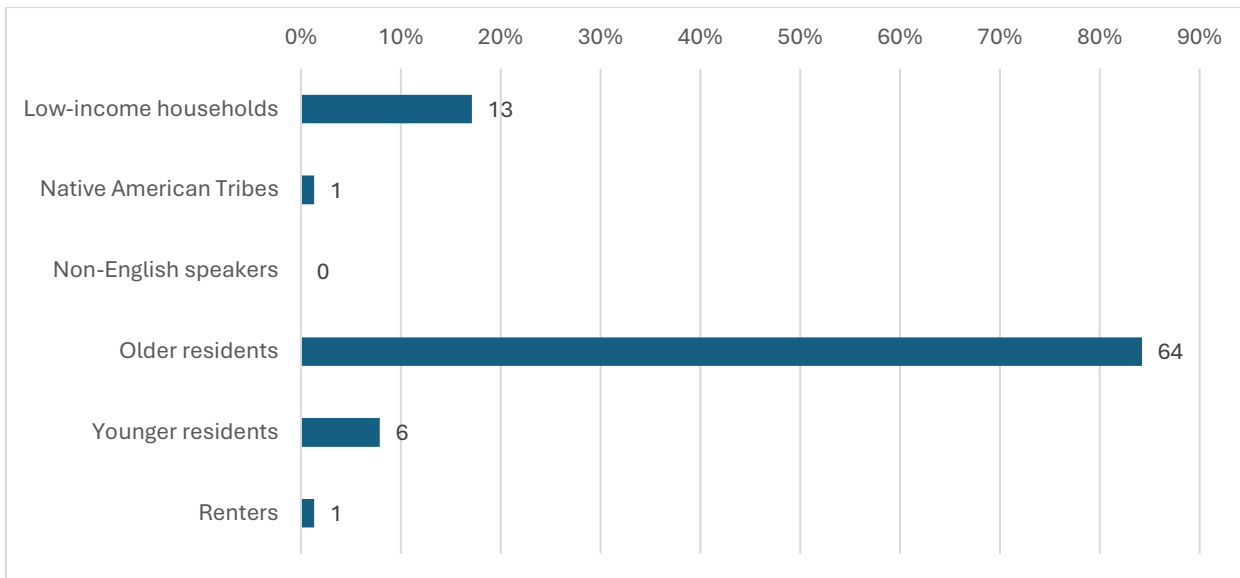
From August 5 through September 13, 2024, a comprehensive survey was conducted in the Rivas Area to inform Lake County 2050, the County’s General Plan Update. The goal of the survey was to gather input on land use, policy, and related changes to the General Plan. There were also questions included to 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 95 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.

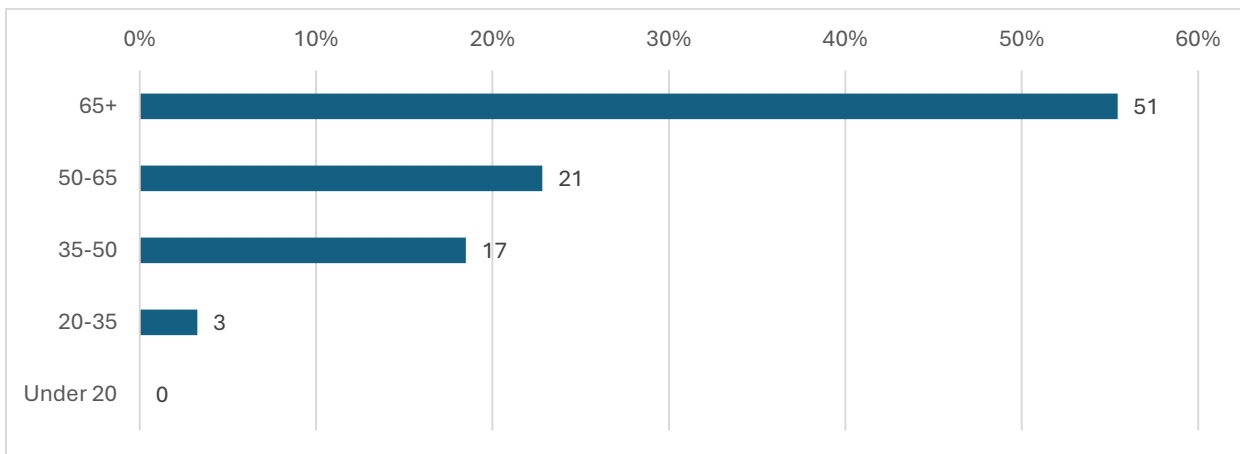
Part 1. Tell us about yourself

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



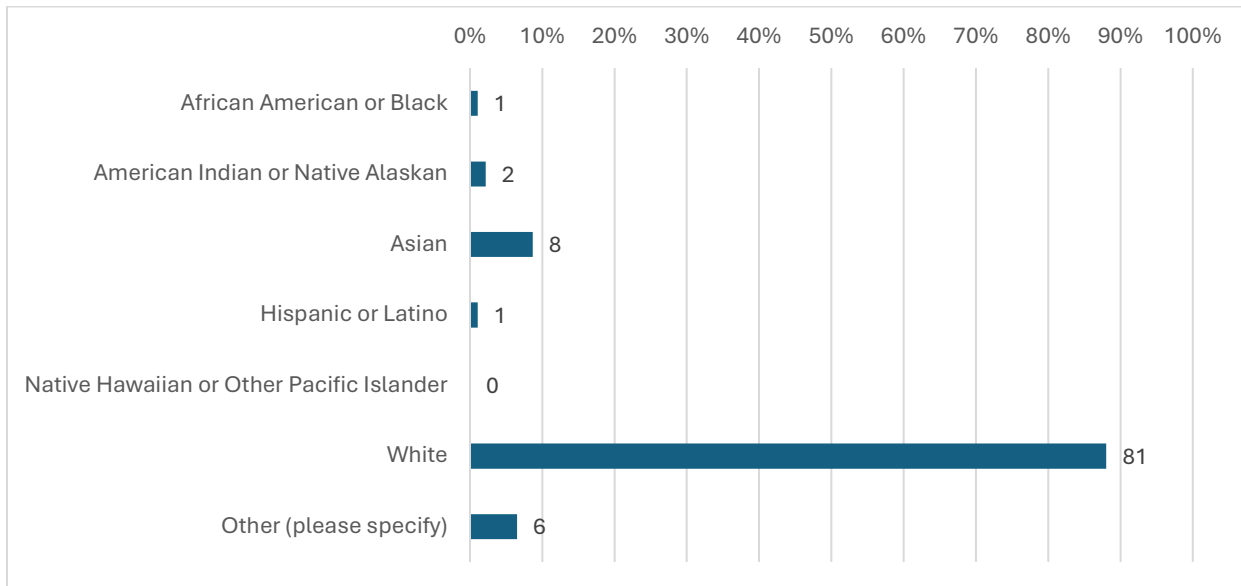
Total number of responses to this question: 76

Question 2: How old are you?



Total number of responses to this question: 92

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



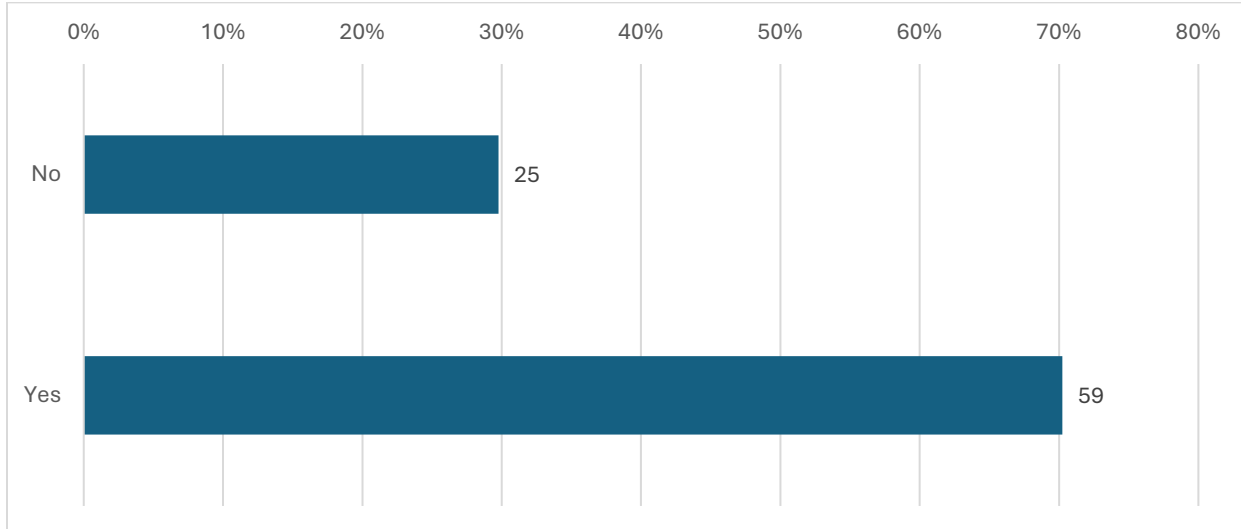
Total number of responses to this question: 92

“Other” responses:

- Italian/British
- Mix
- None of your business
- mix
- Northern European
- Western European

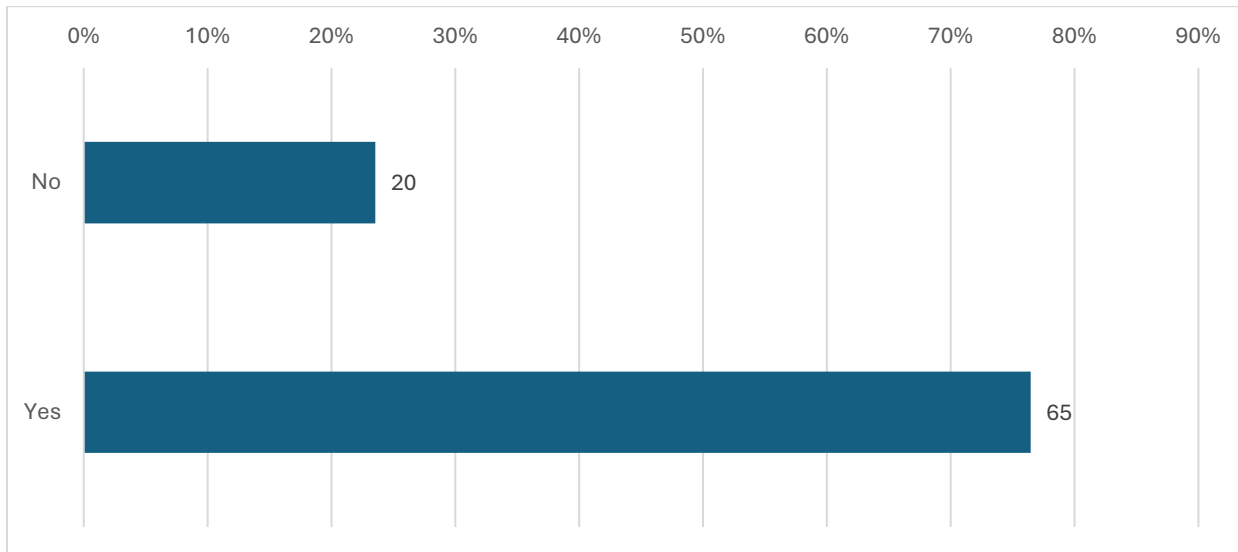
Part 2: Other Land Use Changes

Question 4: Should mixed use development (i.e., development that includes both commercial and residential uses) be allowed in Commercial designations?



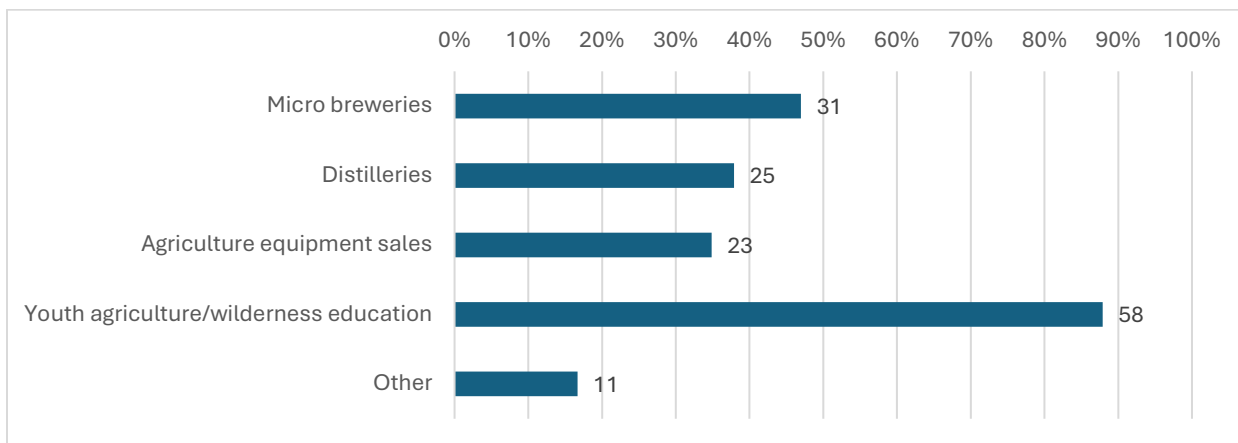
Total number of responses to this question: 84

Question 5: Should additional agriculture-supportive uses be allowed in the Agriculture land use designation?



Total number of responses to this question: 85

If yes, what kind?

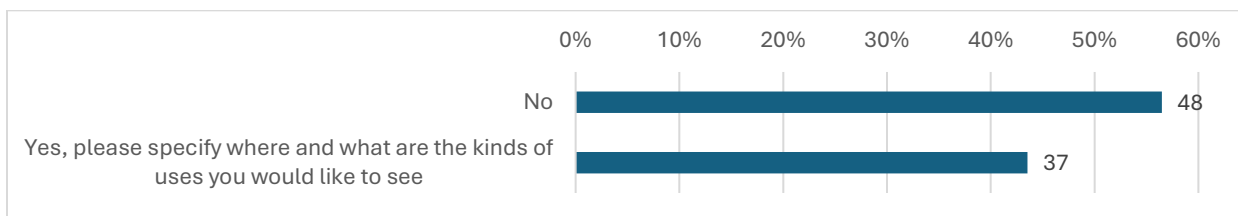


Total number of responses to this question: 66

“Other” responses:

- I'd be okay with processing facilities (micro breweries, distilleries) if they were also a "destination" (e.g. they have a bar + dining), and if the industrial-looking parts were limited to a small size or hidden from view.
- Micro breweries that are also a dining destination and set back away from the road so as to not impact the agricultural scenic experience.
- Farmers Markets, etc., but don't impede on open space.
- what ever the need
- marijuana cultivation and processing
- Parks, campgrounds
- Open areas with benches to sit
- All aspects of Agri-tourism, including camping.
- I believe all these are good uses
- Agritourism including accommodations and food service
- Farm tour Air B and B type facilities; event centers

Question 6: Would you like more commercial development (e.g., gas stations, hardware stores, professional offices) in Rivas?



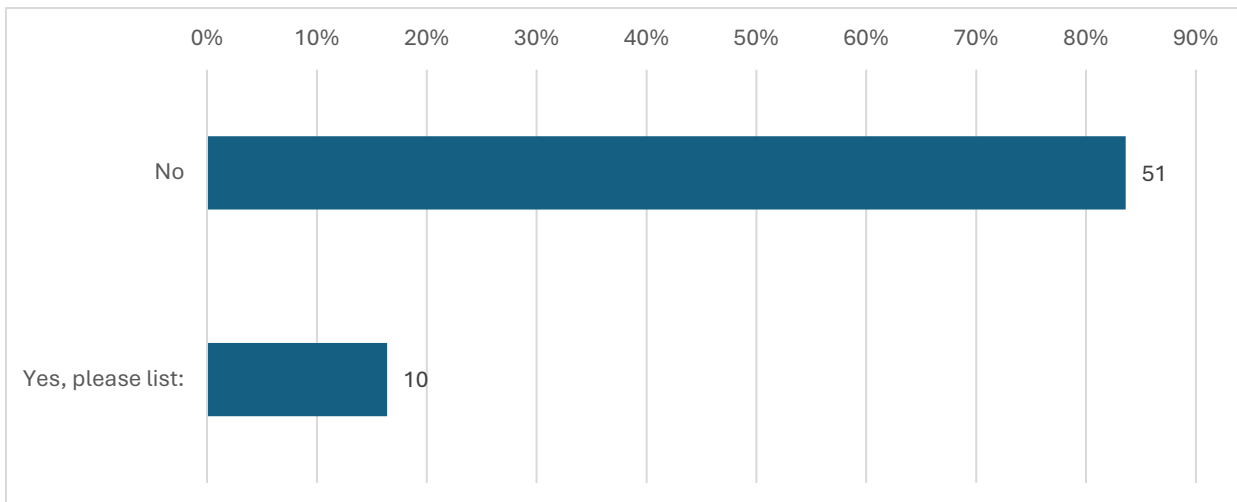
Total number of responses to this question: 85

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

- Between Riviera Foods and Kit's Corner, a small development with a couple of restaurants and more professional offices would be nice. Ideally businesses that offer more than min. wage, with employees living and spending in the county.
- Restaurants, sheriff station,
- Pharmacy, restaurants, retail, hotels off 281
- A Gym that would actually pass a health inspection
- Where: between riviera foods and Hwy 29. Uses: professional offices/business that pay greater than minimum wage and or offer professional growth/development. The goal being to provide meaningful and long term employment opportunities that lead to reinvestment in the local community.
- Hardware stores, Medical offices
- Fire station
- restaurants, post office, bank
- High end hotels
- Fire Department
- Need another market and more restaurants in the Kelseyville riverias
- Stores
- On Highway 29
- whatever is needed
- restaurants/supermarkets
- over by the initial Riviera (i.e. "Riviera Foods")
- Private doctors offices. (not extensions of organizations)
- More food places.
- any and all
- I would like to see all the empty spaces used and cared for by the community.
- food locations
- Hardware Store
- Benches in areas to rest and enjoy the view. Dog parks. Kids parks. Walking and hiking areas close by.
- all
- EV Charging at wineries and shopping areas
- Gas stations
- Ups store
- Soda bay rd corridor, hardware, professional
- Hardware, Markets...
- Restaurants
- Super charging station, grocery store with wider selection of products, varieties of restaurants, veterinarian
- Commercial. Not sure where
- Clearlake Riviera: Big box markets, department stores commercial offices, personal services.
- Fine Dining
- Small stores and food service
- gas station with car wash, diner-style eatery with plenty of parking in the area of Soda Bay and Point Lakeview intersection
- Restaurants

Part 3: Individual Communities and Neighborhoods

Question 7: Are there any communities or neighborhoods that are not well represented in the existing LAP?

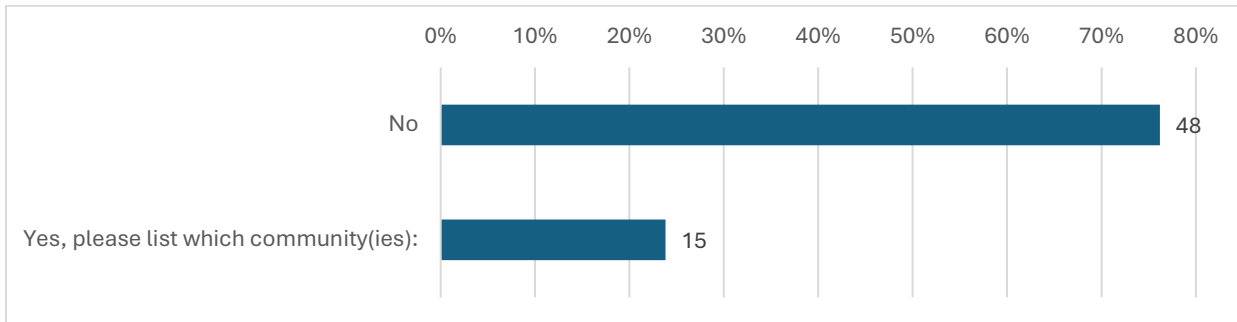


Total number of responses to this question: 61

Responses to “Yes, please list”:

- Kelseyville riviera
- I'm actually not sure...
- Those who expect a park, a lake access as part of living in the Rivs. Other associations made sure to have access to a lake, camp area and or a park.
- Empty lots not being trimmed
- Kelseyville Riviera needs recreational parks. A lot of houses and families live in the area.
- Konocti Riviera
- What’s LAP?
- Most
- The Red Hills AVA. This needs to be it's own LAP.
- Mobile Home Parks and unincorporated communities

Question 8: Are there any communities or neighborhoods that require localized policy guidance?

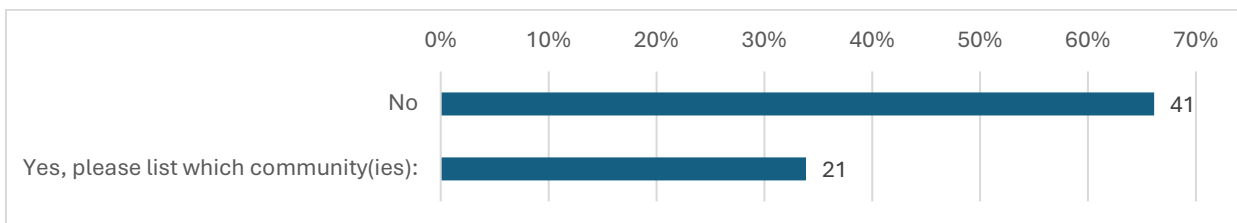


Total number of responses to this question: 63

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

- 3 Rivas - Do to larger residentials
- Clearlake
- Kelseyville rivas
- Probably, due to the higher crime rate on the Eastside of the Lake
- Riviera West
- Don't know
- Kelseyville Riviera
- Kelseyville Riviera
- Clearlake Riviera
- Most
- The Red Hills AVA.
- All
- Clearlake Riviera
- Soda Bay
- If anything, Kelseyville Riviera needs help with updating policies and educating owners.

Question 9: 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: 62

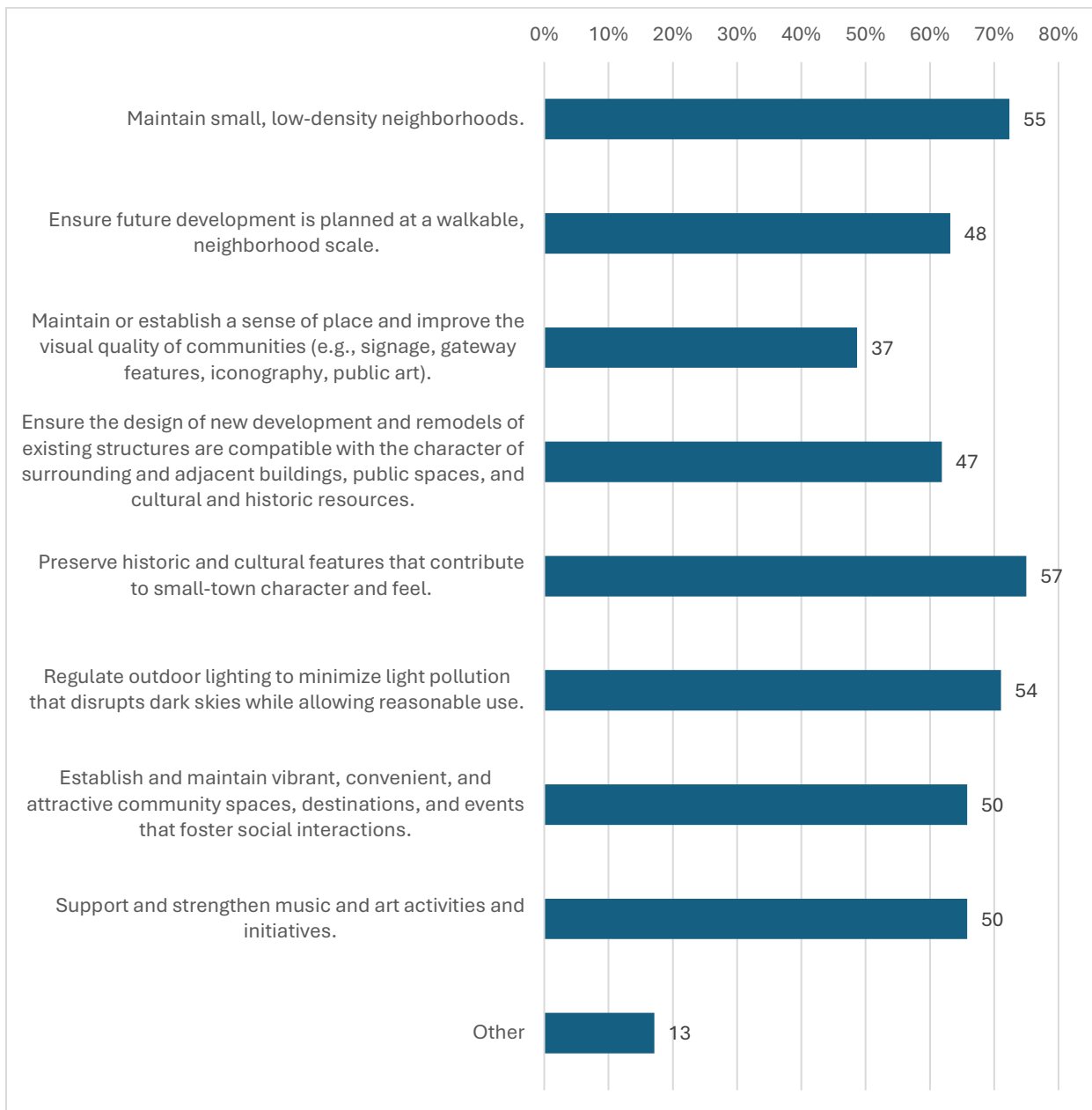
Responses to “Yes, please list which community(ies)”:

- between riviera west and riviera heights need a mini store and fire house
- To maintain the integrity of the development.
- Clearlake
- Rivas
- Kelseyville riviera
- In some of the older resorts that have existed for years, but also show the wear/tear of time and are probable used for homeless or impoverished populations
- Rivas

- Riviera West
- Kelseyville Riviera
- Konocti Riviera
- Don't know
- Clearlake Riviera
- Most
- Kelseyville riviera
- Kelseyville. There needs to be less high density housing allowed in Kelseyville.
- City of Clearlake
- Kelseyville Riviera
- Any and all
- Clearlake Riviera
- Soda Bay
- All

Part 5: Policy Options

Question 10: How should the County preserve small-town character? (Select all that apply)



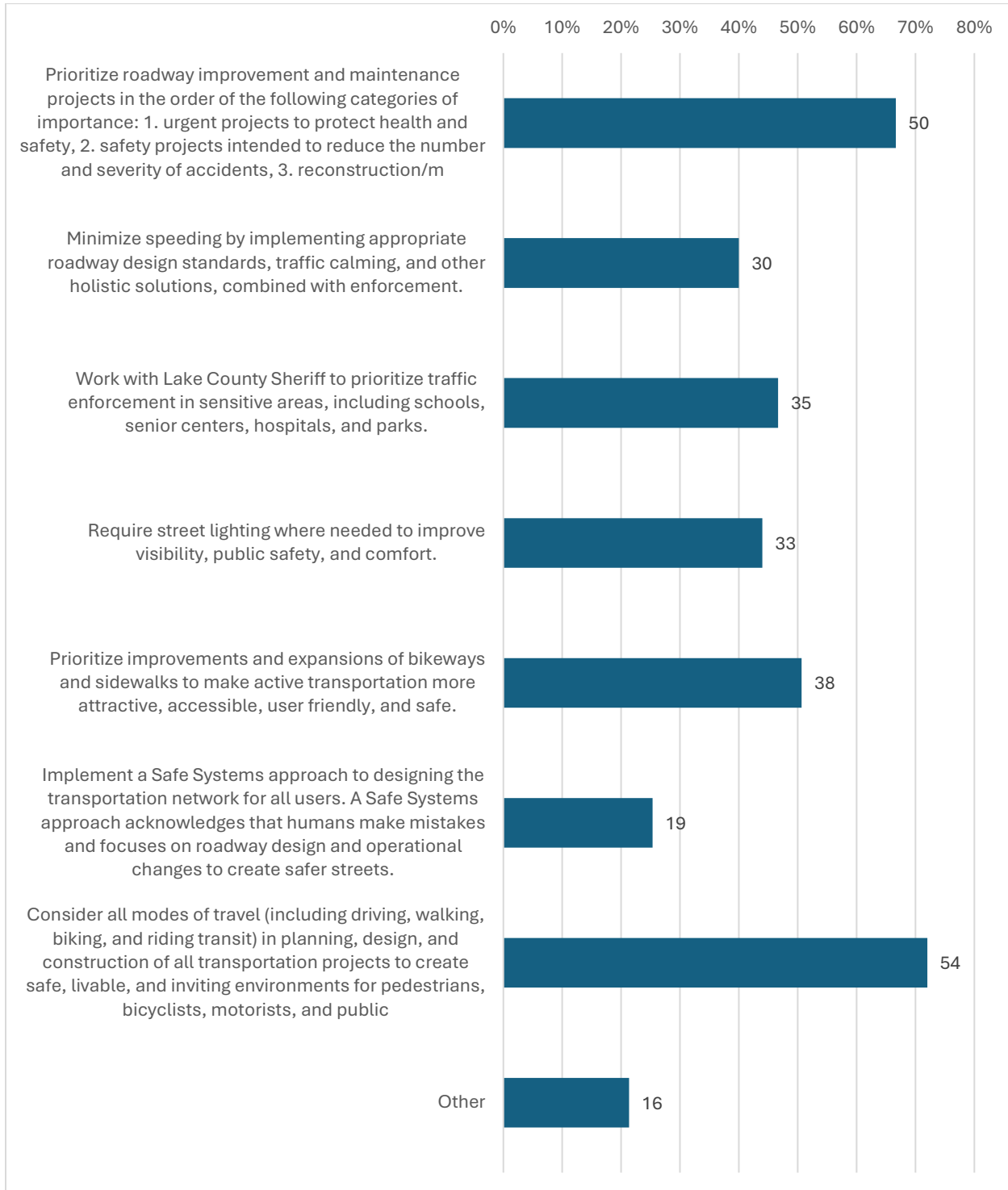
Total number of responses to this question: 76

“Other” responses:

- If "maintain" means "keep existing," I would like for the county to maintain small, low-density neighborhoods.
- Maintain existing small low density neighborhoods.
- Designated parks in the Riviera
- recreation areas in Kelseyville Riviera
- Encourage community participation in planning and development.
- Avoid gawdy neon lights as much as possible!
- Encourage or require the replacement of power and communication lines from above ground to underground
- Walking trails throughout Kelseyville Riviera would add to the quality of life.

- Better roads and to maintain streets, eliminate electrical poles and place them under ground
- Ensure the name of Kelseyville remains.
- There are only 2 roads in and out of the rivieras and they are in sad shape. Have to do better about repaving
- More shaded parking in public places
- Before any development, clean water should be a priority. Since current infrastructure isn't maintained, why put in more?

Question 11: What should the County do to improve roadway safety for all users, including drivers, bicyclists, and pedestrians? (Select all that apply)



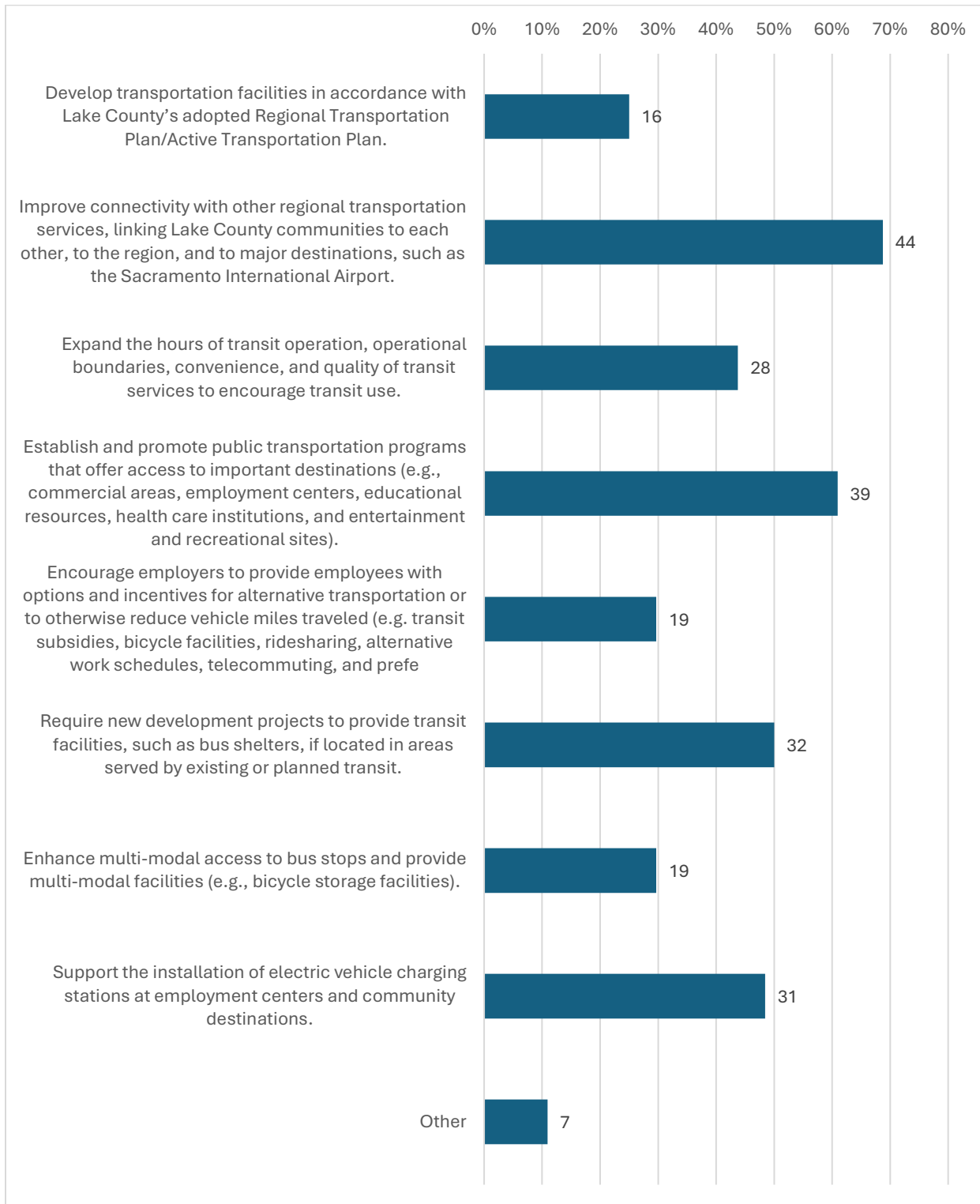
Total number of responses to this question: 75

“Other” responses:

- Please fix (reconstruct/maintain) our roads before expanding bikeways/sidewalks.
- Related to the first option: Prioritize reconstruction/maintenance projects over safety projects intended to reduce the number of accidents. Additionally, bikeways and sidewalks are a good long term investment that I support, but not a realistic focus in the next 25 years considering current conditions and needs.
- soda bay road is so windy and small for bikes and cars together
- Insure ADA compliance
- sidewalks and bike routes in the Kelseyville Riviera
- Expand road width in Soda Bay Road corridor.
- In some countries bike lanes are protected with curbs between the lane and street.
- Please add a crosswalk with flashers on HWY 281 in the center of Kelseyville Riviera at the main intersect
- Paved the roads
- Please fix the road, plenty of potholes
- Maintain the roads we already have

- Focus on repairing the extremely poor quality of county maintained roads.
- light up on both sides crosswalk from Riviera Market to the businesses across the street.
- Speed and tail-gating enforcement along Point Lakeview!!!!!!!!!!!!!!!!!!!!
- More CHP and sheriffs to monitor speeding in the riviera and 29
- Maintenance of current roads would be great.

Question 12: How should the County improve the sustainability of the transportation network and support access to transit? (Select all that apply)

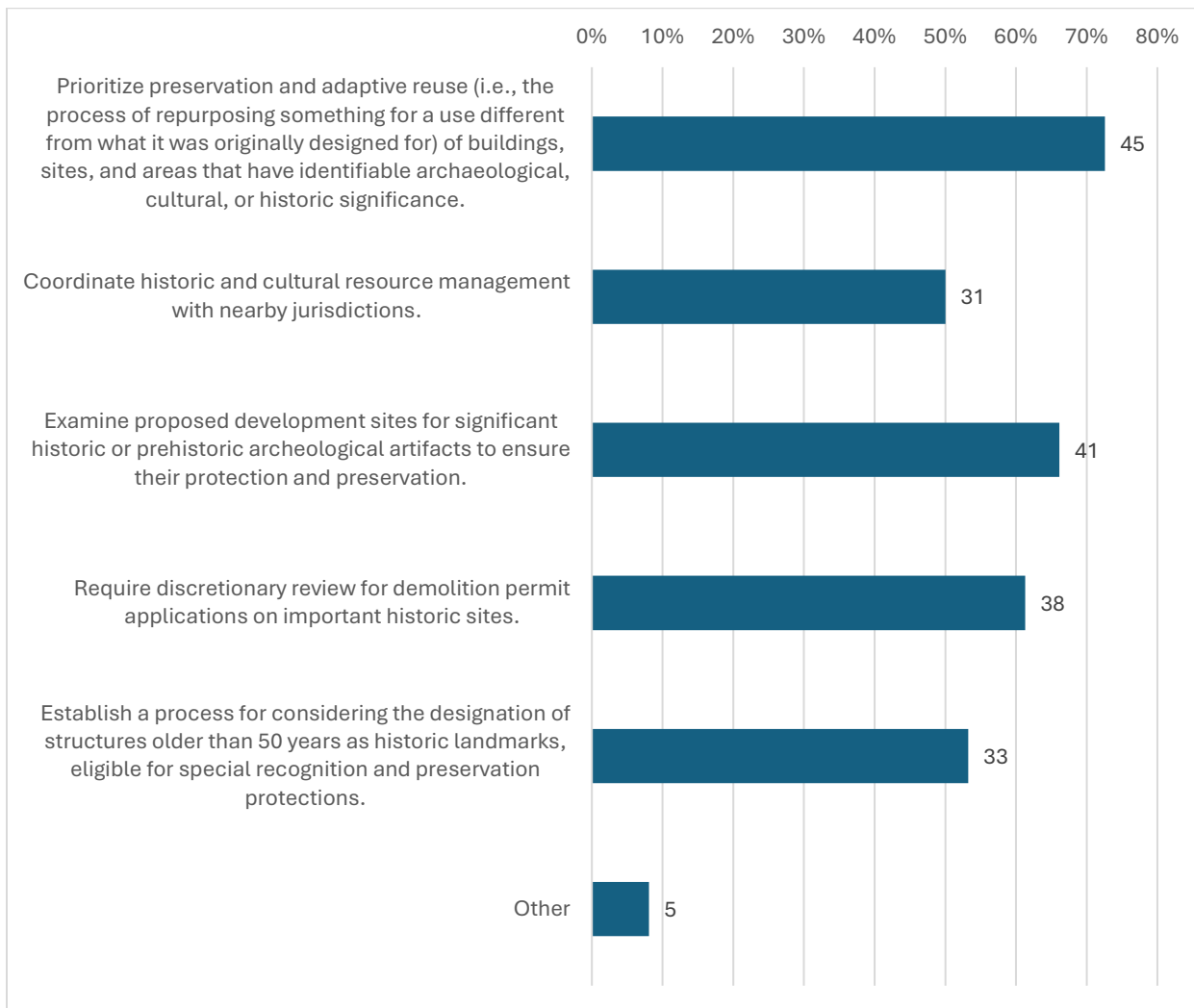


Total number of responses to this question: 64

“Other” responses:

- I would love to see a transport service to SMF and STS airports, and to Santa Rosa in general. Maybe also (better) services to the Bay Area. Also, I don't know that it falls under this policy necessarily, but: incentivize solar panel installation in commercial parking lots. Clean energy production + shade for cars = win-win.
- Related to the 5th option: Encourage employers to provide employees with options and incentives for alternative transportation or to otherwise reduce vehicle miles traveled through ridesharing, alternative work schedules, telecommuting, preferential parking for carpools.
- IMprove the bus shelter at Klts Corner and add on near the Riviera Market
- Build freeways, and improve highways, major roads with bicycle safe lanes or shoulders completely around the lake and to access all towns.
- Add direct bus line from Lakeport to Kelseyville riviera (no transfers) and add stops within Kelseyville Riviera. It is not feasible to walk home from the Riviera market for most homes in the Kelseyville Riviera.
- Public transportation should be funded solely through ridership and not public funds.
- Maintain what we have now!

Question 13: How should the County protect, preserve, and manage historic and cultural resources? (Select all that apply)

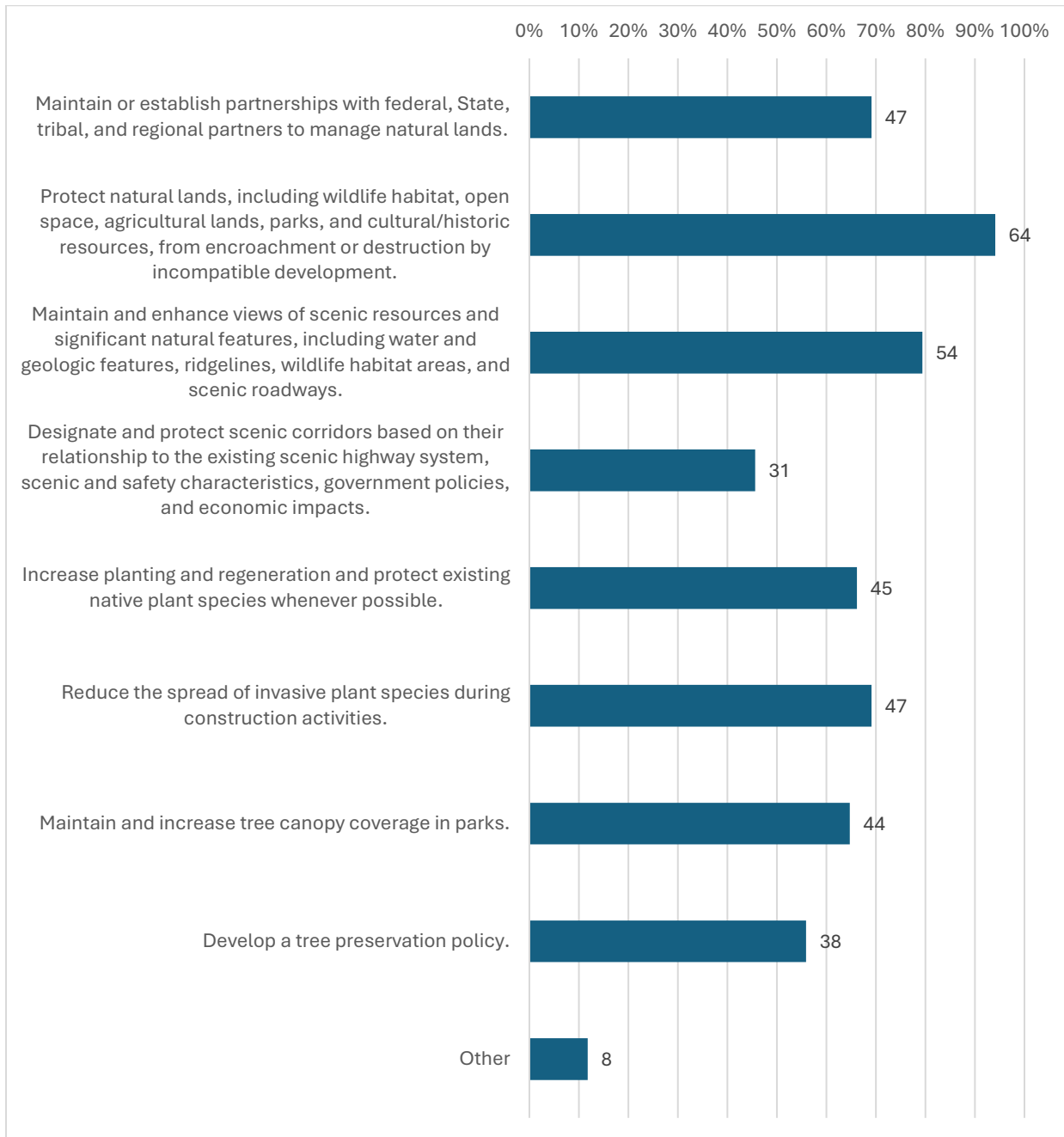


Total number of responses to this question: 62

“Other” responses:

- No.
- In Buckingham, there is a large parcel of land designated as AG. It has changed hands but not been used in almost 20 years. It is also a HUGE for hazard. It should be redesignated to either residential or something else, it's a huge waste of land that can be repurposed
- Preserve open space and natural lands for wildlife, etc.
- All archeology studies shall be funded from casino earnings in the county.
- Identifying the cultural and archeological importance in relation to the original native American tribes. This should be more specific to our locality rather than generalized.

Question 14: How should the County protect and manage its open spaces and preserve its natural beauty? (Select all that apply)

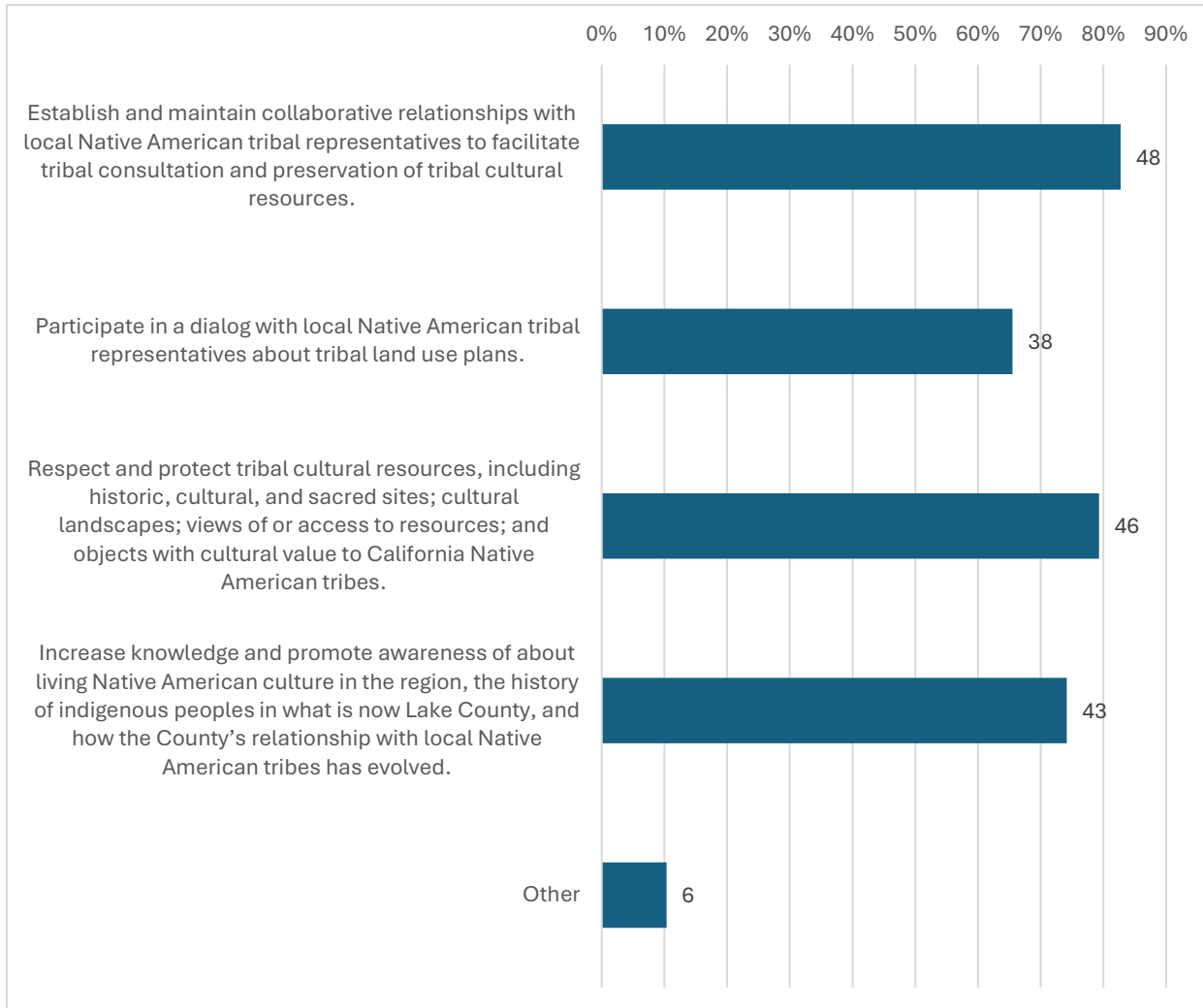


Total number of responses to this question: 68

“Other” responses include:

- I like the idea of a tree preservation policy, but I wouldn't want it to be overly restrictive for development.
- Require a permit when more than a certain number of trees are cut down on a residential property
- We need a park on the shoreline for Kelseyville Riviera.
- impose strict fines/penalties for littering and organize continual clean-up
- Redwoods are the oldest tree that was clearcut. Require replenishment of redwoods. There are many benefits to healthy forests of them.
- Preserve open space for public access to the lake.
- Stop wineries from impacting natural habitat and water resources.
- Establish and maintain wildlife corridors.

Question 15: How should the County amplify the area’s indigenous history, support indigenous traditions, and collaborate with indigenous communities? (Select all that apply)

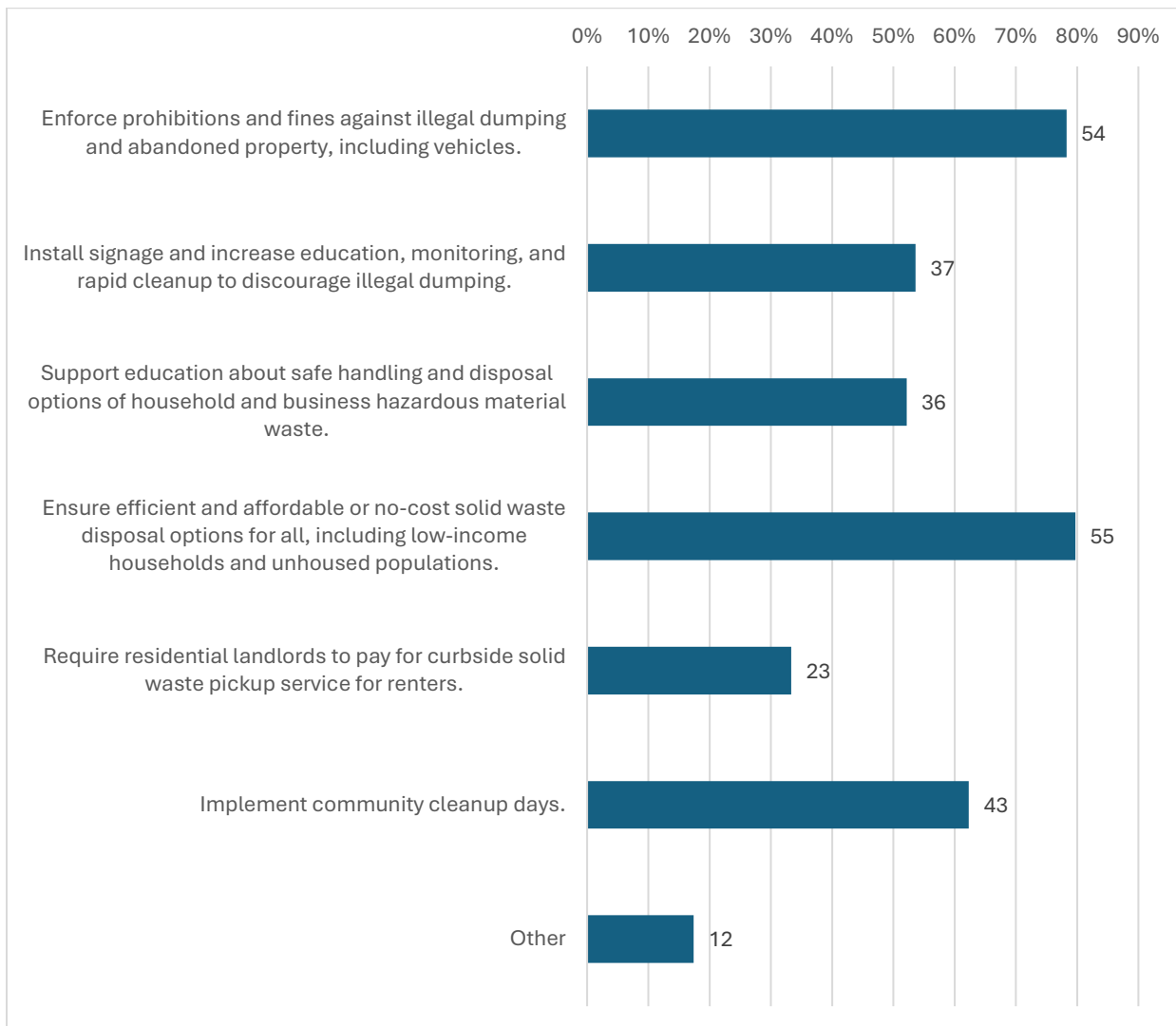


Total number of responses to this question: 58

“Other” responses:

- Introduce activities showcasing tribal activities, make them some type of joint partnership
- Don't let them just become dependent on Casinos and lose their heritage
- Begin dialogs to return land to the tribes as part of reparation
- If a site is determined to be culturally significant, and a native tribe wishes to preserve it, then they must purchase it at going market value and incur all costs associated with upkeep.
- Rename "Kelseyville" - which honors a murderer and rapist - to the tribal name of Konocti.
- How are you not doing this already?

Question 16: How should the County mitigate illegal dumping and other nuisance issues?
 (Select all that apply)

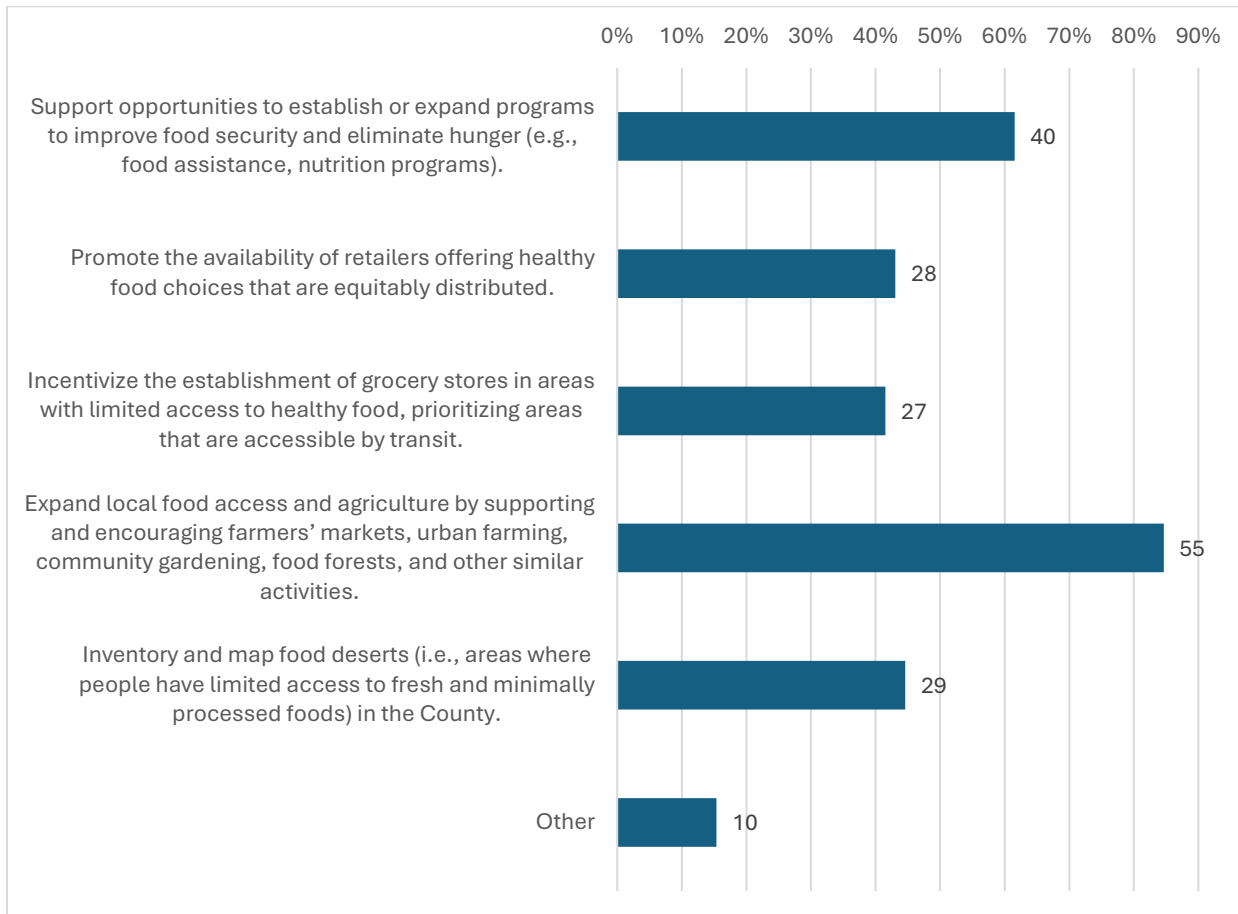


Total number of responses to this question: 69

“Other” responses:

- require all residential buildings have mandatory waste pickup
- Create a clean up and enforcement task force. Clean up is more about lack of effective enforcement than anything.
- Allow good jailed prisoners to cleanup highways & streets
- Have communities sponsor mulching to get rid of excess green waste. It is proven that residents will get rid of more the closer it is to their homes.
- More recycle drop offs
- make sure in this day and age of Fentanyl that drugs dumping is monitored more closely
- Increase law enforcement scope to allow investigation and prosecution of deliberate dumpers which may be hires paid to dump properly but do not.
- Street lights and cameras on popular dump areas
- more community free dump days, more free wood chipping days, donation drop off spots, clothing closets around the lake
- Bulky pickup should allow for a certain square footage of items of any size for free annually or twice a year
- Start enforcing county fines. Cameras in high dumping areas with follow up and fines enforced
- Landlords should be paying to maintain landscape as well. With the increases in rents it is justifiable.

Question 17: How should the County ensure access to healthy food? (Select all that apply)

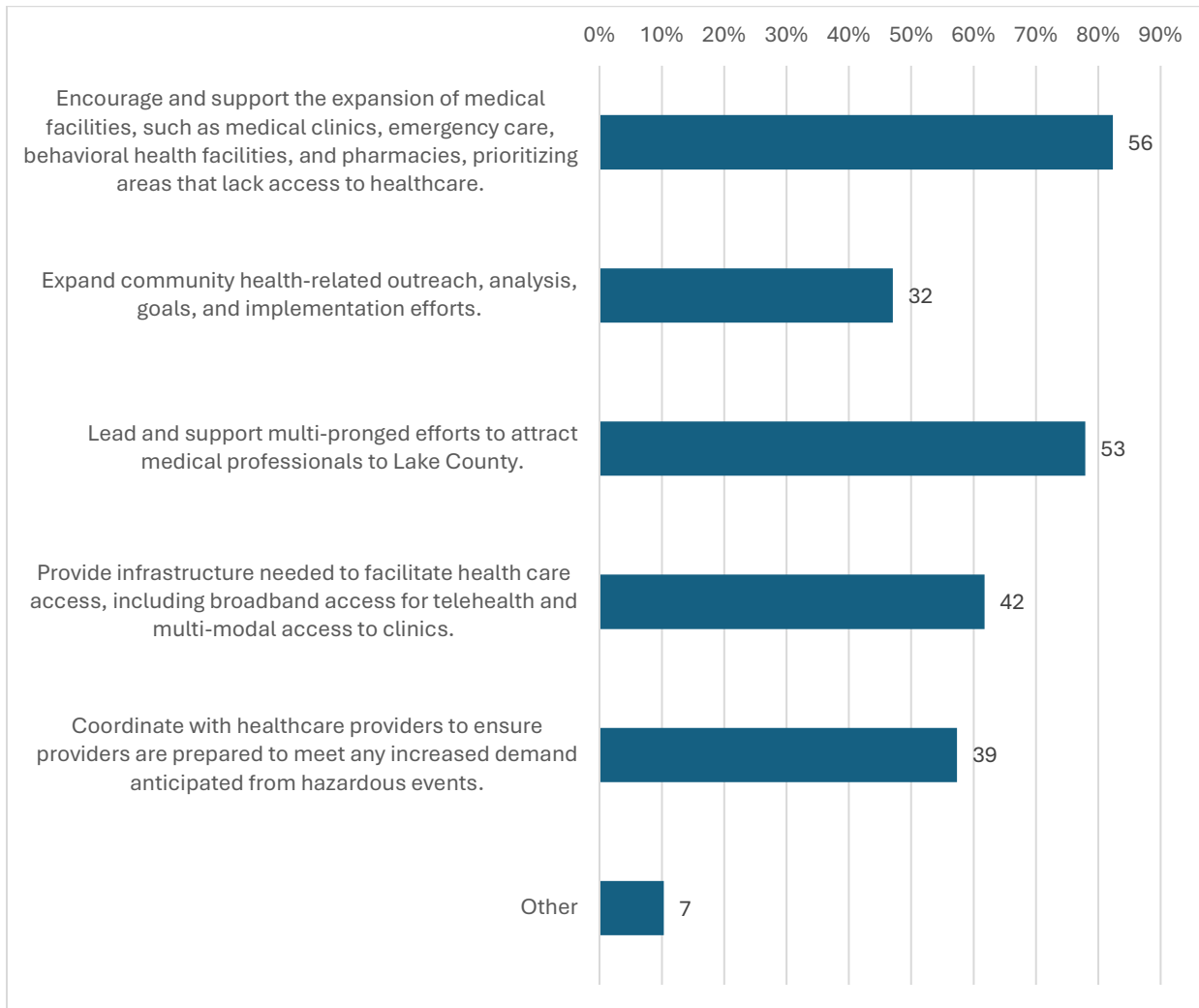


Total number of responses to this question: 65

“Other” responses:

- Farmers' markets are expensive and cost-prohibitive. Urban farming and community gardening seem more realistic for low- and middle-income households. I've heard existing gleaning groups are run by senior citizens who can't do the labor anymore. Get high schoolers involved in gleaning operations: gets them active in community service, reduces agricultural waste, AND provides healthy food to the needy.
- Not farmers markets! Instead, encourage urban farming, community gardens, and food forests. Encourage and support youth involvement in agricultural gleaning activities.
- Education and affordability are more essential here.
- Insure that any grocery stores that go up in a limited population area do not price gauge
- Perhaps have some kind of mobile food distribution.
- Encourage or incentivize existing groceries to stock more healthy foods and snack options, non exchangeable, tracked healthy food vouchers either free or at discounted price for homeless, low income elderly and families.
- Stop adding crappy stores and provide our community with quality grocery stores. I like Oliver's in Sonoma County, I drive over often because produce and meat are higher quality.
- promote and encourage businesses to participate in Too Good To Go program, more food bank locations with afternoon/evening/weekend pickup times
- Neighborhood gardens and opening of plant-based restaurants.
- Large chain grocery stores are not sustainable. Encourage local small farms and incentivize the small farms products being placed in locally owned stores. Hedge your bets people.

Question 18: How should the County ensure access to quality health care? (Select all that apply)

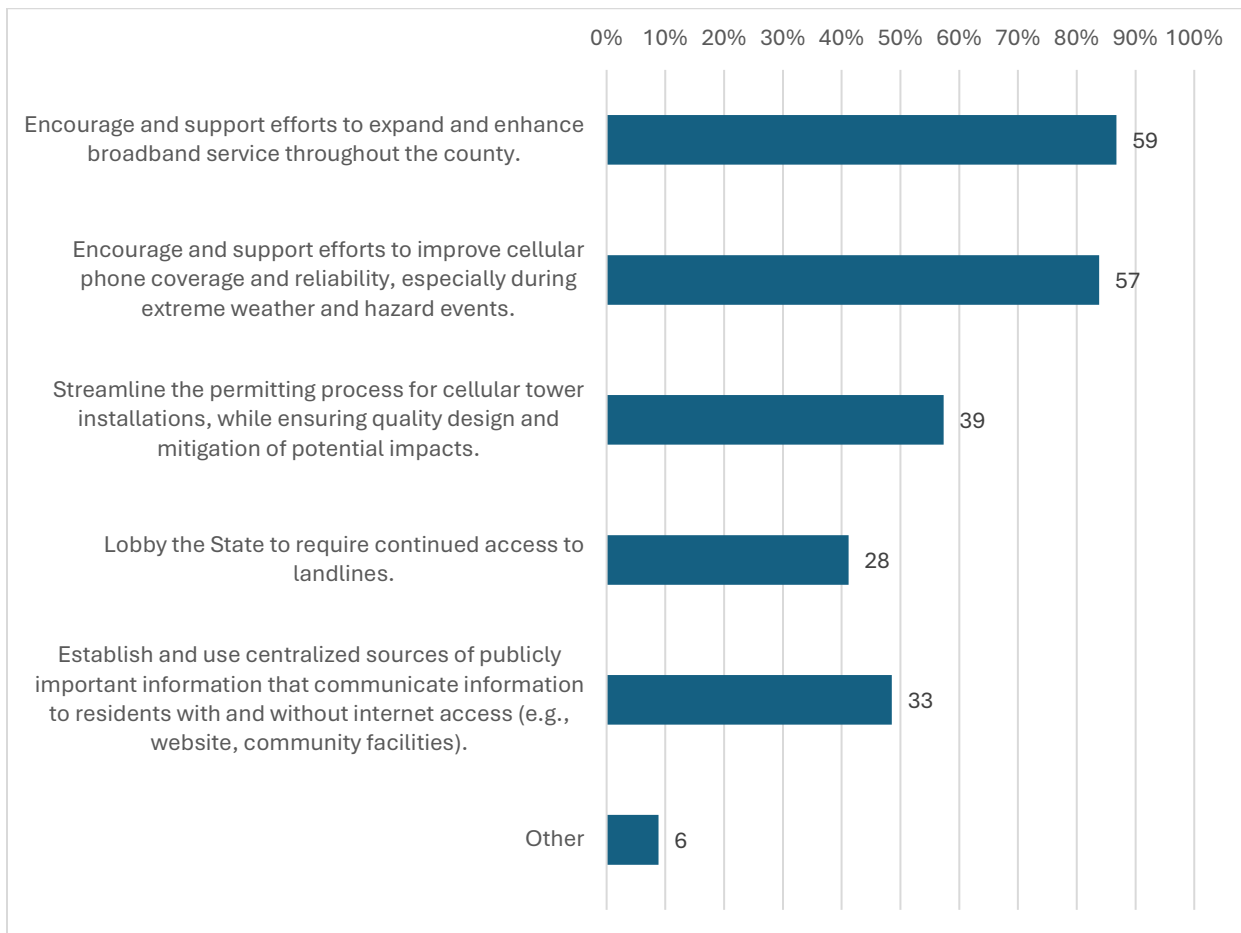


Total number of responses to this question: 68

“Other” responses:

- Work with the VA to attract medical personnel to the Clearlake clinic. They have continually struggled to meet the needs of our Veterans, making them go out of county for care.
- More urgent care clinics, including in Kelseyville Riviera.
- Enlarge our only two hospitals. 50 beds for the whole county is ridiculous!
- Medi-care is slated to end telehealth payments. Encourage medical doctors, osteopaths with good track records to move permanently to Lake County.
- Get Kaiser to expand to lake county
- Encourage the establishment of small family medicine clinics. Discourage Big Pharma controlled medical conglomerates such as Tribal Health, Sutter Health, and Adventist Health.
- Encourage small practices and a community hospital instead of attracting large health providers that are actively cutting services. Go local.

Question 19: How should the County ensure that residents have access to vital communication services? (Select all that apply)

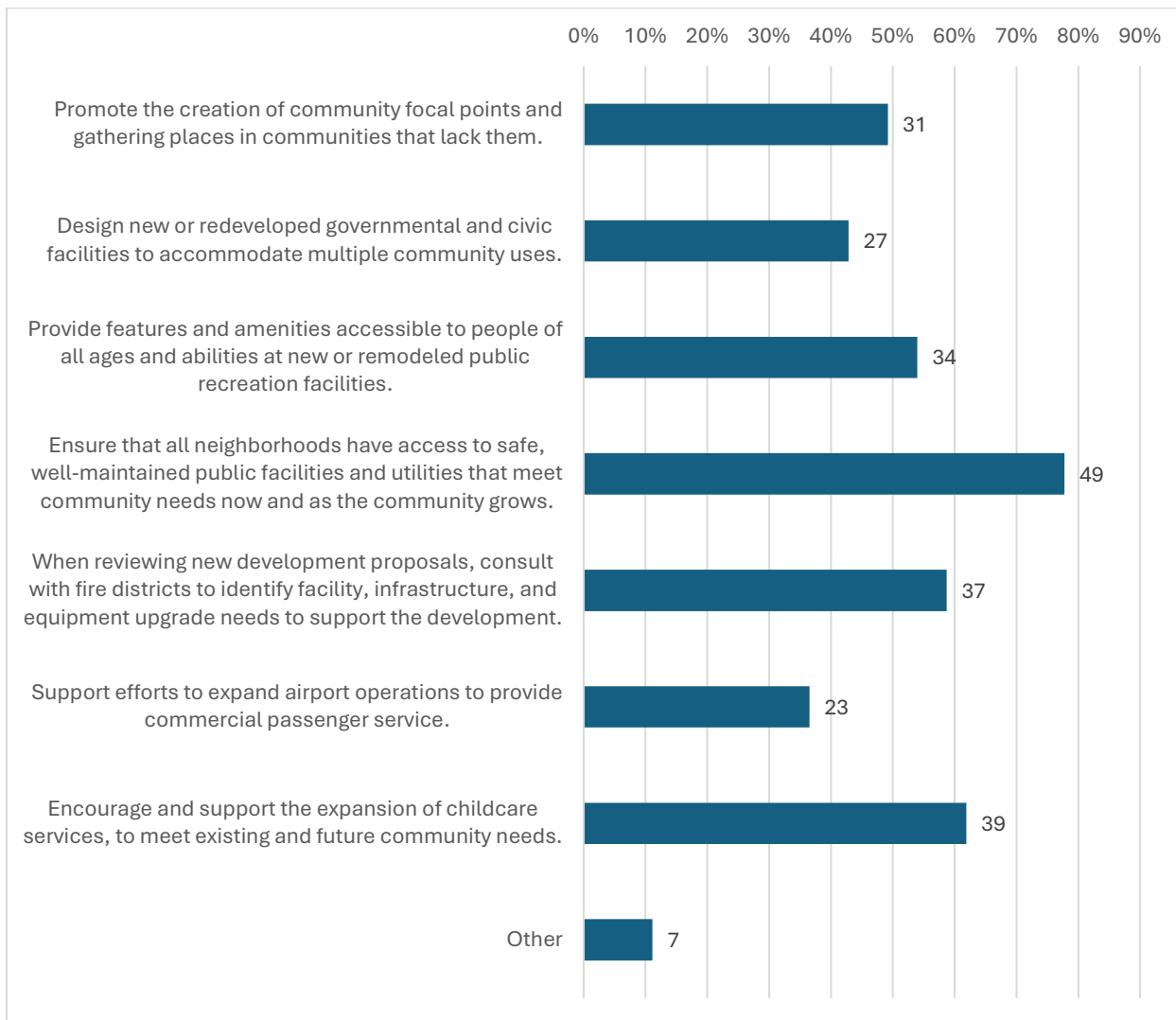


Total number of responses to this question: 68

“Other” responses:

- Design cellular towers to fit the aesthetic of their environment whenever possible.
- Insure all are aware of Online resources to get up to date information, especially during an emergency
- Help 911 to be able to record addresses of cell users for 911 calls, such as hang ups.
- bring better internet service to cobb and the riverias
- Require cell companies to reestablish 2G and 3G services. It is well know that these signals worked better in rural, mountainous regions.
- Broadband will fail in large scale emergencies. Create audible emergency sirens and set up local evac areas. Cement buildings can save lives as demonstrated by the Paradise Fire.

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

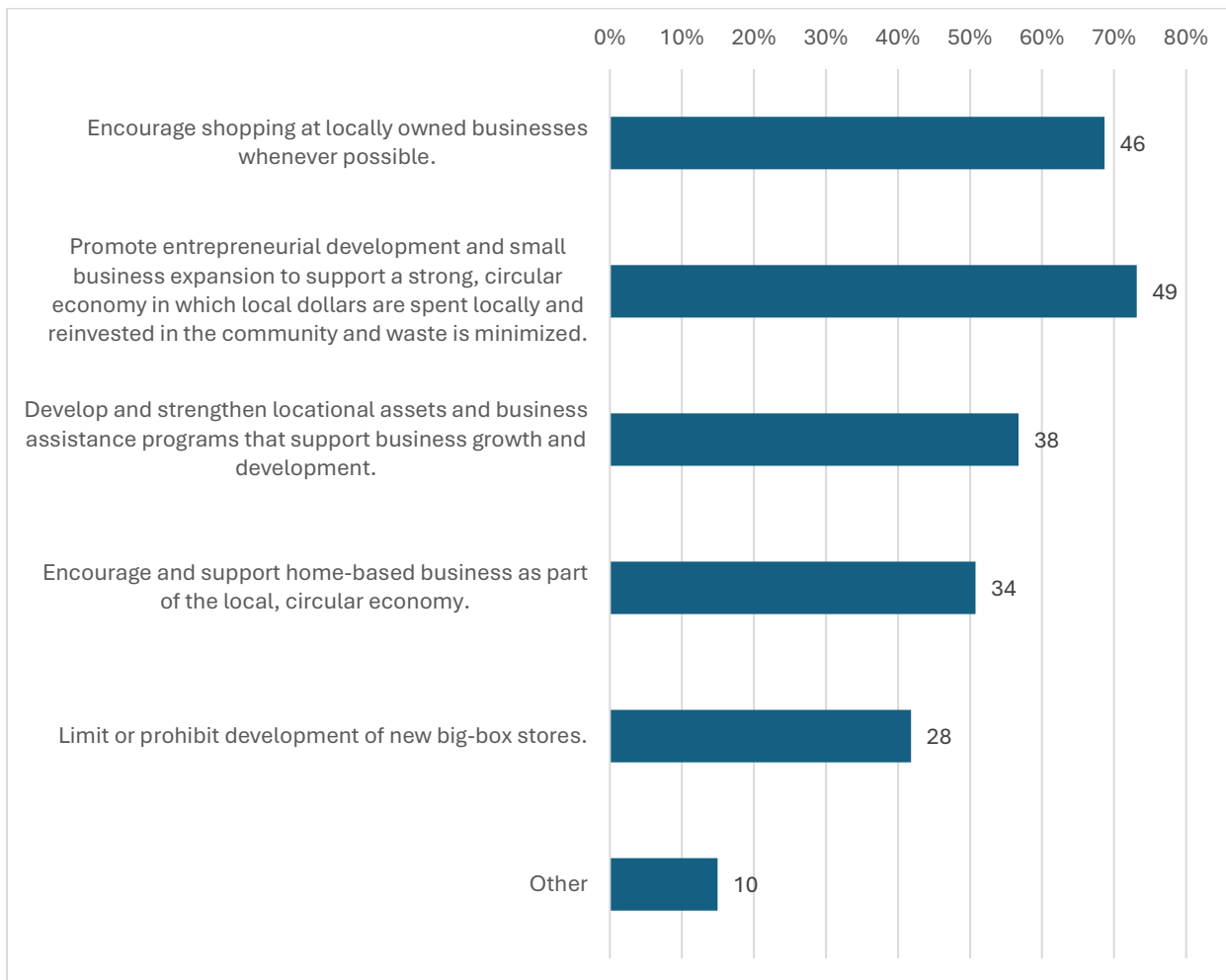


Total number of responses to this question: 67

“Other” responses:

- Fire station for the Riv, Buckingham and Soda Bay
- if people really want access to something, they'll get it...
- Periodic mass mailing of vital resource information, widespread distribution of resource information in businesses and facilities.
- Ensure Improve drinking water quality all year including taste and odor
- Provide opportunities for individual communities to develop their own facilities. Do not mandate these from the county level.
- A YMCA would do wonders by creating a place for families to go, events and jobs
- We don't have the infrastructure for more development. And development usually profits outside identities, not your neighbors.

Question 21: How should the County support local and small businesses? (Select all that apply)

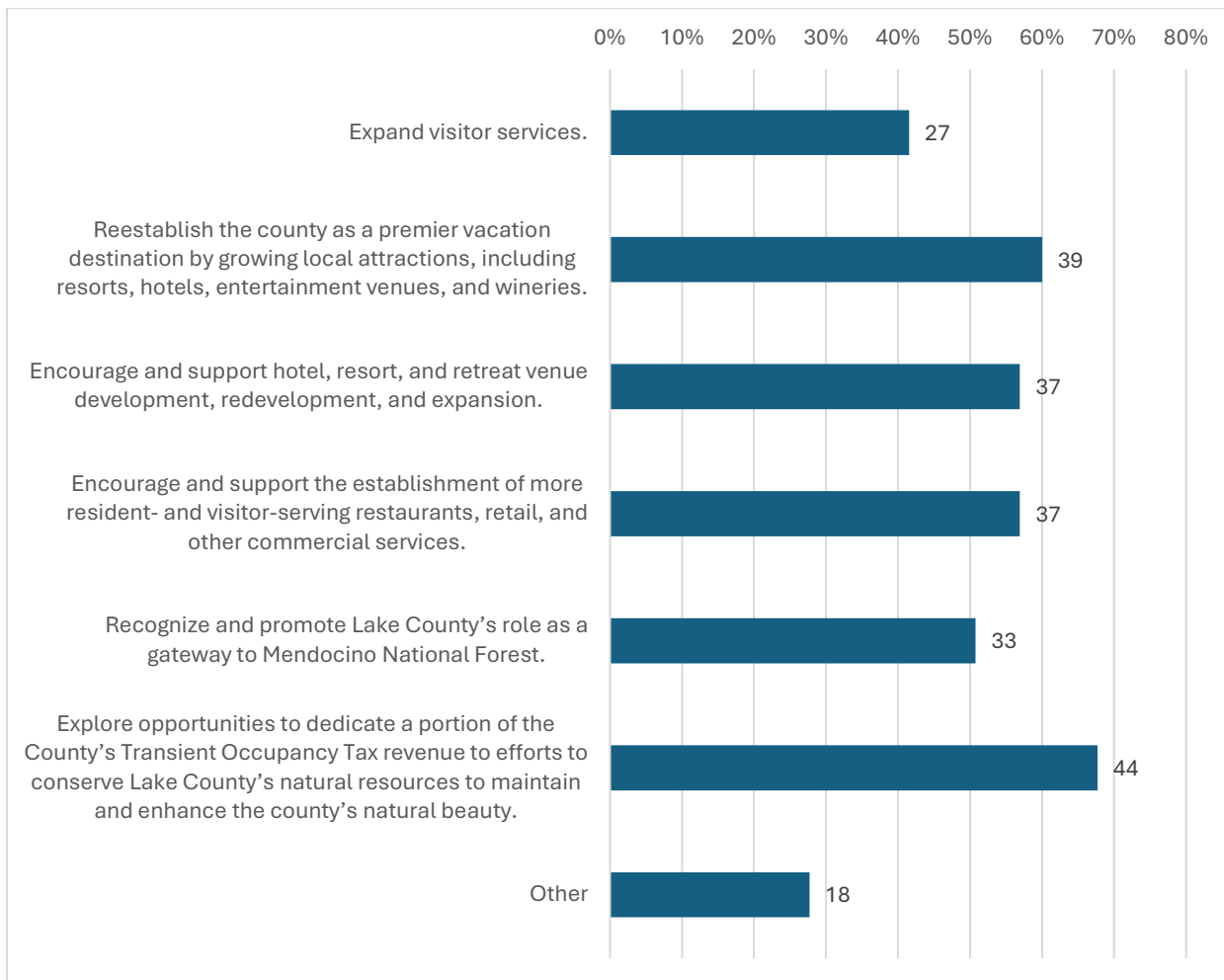


Total number of responses to this question: 20

“Other” responses:

- I'm in favor of limiting, but not prohibiting, new big-box stores. For example, I wouldn't be mad if there were a Costco closer than Ukiah or Santa Rosa. But I think something like a Walmart or Home Depot would be bad for local small businesses.
- Limit NOT prohibit development of big-box stores.
- Bring in big box stores
- Funding, funding resources, and education are most important. As well as tourism to grow customer base to ensure there is a market for our small businesses
- Urge chain Stores such as Target in Lakeport
- Encourage business that pay over minimum wage and have good benefits for employees. Allow ONLY chains that can provide exceptional benefits and wages and community give back..
- Please clean up the abandoned bowling alley and lobby for a Target shopping center!! Please, please, pretty please!!!!
- prohibit any new big boxes stores
- Please don't limit or prohibit the development of new big-box stores. The revenue they provide supports small business development.
- This will be necessary in the future. Big box stores are too expensive and don't benefit the community. Set up trade markets. The farmers markets and craft markets are too expensive to participate in.

Question 22: How should the County support the tourism economy? (Select all that apply)



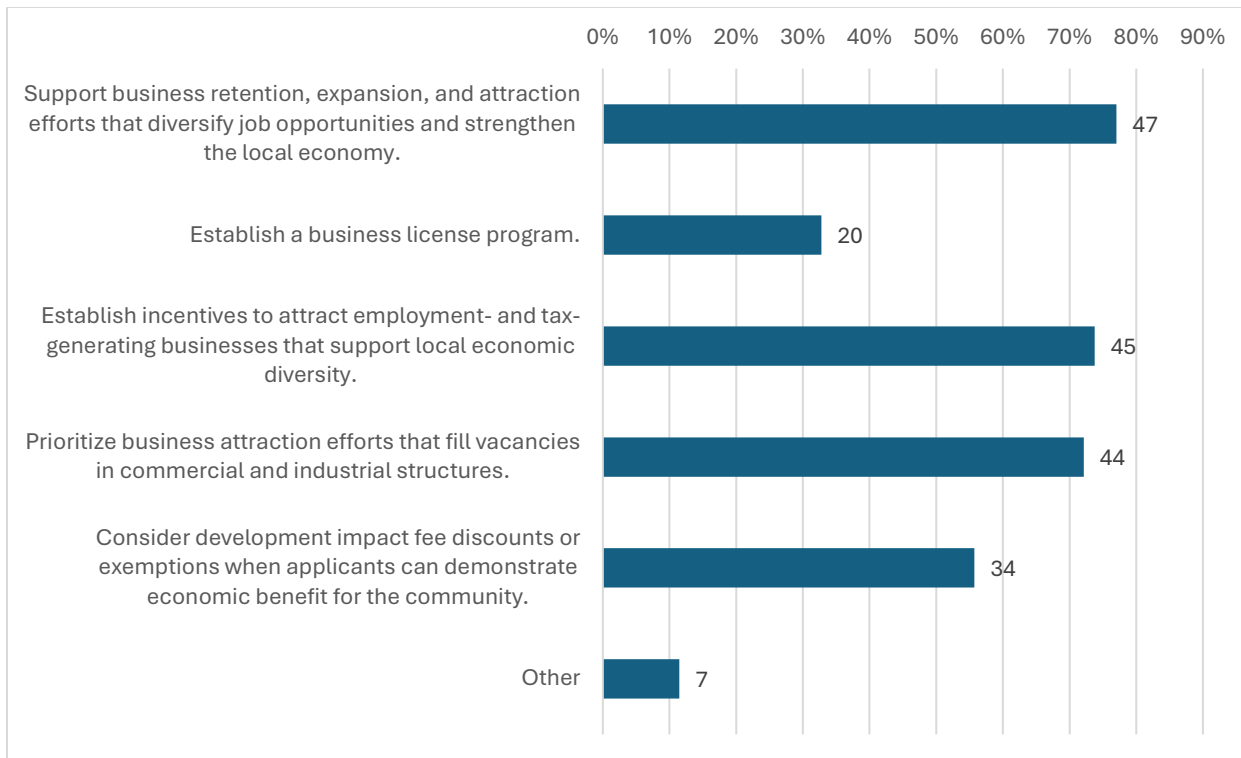
Total number of responses to this question: 65

“Other” responses:

- I would welcome "quiet" tourism, but I don't want Lake County to be a "party" destination with loud music, loud boats, and more drunk driving.
- I would like to see tourism development in Lake County as long as that tourism is consistent with the quiet and rural nature of our communities. Loud music and partying are not desirable.
- clean up the lake and homeless in our cities
- Insure vacant buildings and spaces, especially in downtown Lakeport and Kelseyville don't look shabby, rundown or dirty. We need a thriving downtown area to attract tourists and have them recommend Lake County.
- To grow tourism, you need more hotels which will generate more jobs and tax revenue. But to fill those hotels, you need to sell a desirable area with multiple amenities that is safe and affordable. I'm guessing mid-week occupancies will be low except when "in-season"....
- Perhaps subsidize older resort owners in updating their resorts and bring them up to code.
- Create or maintain historically themed town main streets. develop as ecotourism, wilderness tourism. Hikes, geology, overnight backpacking, stores that support that, water sports like kayaking, canoeing, develop free SAFE target practice areas in public land.
- Fine business for being crappy, fine the Riviera Yacht Club owner for mishandling a precious community resource. What a sad story.
- Our top priority should be to fix the lake problems. Put all possible pressure on the state government to support these efforts. Increase taxes on wineries and vineyards that exacerbate the lake and other issues.issues.
- clean the lake
- Work on clean and safe lake access. Allocate more resources for lake clean up, make lake focal point of attraction
- less wineries and pot farms
- Clean up the lake, Do whatever is needed (Agricultural runoff, mercury, etc.) To mitigate algae bloom problem, reduce invasive species, increase native species
- The county shall conduct a county-wide CEQA study on tourism and allow this to be used in place of requiring each applicant to conduct such a study. There shall be separate county-wide CEQA documents available to developers pertaining to the lake, the mountains, traffic, agriculture zoned properties, etc. etc.
- Start treating the Hydrilla and algae blooms again.
- Clean up the lake both for tourists and especially those of us who live here.
- Plan a local economy that is not dependent on visitors.

- Promote a realistic vision of Clear Lake and what it has to offer as far as nature tourism and scenic beauty. Stop promoting motorized water sports that are not as viable as in the past. Educate the visiting public about the unique qualities of Clear Lake.

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

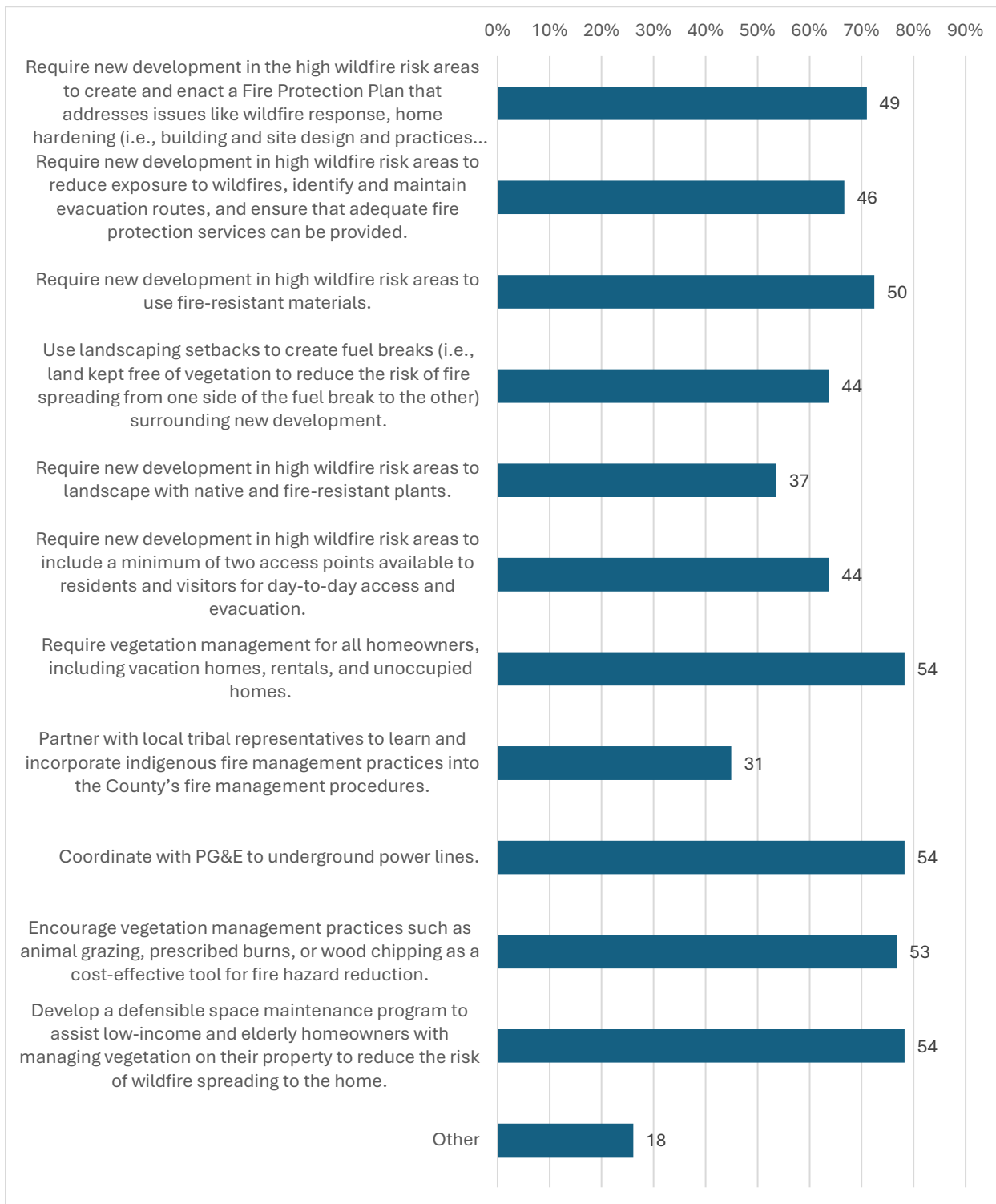


Total number of responses to this question: 61

“Other” responses:

- Consider reimbursement of development impact fee after business demonstrates actual economic benefit to the community.
- Get more cannabis revenue
- Make the cost of permits zero.
- Legitimize home businesses that do not disrupt neighborhoods, avoid approval of businesses that pull most income out of the county and pay low wages and poor to no benefits or avoid benefits by causing frequent turnover of employees or cutting hours to disqualify employees from healthcare benefits, OR charging so much the employee can't afford them. .
- Target please!
- The pot smoking and production industry needs to be of extremely low importance. This has hindered the development of tourism over the last years.
- Outside interests that want to do business here should pay through the nose to develop here. That way we can maintain what we already have, create full time, well paid jobs, and limit exploitation of our resources by outside interests. Also, maybe limit the corruption in government.

Question 24: How should the General Plan work to reduce wildfire risk in the county?
 (Select all that apply)



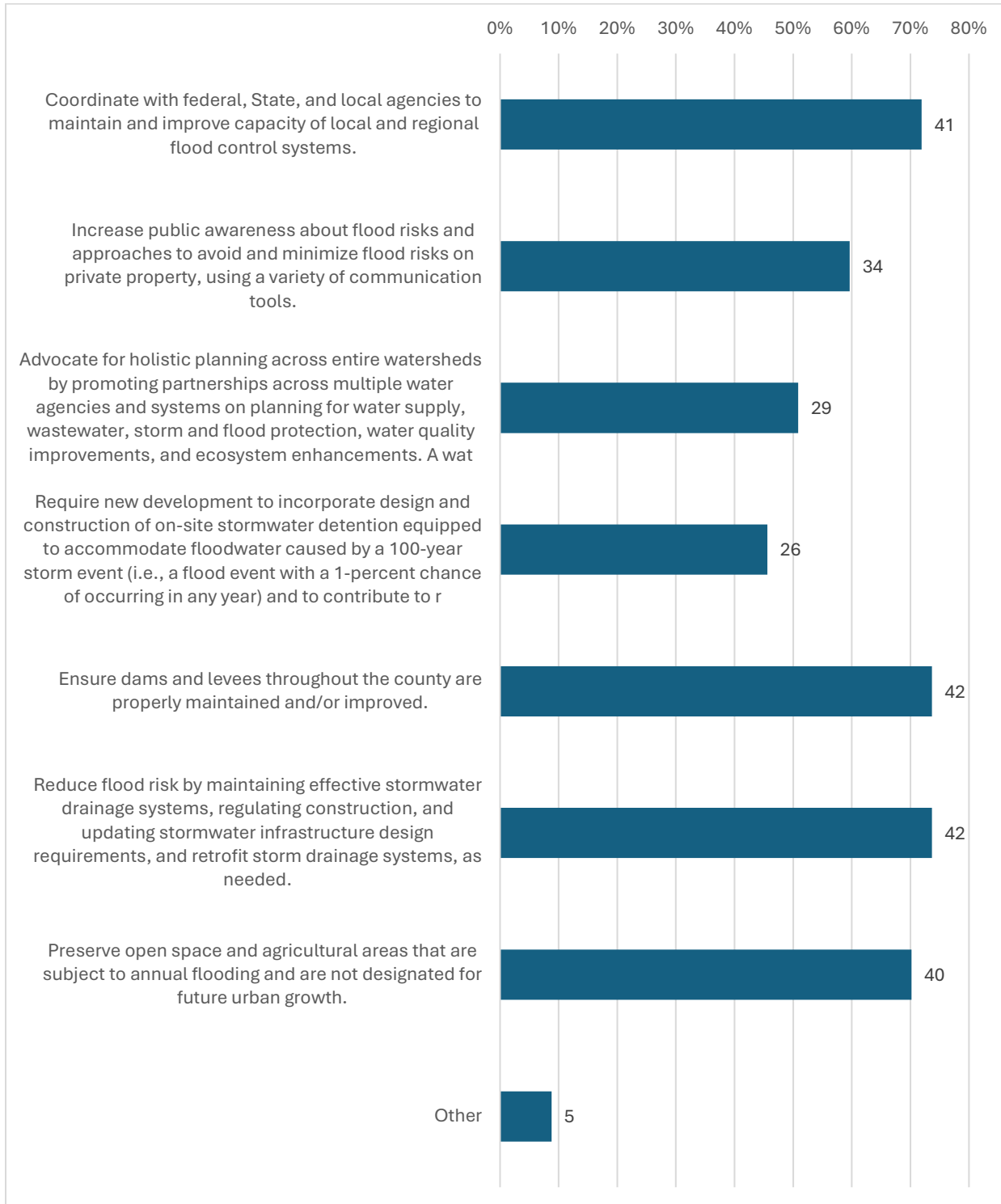
Total number of responses to this question: 69

“Other” responses:

- I would love to see more animal grazing for vegetation management!
- Fire station between Riviera Heights and Buckingham
- Develop Neighbors Helping Neighbor program to help elderly residents manage defensible space .
- Continue to work with Cal fire on ways to decrease "high" fire to "moderate"
- We need alternate fire escape routes in the Rivas.
- We need a program to remove all the dead pine trees in the county. Above Glasgow grade near the fault line, there are literally ACRES of dead pines!!
- PGE could reinsulate existing above ground powerlines at 1/5th the cost and only install new lines underground ;-)
- Consult with local, state and federal fire suppression programs to increase land management (e.g. thinning forested areas).
- Require HOA's to allow small, low volume (not a giant herd 1-6) grazing animals as pets, create a monthly low payment "loan" system for low income, and seniors for vegetation control so 2-4 times a year they can have prepaid work done. REquire all NEW housing developments to build in WIDE fire breaks in measured distance throughout the development.
- Enforce existing policies to clear dangerously overgrown empty lots. Clear the danger and send the owner the bill.
- Follow through with the county plan to clear lots and lien cleared properties. We all required to contribute \$100 to this effort and got nothing for our money.

- underground electrical and ANY OTHER LINES
- Avoid new development in high fire risk areas
- help those who cant afford to do the yard maintenance
- Increase Funding to fire departments in proportion to new development
- I see a lot of uncleared lots in the Riviera, need to have faster follow up
- Alotnkif this is already happening through the state.
- Be thoughtful when establishing "fire breaks," and avoid destroying native chaparral vegetation only to have the bare land taken over by more flammable non-native grasses.

Question 25: How should the General Plan address flood risk in the county? (Select all that apply)

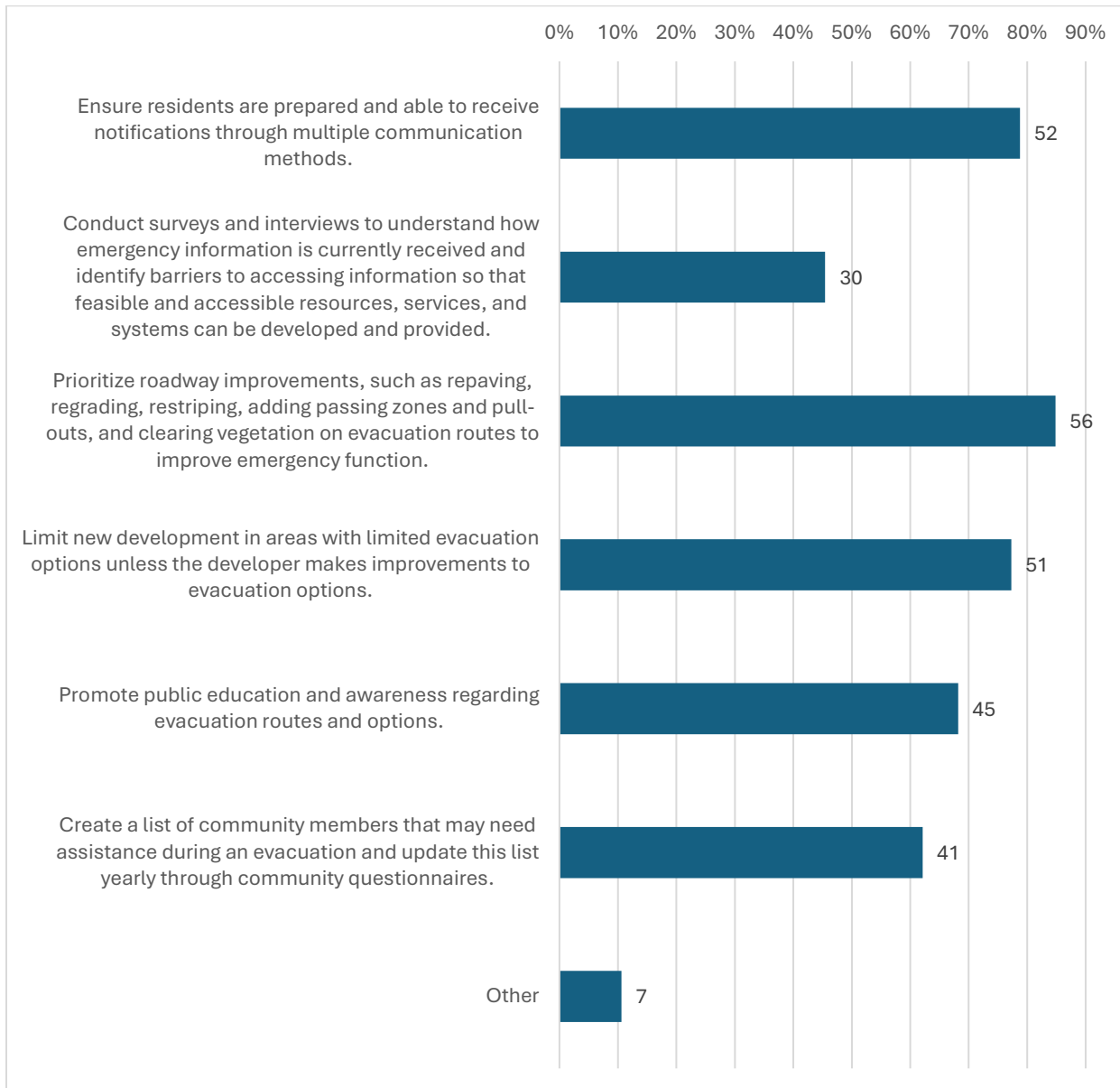


Total number of responses to this question: 57

“Other” responses:

- Put in drainage!
- Find ways to release more water from the lake during a flood risk times - Negotiate with water, rights, owners, etc.
- Keep our water in the county
- Not applicable to me and not knowledgeable about it.
- Don't allow development in flood plains.

Question 26: How should the General Plan improve emergency preparedness and response capabilities in the county? (Select all that apply)

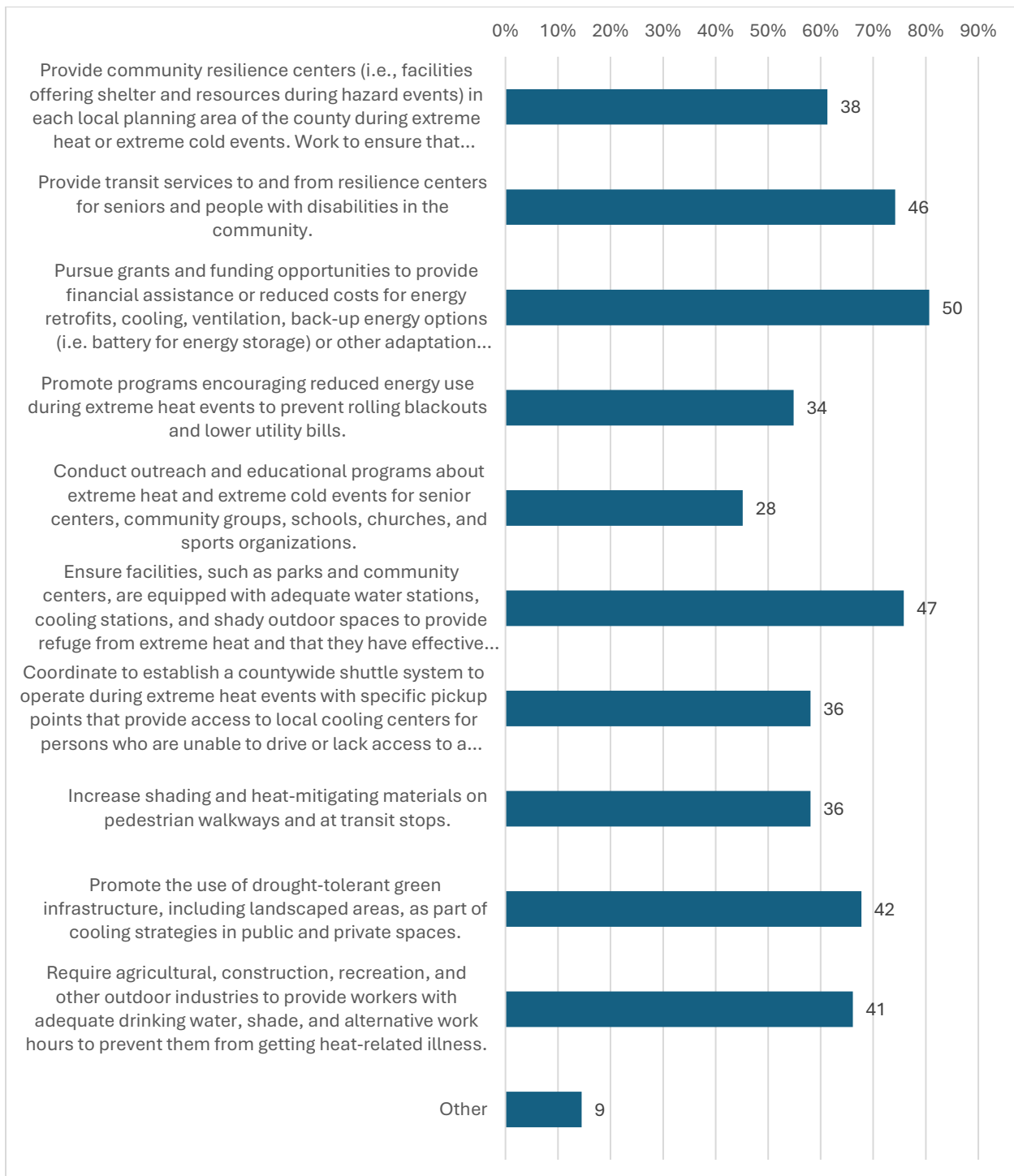


Total number of responses to this question: 66

“Other” responses:

- Educate kindergarten + on evacuation, hazard identification, emergency response.
- Offer incentives for new green, fire resistant homes and buildings
- We need alternative evacuation routes in the Rivas.
- Encourage and incentivize churches, motels, casinos, community centers to become evac zones with loanable or supplied on hand items needed to manage evacuees . Provide external storage for items if needed and audit regularly to avoid theft or misappropriation.
- Assign each community a contact to reach out for assistance and guidance. A community safety liaison.
- Consider instituting/Revitalizing CERT; identify pet friendly evacuation centers
- Provide services to your county citizens like weed clearance along roads. Helping seniors who can no longer do yardwork on slopes lots. It’s too expensive.

Question 27: 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: 19

“Other” response:

- Insure those with medical issues are notified as soon as possible. Create a list of the vulnerable personnel and insure they have a way to get to a cooling center, or have the resources needed. That includes telling them about PGE incentives and loans of battery back up and rebate for generators
- A park is needed in the Kelseyville Riviera on the water with shade for cooling.
- Especially when governments at all levels are encouraging and promoting greater dependency/demands on our electrical grid.
- Work with PGE to provide AC (evaporative or otherwise) to low income and seniors.
- Provide water bottle filling stations as an update to the drinking fountains. With filters please, especially near areas children visit like schools and parks.
- install places for people to refill personal use water bottles and cups in public places
- Provide information regarding pet friendly cooling centers
- County of Lake shall not be responsible to protect residents from extreme heat exposure
- A lot of this is on county land only and won't help most of us.

Part 7: Other Input

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

- We need housing for people with middle income who work. Stop focusing on low income. It is creating a situation where nobody can ever get ahead and you are holding marginalized communities down. Give them a chance to succeed and have a home they pay for, not that's free.

- Create a lessons learned list from the Valley Fire to improve future recovery efforts
- Consider a by-pass around Rivas