

Greetings Board of Supervisors,

I did address our local advisory group BVAC at the August 12<sup>th</sup> monthly meeting. At that meeting I provided documentation and some examples of Kelseyville's LPAC critic of the GPAC process and how our wants and concerns were not addressed. At that meeting on behalf of the Kelseyville LPAC, I formally rejected Kelseyville's area plan. I did give some reasons and examples for our rejection. My goal in this message to you today is not to elaborate on all of our issues but be supportive of the other LPAC's that are requesting a time extension of at least a year. We will also be requesting a pull back and review of the EIR so the Community Growth Boundary's can be properly addressed.

After the August 12<sup>th</sup> BVAC meeting, the next day I started receiving phone calls and emails from other LPAC's and concerned community members, all with the same issues as Kelseyville and more. As has been stated in other message's to you, the BOS, simply allowing our CDD Director to start meetings back up, is not going to fix this issue. It will take a great deal of time just to figure out how to go about fixing the General Plan update process. Each of the LPAC's I have spoken with had made multiple written request for deletions, additions, edits to their area plans, of which most if not all of those requests were ignored. I did bring some examples of that to the BVAC meeting.

One of the many issues, (see attached) was the use of global content across area plans, not reflective of specific area plans. The attached documents are a comparison of Kelseyville & Middletown. Almost 50% of our plans are verbatim copied. The XLS spread sheet has tabs at the bottom for more detailed explanation of the data / sorting methods used.

Plans should reflect the unique needs of our communities, the vision of local residents, and policies that support our shared goals: preserving agriculture and rural character, supporting a strong economy, protecting the environment, maintaining historic character, and guiding growth responsibly.

The Winter and Summer plan editions, as presented, do not meet that standard. Instead of reflecting a truly community-based process, they appear to rely heavily on repeated consultant templates, reused frameworks, and local substitutions. The Kelseyville-Middletown comparison shows how much content is duplicated. Community members were led to believe that the policies, goals, and actions came mainly from local input and were refined through the Community Development Department. The evidence suggests that was not the case.

This is not just a process issue; it is a question of trust and results. The planning process has revealed major shortcomings, including duplicated content, weaknesses in the plans, and recommendations (origin unknown) that do not reflect community input, the priorities and realities of the communities they are meant to serve. The many concerns raised throughout the plans, along with the extensive revisions requested by community members - not included, show that key elements were not adequately based on local knowledge or community agreement.

Given these concerns, there is a clear and urgent need to revisit the project in a comprehensive way. Small edits will not fix the underlying problems. The process, methods, and final documents need a thorough review to rebuild community trust, and ensure the plans are truly community-driven and effective for long-term use.

To be clear on my ask to the BOS, Kelseyville and at least 4 other LPAC's I have spoken with are requesting at least a year extension, or no specific hard end date. One member of the Kelseyville LPAC made an observation that in fact we have not approached the 20 year suggested review window (going back to the 2008 plan). We want much of the content of the Area Plans moved out of the LPAC's and into the General Plan. We want all of our edits, changes, deletions, etc. taken care of. We want a full review of the EIR and be allowed to revisit our community Growth Boundary conversations. We want Tribal Participation moved to the General Plan and out of the Area plans. We want only Statutory elements for Tribal participation included. There is discussion of cleaning up the Ag Elements and the Energy Plan for the County, lastly I have heard no discussion of how the County's new future General Plan works with the City of Lakeports, and the City of Clearlake's General Plans.

I do have suggestions, ideas, etc. for moving forward, most of which have come with much dialogue from other local Area Plan Groups.

Thank you for your time and consideration regarding this matter,

# MEMORANDUM

*Reused Policy Content Across Local Area Plans: A Textual Comparison of the Kelseyville and Middletown Planning Area Elements*

**TO:**

**FROM:**

**DATE:** August 23, 2026

**RE:** Quantitative comparison of Kelseyville and Middletown Area Elements, including statutory sourcing and internal drafting-process evidence

## I. Purpose and Headline Finding

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This memorandum reports the results of a systematic, code-by-code textual comparison of every numbered Goal, Policy, and Action in the Kelseyville Planning Area Elements (Public Review Draft, Summer 2026) against the Middletown Planning Area Elements (BOS Administrative Draft), the two most recently released Local Area Plan chapters of the Lake County 2050 General Plan Update.

**Headline finding: Of 520 numbered items in the Kelseyville draft, 366 (70.4%) are either word-for-word identical to a Middletown counterpart or built from the same structural template with only localized edits. 247 items (47.5%) are exact, verbatim duplicates.**

A second, independent line of evidence — tracked-changes reviewer comments that survived PDF export in the Middletown draft — corroborates this finding in the drafting team's own words: 62 internal comments explicitly instruct staff to apply specific policy language “globally” or “to all areas,” referencing a master per-element tracking spreadsheet. This is detailed in Section IV.

## II. Methodology

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- Both PDFs (154 pages / Kelseyville, 188 pages / Middletown) were text-extracted in native reading order and parsed into individually coded items using each plan's own numbering convention (e.g., K-LU-1.1, M-C-2.a), covering the six elements common to both: Land Use (LU), Circulation (C), Open Space/Conservation/Recreation (OS), Environmental Justice (EJ), Public Facilities & Services (PF), and Economic Development (ED). Middletown additionally contains a Special Study Areas (SSA) section with no Kelseyville counterpart.
- Each Kelseyville item was matched to its Middletown counterpart first by identical code suffix, and where that match was weak (similarity below 0.55), by best-available text-similarity search across all same-type, same-element Middletown items — this catches cases where one plan inserted an extra policy and shifted all subsequent numbering by one.
- Text was normalized before scoring: place names (Kelseyville/Middletown), community names (Finley/Cobb/Anderson Springs/etc.), figure and table references, and tribe names were replaced with placeholder tokens, so that a policy differing only by locality is correctly scored as the same underlying template rather than “different content.”
- Four classification bands were applied: EXACT (verbatim) — identical text; EXACT (place-name only) — identical after normalization; NEAR — same template, substantively edited (60–97% similarity); UNIQUE — no good match, or below 60% similarity.
- All 520 Kelseyville items and their matches (or lack thereof) are reported individually in the companion workbook, Kelseyville\_Middletown\_Comparison.xlsx, sortable and filterable by element and classification.

## III. Headline Comparison Counts

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| Classification                | Count / 520        | Definition                                                                                   |
|-------------------------------|--------------------|----------------------------------------------------------------------------------------------|
| <b>EXACT (verbatim)</b>       | 247 (47.5%)        | Word-for-word identical text in both plans.                                                  |
| EXACT (place-name only diff)  | 16 (3.1%)          | Identical once place/figure names are normalized — same template, only the locality differs. |
| NEAR (same structure, edited) | 103 (19.8%)        | Same structural template, substantively localized wording (60–97% similarity).               |
| UNIQUE (weak match)           | 123 (23.7%)        | A same-element counterpart exists but similarity is below 60% — largely distinct content.    |
| UNIQUE (no match)             | 31 (6.0%)          | No comparable Middletown item exists at all.                                                 |
| <b>TOTAL EXACT + NEAR</b>     | <b>366 (70.4%)</b> | <b>Items that are identical or built from the same reused template.</b>                      |

## IV. Independent Corroborating Evidence: The Drafting Team's Own Internal Comments

The Middletown PDF is an earlier-stage administrative draft than Kelseyville's public review draft, and it retained Microsoft Word tracked-changes reviewer comments in its extracted text layer — comments that had already been resolved and removed from the more finalized Kelseyville draft. This is significant: it means the Middletown file inadvertently preserves a record of how the drafting team actually assembled this content.

Of 127 surviving reviewer comments in the Middletown draft, 62 (49%) explicitly instruct staff to propagate specific policy language across multiple or all planning areas, using language such as “add globally,” “apply to all areas,” or “apply edits to all areas.” These comments reference a master, per-element tracking spreadsheet external to the drafts themselves — row citations include “LU Row 149,” “OS Row 15,” “EJ row 36,” “Circ 40,” “ED Row 47,” and similar, spanning every element in the plan.

### Representative examples (verbatim from the document's comment metadata)

*“Add policy globally. Added based on staff direx to LU Row 149. Staff provided text: Add policy: Development within designated Community Growth Boundaries served by special service districts shall demonstrate capacity to sustain growth.” — Comment [AH28], near M-LU-1.5*

This exact sentence appears verbatim as both K-LU-1.3 and M-LU-1.3 in the finished drafts — confirming the comment's instruction was carried out as written.

*“Global — LU 148 — Action M-LU-1.a: Work with Tribal governments to explore opportunities to integrate traditional stewardship practices and Traditional Tribal Ecological Knowledge (TEK) into development reviews, land management...” — Comment [AH31], attached to the Tribal Cultural Resources / TEK policies*

This comment ties the “global” propagation instruction directly to the Tribal consultation and Tribal Ecological Knowledge policy language discussed in the Commission's prior review of the Health and Safety Element — indicating this language was likewise drafted once and distributed across planning areas rather than independently developed per community.

*“County staff, on a global markup to this policy in East Lake, Mireya commented ‘Do not add to Middletown. They value their rural character and do not want the additional regulation.’” — Comment [AH67], near M-C-6.6*

This example is notable for showing the reverse case — a named County staff member (Mireya Turner, Community Development Director) personally exempting Middletown from a global policy at the community's request. It confirms a default template exists and is deviated from only by deliberate, documented staff decision — not by independent drafting for each planning area.

*“Add globally except to Lower Lake which doesn’t have a county park. (MGT commented that Cobb is getting a park and should be included) Based on comment in OS Row 15.” — Comment [AH79], near M-OS-6.f*

Cross-validation against the independent text-similarity analysis

43 of the 62 “global” comments could be anchored to a specific nearby policy code. Of those 43, 23 (53%) independently landed in this memo's EXACT or NEAR bands — meaning the text-similarity analysis in Section III, conducted with no reference to the comments, independently reached the same conclusion the comments describe directly. The remaining 20 most likely reflect timing: edits made to Middletown's still-active draft after Kelseyville's draft had already been finalized and its comments cleared, not a contradiction of the propagation practice, which the comments describe unambiguously in the drafting team's own words regardless of the current state of any one draft.

V. Tribal Consultation Content (AB 52 / SB 18) — A Closer Look

Given the Commission's prior review of Tribal consultation scope in the countywide Health and Safety Element, items tagged to AB 52 or SB 18 were separately isolated for review:

| Tribal-Tagged Items (AB 52 / SB 18) — Classification Breakdown | Count    |
|----------------------------------------------------------------|----------|
| Total items tagged AB 52 and/or SB 18                          | 29       |
| EXACT (verbatim or place-name-only diff)                       | 11 (38%) |
| NEAR (same template, edited)                                   | 4 (14%)  |
| UNIQUE (genuinely distinct)                                    | 14 (48%) |

Representative verbatim matches:

*“Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.” — K-LU-1.10 = M-LU-1.11 (identical, ratio 1.00)*

*“Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.” — K-C-2.f = M-C-2.f (identical, ratio 1.00)*

*“Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.” — K-ED-1.8 = M-ED-1.8 (identical, ratio 1.00)*

Both plans' introductory narratives also carry an identical statutory-basis paragraph explaining that “Tribal consultation during a project’s environmental analysis under the California Environmental Quality Act (CEQA) is a core requirement of Assembly Bill (AB) 52” and that “Senate Bill (SB) 18, requires that the County notify and consult with local tribes when amending its General Plan” — confirming these specific policies are the plans' own stated implementation of AB 52 and SB 18, not merely a generic-sounding coincidence.

VI. Statutory / Regulatory Citation Tally

Items whose text explicitly matches a known state-mandated content category (Kelseyville side only, to avoid double-counting):

| Statutory / Regulatory Basis                                                                       | Item Count |
|----------------------------------------------------------------------------------------------------|------------|
| SB 1000-derived local implementation term (“Equity Priority Area” — not itself a separate statute) | 35         |
| AB 52 (Pub. Resources Code §21080.3.1 et seq.) — Tribal Cultural Resources / CEQA consultation     | 25         |
| SB 18 (Gov. Code §65352.3) — general plan tribal consultation                                      | 11         |

| Statutory / Regulatory Basis                                                            | Item Count |
|-----------------------------------------------------------------------------------------|------------|
| CEQA (Pub. Resources Code §21000 et seq.)                                               | 5          |
| SB 1000 (Gov. Code §65302(h)) — Environmental Justice Element mandate                   | 3          |
| SB 99 / AB 747 (Gov. Code §65302(g)(5)) — evacuation route / ingress-egress requirement | 2          |
| SMARA (Pub. Resources Code §2710 et seq.)                                               | 2          |
| Gov. Code §65583 — Housing Element mandate (cross-reference only)                       | 2          |
| PRC §4291 / Cal. Fire Code — defensible space & fire hazard severity zone mandate       | 1          |

Note: the “Equity Priority Area” tag (35 items) reflects a locally defined implementation term tied to SB 1000's Environmental Justice mandate, not a separate freestanding statute — it is listed separately from the 3 items citing SB 1000 by name to avoid overstating the direct statutory count.

## VII. Interpretation and Caveats

- A large share of exact matches are plausibly attributable to genuinely universal statutory or template content (road standards references, CEQA boilerplate, standard action-item phrasing) that any competent drafting process would repeat across planning areas — this is not, by itself, evidence of impropriety.
- However, the volume (70.4% EXACT+NEAR) and the explicit “global” drafting-team language in Section IV together indicate this extends well beyond statutory boilerplate into substantive, discretionary policy choices — Tribal Ecological Knowledge integration, Environmental Justice program design, economic development strategy, and public art/wayfinding policy were each demonstrably drafted once and distributed, with specific communities occasionally opted out by staff discretion rather than each community's policy being independently developed from local conditions.
- Text extraction from PDF can occasionally merge adjacent sidebar callout boxes into main policy text; spot-checks across more than 40 items found the extraction reliable, but any individual row should be verified against the source PDF page before being cited in a public proceeding.
- The “nearest code” attached to each Global Comment in the companion workbook is a proximity heuristic and may occasionally point to an adjacent item rather than the exact one the reviewer intended — the comment's own quoted text, not the code association, is the authoritative evidence.

## VIII. Companion Materials

- Kelseyville\_Middletown\_Comparison.xlsx — full 520-row item-by-item comparison (Full Comparison tab), the complete 62-entry Global Comments Registry with full quotes, a filtered Exact Matches Only tab, and this memo's summary statistics, all independently re-derivable from the source PDFs.

| Element | Kelseyville Code | Kelseyville Text                                                                                                                                                                                                                                                                                                                                                                                  |
|---------|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| LU      | K-LU-1           | Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of indigenous peoples. Policies                                                                                                                              |
| LU      | K-LU-1.1         | Preserve natural open space resources by concentrating development in existing communities, clustering development, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.                                                                                 |
| LU      | K-LU-1.10        | Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.                                                                                                                                                                                                                                                         |
| LU      | K-LU-1.11        | Integrate Traditional Tribal Ecological Knowledge from Tribes into resource conservation strategies, including watershed management, forest management, and habitat restoration. Actions                                                                                                                                                                                                          |
| LU      | K-LU-1.2         | Encourage clustering of allowable densities to reduce development footprints; protect sensitive habitats, scenic resources, natural features, and open spaces; and avoid hazardous areas.                                                                                                                                                                                                         |
| LU      | K-LU-1.3         | Require proposed developments within designated Community Growth Boundaries served by special service districts to demonstrate capacity to sustain growth as a condition of approval.                                                                                                                                                                                                             |
| LU      | K-LU-1.4         | Review development proposals for adequate parking while encouraging multi-modal travel options.                                                                                                                                                                                                                                                                                                   |
| LU      | K-LU-1.5         | Maintain distinct urban edges for all unincorporated communities, while creating a gradual transition between urban uses and open space.                                                                                                                                                                                                                                                          |
| LU      | K-LU-1.6         | Ensure that future amendments to the General Plan Land Use map only allow development where it has access to adequate water supply, wastewater treatment, and public roadways; avoids steep terrain, sensitive natural resources, and natural hazards; and provides appropriate buffers with agricultural land and other incompatible uses.                                                       |
| LU      | K-LU-1.7         | Limit urban development to the areas within designated Community Growth Boundaries, as shown on Figures K-2 and K-3.                                                                                                                                                                                                                                                                              |
| LU      | K-LU-1.8         | Encourage residential development at densities higher than one dwelling unit per 3 acres to be located in areas where infrastructure is available, or can be extended, and applicable source capacity is adequate.                                                                                                                                                                                |
| LU      | K-LU-1.9         | Consider development intensity in areas outside of Community Growth Boundaries according to the area's ability to support water and wastewater needs, access, slope characteristics, protection of sensitive natural resources, and the site's susceptibility to natural hazards, such as directing nonurban development to areas in and around Finley if adequate public services are available. |
| LU      | K-LU-1.a         | Amend the Zoning Ordinance to include a provision that would exclude land lakeward of 7.79 Rumsey from being used in the calculation of lot coverage.                                                                                                                                                                                                                                             |

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| LU | K-LU-1.b  | Work with Tribal governments to explore opportunities to integrate traditional stewardship practices and Traditional Tribal Ecological Knowledge (TEK) into development reviews, land management, conservation, restoration, recreation planning, and facility planning, siting, and operations.                                                                                                                                                                                                                                                                                                                                |
| LU | K-LU-1.c  | Work with Tribal Governments to promote Tribal co-management of public lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| LU | K-LU-1.d  | Develop educational materials regarding Traditional Tribal Ecological Knowledge practices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| LU | K-LU-2    | Development patterns that support a sustainable lifestyle. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| LU | K-LU-2.1  | Promote and practice the principles of smart growth.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| LU | K-LU-2.2  | Encourage infill development. Transportation-related topics discussed under this goal, including transit access, active transportation,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| LU | K-LU-2.3  | Encourage urban development that locates origins and destinations in close proximity to reduce vehicle trips and enhance visual and pedestrian access.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| LU | K-LU-2.4  | Encourage potential transit destinations, including employment centers, schools, personal services, administrative and professional offices, and social/recreational centers, to be clustered within a convenient walking distance of one another and to a transit stop. Smart growth supports choice and opportunity by promoting efficient and sustainable land development, incorporates redevelopment patterns that optimize prior infrastructure investments, and consumes less land that is otherwise available for agriculture, open space, natural systems, and rural lifestyles. - American Planning Association, 2012 |
| LU | K-LU-2.5  | Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| LU | K-LU-2.a  | Develop incentives to promote infill development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LU | K-LU-2.b  | Amend the Zoning Ordinance to establish a smart growth overlay zone that encourages higher-density housing, transit oriented development, and mixed use development and provides guidelines for development and redevelopment in these zones.                                                                                                                                                                                                                                                                                                                                                                                   |
| LU | K-LU-3    | Cohesive and vibrant communities that preserve and celebrate their historic character and design heritage, and tribal cultural identity. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LU | K-LU-3.1  | Recognize the unique character and assets of each community in the Planning Area and support efforts to strengthen and revitalize all communities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| LU | K-LU-3.10 | Maintain the character of established neighborhoods by preserving buildings and areas with special and recognized historic, architectural, or aesthetic value. Ensure the design of new development and remodels of existing structures are compatible with the character of surrounding and adjacent buildings, public spaces, and cultural and historic resources and require new development to complement architecturally and historically significant buildings to protect the overall historic integrity of the area.                                                                                                     |
| LU | K-LU-3.11 | Encourage the preservation and maintenance of existing native trees and the incorporation of native, fire-resistant, and drought-tolerant plants, including culturally significant species traditionally used by local Tribes, in public spaces, street landscaping, and in new public and private developments.                                                                                                                                                                                                                                                                                                                |

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| LU | K-LU-3.12 | Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs and input, including from the Municipal Advisory Council.                                                                                                                                                                                                                             |
| LU | K-LU-3.13 | Encourage and support efforts to promote a greater public awareness of the county's architectural, urban design, Tribal, and cultural heritage.                                                                                                                                                                                                                                                            |
| LU | K-LU-3.14 | Recognize and incorporate tribal heritage in public art, interpretive signage, community events, and wayfinding throughout the Kelseyville Planning Area.                                                                                                                                                                                                                                                  |
| LU | K-LU-3.15 | Encourage community and regional events that comply with parking, traffic, sanitation, and emergency regulations. Actions                                                                                                                                                                                                                                                                                  |
| LU | K-LU-3.2  | Support efforts to enhance gateways and transitional zones between communities in the Planning Area to make each community more distinct and inviting for residents and visitors.                                                                                                                                                                                                                          |
| LU | K-LU-3.3  | Ensure future development in Community Growth Boundaries is planned at a walkable, neighborhood scale with a range of uses in close proximity and a safe pedestrian environment.                                                                                                                                                                                                                           |
| LU | K-LU-3.4  | Collaborate with the Municipal Advisory Council to identify preferred locations for infill, mixed use, public gathering spaces, pedestrian improvements, and tourism related uses.                                                                                                                                                                                                                         |
| LU | K-LU-3.5  | Promote the creation of community focal points and gathering places in Finley.                                                                                                                                                                                                                                                                                                                             |
| LU | K-LU-3.6  | Encourage and support the arts in Kelseyville with music and art installations, public art, and programming throughout the community, prioritizing areas that lack them.                                                                                                                                                                                                                                   |
| LU | K-LU-3.7  | Encourage and support community and regional events (e.g., outdoor concerts, art shows, farmers' markets, races, and festivals) and recreational activities to bolster community pride and identification, including by engaging in marketing efforts.                                                                                                                                                     |
| LU | K-LU-3.8  | Encourage preservation of open areas within Community Growth Boundaries to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.                                                                                                                                                                                             |
| LU | K-LU-3.9  | Review commercial and industrial development to ensure compatibility with the Kelseyville Area Commercial and Industrial Design Guidelines, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.                                                                                                                                                                                     |
| LU | K-LU-3.a  | Coordinate with local non-profit and other nongovernmental organizations to install or maintain public art and gateway, wayfinding, and interpretive signage in downtown Kelseyville to support the areas' sense of place; foster an understanding and appreciation for local history and culture, including tribal culture, promote inclusivity; and improve the visual quality of the community.         |
| LU | K-LU-3.b  | Investigate a 1 percent assessment on development permits or other types of permits/assessments to fund art installations supported in Action K-LU-3.a.                                                                                                                                                                                                                                                    |
| LU | K-LU-3.c  | Amend the Zoning Ordinance to eliminate redundancies in the design review process between the General Plan and Zoning Ordinance. This includes eliminating Article 53, Design Review Combining District, instead relying on Policy K-LU-3.8 9 to ensure compatibility with the Kelseyville Area Commercial and Industrial Design Guidelines; and revisions to Article 54, Design Review Permit, as needed. |

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| LU | K-LU-3.d | Prepare an update to the Kelseyville Area Commercial and Industrial Design Guidelines, working in collaboration with the community, mMunicipal aAdvisory cCouncil, and local business associations to reflect current values and priorities.                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| LU | K-LU-3.e | Develop and implement a tree preservation ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| LU | K-LU-3.f | Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| LU | K-LU-3.g | Amend the Zoning Ordinance to allow adaptive reuse of historic resources that preserves the integrity of the resource while allowing for its ongoing use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| LU | K-LU-3.h | Prepare and publish an inventory of underutilized land and encourage adaptive reuse of these properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| LU | K-LU-3.i | Collaborate with Tribal governments to create a heritage trail, interpretive exhibits, or other programming that celebrates tribal history and presence.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| LU | K-LU-4   | Coordinated and effective planning over the life of this General Plan. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| LU | K-LU-4.1 | Ensure that permitting procedures and regulations are consistent, timely, and cost effective.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| LU | K-LU-4.2 | Coordinate growth and development with surrounding jurisdictions, the Local Agency Formation Commission (LAFCO), and other agencies, as appropriate, to maintain open space between communities and promote common goals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| LU | K-LU-4.3 | Require that the sizes and shapes of new parcels will not compromise future land divisions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| LU | K-LU-4.4 | The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections in the unincorporated county for the year 2050: • 3,800 new dwelling units • 986,700 square feet of new commercial and office space • 393,000 square feet of new industrial space If new development approved within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that the environmental review that is conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections. |
| LU | K-LU-4.5 | Work with the municipal advisory councilMunicipal Advisory Council, business organizations, and community to update theis Planning Area Elements in a timely manner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| LU | K-LU-4.6 | Promote co-management of public lands with Tribal governments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| LU | K-LU-4.7 | Conduct early and ongoing engagement with Tribal governments in planning and permitting processes to ensure development aligns with tribal cultural, environmental, and historical interests. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| LU | K-LU-4.a | Encourage potential developers to attend pre-development meetings and work closely with appropriate public agencies to consider whether the potential development projects will meet the County's goals and requirements and have adequate infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LU | K-LU-4.b | Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in Policy K-LU-4.4 without subsequent environmental review.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| LU | K-LU-4.c | Update the Planning Area Elements no less than every five to eight years.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

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| LU | K-LU-4.d  | Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts.                                                                                                                                                                       |
| LU | K-LU-4.e  | Update the Zoning Map to implement the land use map established in this General Plan.                                                                                                                                                                                                                                                                                                                                                 |
| LU | K-LU-4.f  | Consistent with State law, continue to conduct tribal cultural impact assessments in coordination with local Tribal governments in discretionary permitting and General Plan amendment processes.                                                                                                                                                                                                                                     |
| LU | K-LU-5    | A range of residential areas that accommodate the housing needs of all income groups with quality living environments. Policies                                                                                                                                                                                                                                                                                                       |
| LU | K-LU-5.1  | Plan for and encourage a variety of housing types with a full range of affordability.                                                                                                                                                                                                                                                                                                                                                 |
| LU | K-LU-5.10 | Encourage innovative, nontraditional housing designs and layouts in response to evolving housing trends and needs. Actions                                                                                                                                                                                                                                                                                                            |
| LU | K-LU-5.2  | Develop housing in a manner that complements the smalltown community identity and incorporates quality design, consistent with the rural character of the Planning Area. Community housing needs are addressed comprehensively in the Housing Element. Additionally, the Housing Action and Implementation Plan serves as a manual with more detailed strategies to address current and forecast housing need throughout Lake County. |
| LU | K-LU-5.3  | Encourage development of 'workforce housing' that meets the needs of the local workforce and is affordable to individuals and families earning between 60 percent and 120 percent of the area median income.                                                                                                                                                                                                                          |
| LU | K-LU-5.4  | Encourage medium-density residential development that is compatible with the neighborhood character within Community Growth Boundaries, is close to services, and where adequate infrastructure is available or can be made available.                                                                                                                                                                                                |
| LU | K-LU-5.5  | Encourage high-density residential development (e.g., apartments and townhouses) within Community Growth Boundaries along collector roadways and transit routes and within walking distance of schools, libraries, parks, shopping, and entertainment areas.                                                                                                                                                                          |
| LU | K-LU-5.6  | Promote development of affordable, high density housing near public transit and essential services whenever possible.                                                                                                                                                                                                                                                                                                                 |
| LU | K-LU-5.7  | Encourage the development of housing for seniors and other Equity Priority Populations.                                                                                                                                                                                                                                                                                                                                               |
| LU | K-LU-5.8  | Continue to allow density bonuses for residential development projects that include affordable or qualifying senior housing or incorporate energy-efficient techniques exceeding State standards into the project design, as specified in the Zoning Ordinance.                                                                                                                                                                       |
| LU | K-LU-5.9  | Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste.                                                                                                                                                                                                                                                            |
| LU | K-LU-5.a  | Continue to support construction of affordable housing, including by pursuing State and federal funding for affordable housing development.                                                                                                                                                                                                                                                                                           |
| LU | K-LU-5.b  | Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development.                                                                                                                                                                                                                                                                                                                      |
| LU | K-LU-5.c  | Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow a density bonus for residential development projects that include affordable housing that is consistent with State law, which offers a density bonus of up to 50 percent.                                                                                                                                                                          |

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| LU | K-LU-5.d  | Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow up to a 20 percent density bonus for mixed-use residential development projects within a Community Growth Boundary that include an employment-inducing industrial or business park development component.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| LU | K-LU-5.e  | Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| LU | K-LU-5.f  | Continue to promote the development of affordable, senior, and energy-efficient housing by informing developers of the benefits of density bonuses in preapplication conferences.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| LU | K-LU-5.g  | Develop objective design standards for residential and mixed-use development to provide a streamlined approval process; ensure compatibility with existing community character; and ensure appropriate open space, buffers, and pedestrian improvements are provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| LU | K-LU-5.h  | Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on a County website to inform developers of potential building opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LU | K-LU-6    | Commercial and mixed-use areas that serve community needs and support a robust local economy. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| LU | K-LU-6.1  | Encourage centrally located businesses and services in places that conveniently serve residential areas and/or support revitalization or creation of town centers. Economic development is addressed in more detail in the Economic Development Element.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| LU | K-LU-6.10 | Encourage members of the private sector to establish new commercial recreation opportunities and to rehabilitate and restore older resorts, including destination resorts, lakefront resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| LU | K-LU-6.11 | Require proposals for budget retailers and discount chains to include a community meeting with the municipal advisory councilMunicipal Advisory Council early in the proposal process to gather input from community members and incorporate refinements to the proposal in response to community concerns. Also require such projects to prepare an analysis of economic and blight-inducement impacts of the proposed development on retail businesses in the market area, employment, County revenues and services, and other relevant economic considerations. The County may waive the requirement for this analysis if the new establishment is found to offer a public benefit and is in alignment with the community's vision for its future development. Actions |
| LU | K-LU-6.2  | Encourage mixed-use development with commercial and residential components in downtown commercial areas when adequate infrastructure is available or can be made available.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LU | K-LU-6.3  | Encourage conversion of existing commercial areas to a mix of uses to reduce travel distances and create neighborhoods that offer a variety of housing options.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| LU | K-LU-6.4  | Continue to allow parking reductions for residential uses in mixed-use areas where it can be demonstrated that shared residential and commercial parking will not result in an unacceptable impact on parking in the public right-of-way or off-street parking lots.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| LU | K-LU-6.5  | Encourage and support the establishment of more restaurants, retail, and other commercial services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| LU | K-LU-6.6  | Encourage development of smaller neighborhood-supporting retail and services, including those offering local agricultural sales, to meet the everyday shopping and personal needs of the surrounding neighborhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| LU | K-LU-6.7 | Encourage development of larger regional commercial centers within Community Growth Boundaries that meet resident and visitor needs, such as supermarkets, restaurants, personal services, retail sales, professional offices, medical services, and other complementary uses, as well as venues for selling locally produced agricultural and related products.                                                                                                                                                                                                                                                                                                                           |
| LU | K-LU-6.8 | Discourage strip commercial development, allowing it only when alternative layouts are infeasible at the project site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| LU | K-LU-6.9 | Locate commercial service businesses, such as warehouses, repair services, and building materials sales, away from housing, schools, and other sensitive receptors. Use the following criteria for siting commercial service areas: ▪ Provide good access to highways or major collectors; ▪ Buffer existing or planned residential areas, schools, and other sensitive uses; ▪ Develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, and other needs; and ▪ Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features. |
| LU | K-LU-6.a | Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| LU | K-LU-6.b | Investigate options to provide permit technical assistance for older resorts, retreat centers, and underused commercial properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| LU | K-LU-6.c | Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LU | K-LU-6.d | Devise and offer incentives for reconstruction and/or redevelopment of local historical resorts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| LU | K-LU-6.e | Encourage opportunities for indigenous-owned businesses within mixed-use and commercial areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| LU | K-LU-7   | Industrial areas that are compatible with their surrounding environment while supporting the economy. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| LU | K-LU-7.1 | Where industrial development is allowed, encourage a wide range of industrial development activities, prioritizing industries that create living-wage jobs that maximize the education, skills, and talents of county residents. The Economic Development Element provides more comprehensive guidance for supporting the local economy.                                                                                                                                                                                                                                                                                                                                                   |
| LU | K-LU-7.2 | Encourage development of visually attractive, carefully planned industrial parks and planned developments in areas with suitable topography and adequate infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| LU | K-LU-7.3 | Require new industrial or heavy commercial uses to be sited appropriately, on land with average slopes not exceeding 20 percent and outside of a hazard zone, preferably served by public sewer and water facilities and within a Community Growth Boundary.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| LU | K-LU-7.4 | Encourage industrial uses that use geothermal energy generated on-site when compatible with surrounding land uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| LU | K-LU-7.5 | Require new industrial and heavy commercial uses to be designed to avoid adverse impacts to adjacent uses, particularly residential neighborhoods, schools, and other sensitive uses, with respect to air quality, noise, odor, vibration, and other impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| LU | K-LU-7.6 | Allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the source of the resource under the following criteria: • Require a use permit; • Prohibit any commercial or industrial uses that are not related to the processing of the resource; and • Require mitigation for impacts to surrounding land uses, the environment, and Lake County watersheds to protect air, surface water, and groundwater quality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| LU | K-LU-7.7 | Consider including a requirement for consultation with Tribal governments to include Tribal Cultural Resource analysis within the Cultural Resource Reports for discretionary projects. Circulation An effective transportation network promotes health, safety, and well-being of all communities by supporting: • Public health, by how well it supports walking, biking, equestrian travel, and access to food, healthcare, public services, tribal community centers, and traditional gathering areas. • Safety, by how efficiently community members are able to evacuate and first responders are able to reach destinations during emergency events, as well as how safe the network is for all users. • Personal and community economic stability, by how well it supports access to employment opportunities, shopping, and services; distribution of locally produced products; and the ability of tourists to access the region's attractions, including tribal cultural tourism. • Equity, by how easily community members of all ages, abilities, and income levels can access their daily needs. • Environmental quality, by the amount of greenhouse gas (GHG) and air-pollutant-emitting vehicle miles that are driven by both personal automobiles and trucks, and the availability of electric vehicle (EV) charging infrastructure or other amenities to support the use of active transportation and high occupancy vehicles. • Financial soundness such that the community can afford to operate and maintain the network in a state of good repair with existing revenue sources and that any expansion has complete funding for capital costs and its long-term operations and maintenance (O&M) costs. This Circulation Element aims to provide a transportation network that moves people and goods in and around the Kelseyville Planning Area conveniently and with minimal risk of injury. The Kelseyville Area's circulation network is highly dependent on highway transportation. There is limited pedestrian, bicycle, and equestrian infrastructure, and, as with many rural communities, the Planning Area does not have extensive transit services. However, this element serves to optimize mobility options for bicyclists, pedestrians, and transit-dependent populations, like older adults, to the extent possible. The element also aims to support safe routes to school and access to key destinations, including opportunities for recreation. The Circulation Element supports mobility options for those driving, walking, and biking. The following sections describe the existing and planned roadway network in the Planning Area, including |

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| C | K-C-1   | Effective intergovernmental communication and cooperation on transportation issues. Policies                                                                                                                                                                                                           |
| C | K-C-1.1 | Coordinate with the incorporated Cities of Clearlake and Lakeport on regional transportation planning to support the goals of the Regional Transportation Plan.                                                                                                                                        |
| C | K-C-1.2 | Maintain a cooperative relationship with Caltrans to provide maintenance and safety improvements on State highways. Actions                                                                                                                                                                            |
| C | K-C-1.a | Work with Caltrans and other transportation agencies to maintain the Regional Transportation Plan, identify funding priorities, and develop an expenditure plan for available transportation funds in accordance with federal, State, and regional transportation planning and programming procedures. |
| C | K-C-1.b | Work with local agencies to identify road improvement opportunities.                                                                                                                                                                                                                                   |
| C | K-C-1.c | Maintain working relationships with transportation agencies in the region to ensure coordination of road improvements, data exchange on projected traffic impacts, and County participation in regional transportation planning activities.                                                            |
| C | K-C-1.d | Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.                                                                                                                                                                                            |

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| C | K-C-1.e  | Support efforts to ensure transportation provider services are online-accessible to enhance utilization of current transit providers for out-of-county transportation needs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| C | K-C-2    | A unified, coordinated, and cost efficient road and highway system that is safe, uncongested, and efficient. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| C | K-C-2.1  | Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| C | K-C-2.10 | Support the formation of maintenance districts to fund road maintenance and improvements in a manner consistent with County standards and when there is demonstrated community support. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| C | K-C-2.2  | Maintain, and improve where feasible, the road system to reduce traffic accidents, improve circulation, and maintain or improve its physical condition, in conformance with the priorities and recommendations established in the Regional Transportation Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| C | K-C-2.3  | When undertaking roadway improvements, prioritize maintenance and safety, considering both public reports and internal expertise and data.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| C | K-C-2.4  | Prioritize roadway improvement or maintenance projects as follows: • Priority One: Urgent Projects. Projects of an urgent nature that are clearly needed to protect the health and safety of the traveling public, such as imminent bridge or roadbed failure. • Priority Two: Safety Projects. Projects that are intended to reduce the number and severity of collisions in a particular location. • Priority Three: Reconstruction/Maintenance Projects. Projects that involve ongoing maintenance, rehabilitation, and reconstruction requirements to preserve the existing bridge and road network. • Priority Four: Capacity Improvements. Projects that involve operational improvements to the existing road network that increase service efficiency and capacity. • Priority Five: New Construction Projects. Projects that involve construction of a new bridge or road. New County construction projects will receive higher priority when they accommodate development in locations within reasonable proximity to employment and shopping centers and encourage energy conservation in the transportation sector. |
| C | K-C-2.5  | Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better. . However, Caltrans no longer receives funding to maintain operational levels of service and instead receives funding that support strategies to minimize vehicle miles traveled and maximize the safety of all road users.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| C | K-C-2.6  | To maintain traffic flow and minimize potential collisions, only allow access from individual parcels to highways and arterials when access to lower road classifications is not feasible, as determined by the County. The County is best able to assess the feasibility of making roadway connections to local or lower order roads,; however, Caltrans right of way designations and permit requirements will govern the ability of applicants to obtain Caltrans encroachment permits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| C | K-C-2.7  | Require roadway facilities constructed or used by new development to comply with the Lake County Road Standards (Table K-3).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| C | K-C-2.8  | Require new roads in residential areas to: • Be designed to avoid cut-through traffic through the residential area. • Be paved when serving more than four lots. • Be improved with processed gravel at a minimum when serving four or fewer lots at densities less than one dwelling unit per five acres. • Offer adequate right of way to contain road improvements for dedication.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| C | K-C-2.9  | Work with California Highway Patrol and Lake County Sheriff to limit truck traffic to designated truck routes, as shown on Figure K-6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| C | K-C-2.a  | Implement and maintain the Capital Improvement Plan to ensure it continues to meet the needs of the Kelseyville Planning Area as they evolve.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| C | K-C-2.b  | Improve and construct roads to the Lake County Road Standards, as shown in Table K-3. Use the American Association of State Highway and Transportation Officials (AASHTO) standards, Caltrans standards, and County expertise to inform any revisions to the Lake County Road Standards.                                                                                                                                                                                                                                                                                                                                                                                                                       |
| C | K-C-2.c  | Explore options to implement a traffic mitigation fee that would apply to new development and/or subdivisions for the maintenance of existing County roads.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| C | K-C-2.d  | Implement vehicle weight limit restrictions on roadways near sensitive uses, like schools and residential neighborhoods, to discourage cut-through truck traffic.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| C | K-C-2.e  | Pursue all available sources of funding and protect existing sources of funding for the development, improvement, and maintenance of the existing roadway system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| C | K-C-2.f  | Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| C | K-C-2.g  | Engage local Tribal governments in updates to County Road Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| C | K-C-2.h  | Highlight opportunities for native plant restoration and habitat protection along rights-of-way and medians.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| C | K-C-2.i  | Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| C | K-C-2.j  | Pursue opportunities for native plant restoration and habitat protection along rights-of-way and medians.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| C | K-C-3    | A transportation network that accommodates new development while reducing per-capita VMT and GHG emissions and promotes environmental protections and stewardship. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| C | K-C-3.1  | Incorporate complete streets principles and practices into the planning, design, and construction of circulation network improvements to accommodate all network users, including people walking, biking, and riding transit. "Complete Streets is an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities." - Smart Growth America, 2025 - At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions."             |
| C | K-C-3.10 | Evaluate impacts to tribal cultural sites and consult with local Tribal governments when planning street, transit, and roadway projects that could impact tribal cultural sites. Actions K-C-3.a *2 Adopt and maintain a VMT environmental threshold and development project screening process based on the Lake Area Planning Council Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study. K-C-3.b * Require new development with the potential to increase VMT, to prepare a VMT analysis and to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies, as needed to be consistent with the County's adopted VMT threshold. |

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| C | K-C-3.2 | Lead and encourage activities to design and construct streets to support connectivity and promote pedestrian comfort and safety by including appropriate Air quality, a topic closely related to amenities, such as sidewalks on both sides of the street, VMT and GHG emissions, is covered shade trees, public benches, and pedestrian-scale lighting, in the Health and Safety Element. when feasible, prioritizing downtown Kelseyville. |
| C | K-C-3.3 | Encourage vehicle trip reduction through home occupations and telecommuting.                                                                                                                                                                                                                                                                                                                                                                 |
| C | K-C-3.4 | Encourage regional employers to provide employees with options and incentives to use alternative modes of transportation to work or to otherwise reduce VMT (e.g., transit subsidies, bicycle facilities, ridesharing, alternative work schedules, telecommuting, and preferential parking for carpools).                                                                                                                                    |
| C | K-C-3.5 | Require new land use development projects to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies.                                                                                                                                                                                                                                                                    |
| C | K-C-3.6 | Support transitioning on-road vehicles, including personal, business, government, and public transit fleets, to electric power from renewable sources or other zero-emission fuels.                                                                                                                                                                                                                                                          |
| C | K-C-3.7 | Support efforts to build electric vehicle charging stations at employment and community destinations, as allowed by market conditions.                                                                                                                                                                                                                                                                                                       |
| C | K-C-3.8 | Encourage the use of road construction methods that reduce air, water, and noise pollution associated with road and highway development.                                                                                                                                                                                                                                                                                                     |
| C | K-C-3.9 | Avoid locating roadways on naturally occurring asbestos whenever feasible alternative locations exist. If locating a roadway on asbestos is unavoidable, ensure adequate construction and surfacing with non asbestos materials in compliance with local and State requirements.                                                                                                                                                             |
| C | K-C-3.c | Develop a program to encourage trip reduction measures among County employees using various strategies, such as transit and/or carpool/vanpool subsidies, bicycle facilities, alternative work schedules, ride-sharing programs, telecommuting options, employee education, and preferential parking for carpools/vanpools.                                                                                                                  |
| C | K-C-3.d | Encourage carpooling by providing information to community members about park-and-ride locations and available programs.                                                                                                                                                                                                                                                                                                                     |

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| C | K-C-3.e | Amend Article 46 of the Zoning Ordinance to create electric vehicle charging and parking requirements for new development (e.g., one electric vehicle space per every 15 non-electric vehicle spaces and one charging station for large development based on square footage).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| C | K-C-3.f | Encourage and support annual maintenance to unpaved rural, ranch, and fire roads.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| C | K-C-3.g | Coordinate with local Tribal governments and local community organizations when siting public EV charging infrastructure, roads, or transit facilities. 2 General Plan policies and actions marked with an asterisk (*) denote policies and actions that work to mitigate effects of cumulative development expected during the life of the General Plan, identified in the General Plan Environmental Impact Report (EIR).                                                                                                                                                                                                                                                                                                                                                                      |
| C | K-C-4   | A transportation system that protects human life. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| C | K-C-4.1 | Implement a safe systems approach to designing the transportation network for all users; this approach acknowledges that people make mistakes and focuses on roadway design and operational changes to create safe streets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| C | K-C-4.2 | Strive to eliminate fatal and serious injuries for all road users by 2050 through a holistic view of the roadway system that includes provisions that account for human error, recognize vulnerable road users, such as pedestrians and bicyclists, and promote redundant and proactive safety measures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| C | K-C-4.3 | Require safety improvements, such as reflective signage and street lighting (where appropriate), to reduce the likelihood of collisions during any roadway infrastructure improvement process, while avoiding offsite light impacts, including dark skies best practices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| C | K-C-4.4 | When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| C | K-C-4.5 | Promote slow travel in neighborhoods through installation of infrastructure associated with reduction in crash risk, such as marked crosswalks, new lighting, and improved intersection controls.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| C | K-C-4.6 | Pursue funding for a Safe Routes to School program and implement improvements, such as trafficcalming measures and high-visibility sidewalks and crosswalks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| C | K-C-4.7 | Engage local Tribal governments and local community organizations in safety planning and emergency access identification. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| C | K-C-4.a | Identify safety corridors and areas that generate high concentrations of bicyclists and/or pedestrians. In these areas, use evidence-based strategies, including strategies identified in the United States Department of Transportation's Strategic Highway Safety Plan, to develop safety measures specific to those areas that are intended to eliminate traffic fatalities, with an emphasis on preventing fatalities of bicyclists, pedestrians, and users of other micromobility devices. A safety corridor is a roadway segment within an overall roadway network where the highest number of serious injury and fatality crashes occur. - California Vehicle Code Section 22358.7(a)(1) - At a minimum, the meaningful consideration of recommendations from populations and communities |

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| C | K-C-4.b | impacted by pollution Engage local Tribal governments when developing safety measuresmost for high-risk corridors nearinto tribal environmental and land use lands. decisions."                                                                                                                                                                                                                                                                                                                                                   |
| C | K-C-4.c | Collaborate with the local mMunicipal aAdvisory cCouncil and business association regarding the design and installation of traffic calming measures on Main Street.                                                                                                                                                                                                                                                                                                                                                               |
| C | K-C-5   | A safe and efficient public transportation system that offers a convenient alternative to the private automobile, reduces roadway congestion, and meets the community's transit needs. Policies                                                                                                                                                                                                                                                                                                                                   |
| C | K-C-5.1 | Support public transportation programs that promote access to shopping, employment, education, health care, and recreation.                                                                                                                                                                                                                                                                                                                                                                                                       |
| C | K-C-5.2 | Support the continuation and coordination of transportation programs provided by social service agencies, particularly those serving older adults, individuals with disabilities, and other Equity Priority Populations.                                                                                                                                                                                                                                                                                                          |
| C | K-C-5.3 | Support Lake Transit Authority on improvements to fixed-route bus and dial-a-ride services, including expanding the service area, providing more frequent buses at key times of the day, and improving transit amenities, such as bus shelters, benches, and wayfinding signage at bus stops.                                                                                                                                                                                                                                     |
| C | K-C-5.4 | Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan: • Provide new and improve existing transportation services for older adults, individuals with access and functional needs, low-income individuals and/or other vulnerable populations; • Provide intercommunity services between communities in the Planning Area and throughout the county; and • Expand intercity transit carriers, particularly to Ukiah and the Bay Area. |
| C | K-C-5.5 | Encourage transit access and compatibility during the review and approval process for industrial, commercial, and residential development.                                                                                                                                                                                                                                                                                                                                                                                        |
| C | K-C-5.6 | Encourage bus stops at key destinations, population centers, and/or along arterials and collectors to facilitate public transit use.                                                                                                                                                                                                                                                                                                                                                                                              |
| C | K-C-5.7 | Engage local Tribal governments and local community organizations in planning routes and transit services, particularly for elders and community centers. Actions                                                                                                                                                                                                                                                                                                                                                                 |
| C | K-C-5.a | Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.                                                                                                                                                                                                                                                                                                            |
| C | K-C-5.b | Explore opportunities to improve Lake Transit Authority services to Planning Area residents during updates to the Lake County Transit Development Plan, including regional connections to major destinations like the Sacramento International Airport.                                                                                                                                                                                                                                                                           |
| C | K-C-5.c | Update the Transit Development Plan with input from local Tribal governments to include tribal community needs.                                                                                                                                                                                                                                                                                                                                                                                                                   |
| C | K-C-6   | A continuous and easily accessible active transportation system that facilitates safe, equitable, and connected walking, biking, and micromobility options. Policies                                                                                                                                                                                                                                                                                                                                                              |
| C | K-C-6.1 | Construct new and maintain and improve existing pedestrian and bicycle facilities, consistent with the countywide Active Transportation Plan, as funding is available.                                                                                                                                                                                                                                                                                                                                                            |

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| C | K-C-6.10 | Incorporate Traditional Tribal Ecological Knowledge in the design of active transportation improvements.                                                                                                                                                                                                                                                                                                                                |
| C | K-C-6.11 | Ensure new pedestrian/bike paths avoid or mitigate impacts to Tribal Cultural Resources, when feasible. Actions                                                                                                                                                                                                                                                                                                                         |
| C | K-C-6.2  | Incorporate facilities for non motorized users, such as sidewalks and bike routes, when constructing or improving roadway facilities and when reviewing new development proposals.                                                                                                                                                                                                                                                      |
| C | K-C-6.3  | Require bicycle lanes, multiuse paths, and sidewalks in conjunction with road improvement projects, as feasible. Develop, as funds become available, Class II bicycle lanes and multiuse paths on new collector and arterial streets.                                                                                                                                                                                                   |
| C | K-C-6.4  | Require facilities for nonmotorized users, such as sidewalks and bike routes, for subdivisions with a density of one or more dwelling units per acre within Community Growth Boundaries. Required facilities should be commensurate with the impacts of the project, consistent with local and regional plans, and provide for infrastructure that integrates circulation and recreational use and aligns with surrounding development. |
| C | K-C-6.5  | Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.                                                                                                                                                                                                                                                                                                                             |
| C | K-C-6.6  | Require public and private development projects to include bicycle access and safe bicycle parking facilities at office buildings, schools, shopping centers, and parks, where feasible.                                                                                                                                                                                                                                                |
| C | K-C-6.7  | Follow the adopted Caltrans design standards for the development, maintenance, and improvement of bicycle facilities.                                                                                                                                                                                                                                                                                                                   |
| C | K-C-6.8  | Construct and maintain bicycle routes and multiuse trails in a manner that minimizes conflicts between bicyclists, pedestrians, and equestrian users with automobiles and private property rights.                                                                                                                                                                                                                                      |
| C | K-C-6.9  | Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                 |

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| C | K-C-6.a | Engage in each update to the countywide Active Transportation Plan, prepared by the Lake Area Planning Council, to ensure the active transportation needs of the Kelseyville Planning Area are met.                                                            |
| C | K-C-6.b | Pursue funding to improve and maintain the existing bicycle system and to plan and construct new bicycle facilities that encourage commuting and recreation.                                                                                                   |
| C | K-C-6.c | Pursue funding to eliminate gaps in the existing sidewalk network and/or upgrade pedestrian facilities, with priority given to facilities near schools, connections between residential areas and commercial centers, and facilities in Equity Priority Areas. |
| C | K-C-6.d | Analyze improvement needs to support wheelchair access to existing pedestrian infrastructure.                                                                                                                                                                  |
| C | K-C-7   | Safe and viable aviation activities that meet community needs. Policies                                                                                                                                                                                        |

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| C | K-C-7.1 | Promote compatible land use planning in areas surrounding Lampson Field, including by prohibiting the development of uses adversely affecting aviation, following federal and State regulations governing operations and land use restrictions related to airports, and working with the Federal Aviation Administration and aviation operations to minimize conflicts with residential areas and other sensitive uses. |
| C | K-C-7.2 | Protect Lampson Field from encroachment by incompatible uses and minimize the public's exposure to safety hazards and excessive noise by ensuring that all new development near Lampson Field is consistent with the Lake County Airport Land Use Commission's (ALUC) Airport Land Use Compatibility Plan.                                                                                                              |
| C | K-C-7.3 | Work with the Lake County Airport Land Use Commission to support implementation and maintenance of the Airport Land Use Compatibility Plan to ensure consistency with applicable federal and State requirements, regional plans, and this General Plan.                                                                                                                                                                 |
| C | K-C-7.4 | Encourage the establishment of scheduled air carrier services for Lake County.                                                                                                                                                                                                                                                                                                                                          |
| C | K-C-7.5 | Continue to improve and modernize County air transportation activities and services.                                                                                                                                                                                                                                                                                                                                    |
| C | K-C-7.6 | Consider expectations for vertical take-off and landing technology development in airport operations planning.                                                                                                                                                                                                                                                                                                          |
| C | K-C-7.7 | Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and other sensitive uses. Action                                                                                                                                                                                                                                                             |

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| C  | K-C-7.a   | <p>Work with the Airport Land Use Commission to update the Airport Land Use Compatibility Plan. This page intentionally left blank. Open Space, Conservation, and Recreation The Open Space, Conservation, and Recreation Element addresses a wide range of natural and cultural resources as well as public parks and recreation facilities. The specific topics covered in this element include: • Biological Resources • Cultural Resources, including Archaeological, Historic, and Tribal Cultural Resources • Energy Resources • Mineral Resources • Open Space and Recreation • Scenic Resources Use of natural resources must be balanced with responsible management and conservation efforts to ensure their ongoing availability, quality, and reliability. The resources addressed in this element are among the Kelseyville Planning Area's most sensitive assets, to be conserved and sustained for future generations, like publicly accessible natural areas, healthy ecosystems, and historic and indigenous culture. Lake County is also committed to improving government to government relations with all Native Sovereign Nations in the county. As part of this Open spaces and scenic views are a valued commitment, at the time of this plan release, the resource in the Planning Area. County is drafting a Co-Management Agreement for the Clear Lake watershed and basin to enter into a Memorandum of Understanding. The County also has been working on a Heritage Resource Treatment Plan drafted by the Habematolel Pomo of Upper Lake and Koi Nation of Northern California and forwarded to the other five Tribal governments. As of the publication of this General Plan, all three are still in the draft stage. This element inventories these natural and built resources in the Kelseyville Planning Area and provides goals, policies, and actions to manage their use for all current and future residents. Biological Resources Natural Communities and Habitats The Kelseyville Planning Area includes a range of native vegetation communities shaped by changes in elevation, topography, and soil from the steep slopes of the Mayacamas Mountains along the western boundary, across the flatter Big Valley basin, and up again toward Mount Konocti in the east. These communities support a diversity of plant and animal life and reflect broader ecological patterns across the Kelseyville Area. The Open Space, Conservation, and Recreation Element recognizes the ecological and cultural importance of the Kelseyville Planning Area's native habitats. Through partnership with Tribal governments, Lake</p> |
| OS | K-OS-1    | Protection of the Kelseyville Planning Area's diverse biological resources, sensitive significant habitats, and ecosystem health. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| OS | K-OS-1.1  | Coordinate with applicable federal, Tribal, State, regional, and local land management agencies on natural resources and habitat planning, preservation, and mitigation measure development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| OS | K-OS-1.13 | <p>Maintain creeks in their natural state whenever possible and allow creeks and floodways to function as natural flood protection features during storms.</p> <p>K-OS-1.14 * Require new development along significant watercourses, riparian vegetation, and wetlands to establish an ecological buffer zone between the waterway and development to protect the resource. Consider providing opportunities for multiuse trails and recreation within the buffer zone when appropriate.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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| OS | K-OS-1.15 | Encourage federal, State, and local agencies that manage public lands in the county to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat. K-OS-1.16 * Require Creek Management Plans and Mineral Reclamation Plans to include measures to protect and maintain riparian resources and habitats. K-OS-1.17 * Support the conservation and management of oak woodland communities and their habitats and, where a proposed development would impact an oak woodland community, require mitigation measures prior to project approval.                                                                                                                                                                                                                                                                             |
| OS | K-OS-1.18 | Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health, especially in Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| OS | K-OS-1.19 | Require majority use of California native plant species in large, landscaped areas in new development projects, and require construction practices that avoid spread of invasive plant species by minimizing surface disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; disinfecting/decontaminating equipment; and using native, noninvasive, drought-resistant species in erosion-control plantings. K-OS-1.20 * Protect wildlife migration corridors and, prior to approval of projects that might impact identified wildlife connectivity and wildlife linkage areas, require that a habitat connectivity/wildlife corridor evaluation be completed by a qualified biologist. The evaluation shall identify project design features that would reduce potential impacts to wildlife movement and incorporate wildlife corridors for new development plans where appropriate. |
| OS | K-OS-1.2  | Support protection and restoration of wetland, riparian, and other significant natural areas in the Kelseyville Planning Area for wildlife habitats, groundwater recharge, and passive recreation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| OS | K-OS-1.21 | Discourage use of fencing that poses risks to wildlife.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| OS | K-OS-1.22 | Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| OS | K-OS-1.23 | Encourage Caltrans to consider the installation of wildlife over- or underpasses. K-OS-1.24 * Require lighting in residential areas, along roadways, and adjacent to sensitive habitat areas to prevent artificial lighting from spilling and/or reflecting into adjacent properties, including natural or open space areas by incorporating design features, such as shielded lighting and landscaping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| OS | K-OS-1.25 | Prohibit new high-voltage electrical transmission lines from being sited in a location that could harm the critical habitat of any rare, endangered, threatened, or protected plant or animal species.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| OS | K-OS-1.26 | Integrate Traditional Tribal Ecological Knowledge (TEK) in biological resource management, habitat restoration, and open space stewardship. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| OS | K-OS-1.3  | Protect natural lands, including natural resource areas, wildlife habitat, and open space, from encroachment or destruction by incompatible development and invasive species.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| OS | K-OS-1.4  | Require development patterns and practices that conserve habitat for protected species and sensitive biological resources, limiting encroachment into areas that support sensitive habitats and directing development into less-sensitive areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| OS | K-OS-1.5 | Maintain ecologically sensitive resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible, low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically sensitive resource areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| OS | K-OS-1.6 | Encourage private efforts to restore ecologically sensitive resource areas, including wildlife habitat, riparian corridors, and wetlands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| OS | K-OS-1.7 | Require the use of conservation easements, transfer of development rights, mitigation banking, or similar equity transfer documents to protect unique vegetation, habitat areas, habitat corridors, and sensitive biological resources in new projects. K-OS-1.8 * Require a qualified biologist to prepare a biological resources assessment as part of project approval for proposed development on sites that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters to identify potential impacts and measures for protecting the resource and surrounding habitat. Require a qualified biologist conduct focused surveys, as identified and recommended in the biological resources assessment, during the appropriate season(s) for identification of the resource.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| OS | K-OS-1.9 | When reviewing development proposals, consult with the most updated California Natural Diversity Database (CNDDDB) and other available studies prepared by the California Department of Fish and Wildlife (CDFW) to avoid potential impacts on sensitive habitats or special status species. K-OS-1.10 * Require a wetland delineation study prepared using the protocol defined by the US Army Corps of Engineers as part of project approval for proposed development on sites with the potential to contain wetland resources. Require that a report on the findings of this survey be submitted to the County as part of the application process and, where proposed development would impact wetland resources, require mitigation measures prior to project approval. K-OS-1.11 * Require that construction or other ground-disturbing activities avoid nests of native birds when in active use by implementing protection measures to ensure compliance with the California Fish and Game Code and federal Migratory Bird Treaty Act. Compliance guidelines are detailed in the General Plan Environmental Impact Report. K-OS-1.12 * Require installation and maintenance of construction barrier fencing around sensitive resources on or adjacent to construction sites prior to construction activities and throughout the construction period. |
| OS | K-OS-1.a | Consult with the California Department of Fish and Wildlife to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns, and develop a strategy for maintaining areas that will preserve the populations of plants and animals in the county.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| OS | K-OS-1.b | Prepare and maintain a mapped inventory of ecologically sensitive resource areas, including unique natural areas; wetlands, floodplains, and riparian resources; and the habitat of rare, threatened, endangered, and other uncommon and protected species. K-OS-1.c * Adopt a Creek and Riparian Area Management Ordinance in consultation with a qualified biologist to support Clear Lake hitch and other sensitive riparian habitat and educate affected property owners on their responsibilities and options for proper maintenance on private properties. Require projects with the potential to impact creeks and riparian areas to demonstrate compliance with the Ordinance prior to project approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

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| OS | K-OS-1.d  | Improve County roads, where needed, to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality, and in particular Clear Lake hitch and their habitat.                                                                                                                                                   |
| OS | K-OS-1.e  | Develop educational materials regarding the impacts that off-highway vehicle travel in streambeds has on sedimentation, water quality, and Clear Lake hitch and their habitat, prioritizing distribution to landowners with riparian areas on their property.                                                                                      |
| OS | K-OS-1.f  | Develop, adopt, and implement an Oak, Landmark, and Heritage Tree Preservation Ordinance.                                                                                                                                                                                                                                                          |
| OS | K-OS-1.g  | Develop and implement a Countywide Wildlife Migration Corridor Preservation Plan.                                                                                                                                                                                                                                                                  |
| OS | K-OS-1.h  | Review "WW" Waterway, "FW" Floodway, "FF" Floodway-Fringe, and "W" Wetlands combining-district information on a periodic basis. Update the boundaries of these combining districts as needed to reflect updates to mapped ecologically sensitive resource areas.                                                                                   |
| OS | K-OS-10   | Preserved and enhanced visual quality within community areas. Policies                                                                                                                                                                                                                                                                             |
| OS | K-OS-10.1 | Require new development to screen mechanical equipment and trash storage facilities from public view.                                                                                                                                                                                                                                              |
| OS | K-OS-10.2 | Require appropriate visual screening and roadway setbacks for industrial and service commercial uses, including through the use of native vegetation for screening. K-OS-10.3 * Require lighting that enhances visibility, convenience, and public safety without creating glare or light pollution.                                               |
| OS | K-OS-10.4 | Consider impacts to Taylor Observatory during the review of proposals for new development that would increase ambient light in its vicinity. K-OS-10.5 * Require the use of low-glare building materials for new buildings constructed within the Planning Area.                                                                                   |
| OS | K-OS-10.6 | Require new commercial development to install street trees in accordance with an adopted streetscape plan and with fire-safe landscaping requirements. Actions K-OS-10.a * Amend the Zoning Ordinance to regulate outdoor lighting in a way that minimizes light pollution that disrupts dark skies while providing for safety and reasonable use. |
| OS | K-OS-10.b | Establish a coordinated roadway signage program for the Kelseyville Planning Area that identifies routes and major destinations, provides traffic information, and provides directional information to major destinations while supporting the visual character of the region.                                                                     |

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| OS | K-OS-10.c | <p>Maintain Code Enforcement services to support the visual quality of the community. This page intentionally left blank. Environmental Justice In 2016, the California State legislature passed SB 1000, making the topic of environmental justice a required element in General Plans. This new Environmental Justice Element for the Kelseyville Planning Area accomplishes the following:</p> <ul style="list-style-type: none"> <li>• Introduces the concept of environmental justice.</li> <li>• Summarizes the process used to identify communities in the Kelseyville Planning Area impacted by environmental justice issues (termed Equity Priority Areas).</li> <li>• Identifies environmental justice issues in the Kelseyville Planning Area, which include pollution exposure, access to public facilities and services, food security, availability of healthy living spaces, access to healthcare, and opportunities for community engagement.</li> <li>• Establishes goals, policies, and actions to address these issues and the needs of impacted communities.</li> </ul> <p>As noted in the Introduction, because environmental justice touches all aspects of the community, some of these policies and actions are located in other Kelseyville Area Elements.</p> <p><b>Environmental Justice Definition</b> Environmental justice is defined as “the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies...and includes, but is not limited to all of the following: The availability of a healthy environment for all people. The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities. Governmental entities engaging and providing technical assistance to The concept of environmental justice recognizes that lowpopulations and communities most income residents, communities of color, indigenous impacted by pollution to promote their peoples, and tribal nations are disproportionately exposed meaningful participation in all phases of the to environmental health hazards like soil and water environmental and land use decision making contamination and that this inequity is the result of many process. factors that have occurred throughout history and are still occurring today. Some of these factors include At a minimum, the meaningful consideration inappropriate zoning and negligent land use planning, of</p> |
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| OS | K-OS-2    | Archaeological, Tribal, cultural, and historical resources that are protected and preserved throughout the Planning Area for the long-term benefit of residents, tourists, and future generations. Policies The California Environmental Quality Act (CEQA) Guidelines K-OS-2.1 * offer definitions for some of the key terms used in this Goal's Review proposed development policies and actions and are included in the following pages projects in conjunction with the for reference. California Historical Resources Information System's Northwest Information Center at Sonoma State University to determine whether project areas contain known archaeological Tribal Cultural Resources (TCRs) are "sites, resources, both prehistoric and historic era, or features, places, cultural landscapes Tribal Cultural Resources, or if they have the (geographically defined in terms of the size and potential to hold such resources, and if so, scope), sacred places, and objects with cultural implement mitigation to protect the resource. value to a California Native American tribe that are included or determined to be eligible for inclusion K-OS-2.2 * in the California Register; and/or included in a Whenever possible, require new development local register of historical resources; and/or a to preserve significant historical, resource determined by the lead CEQA agency, in archaeological, or paleontological resources its discretion and supported by substantial on-site through project design. If on-site evidence, to be significant." preservation is not feasible, mitigate impacts through techniques such as relocation of - CEQA Guidelines Section 20174 structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records. Any documentation of historic resources shall be conducted in accordance with Historic American Building Survey (HABS) Level III standards, as defined by the US Secretary of the Interior. K-OS-2.3 * Upon discovery of significant archaeological, paleontological, historic, or Tribal Cultural Resources during site development, require all activity to be halted within 100 feet of the find(s) and notify a professional archaeologist, paleontologist, historian, and/or local Tribal government representative (if appropriate) to evaluate the find(s) and recommend mitigation procedures, if necessary. Findings and mitigation measures are subject to review and approval by the Lake County Community Development Director prior to resuming site development work. K-OS-2.4 * As a condition of approval for discretionary grading permits, |
| OS | K-OS-2.10 | Support and distribute information to the community from local, State, and national education programs about cultural and archaeological resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| OS | K-OS-2.11 | Conduct education and outreach to the community about the various federal, Tribal, State, local, and private funding sources and economic mechanisms available to support historic resource preservation. A unique archaeological resource is "an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: it contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information; it has a special and particular quality such as being the oldest of its type or the best available example of its type; or it is directly associated with a scientifically recognized important prehistoric or historic event or person." - CEQA Guidelines Section 21083.2 Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| OS | K-OS-2.6  | Protect cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Register of Historical Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| OS | K-OS-2.7 | Follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| OS | K-OS-2.8 | Prioritize preservation and adaptive reuse of buildings, sites, and areas with identified archaeological, cultural, or historic significance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| OS | K-OS-2.9 | Coordinate historic and cultural resources management with local Tribal governments, planning and regulatory agencies, and nearby jurisdictions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| OS | K-OS-2.a | Contract with a qualified cultural resource coordinator for the development of review procedures and ordinances for the protection of cultural heritage resources, including mechanisms for the protection of identified cultural sites from vandalism and instances when owners of designated historic properties assert economic hardship. K-OS-2.b * Contract with an archaeologist(s) that meets the Secretary of the Interior's Professionally Qualified Standards to perform cultural resource studies for environmental analysis on discretionary projects where a cultural resource report is deemed necessary, including outreach to Tribal governments for input on Tribal Cultural Resources. |
| OS | K-OS-2.c | Establish a process for considering the designation of structures older than 50 years as historic structures or landmarks eligible for special recognition and preservation protections.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| OS | K-OS-2.d | Engage the Kelseyville Area community to identify appropriate sites for the Historic Preservation Combining District and apply the District to identified sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| OS | K-OS-2.e | Support continued operation of the Lake County Heritage Commission to review development projects that may impact historic resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| OS | K-OS-2.f | Prepare a historical resources inventory for the Planning Area, using State and federal standards to evaluate their significance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| OS | K-OS-2.g | Apply to the State to become a Certified Local Government, making the County eligible for historic preservation programs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| OS | K-OS-3   | Celebrated, amplified, and preserved tribal influences and Tribal Cultural Resources throughout the Kelseyville Planning Area. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| OS | K-OS-3.1 | Protect tribal heritage, honor the early stewards of this land, and treat Native American remains and Tribal Cultural Resources with sensitivity and respect.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| OS | K-OS-3.2 | Support educational and other opportunities to increase knowledge and promote awareness about the history of indigenous peoples in what is now the Kelseyville Planning Area and how the County's relationship with local Tribal governments has evolved.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| OS | K-OS-3.3 | Respect and protect Tribal Cultural Resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California tribes, recognizing that protecting Tribal Cultural Resources supports both cultural preservation and environmental health outcomes.                                                                                                                                                                                                                                                                                                                                                                  |
| OS | K-OS-3.4 | Conduct formal and early government-to-government consultation with culturally affiliated Tribes on all projects with potential cultural, environmental, or scenic impacts to identify and protect recorded and unrecorded Tribal Cultural Resources through the discretionary development review process.                                                                                                                                                                                                                                                                                                                                                                                               |

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| OS | K-OS-3.5 | Require protection of cultural resource sites in subdivision projects by avoiding identification of sites on maps, relying instead on other techniques, including establishing building envelopes. K-OS-3.6 * Consult with culturally affiliated Tribal governments when developing mitigation measures to avoid or minimize impacts on Tribal Cultural Resources. Mitigation could include notification of culturally affiliated Tribal governments prior to and tribal monitoring during ground-disturbing activities. K-OS-3.7 * Upon discovery of a burial, human remains, or suspected human remains, require immediate halt to all work within 100 feet and notify the Sheriff's Department, the culturally affiliated Tribal government(s), and a qualified archaeologist for proper internment and tribal rituals according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. |
| OS | K-OS-3.8 | Work with appropriate Tribal governments to protect sacred sites from visual intrusion or development inconsistent with cultural values, particularly along scenic corridors and riparian areas. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| OS | K-OS-3.a | Establish and maintain collaborative relationships with local Tribal government representatives to facilitate tribal consultation, preserve Tribal Cultural Resources, and coordinate land use planning in areas around tribal lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| OS | K-OS-3.b | Work with local Tribal governments to establish programs and secure funding to implement actions aimed at preserving Tribal Cultural Resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| OS | K-OS-3.c | Collaborate with Tribal governments to identify cultural sites, sacred landscapes, cultural viewsheds, and traditional use areas, and incorporate them into land use planning through a Tribal Resource Conservation Overlay or equivalent mechanism, that requires a consultation-based review for any future land use designation changes affecting these areas to protect Tribal Cultural Resources and uphold the tribes' ongoing stewardship of their ancestral lands. Where appropriate, explore partnerships for co-management, conservation, and interpretive uses that honor the ancestral and ongoing relationship between Tribal governments and these land.                                                                                                                                                                                                                                                 |
| OS | K-OS-4   | Conserved energy resources. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| OS | K-OS-4.1 | Require the use of energy conservation features and encourage renewable and carbon-free energy generation and storage systems in new construction and renovation of existing structures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| OS | K-OS-4.2 | Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| OS | K-OS-4.3 | Promote and incentivize small-scale, on-site renewable energy and storage systems for existing residential units, nonresidential buildings, and in the agricultural sector.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| OS | K-OS-4.4 | Participate in local and State programs that reduce the consumption of energy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| OS | K-OS-4.5 | Work with energy providers to promote and expand cost saving options for low-income households.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| OS | K-OS-4.6 | Construct all new or remodeled County buildings and retrofit existing buildings to be energy efficient and rely on renewable and carbon-free energy resources where feasible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| OS | K-OS-4.7 | Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| OS | K-OS-4.8 | Coordinate with energy providers to install transmission systems in locations that minimize environmental and other impacts. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| OS | K-OS-4.a | Prepare a new General Plan Energy Element to guide the development, governance, financing, and ongoing management of energy generation projects and energy resources within the county in a manner that maximizes benefits to the Lake County community.                                                                                                                                                                                                                                                                                   |
| OS | K-OS-4.b | Investigate use of community benefit agreements for new energy generation developments.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| OS | K-OS-4.c | Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Areas and Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.                                                                                                                                                                  |
| OS | K-OS-4.d | Explore options to create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (heat pumps, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost to increase energy efficiency and replace hazardous appliances in their home or business. Work with volunteer groups to support installation and disposal of old appliances in Equity Priority Areas and for Equity Priority Populations. |
| OS | K-OS-4.e | Coordinate with local utility providers and educational institutions to develop informational brochures that promote energy conservation and the use of renewable and carbon-free energy sources. Make these brochures available to the public and distribute them with building permit application materials.                                                                                                                                                                                                                             |
| OS | K-OS-4.f | Work with local agencies and non-profits to retrofit and upgrade homes for energy efficiency and climate resiliency, particularly in Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                |
| OS | K-OS-5   | Continued economic viability of mineral extraction activities while minimizing impacts on the public and the environment. Policies                                                                                                                                                                                                                                                                                                                                                                                                         |
| OS | K-OS-5.1 | Encourage aggregate mining in environmentally acceptable locations for hard rock quarries where local topography provides a visual buffer.                                                                                                                                                                                                                                                                                                                                                                                                 |
| OS | K-OS-5.2 | Work with appropriate local, State, and federal agencies to assist in identifying potential hazards associated with mineral extraction.                                                                                                                                                                                                                                                                                                                                                                                                    |
| OS | K-OS-5.3 | Require that all mining operations prevent environmental contamination from storage and disposal of wastes and hazardous materials or general operating activity at the site.                                                                                                                                                                                                                                                                                                                                                              |
| OS | K-OS-5.4 | Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories.                                                                                                                                                                                                                                                                                                                                                                                                            |
| OS | K-OS-5.5 | Ensure that all mining operations are performed in compliance with the policies and implementation measures included in the Lake County Aggregate Resources Management Plan (Appendix A to this General Plan).                                                                                                                                                                                                                                                                                                                             |
| OS | K-OS-5.6 | Prohibit encroachment of incompatible uses adjacent to future aggregate and mining sites once the site has been approved or permitted.                                                                                                                                                                                                                                                                                                                                                                                                     |

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| OS | K-OS-5.7  | Require new development adjacent to existing mining operations to be designed to provide a buffer between the proposed use and the mining operation. Require new mining operations to provide a buffer between the mine and existing or likely adjacent uses to minimize incompatibility issues and mitigate environmental and aesthetic impacts. Required buffer distances will be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality. |
| OS | K-OS-5.8  | Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.                                                                                                                                                                                                                                                                                                                                                                                  |
| OS | K-OS-5.9  | Require review and approval by the Environmental Health Department and Air Quality Management District for storage of hazardous materials associated with new mining operations.                                                                                                                                                                                                                                                                                                                                                  |
| OS | K-OS-6    | A parks, recreation, and open space system that serves the recreational needs of Kelseyville Area residents and visitors. Policies                                                                                                                                                                                                                                                                                                                                                                                                |
| OS | K-OS-6.1  | Provide and promote a balanced recreation system offering a variety of quality social activities and recreational opportunities for all community members.                                                                                                                                                                                                                                                                                                                                                                        |
| OS | K-OS-6.10 | Require large development projects to construct and maintain parks within the development, when appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| OS | K-OS-6.11 | Support partnerships with local Tribal governments for joint management and interpretation of parks, trails, and open space areas to reflect and honor the tribes' enduring connection to the land.                                                                                                                                                                                                                                                                                                                               |
| OS | K-OS-6.12 | Involve community members in the design and development of all park and recreation facilities, with special emphasis on engaging Equity Priority Populations and residents of Equity Priority Areas.                                                                                                                                                                                                                                                                                                                              |
| OS | K-OS-6.13 | When building parks and recreational facilities in areas with sensitive habitat, preserve habitat areas and design the space to avoid potential impacts on the habitat from park users.                                                                                                                                                                                                                                                                                                                                           |
| OS | K-OS-6.14 | Promote passive recreation in flood-prone areas to absorb floodwater and protect developed areas.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| OS | K-OS-6.15 | Seek opportunities to install bird watching amenities in the County parks.<br>Actions                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| OS | K-OS-6.2  | Coordinate the development of parks and recreation facilities with the rate of growth in the Kelseyville Planning Area to ensure parks and recreation facilities are adequate to serve the local population.                                                                                                                                                                                                                                                                                                                      |
| OS | K-OS-6.3  | Maintain a level of service standard of 5 acres per 1,000 residents for parks.                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| OS | K-OS-6.4  | Support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational opportunities on County-owned lands, as outlined in the countywide Parks, Recreation, and Trails Master Plan, and on State- and federally-owned lands.                                                                                                                                                                                                                                                    |

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| OS | K-OS-6.5 | When constructing new County parks, use the following guidelines: ▪ Locate the park to promote an equitable distribution of facilities within the Planning Area and across the county. ▪ Locate the park centrally to serve as much of the population base as possible; ▪ Locate the park at the intersection of major and/or minor collectors to facilitate access; ▪ Locate the park along designated bicycle routes to facilitate access by bicyclists; ▪ Locate the park in close proximity to shopping areas, cultural facilities, such as libraries or museums, schools, and employment centers. ▪ Develop community parks to be appropriately sized. ▪ Provide night lighting when feasible to reduce vandalism and extend the use of the facility. ▪ Locate the park on sites that do not contain Naturally Occurring Asbestos, unless adequate clean cover material and other effective controls, as determined by the Lake County Air Quality Management District, are incorporated to minimize public exposure to asbestos dust. |
| OS | K-OS-6.6 | Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, passive recreation, and natural environments for Equity Priority Populations and residents of Equity Priority Areas, including by facilitating multiple transportation modes and installing amenities such as paved paths, shade trees, and benches to existing facilities. Design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| OS | K-OS-6.7 | Strengthen the role of County parks as community focal points by constructing meeting halls and recreational buildings on existing parks where feasible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| OS | K-OS-6.8 | Prioritize and promote recreational activity programs and opportunities in Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| OS | K-OS-6.9 | Support expanded access to indoor and outdoor recreation opportunities by working with other agencies to co-locate recreation spaces, parks, and trails with public facilities, such as utility easements, prioritizing Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| OS | K-OS-6.a | Implement and periodically update, as needed, the countywide Parks, Recreation, and Trails Master Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| OS | K-OS-6.b | Seek funding to implement the Parks, Recreation, and Trails Master Plan and to keep parks safe, attractive, and responsive to community needs, including funding for park acquisition, planning, capital improvements, life-cycle replacement of amenities, recreation programming, recreation centers, and maintenance operations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| OS | K-OS-6.c | Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| OS | K-OS-6.d | Encourage landowner agreements to allow public fishing access to portions of Kelsey Creek outside of currently designated areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| OS | K-OS-6.e | Investigate the feasibility of developing a park expansion and improvement program that includes a combination of one or more of the following: impact fees for new homes, special assessment districts, and county service areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| OS | K-OS-6.f | Work to ensure parks and recreation spaces are kept clean and free of litter and hazardous materials.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| OS | K-OS-6.g | Enforce prohibitions of drug use and overnight and/or long-term camping in parks, recreation, and open space areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| OS | K-OS-7   | Public access to and opportunities for community enjoyment of Clear Lake. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| OS | K-OS-7.1 | Provide trails, turnouts, and public open spaces wherever possible along the lakeshore.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| OS | K-OS-7.2 | Manage County-owned land near Clear Lake in a manner that maximizes public enjoyment of the lake, including by: <ul style="list-style-type: none"> <li>▪ Retaining vacant County owned lakefront properties and making improvements, as needed, to expand opportunities for public access to and use of Clear Lake, unless a land swap, as described below, would result in better public access;</li> <li>▪ Considering land swaps with private lakefront property owners that would enable consolidation of County properties into more useable parcels;</li> <li>▪ Acquiring surplus lakefront lands from other public agencies and retaining them for public lake access;</li> <li>▪ Prioritizing expansion of lakefront lands for public access adjacent to existing lakefront recreational lands to foster an integrated lakefront recreation network; and</li> <li>▪ Utilizing public streets that dead end at the lake for public access to the lake.</li> </ul> |
| OS | K-OS-7.3 | Continue to support efforts to improve and increase public access to Clear Lake, prioritizing sites in established communities and near existing resort development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| OS | K-OS-7.4 | Require new commercial development along the shoreline of Clear Lake to provide public lake access, including docks, as appropriate. Water-related uses and facilities are those                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| OS | K-OS-7.5 | whose primary purpose is to provide for Support water-related uses and facilities on vacant public access to and use of the lake, such as or redeveloped lakefront lands, provided the uses fishing, boating, swimming, water skiing, and/or facilities will not negatively impact the viewing, and commercial uses that derive environment or preclude public access to the lake. major economic benefits from their immediate proximity to the lake.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| OS | K-OS-7.6 | Discourage conversion of privately owned lakefront lots that provide public access to the lake to uses that would preclude future public use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| OS | K-OS-7.7 | Prioritize maintenance and improvement of public lakefront lands in the County's budget to help maximize the recreation, aesthetic, and economic benefits derived from public view and use of the lakefront.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| OS | K-OS-7.8 | Maintain a safe boating environment on the County's waterways.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| OS | K-OS-7.9 | Maintain and expand County boat launch facilities to ensure adequate and convenient access to Clear Lake. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

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| OS | K-OS-7.a | Continue to maintain the Clear Lake public launch and marina facilities to ensure easy and safe access by the public.                                                                                             |
| OS | K-OS-7.b | Investigate development of dock maintenance regulations.                                                                                                                                                          |
| OS | K-OS-7.c | Install and maintain signage identifying areas open to public access along the lake.                                                                                                                              |
| OS | K-OS-7.d | Explore innovative programs that would expand public lake access in residential areas along the lake.                                                                                                             |
| OS | K-OS-7.e | Explore the feasibility of developing additional boat launch facilities at streets that dead-end at the lake.                                                                                                     |
| OS | K-OS-7.f | Establish temporary docking areas for boats used in commuting across Clear Lake in locations where the County maintains dock facilities.                                                                          |
| OS | K-OS-7.g | Establish no-wake zones in ecologically sensitive resource areas and areas primarily used for nonmotorized recreation, such as swimming, kayaking, and bird watching.                                             |
| OS | K-OS-8   | An interconnected multi-use trail system that serves a variety of recreational needs in the Kelseyville Planning Area. Policies                                                                                   |
| OS | K-OS-8.1 | Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails. Infrastructure to support walking and biking, including trails, is also                 |
| OS | K-OS-8.2 | Provide safe access to existing and new parks for hikers, cyclists, and equestrians. Support development of improved and additional safe access for hikers, cyclists, and equestrians on State and federal lands. |
| OS | K-OS-8.3 | Continue to support equestrian activities in the Kelseyville Planning Area, including through land use regulations that support horse ownership and stewardship.                                                  |
| OS | K-OS-8.4 | Increase public awareness and support for county trails through promotions, interpretive programs, exhibits, publication, maps, and the County's website.                                                         |

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| OS | K-OS-8.5 | Provide water and shade structures at trail heads and county parks, where feasible, to support their use and decrease adverse health impacts from recreation during extreme heat days. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| OS | K-OS-8.a | Develop incentives to encourage dedication of trails.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| OS | K-OS-8.b | Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| OS | K-OS-9   | Preserved and enhanced scenic resources and viewsheds in the Kelseyville Planning Area. Policies K-OS-9.1 * In rural areas outside of Community Growth Boundaries, require structures built in the immediate foreground view of a scenic route to be sited a sufficient distance from the roadway edge to minimize intrusion on the natural features and backdrops as viewed from the roadway or adjacent residences. In rural and urbanized areas, require structures built in the immediate foreground of a scenic route to minimize obstruction of views of significant natural features. Require development on hillsides to blend in with the surroundings through exterior color choices and maximum height restrictions. |
| OS | K-OS-9.2 | Develop and maintain roads and highways in a manner that protects natural and scenic resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| OS | K-OS-9.3 | Develop access to scenic viewpoints along County roadways and multiuse trails. Provide interpretive information at these access points to inform visitors and residents of the natural and cultural history of the Kelseyville Area and region.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| OS | K-OS-9.4  | Encourage utility companies and service providers to choose the least conspicuous locations for distribution lines, towers, and fuel breaks to avoid impacts to viewsheds where possible.                                                                                                                                                                                                 |
| OS | K-OS-9.5  | Use native and drought tolerant landscaping to frame and direct attention to major views and away from unattractive developments to the extent practical. Permit selective cutting and pruning to enable establishment or improvement of roadway views. Discourage the use of herbicides wherever possible.                                                                               |
| OS | K-OS-9.6  | Ensure light does not impact the dark skies of Lake County. Actions K-OS-9.a * Develop an ordinance that regulates development on or near ridgelines and hilltops to minimize impacts to scenic viewsheds.                                                                                                                                                                                |
| OS | K-OS-9.b  | Amend the Scenic Combining District to include ridgelines, working in consultation with Tribal governments.                                                                                                                                                                                                                                                                               |
| OS | K-OS-9.c  | Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.                                                                                                                                                                                                                                    |
| OS | K-OS-9.d  | Amend the Scenic Combining District regulations in the Zoning Ordinance to prohibit billboard signage on commercial properties.                                                                                                                                                                                                                                                           |
| EJ | K-EJ-1    | Communities that promote high quality of life and good health outcomes for everyone, including Equity Priority Populations. Policies                                                                                                                                                                                                                                                      |
| EJ | K-EJ-1.1  | Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible. Refer to the Health and Safety Element for additional policies pertaining to community health.                                                                                                                                                  |
| EJ | K-EJ-1.10 | Work with local Tribal governments and local community organizations on mitigation strategies for asthma-related environmental hazards. Actions                                                                                                                                                                                                                                           |
| EJ | K-EJ-1.2  | Limit exposure to second-hand smoke, including from electronic smoking devices, tobacco smoke, and cannabis smoke, and enforce State and local laws and regulations pertaining to prohibitions of tobacco and cannabis use in specified locations and selling tobacco and cannabis to minors.                                                                                             |
| EJ | K-EJ-1.3  | Lead and support activities to facilitate affordable access to health care, including addressing infrastructure and service barriers to broadband access for telehealth and multimodal access to clinics.                                                                                                                                                                                 |
| EJ | K-EJ-1.4  | Encourage and support the expansion of medical and senior care facilities, such as medical clinics, urgent care, emergency care, behavioral health facilities, and pharmacies, prioritizing areas that lack access to healthcare. Strategies could include incentives or streamlining efforts.                                                                                            |
| EJ | K-EJ-1.5  | Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.                                                                                                                                                                                                                                                                       |
| EJ | K-EJ-1.6  | Support efforts to attract medical professionals to the Kelseyville Area.                                                                                                                                                                                                                                                                                                                 |
| EJ | K-EJ-1.7  | Collaborate with neighboring jurisdictions to assess and address issues related to capacity and access to emergency, acute, and preventative/primary healthcare services.                                                                                                                                                                                                                 |
| EJ | K-EJ-1.8  | Encourage and support efforts to expand access to community health workers, promotorespromoters, peer navigators and support specialists, and neighborhood-based mutual aid networks that reduce social isolation, strengthen community connections, and connect residents to services, benefits, food resources, telehealth, and civic processes before challenges escalate into crises. |

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| EJ | K-EJ-1.9 | Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.                                                                                                                                                                                                                                                                                                                                                                                                                            |
| EJ | K-EJ-1.a | Establish a process for assisting community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as public art, fire-resilient vegetative buffers, and planting strips in Equity Priority Areas.                                                                                                                                                                                                                                               |
| EJ | K-EJ-1.b | Consider adopting a tobacco and cannabis retail licensing fee that earmarks a portion of the fee for enforcement of tobacco- and smoking-related policies.                                                                                                                                                                                                                                                                                                                                                                                            |
| EJ | K-EJ-1.c | Consider adopting an ordinance prohibiting smoking (including vaping, electronic cigarettes, tobacco, and cannabis) in specific areas, such as: ▪ Inside and near doors and windows of multifamily housing units to limit residents' exposure to the harmful effects of second-hand smoke. ▪ At worksites, including in and near unenclosed spaces of employment, outdoor dining areas, and unenclosed waiting areas. ▪ On public property, including in public parks and trails, and at public events, such as farmers' markets and community fairs. |
| EJ | K-EJ-1.d | Consider adopting an ordinance aimed at reducing instances of youth using tobacco products that might include prohibiting the location of tobacco retailers near schools and other youth-serving facilities and/or establishing restrictions on the placement and promotion of tobacco products so they are not easily accessible to youth.                                                                                                                                                                                                           |
| EJ | K-EJ-1.e | Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others.                                                                                                                                                                                                                                                             |
| EJ | K-EJ-1.f | Work with the newly formed Commission on Aging to prepare a new chapter of the County's Code of Ordinances for "Community Services" to detail services available in the county, including support services for older adults.                                                                                                                                                                                                                                                                                                                          |
| EJ | K-EJ-1.g | Explore adoption of an elder income index and/or other mechanisms to provide cost relief for the older adult residents in the county.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| EJ | K-EJ-1.h | Work with North Coast Opportunities (NCO) to activate the AmeriCorps/Senior Corps Retired Senior Volunteer Program (RSVP) program to collect volunteer hours and use those as in-kind monetized matching funds, as allowed by the State and federal RSVP programs, to maximize funding for needed community services.                                                                                                                                                                                                                                 |
| EJ | K-EJ-2   | Access to living spaces that are safe, clean, and healthy for all Kelseyville Planning Area residents. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| EJ | K-EJ-2.1 | Ensure housing in the Kelseyville Planning Area provides safe and sanitary environments for residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| EJ | K-EJ-2.2 | Ensure that future improvements in Equity Priority Areas will not result in a net loss of subsidized affordable housing or significant preventable displacement of residents.                                                                                                                                                                                                                                                                                                                                                                         |
| EJ | K-EJ-2.3 | Ensure adequate living conditions for tenants through ongoing and effective code enforcement, with priority given to housing in Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                                |
| EJ | K-EJ-2.4 | Work with and support agencies and organizations providing supportive services to individuals experiencing homelessness, including efforts to secure temporary and long-term housing for unhoused community members. Actions                                                                                                                                                                                                                                                                                                                          |

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| EJ | K-EJ-2.a | Pursue all available federal and State funds to assist with housing preservation and rehabilitation, with a focus on identifying funding to remediate health and safety issues for housing in Equity Priority Areas and housing units occupied by Equity Priority Populations.                |
| EJ | K-EJ-2.b | Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing.                                                                                                                                                                               |
| EJ | K-EJ-2.c | Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.                                                                                                                                                                                             |
| EJ | K-EJ-2.d | Create an assistance program for homeowners and landlords to bring older properties up to code and improve their livability, with priority given to homes in Equity Priority Areas and those housing Equity Priority Populations.                                                             |
| EJ | K-EJ-2.e | Develop a system or other mechanism to inventory rental housing in the county by address, both to track the stock of rental housing and to develop a mailing list to reach rental housing occupants. Additional details in the inventory may also include property owner contact information. |
| EJ | K-EJ-2.f | Conduct periodic outreach in Equity Priority Areas and to Equity Priority Populations to inform tenants of their rights and responsibilities. Written outreach efforts should be provided in English and Spanish.                                                                             |
| EJ | K-EJ-2.g | Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.                                                                                                                                                                                 |
| EJ | K-EJ-3   | Convenient and affordable access to healthy food for all Kelseyville Planning Area residents. Policies                                                                                                                                                                                        |
| EJ | K-EJ-3.1 | Support efforts to establish and/or expand programs and other activities to improve food security and eliminate hunger, including food assistance programs, community gardens, Tribal food gardens, and school lunch access.                                                                  |
| EJ | K-EJ-3.2 | Support transit route changes or expansions and active transportation network improvements that link Equity Priority Areas to healthy food sources, including grocery stores. In addition, encourage new healthy food retailers near existing transit connections.                            |
| EJ | K-EJ-3.3 | Expand local food access and agriculture by supporting and encouraging certified farmers' markets, urban farming, community gardening, and other similar activities.                                                                                                                          |
| EJ | K-EJ-3.4 | Encourage new development projects to incorporate community gardens into the project design, as appropriate. Actions                                                                                                                                                                          |
| EJ | K-EJ-3.a | Develop incentives to encourage the establishment of grocery stores and other venues selling healthy foods, preferably locally grown or produced, in areas with limited access to healthy food, prioritizing locations in or near Equity Priority Areas.                                      |
| EJ | K-EJ-3.b | Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access, prioritizing markets in or near Equity Priority Areas.                                                                                                       |
| EJ | K-EJ-3.c | Inventory and map food deserts in the Kelseyville Planning Area to inform future policy and decision making to address food access barriers.                                                                                                                                                  |
| EJ | K-EJ-3.d | Streamline permitting processes for grocery stores and markets in Equity Priority Areas and food deserts.                                                                                                                                                                                     |
| EJ | K-EJ-4   | Effective decision making that seeks and incorporates the voices of Kelseyville Planning Area residents, including from Equity Priority Populations and those living in Equity Priority Communities. Policies                                                                                 |

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| EJ | K-EJ-4.1 | Empower all residents to participate in local decision making and ensure meaningful public engagement processes and events that make it possible for everyone—especially Equity Priority Populations and those living in Equity Priority Areas—to participate and influence outcomes.                                                                                                                                                           |
| EJ | K-EJ-4.2 | Use multiple channels—including digital and print media, County websites, local radio, and cable TV— to share publicly important information and publicize opportunities for community engagement to ensure access for everyone, including those without home computers or internet.                                                                                                                                                            |
| EJ | K-EJ-4.3 | Provide interpretation and translation services for community announcements, community meetings, services, and programs, to ensure accessibility for all community members, as appropriate.                                                                                                                                                                                                                                                     |
| EJ | K-EJ-4.4 | Encourage sponsors of major development projects to have early and frequent communication, in the appropriate language(s), with affected residents and interested parties.                                                                                                                                                                                                                                                                      |
| EJ | K-EJ-4.5 | Strive for more diverse representation on boards, commissions, committees, and similar bodies to better reflect the demographics and varying viewpoints of Kelseyville Area residents, including representatives of Equity Priority Populations and/or other underrepresented groups, as appropriate.                                                                                                                                           |
| EJ | K-EJ-4.6 | Engage young people in long-range planning processes and other County-administered programs and processes through outreach and partnerships with libraries, schools, and local youth organizations when possible. Actions                                                                                                                                                                                                                       |
| EJ | K-EJ-4.a | Hold periodic public meetings in each Equity Priority Area to hear from residents of these communities about issues impacting their quality-of-life outcomes and use that input to inform the County's annual budgeting process.                                                                                                                                                                                                                |
| EJ | K-EJ-4.b | Support Municipal Advisory Councils to develop best practice guidelines to support all County departments with conducting effective outreach in the Kelseyville Planning Area, such as how to identify appropriate engagement activities and practices based on the project or issue type and stakeholders involved, a list of stakeholders and/or community leaders in the area, and language interpretation or translation services to offer. |
| EJ | K-EJ-4.c | Explore options and seek funding to transition to accessible outreach materials for those with sensory disabilities (e.g., visually impaired and/or deaf or hard of hearing).                                                                                                                                                                                                                                                                   |
| EJ | K-EJ-4.d | To inform existing and potential future Municipal Advisory Councils (MACs), adopt a policy detailing the process for forming a MAC and the roles, responsibilities, and authority of a MAC, which may take inspiration from the Mendocino County Policy #51, Formation/Operation of Municipal Advisory Councils.                                                                                                                                |

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| EJ | K-EJ-4.e  | Periodically update Equity Priority Area maps, including the Tribal Lands boundaries as updated by the Bureau of Indian Affairs, to ensure that the appropriate communities are prioritized as part of the County's work to implement the Environmental Justice Element. Public Facilities and Services Public facilities are buildings, pipes, pumps, roadways, and other infrastructure that support community living. Public services include fire protection, law enforcement, waste collection, education, and other vital services the County and other public agencies provide to residents. Access to public facilities and services is a major ongoing priority and key issue in the Kelseyville Planning Area. Aging infrastructure, especially aging water infrastructure, is of particular concern. This element prioritizes the provision of a high and healthy quality of life for the Planning Area's residents by enhancing public services, improving infrastructure, and improving access to and affordability of these utilities and services. The Public Facilities and Services Element addresses the publicly provided facilities and services in the Kelseyville Planning Area and presents information and policy guidance to maintain and, when possible and appropriate, enhance the Planning Area's facilities and services. The following topics are covered: • Fire Protection and Law Enforcement Service • Water and Wastewater Service • Stormwater Management • Solid Waste Disposal • Communications Systems • Educational Facilities and Services • Disadvantaged Unincorporated Communities These topics are an integral part of the County's planning strategy and an important consideration when considering growth and development in the Kelseyville Planning Area. Many services are provided by agencies and organizations not under the purview of the County, so Lake County has limited direct control over their services, though this element includes goals, policies, and actions to guide the County's collaboration with external entities and other efforts aimed at making sustainable, high-quality services available to the community. Public utilities like this water treatment plant provide critical services in the Planning Area. This element also considers public facility and service needs and deficiencies in low-income areas considered to be disadvantaged unincorporated communities based on State guidance. Fire Protection and Law Enforcement Service Fire protection and emergency medical service for the Kelseyville Planning Area is provided by the Kelseyville Fire Protection District, Lakeport Fire Protection District, and Eureka Fire Protection District. |
| EJ |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| EJ |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| EJ |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PF | K-PF-1    | Resilient and well-maintained public facilities and services that meet the needs of all community members, are adequately funded, and enhance quality of life in the Kelseyville Planning Area. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PF | K-PF-1.1  | Ensure that all neighborhoods have access to safe, well-maintained public facilities, utilities, and services that meet community needs now and as the community grows.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PF | K-PF-1.10 | Ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| PF | K-PF-1.11 | Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PF | K-PF-1.12 | Continue to support the Department of Animal Care and Control in its efforts to minimize pet overpopulation and abuse. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| PF | K-PF-1.2  | Prioritize County expenditures on infrastructure, public facilities, services, recreation and open space amenities, and environmental enhancements that benefit and respond to the needs of Equity Priority Populations and residents of Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| PF | K-PF-1.3  | Work with local special districts and Local Tribal governments and local community organizations to coordinate public service improvements in the Kelseyville Planning Area.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PF | K-PF-1.4  | Continue to assess existing and future needs for public facilities and services, such as internet access, meeting rooms, and libraries, and work to develop, retrofit, or expand facilities and services, as necessary, to meet those needs, prioritizing the needs of Equity Priority Populations and residents of Equity Priority Areas.                                                                                                                                                                                                                                                      |
| PF | K-PF-1.5  | Work with utility service providers to ensure service and program offerings align with existing and planned development patterns to meet current and future community needs.                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PF | K-PF-1.6  | Coordinate with public utility providers to acquire adequate rights of way and co-location to facilitate expansion of services in a timely manner.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PF | K-PF-1.7  | Require new subdivisions in the Community Growth Boundary to include dark sky compliant streetlights. K-PF-1.8 * Require new development projects to provide their own infrastructure, tie into existing infrastructure, or be required to provide infrastructure that will tie into future infrastructure, as determined by the County and other affected agencies. K-PF-1.9 * Prior to project approval ensure that new development projects will not create significant adverse impacts on existing infrastructure by implementing County-approved mitigation measures to reduce the impact. |
| PF | K-PF-1.a  | Upon each update to the Housing Element, perform an analysis of infrastructure needs and deficiencies in disadvantaged unincorporated communities (DUCs), explore funding mechanisms that could make extension of needed services and facilities feasible, and update the associated information, policies, and actions of the General Plan as needed to reflect new conditions.                                                                                                                                                                                                                |
| PF | K-PF-1.b  | In cooperation with other service providers as appropriate, develop long range facility master plans for relevant public services.                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PF | K-PF-1.c  | Consider the creation of additional assessment districts, county service areas, and/or special districts to fund and manage new and improved infrastructure, where needed.                                                                                                                                                                                                                                                                                                                                                                                                                      |
| PF | K-PF-1.d  | Update and maintain policies and procedures that govern the County's use of artificial intelligence (AI) to ensure the County's and community's data is protected, appropriate oversight of any AI-generated products or activities, and that the use of AI does not conflict with the best interest of the County or its constituents.                                                                                                                                                                                                                                                         |
| PF | K-PF-2    | Public facilities that are designed to provide quality service while minimizing impacts on the environment. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PF | K-PF-2.1  | Require public facilities installations and extensions to be sited and designed to minimize or avoid potential adverse impacts to the community and environment.                                                                                                                                                                                                                                                                                                                                                                                                                                |
| PF | K-PF-2.10 | Ensure that County-managed spaces and facilities support a feeling of safety for users and require new development projects to provide adequate lighting, clearly marked crosswalks, and other safety-promoting features in public spaces, as appropriate.                                                                                                                                                                                                                                                                                                                                      |
| PF | K-PF-2.2  | When infrastructure, such as sewer, water, and transmission lines, must cross agricultural lands, locate the infrastructure in the public right of way or along lot lines whenever possible.                                                                                                                                                                                                                                                                                                                                                                                                    |
| PF | K-PF-2.3  | Coordinate with utility companies to minimize the visual and cultural impact of new or expanded facilities through appropriate facility sizing, design, and placement on the landscape. Generally encourage utility lines to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.                                                                                                                                                                                                                                                               |

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| PF | K-PF-2.4 | Require mitigation for inter-county regional transportation facilities, high-voltage electrical transmission lines, and energy or water pipelines that do not serve the local population and provide little or no long-term benefit to the local affected area.                                                                                                                                                                                                                                                                       |
| PF | K-PF-2.5 | Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PF | K-PF-2.6 | Encourage public and other facilities designed for direct public use, such as libraries, to be located along major thoroughfares and/or near the center of general community activities.                                                                                                                                                                                                                                                                                                                                              |
| PF | K-PF-2.7 | Design new or redeveloped governmental and civic facilities to accommodate multiple community uses, such as recreation and community gathering spaces, and to be accessible to all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.                                                                                                                                                                                                                                        |
| PF | K-PF-2.8 | Encourage the development of joint school facilities, recreational facilities, and educational and service programs between school districts and other public and non-profit agencies.                                                                                                                                                                                                                                                                                                                                                |
| PF | K-PF-2.9 | Encourage joint use of existing right of way corridors and utility easements, especially for transmission lines from geothermal resource power generation facilities.                                                                                                                                                                                                                                                                                                                                                                 |
| PF | K-PF-3   | Fire protection and law enforcement services that protect community members and property. Policies K-PF-3.1 * Work with the Sheriff's Office, Kelseyville Fire Protection District, Lakeport Fire Protection District, and CAL FIRE to support each agency's ability to maintain adequate staffing and incident response times in accordance with State and federal guidelines. Emergency preparedness and                                                                                                                            |
| PF | K-PF-3.2 | Locate new fire and police stations to minimize response times to the Kelseyville Planning Area, while prioritizing effective use of existing facilities.                                                                                                                                                                                                                                                                                                                                                                             |
| PF | K-PF-3.3 | Support efforts to expand fire protection service to continue to meet the needs of the Kelseyville Planning Area.                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PF | K-PF-3.4 | Continue to promote cooperative fire protection agreements with CAL FIRE to provide adequate fire protection throughout the Kelseyville Planning Area.                                                                                                                                                                                                                                                                                                                                                                                |
| PF | K-PF-3.5 | Consult with the Kelseyville Fire Protection District and Lakeport Fire Protection District when reviewing new development proposals to identify any facility, infrastructure, or equipment upgrades needed to support the development and ensure the development pays for any identified upgrades.                                                                                                                                                                                                                                   |
| PF | K-PF-3.6 | Support development of local firewise communities and fire safe councils and work collaboratively to manage hazardous vegetation on private properties.                                                                                                                                                                                                                                                                                                                                                                               |
| PF | K-PF-3.7 | Promote environmental stewardship employment opportunities for local and Tribal communities that support forest health, prescribed burns, defensible space, watershed restoration, trail stewardship, ecological monitoring, native plant restoration, and cultural interpretation activities. K-PF-3.7K-PF-3.8 * Require that new development demonstrates adequate water supply and service for effective fire protection and that all infrastructure meets the fire protection standards of Lake County or the responsible agency. |

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| PF | K-PF-3.9  | Promote public safety programs and activities, including neighborhood watch programs, child identification kits, fire hazard prevention and awareness, private security for commercial uses, and other public education efforts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| PF | K-PF-4    | Affordable, reliable, and safe water and wastewater service that meets existing and future community needs. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PF | K-PF-4.1  | Discourage extension of water and sanitary sewer lines into areas outside of Community Growth Boundaries, except to serve public and semi-public uses that are not growth inducing, or when such extension is necessary to address a declared public health emergency. The related issue of water supply is                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| PF | K-PF-4.10 | Promote the development of and connection to municipal wastewater systems where failing septic tanks, leach fields, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PF | K-PF-4.11 | Promote and support programs to educate homeowners on the care and maintenance of septic systems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PF | K-PF-4.12 | Encourage formation of septic maintenance districts as an interim management practice if on-site septic systems are documented to have contributed to violations of water quality standards.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| PF | K-PF-4.13 | Prior to the approval of a building permit with a proposed addition/modification to an existing structure that would impose an additional burden on an existing system by increasing the waste flow, the buyer or project applicant shall demonstrate to the Lake County Environmental Health Department that the onsite wastewater treatment system is operating properly.                                                                                                                                                                                                                                                                                                                                                                                       |
| PF | K-PF-4.14 | Discourage new commercial development in the vicinity of Lampson Field, with the exception of aircraft hangars, until an adequate sewage disposal system is installed. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PF | K-PF-4.2  | Encourage and support efforts to extend sewer service to existing communities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PF | K-PF-4.3  | Coordinate with Lake LAFCO in the preliminary stages of development proposal entitlement application reviews for projects that may require an expansion of current service district boundaries to determine whether LAFCO will have a role in the approval process. K-PF-4.3K-PF-4.4 * Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound water delivery system with adequate capacity, including by securing a will-serve letter from the water purveyor within the service area prior to the issuance of construction permits, to ensure that the water purveyor has the capacity to supply water to the project. Have water purveyor delineate if interior fire sprinklers can be connected to the system. |
| PF | K-PF-4.5  | Prioritize water conservation measures over the development of new water sources like dams and reservoirs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PF | K-PF-4.6  | Discourage the formation of new water distribution systems unless long term fiscal and technical feasibility can be demonstrated prior to approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| PF | K-PF-4.7  | Encourage efforts to consolidate small water distribution systems to improve service and financial stability, in alignment with the County's Drought Resilience Program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PF | K-PF-4.8  | Encourage development of new water storage facilities that do not result in adverse environmental impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PF | K-PF-4.9  | Partner with water service providers to ensure that low-income households maintain continuity of service and are offered financial relief if prices rise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PF | K-PF-4.a  | Pursue all available State and federal funding sources to upgrade publicly managed community water systems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

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| PF | K-PF-4.b | Work with water service providers to upgrade substandard water systems to ensure adequate fire flows and backup power sources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PF | K-PF-4.c | Update the County Code of Ordinances to comply with water quality regulations. K-PF-4.cK-PF-4.d * Periodically review standards for septic tanks to ensure they continue to protect water quality and public health, consistent with current best practices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| PF | K-PF-4.e | Explore rural wastewater systems that can serve as alternatives to conventional systems and develop standards and guidelines for their use in new development, as appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PF | K-PF-4.f | Conduct water pollution investigations in areas suspected of having a significant number of failing onsite sewage disposal systems. K-PF-4.fK-PF-4.g * In water districts where there is insufficient water to serve new development, require new development to offset demand so that there is no net increase in demand through measures such as the installation of low-flow water fixtures, water conservation efforts, or the retrofit of existing uses to offset increased demand. These measures shall be achieved in partnership with the applicable water district. K-PF-4.gK-PF-4.h * Require renovations requiring a building permit to install low-flow water fixtures to reduce the amount of water usage. K-PF-4.hK-PF-4.i * Require new development projects to obtain a will-serve letter from the wastewater and wastewater agencies within the project's service area prior to project approval to ensure that the wastewater agency has the capacity to accept wastewater from the project and that the water agency has capacity to provide water for interior sprinkler systems. |
| PF | K-PF-4.j | Investigate options to provide municipal sewer service in the area around Lampson Field.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PF | K-PF-5   | Stormwater facilities that protect people, property, and the environment. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PF | K-PF-5.1 | Ensure stormwater collection and drainage facilities are properly designed and sited to protect people and property while conserving water resources, supporting groundwater recharge, protecting water quality, and minimizing impacts on natural and cultural resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PF | K-PF-5.2 | Require curbs and gutters for new development within Community Growth Boundaries to direct storm drainage in a way that is consistent with the overall drainage system. The Water Resources Element contains additional strategies to address runoff, supporting both stormwater management groundwater recharge. The issue of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PF | K-PF-5.3 | Require development projects to use green infrastructure and low-impact development designs to prevent off-site drainage impacts and support groundwater recharge.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| PF | K-PF-5.4 | Require on site stormwater detention facilities and velocity reducers when necessary to maintain existing storm flows and velocities in natural drainage systems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| PF | K-PF-5.5 | Encourage project designs that minimize drainage concentrations and impervious coverage, compliment groundwater recharge, and where feasible, provide a natural watercourse appearance and maintain natural watershed functions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| PF | K-PF-5.6 | Integrate green infrastructure, such as permeable paving surfaces, bioswales, and rain gardens, into County infrastructure projects, including road improvements and parks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| PF | K-PF-5.7 | Encourage designs for stormwater detention basins that provide temporary or permanent wildlife habitat and/or recreational opportunities, where appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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| PF | K-PF-5.8 | Encourage green infrastructure, Tribal Ecological Knowledge practices, wildlife habitat integration, and protection of culturally sensitive areas.                                                                                                                                                                                                                                                                                                                                                    |
| PF | K-PF-5.9 | Reduce the flow of stormwater drainage into sewer cleanouts and other similar mechanisms that have the ability to inundate the local sewer collection system, including by enforcing penalties for violators purposely directing stormwater into sewer cleanouts and educating the community about how stormwater drainage can impact the local sewer collection system. Actions                                                                                                                      |
| PF | K-PF-5.a | Identify damaged and/or deficient storm drainage facilities and acquire funding to restore or upgrade the facilities.                                                                                                                                                                                                                                                                                                                                                                                 |
| PF | K-PF-5.b | Work with appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and improve groundwater recharge.                                                                                                                                                                                                                                                                                                                                        |
| PF | K-PF-5.c | Work with appropriate agencies to develop stormwater facility maintenance programs establishing timelines for regularly cleaning and maintaining storm drain systems.                                                                                                                                                                                                                                                                                                                                 |
| PF | K-PF-6   | Accessible, affordable, safe, and efficient disposal or recycling of solid waste. Policies                                                                                                                                                                                                                                                                                                                                                                                                            |
| PF | K-PF-6.1 | Ensure efficient and affordable solid waste disposal options are available for all, including unhoused populations, low-income households, and other Equity Priority Populations. K-PF-6.2 * Prior to project approval, require development proposals to demonstrate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste, and ensure that the development provides adequate solid waste storage, handling, and collection accommodations. |
| PF | K-PF-6.3 | Encourage and support establishment of adequate sites for collection of household hazardous waste, unused pharmaceuticals, and universal wastes (commonly produced hazardous wastes, such as batteries and electronics), along with provisions for residents who are physically unable to deliver materials to a collection site.                                                                                                                                                                     |
| PF | K-PF-6.4 | Protect solid waste facility sites from the encroachment of sensitive and/or incompatible land uses and convert abandoned solid waste facilities to open space use.                                                                                                                                                                                                                                                                                                                                   |
| PF | K-PF-6.5 | Promote the maximum feasible solid waste reduction and diversion through recycling and composting. Strive to continually reduce commercial and industrial waste on an annual basis and pursue a financing mechanism for solid waste reduction programs to meet reduction and diversion goals.                                                                                                                                                                                                         |
| PF | K-PF-6.6 | Use recycled materials and products when available and economically feasible.                                                                                                                                                                                                                                                                                                                                                                                                                         |
| PF | K-PF-6.7 | Enforce prohibitions and fines against illegal dumping, abandoned property and vehicles, and outdoor storage, and prioritize clean-up of illegal dumping on County-owned land in community centers and in Equity Priority Areas.                                                                                                                                                                                                                                                                      |
| PF | K-PF-6.8 | Support cleanup efforts by private property owners to remove garbage and refuse from their properties, and obtain grant funding to assist in removing the refuse at no-cost waste disposal events. Actions                                                                                                                                                                                                                                                                                            |
| PF | K-PF-6.a | Seek funding to support low- or no-cost waste disposal programs for unhoused populations, low-income households, and other Equity Priority Populations.                                                                                                                                                                                                                                                                                                                                               |
| PF | K-PF-6.b | Promote community education about responsible waste disposal, including by distributing informational resources promoting alternatives to sending waste to landfills or burning green waste, such as recycling, composting, and chipping, and by supporting educational programs to teach youth about composting..                                                                                                                                                                                    |

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| PF | K-PF-6.c | Continue to support community chipping and portable chipping programs.                                                                                                                                                                                                                |
| PF | K-PF-6.d | Install signage regarding the prohibition of dumping at locations with recurring issues and increase education, monitoring, and rapid cleanup to discourage future illegal dumping.                                                                                                   |
| PF | K-PF-6.e | Partner with community organizations to host community clean-up days, as needed, prioritizing events in downtown areas and Equity Priority Areas.                                                                                                                                     |
| PF | K-PF-6.f | Continue existing abatement programs that assist private property owners with removal of unsightly trailers, signage, and trash, prioritizing clean-up in Equity Priority Areas.                                                                                                      |
| PF | K-PF-6.g | Seek additional funding for the ongoing operation of the Abandoned Vehicle Abatement (AVA) program.                                                                                                                                                                                   |
| PF | K-PF-7   | Internet, cellular, and landline communications services that are accessible and reliable throughout the Kelseyville Planning Area. Policies                                                                                                                                          |
| PF | K-PF-7.1 | Encourage and support efforts to expand and enhance internet and broadband service throughout the Kelseyville Planning Area and encourage co-location of infrastructure and marketplace competition from multiple service providers, while minimizing visual and cultural impacts.    |
| PF | K-PF-7.2 | Encourage and support efforts to improve cellular phone coverage and reliability, especially during extreme weather and hazard events.                                                                                                                                                |
| PF | K-PF-7.3 | Require new or updated cellular towers to be designed to minimize their visual impact. Actions                                                                                                                                                                                        |
| PF | K-PF-7.a | Work with the California State Association of Counties and others to lobby the State to require continued access to landline telephones.                                                                                                                                              |
| PF | K-PF-7.b | Identify and implement strategies to streamline the permitting process for cellular tower installations while ensuring quality design and mitigation of potential impacts.                                                                                                            |
| PF | K-PF-8   | High-quality schools and educational facilities that serve the needs of local students. Policies                                                                                                                                                                                      |
| PF | K-PF-8.1 | Collaborate with the Kelseyville Unified School District and the Lakeport Unified School District to plan for future growth.                                                                                                                                                          |
| PF | K-PF-8.2 | Work with the Kelseyville Unified School District and the Lakeport Unified School District to ensure any new schools that are developed in the Planning Area incorporate bicycle and pedestrian access, are close to the residential areas that the school serves, and avoid hazards. |
| PF | K-PF-8.3 | Support efforts to retrofit and/or upgrade existing educational facilities to ensure safety and comfort of students and educators, including through expedited permitting reviews and fee waivers, where feasible.                                                                    |

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| PF | K-PF-8.4 | Encourage and support efforts to enhance and expand access to higher education, including by working with Woodland Community College Lake Center and Mendocino College Lake Center to increase access to transferable general education and major preparation courses in alignment with the University of California and California State University transfer pathways and articulation agreements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| PF | K-PF-8.5 | Encourage and support efforts to incorporate tribal cultural education and awareness in school curriculums. Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| PF | K-PF-8.a | Coordinate residential development proposal reviews with the Kelseyville Unified School District and the Lakeport Unified School District to inform future enrollment estimates and ensure adequate capacity for the development project. This page intentionally left blank. Economic Development A healthy local economy is an important aspect of community life. It can affect whether there are jobs that pay living wages available in the community, in turn affecting household incomes. Successful local businesses and families earning living wages affect how well they maintain their properties and their ability to contribute to local taxes that sustain public facilities and services. A healthy local economy can also support small-scale commercial development that attracts visitors and brings the community together. This element works to promote economic New development can support a healthy local development in the Kelseyville Planning Area, economy. emphasizing support for small and home businesses, bolstering tourism compatible with the character of the Planning Area, generating a wide range of job and workforce development opportunities, and creating and maintaining a circular local economy. Local Economy The Kelseyville Area economy is driven in large part by the agricultural industry, which constitutes roughly 17 percent of all jobs in the Planning Area. This is the largest share of all industry sectors in the Planning Area; educational services and healthcare/social assistance industries make up the second and third largest shares, at 15 percent and 14 percent, respectively. Notable crops in the Planning Area include pears, walnuts, olives, and more recently, cannabis. The agriculture industry is a cherished asset countywide, discussed in detail in the Agricultural Resources Element, which includes policies and actions to preserve and expand agricultural operations throughout the county and describes the State and County right-to-farm protections and other tools to support agricultural production. Water conservation in Big Valley is another important component to preserving farming in the Kelseyville Planning Area. This is detailed in the Water Resources Element, which includes policies and actions to preserve water resources throughout the county. While agriculture production is a dominant part of the Planning Area's economy, the Kelseyville community has a productive commercial core serving the daily needs of area residents and underpinning its social backbone as a local hub for shopping and community |
| PF |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| PF |          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| ED | K-ED-1   | A strong, diverse, and resilient economy that supports local employment opportunities. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| ED | K-ED-1.1  | Continue to develop a diversified economic base for the Kelseyville Area by promoting agriculture; agritourism; equestrian opportunities; recreation services including boating, fishing, and, birding; astrotourism; and commerce and by expanding efforts to encourage industrial and non industrial corporate uses and geothermal resource development. Agritourism is a combination of agriculture and tourism that can involve visits to working farms and ranches to observe and learn about farming practices and purchase locally grown products, as well as more elaborate activities such as farm stays, farm-to-table meals, and other activities. Similarly, Astrotourism is a form of tourism focused on the experience of the night sky and celestial events, such as stargazing, viewing meteor showers, or experiencing eclipses in areas with minimal light pollution. |
| ED | K-ED-1.10 | Support workforce-development partnerships benefiting tribal citizens and incorporating Traditional Tribal Ecological Knowledge, protecting Tribal Cultural Resources, and/or promoting sustainable land stewardship, where appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ED | K-ED-1.11 | Support broadband-enabled economic development activities, including remote work, telework hubs, coworking space, digital entrepreneurship, and online business support. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| ED | K-ED-1.2  | Support economic development strategies that promote local procurement, strengthen business resilience to power shutoffs, encourage the adaptive reuse and site improvements of existing buildings, and expand environmental stewardship employment opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| ED | K-ED-1.3  | Establish incentives that encourage local ownership, investment, and development by Lake County residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| ED | K-ED-1.4  | Encourage and support local education and job opportunities for careers in health care and law enforcement.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| ED | K-ED-1.5  | Prioritize business retention, expansion, and attraction efforts that strengthen the local economy, generate local tax revenue, and/or offer jobs in alignment with local skills.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| ED | K-ED-1.6  | Purchase products and services for County operations from locally owned businesses whenever possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| ED | K-ED-1.7  | Work with local stakeholders to define a “creative economy” and develop strategies to cultivate a creative economy through support for artist studios, galleries, and live/work spaces.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| ED | K-ED-1.8  | Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| ED | K-ED-1.9  | Acknowledge local tribal communities as an economic stakeholder and encourage opportunities for tribal enterprises that align with cultural preservation, environmental stewardship, and community character.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| ED | K-ED-1.a  | Coordinate efforts with local business associations and stakeholders to attract clean industries to the area. Ensure new clean industries are located and designed to avoid Tribal Cultural Resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |

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| ED | K-ED-1.b | Prepare and implement an economic development strategy for the community of Kelseyville that emphasizes advantages associated with the agriculture, wine, and tourism industries, along with the area's natural setting. The strategy should address recruitment of new businesses that promote a balance between local and visitor-serving uses, use the area's existing labor pool, create living-wage jobs and career advancement opportunities, support a circular economy in which local dollars are spent locally and reinvested in the community, and minimize environmental degradation. |
| ED | K-ED-1.c | Partner with private and non-profit agencies to provide business incubation and workforce training to help economic vitality and foster employment, including tribal workforce partnerships and training for tribal citizens in cultural resource protection, environmental restoration, and sustainable economic practices.                                                                                                                                                                                                                                                                     |
| ED | K-ED-1.d | Establish incentives that encourage local ownership, investment, and development by Lake County residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| ED | K-ED-1.e | Identify or develop programs to expand economic opportunities to Equity Priority Populations, including through outreach efforts and incentives for local small business owners.                                                                                                                                                                                                                                                                                                                                                                                                                 |
| ED | K-ED-1.f | Work with stakeholders in the area to explore development of a transitional employment program that integrates unhoused individuals into public or private sector work focused on neighborhood beautification and maintenance, prioritizing central commercial areas and other locations.                                                                                                                                                                                                                                                                                                        |
| ED | K-ED-1.g | Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| ED | K-ED-1.h | Investigate the benefits of establishing a business license program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| ED | K-ED-1.i | Expand County support for business growth and development, including by partnering with outside agencies and associations working in economic development.                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| ED | K-ED-1.j | Identify and eliminate barriers to supporting home-based business as part of the local circular economy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| ED | K-ED-1.k | Develop strategies to encourage shopping at locally owned businesses whenever possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| ED | K-ED-1.l | Investigate the benefits of establishing a cannabis retail license for oversight.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| ED | K-ED-2   | A strong and resilient tourism sector that contributes to the local economy while balancing community and visitor needs and priorities. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| ED | K-ED-2.1 | Reestablish the County as a premier vacation destination by growing local attractions, including hotels, entertainment venues, wineries, and visitor activities.                                                                                                                                                                                                                                                                                                                                                                                                                                 |

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| ED | K-ED-2.2 | Encourage and support a small-business and adaptive-reuse assistance program for older resorts, retreat centers, and underused commercial properties.                                                                                                                                                                                                                                                                                                                      |
| ED | K-ED-2.3 | Encourage and support development of wineries, micro-breweries, farm-to-fork restaurants, farm stands, U-pick operations, youth agriculture and wilderness education, and other uses related to agritourism, provided those uses do not negatively impact ongoing agricultural operations and they avoid disturbance of known or potential Tribal Cultural Resources.                                                                                                      |
| ED | K-ED-2.4 | Encourage and support the development of new restaurants and other local- and visitor-serving retail and commercial services.                                                                                                                                                                                                                                                                                                                                              |
| ED | K-ED-2.5 | Encourage and support efforts to improve water quality in Clear Lake to boost the tourism economy and improve quality of life for residents.                                                                                                                                                                                                                                                                                                                               |
| ED | K-ED-2.6 | Encourage tourism initiatives that interpret, respect, and help protect tribal cultural heritage.                                                                                                                                                                                                                                                                                                                                                                          |
| ED | K-ED-2.7 | Support the development of tribal-led or tribal-partnered cultural education programs, guided tours, and visitor materials—where appropriate and approved by the tribes—ensuring protection of sensitive locations. Actions                                                                                                                                                                                                                                                |
| ED | K-ED-2.a | Partner with other interested parties to leverage and expand promotional efforts to attract visitors, especially multiday visitors, to the county's diverse attractions, including agritourism, astrotourism, ecotourism, outdoor recreation, and various lodging options. Require all promotional materials referencing tribal history or cultural sites to be reviewed by the affiliated tribes to ensure accuracy and to avoid disclosing sensitive locations.          |
| ED | K-ED-2.b | Update the Zoning Ordinance to allow farm-stay development, which would allow volunteers to stay at farms with compensation in exchange for their work on the farm as an apprenticeship, on appropriate agricultural sites.                                                                                                                                                                                                                                                |
| ED | K-ED-2.c | Partner with local groups and agencies to develop and distribute resources for tourists to identify and access the many opportunities to experience Lake County, such as self-guided tour maps, farm trail maps, and/or informational kiosk installations. Exclude sensitive Tribal Cultural Resources from public maps and develop tribal-approved interpretive content, where appropriate.                                                                               |
| ED | K-ED-2.d | Identify incentives and other opportunities to encourage and support development, redevelopment, and expansion of lodging spaces to serve a broad range of visitors, including luxury boutique hotels and resorts, retreat venues, conference centers, family-oriented motels, and camping areas. Ensure that any new or expanded uses are compatible with the surrounding environment, wastewater capacity, and account for emergency ingress/egress and emergency needs. |

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| ED | K-ED-2.e | <p>Explore options to dedicate a portion of the County's Transient Occupancy Tax revenue to efforts to conserve natural resources to maintain and enhance the county's natural beauty. This page intentionally left blank.</p> <p>Commercial and Industrial Design Guidelines Note: These design guidelines were originally prepared in 1994 and will be updated through a communitydriven process through the implementation of this General Plan, in accordance with Action K-LU-3.c. The Kelseyville Area is home to young families and retirees alike. It is the gateway to Clear Lake State Park and related resort areas and the service center for Big Valley agricultural businesses. Attractive buildings and landscaping reflect the values of a community, enhance its visual character, and attract business activity. These design guidelines serve to ensure that new development and redevelopment complement the existing built and natural environments and foster attractive buildings and landscaping that maintain each community's uniqueness, enhance its visual character, and support business attraction efforts. The guidelines address such topics as signage, landscaping, lighting, and parking. Guidelines are intended as recommendations to consider in the project planning process while maintaining flexibility to allow for variety and diversity, which the community encourages. The design guidelines are used by County staff and the Planning Commission in evaluating changes to existing properties and new construction. Applicability These guidelines focus on commercial and industrial development. The first section applies to the entire Planning Area, and subsequent sections are specific to particular locations or types of developments, including downtown Kelseyville, shopping centers, highway commercial, and heavy commercial/light industrial. Area-Wide Guidelines Design Goals 1. To promote architectural variety within the context of an organized community. Diversity in mass, scale, and materials may be used. 2. To maintain and enhance the existing rural or village character of the community. 3. To safeguard and preserve natural waterways, wooded areas, mountains, views, and other natural features of the community. 4. To improve the highway commercial zones along the highway. 5. To encourage landscape planting along Highway 29 and major streets. To enhance the rural or community lifestyle with native trees and shrubs. 6. To encourage well-designed commercial development uses that will attract local patrons. 7. To encourage and provide for traffic</p> |
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| Middletown Code | Middletown Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Similarity |
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| M-LU-1          | Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of indigenous peoples. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100.0%     |
| M-LU-1.1        | Preserve natural open space resources by concentrating development in existing communities, clustering development, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.                                                                                                                                                                                                                                                                                                                                                                                                              | 100.0%     |
| M-LU-1.11       | Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 100.0%     |
| M-LU-1.12       | Integrate Traditional Tribal Ecological Knowledge from Tribes into resource conservation strategies, including watershed management, forest management, and habitat restoration. Commented [AH31]: Global LU 148 Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 89.1%      |
| M-LU-1.2        | Encourage clustering of allowable densities to reduce development footprints; protect sensitive habitats, scenic resources, natural features, and open spaces; and avoid hazardous areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 100.0%     |
| M-LU-1.3        | Require proposed developments within designated Community Growth Boundaries served by special service districts to demonstrate capacity to sustain growth as a condition of approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 100.0%     |
| M-LU-1.4        | Review development proposals for adequate parking while encouraging multi-modal travel options.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 100.0%     |
| M-LU-7.4        | Encourage industrial uses that use geothermal energy generated on-site when compatible with surrounding land uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 36.0%      |
| M-LU-1.6        | Ensure future amendments to the General Plan Land Use map only allow development where it has access to adequate water supply, wastewater treatment, and public roadways; avoids steep terrain, sensitive natural resources, and natural hazards; and provides appropriate buffers with agricultural land and other incompatible uses.                                                                                                                                                                                                                                                                                                                                                                                         | 99.2%      |
| M-LU-1.7        | Limit urban development to the areas within designated Community Growth Boundaries, as shown in Figures M-2 and M-3.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 99.0%      |
| M-LU-1.8        | Encourage residential development at densities higher than one dwelling unit per 3 acres to be located in areas where infrastructure is available, or can be extended, and applicable source capacity is adequate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 100.0%     |
| M-LU-1.9        | Consider development intensity in areas outside of Community Growth Boundaries according to the area's ability to support water and wastewater needs, access, slope characteristics, protection of sensitive natural resources, and the site's susceptibility to natural hazards. Commented [AH32]: County staff, when we discussed this policy addition responding to a comment from LAFCO, we noted the following concern, but did not receive a response. please consider. If we are only encouraging this and not requiring it, we could consider applying it to densities as low as 1 unit/3 acres or 1 unit/5 acres as originally requested Commented [MT33R32]: Yes, Encourage and your recommended densities are good. | 51.3%      |
| M-LU-3.h        | Amend the Zoning Ordinance to allow adaptive reuse of historic resources that preserves the integrity of the resource while allowing for its ongoing use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 47.2%      |

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| M-LU-1.a  | Work with Tribal governments to explore opportunities to integrate traditional stewardship practices and Traditional Tribal Ecological Knowledge (TEK) into development reviews, land management, conservation, restoration, recreation planning, and facility planning, siting, and operations.                                                                                                                                                                                                                            | 99.8%  |
| M-LU-1.c  | Work with Tribal Governments to promote Tribal co-management of public lands.                                                                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-LU-5.b  | Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development.                                                                                                                                                                                                                                                                                                                                                                                                            | 42.2%  |
| M-LU-2    | Comment in Cobb Markup from County Development patterns that support a sustainable lifestyle. Commented [AH37]: Add globally Policies Comment LU Row 155                                                                                                                                                                                                                                                                                                                                                                    | 60.6%  |
| M-LU-2.1  | Promote and practice the principles of smart growth.                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-LU-2.4  | Transportation-related topics discussed under this Encourage potential transit destinations, goal, including transit access, active transportation, including employment centers, schools,                                                                                                                                                                                                                                                                                                                                  | 65.4%  |
| M-LU-3.3  | Ensure future development within Community Growth Boundaries is planned at a walkable, neighborhood scale with a range of uses in close proximity and a safe pedestrian environment.                                                                                                                                                                                                                                                                                                                                        | 46.1%  |
| M-LU-7.2  | Encourage development of visually attractive, carefully planned industrial parks and planned developments in areas with suitable topography and adequate infrastructure.                                                                                                                                                                                                                                                                                                                                                    | 20.7%  |
| M-LU-2.5  | Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use. Actions                                                                                                                                                                                                                                                                                                                                                         | 100.0% |
| M-LU-2.a  | Develop incentives to promote infill development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100.0% |
| M-LU-2.b  | Amend the Zoning Ordinance to establish a smart growth overlay zone that encourages higher-density housing, transit oriented development, and mixed use development and provides guidelines for development and redevelopment in these zones.                                                                                                                                                                                                                                                                               | 100.0% |
| M-LU-3    | Cohesive and vibrant communities that preserve and celebrate their historic character and design heritage, and tribal cultural identity. Policies                                                                                                                                                                                                                                                                                                                                                                           | 100.0% |
| M-LU-3.1  | Recognize the unique character and assets of each community in the Planning Area and support efforts to strengthen and revitalize all communities.                                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-LU-3.10 | Maintain the character of established neighborhoods by preserving buildings and areas with special and recognized historic, architectural, or aesthetic value. Ensure the design of new development and remodels of existing structures are compatible with the character of surrounding and adjacent buildings, public spaces, and cultural and historic resources and require new development to complement architecturally and historically significant buildings to protect the overall historic integrity of the area. | 100.0% |
| M-LU-3.11 | Encourage the preservation and maintenance of existing native trees and the incorporation of native, fire-resistant, and drought-tolerant plants, including culturally significant species traditionally used by local Tribes, in public spaces, street landscaping, and in new public and private developments. Commented [AH38]: Add globally. Added based on specific language provided by staff, LU row 144                                                                                                             | 86.9%  |

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| M-LU-3.12 | Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs and input, including from the Municipal Advisory Council.                                                                                                                                                                                                                                                                                                                                   | 100.0% |
| M-LU-3.13 | Encourage and support efforts to promote a greater public awareness of the county's architectural, urban design, and cultural heritage. Commented [AH39]: Apply globally. staff directed addition. Comment LU Row 89                                                                                                                                                                                                                                                                                             | 66.3%  |
| M-LU-3.14 | Recognize and incorporate tribal heritage in public art, interpretive signage, community events, and wayfinding throughout the Middletown Planning Area.                                                                                                                                                                                                                                                                                                                                                         | 100.0% |
| M-LU-3.15 | Encourage community and regional events that comply with parking, traffic, sanitation, and emergency regulations. Commented [AH40]: Apply globally. LU Row 143 Actions                                                                                                                                                                                                                                                                                                                                           | 85.2%  |
| M-LU-3.2  | Support efforts to enhance gateways and transitional zones between communities in the Planning Area to make each community more distinct and inviting for residents and visitors.                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-LU-6.3  | Encourage conversion of existing commercial areas to a mix of uses to reduce travel distances and create neighborhoods that offer a variety of housing options.                                                                                                                                                                                                                                                                                                                                                  | 43.0%  |
| M-LU-3.4  | Collaborate with the Municipal Advisory Council to identify preferred locations for infill, mixed use, public gathering spaces, pedestrian improvements, and tourism related uses.                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-LU-3.5  | Promote the creation of community focal points and gathering places in Anderson Springs.                                                                                                                                                                                                                                                                                                                                                                                                                         | 100.0% |
| M-LU-3.6  | Encourage and support the arts in Middletown with music and art installations, public art, and programming throughout the community, prioritizing areas that lack them.                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-LU-3.7  | Encourage and support community and regional events (e.g., outdoor concerts, art shows, farmers' markets, races, and festivals) and recreational activities to bolster community pride and identification, including by engaging in marketing efforts.                                                                                                                                                                                                                                                           | 100.0% |
| M-LU-3.8  | Encourage preservation of open areas within Community Growth Boundaries to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.                                                                                                                                                                                                                                                                                                   | 100.0% |
| M-LU-3.9  | Review commercial and industrial development to ensure compatibility with the Middletown Area Commercial and Industrial Design Guidelines, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.                                                                                                                                                                                                                                                                                            | 100.0% |
| M-LU-3.a  | Coordinate with local non-profit and other non-governmental organizations to install or maintain public art and gateway, wayfinding, and interpretive signage in downtown Middletown and the Coyote Valley Town Center to support the areas' sense of place; foster an understanding and appreciation for local history and culture, including tribal culture; promote inclusivity; and improve the visual quality of each community.                                                                            | 89.6%  |
| M-LU-3.b  | Investigate a 1 percent assessment on development permits or other types of permits/assessments to fund art installations supported in Action M-LU-3.a.                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-LU-3.c  | Amend the Zoning Ordinance to eliminate redundancies in the design review process between the General Plan and Zoning Ordinance. This includes eliminating Article 53, Design Review Combining District, instead relying on Policy M-LU-3.8 9 to ensure compatibility with the Middletown Area Commercial and Industrial Design Guidelines, and revisions to Article 54, Design Review Permit, as needed. Commented [AH41]: Add globally. Ensure Action # reference is updated appropriately. Comment LU Row 160 | 88.4%  |

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| M-LU-3.g | Work with the community to update the Middletown Area Commercial and Industrial Design Guidelines, the Middletown Community Downtown Design Guidelines, and the Coyote Valley Design Guidelines to reflect current values and priorities.                                                                                                                                                                                                                                                                                                                                                                                                                                   | 48.1%  |
| M-LU-3.e | Develop and implement a tree preservation ordinance. Commented [AH42]: Add this action globally Language came direction from staff in LU Row 116.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 53.6%  |
| M-LU-3.f | Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.0% |
| M-LU-6.c | Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 43.4%  |
| M-LU-3.i | Prepare and publish an inventory of underutilized land and encourage adaptive reuse of these properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-LU-3.j | Collaborate with Tribal governments to create a heritage trail, interpretive exhibits, or other programming that celebrates tribal history and presence.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-LU-4   | Coordinated and effective planning over the life of this General Plan. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 100.0% |
| M-LU-4.1 | Ensure that permitting procedures and regulations are consistent, timely, and cost effective.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-LU-4.2 | Coordinate growth and development with surrounding jurisdictions, the Local Agency Formation Commission (LAFCO), and other agencies, as appropriate, to maintain open space between communities and promote common goals.                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 100.0% |
| M-LU-4.3 | Require that the sizes and shapes of new parcels will not compromise future land divisions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-LU-4.4 | The General Plan Update Environmental Impact Report (EIR) assumes the following maximum development projections for the year 2050: ▪ 3,800 new dwelling units ▪ 986,700 square feet of new commercial and office space ▪ 393,000 square feet of new industrial space If new development approved within the unincorporated county reaches the maximum number of residential units and commercial/office and industrial square feet projected in the General Plan EIR, require that the environmental review that is conducted for any subsequent development project address growth impacts that would occur from development exceeding the General Plan EIR's projections. | 97.8%  |
| M-LU-4.5 | Work with the Municipal Advisory Council, business organizations, and community to update this Planning Area Element in a timely manner. Commented [AH43]: Add globally. Comment ED row 48                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 78.2%  |
| M-LU-4.6 | Promote co-management of public lands with Tribal governments. Commented [AH44]: Add policy globally.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 76.5%  |
| M-LU-4.7 | Conduct early and ongoing engagement with Tribal governments in planning and permitting processes to ensure development aligns with tribal cultural, environmental, and historical interests. Based on direction in LU Row 151 Actions                                                                                                                                                                                                                                                                                                                                                                                                                                      | 89.4%  |
| M-LU-4.a | Encourage potential developers to attend pre-development meetings and work closely with appropriate public agencies to consider whether the potential development projects will meet the County's goals and requirements and have adequate infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                  | 100.0% |
| M-LU-4.b | Track growth to ensure it does not exceed the development projections analyzed in the General Plan EIR and described in Policy M-LU-4.4 without subsequent environmental review.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 100.0% |
| M-LU-4.c | Update the Planning Area Elements no less than every five to eight years. Commented [AH45]: Add globally.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 82.5%  |

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| M-LU-4.d  | Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts.                                                                                                                                                                          | 100.0% |
| M-LU-4.e  | Update the Zoning Map to implement the land use map established in this General Plan.                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-LU-4.f  | Consistent with State law, continue to conduct tribal cultural impact assessments in coordination with local Tribal governments in discretionary permitting and General Plan amendment processes. Comment ED Row 48                                                                                                                                                                                                                      | 95.8%  |
| M-LU-5    | A range of residential areas that accommodate the housing needs of all income groups with quality living environments. Policies                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-LU-5.1  | Plan for and encourage a variety of housing types with a full range of affordability.                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-LU-5.10 | Encourage innovative, nontraditional housing designs and layouts in response to evolving housing trends and needs. Actions                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-LU-5.2  | Develop housing in a manner that complements the small-town community identity and incorporates quality design, consistent with the rural character of the Planning Area. Community housing needs are addressed comprehensively in the Housing Element. Additionally, the Housing Action and Implementation Plan serves as a manual with more detailed strategies to address current and forecasted housing need throughout Lake County. | 99.6%  |
| M-LU-5.3  | Encourage development of 'workforce housing' that meets the needs of the local workforce and is affordable to individuals and families earning between 60 percent and 120 percent of the area median income.                                                                                                                                                                                                                             | 100.0% |
| M-LU-5.4  | Encourage medium-density residential development that is compatible with the neighborhood character within Community Growth Boundaries, is close to services, and where adequate infrastructure is available or can be made available.                                                                                                                                                                                                   | 100.0% |
| M-LU-5.5  | Encourage high-density residential development (e.g., apartments and townhouses) within Community Growth Boundaries along collector roadways and transit routes and within walking distance of schools, libraries, parks, shopping, and entertainment areas.                                                                                                                                                                             | 100.0% |
| M-LU-5.6  | Promote development of affordable, high density housing near public transit and essential services whenever possible.                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-LU-5.7  | Encourage the development of housing for seniors and other Equity Priority Populations.                                                                                                                                                                                                                                                                                                                                                  | 100.0% |
| M-LU-5.8  | Continue to allow density bonuses for residential development projects that include affordable or qualifying senior housing or incorporate energy-efficient techniques exceeding State standards into the project design, as specified in the Zoning Ordinance. Commented [AH46]: Add globally LU Row 117                                                                                                                                | 92.9%  |
| M-LU-5.9  | Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste.                                                                                                                                                                                                                                                               | 100.0% |
| M-LU-5.a  | Continue to support construction of affordable housing, including by pursuing State and federal funding for affordable housing development.                                                                                                                                                                                                                                                                                              | 100.0% |
| M-LU-5.f  | Continue to promote the development of affordable, senior, and energy-efficient housing by informing developers of the benefits of density bonuses in preapplication conferences.                                                                                                                                                                                                                                                        | 47.1%  |
| M-LU-5.c  | Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow a density bonus for residential development projects that include affordable housing that is consistent with State law, which offers a density bonus of up to 50 percent.                                                                                                                                                                             | 100.0% |

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| M-LU-5.d  | Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow up to a 20 percent density bonus for mixed-use residential development projects within a Community Growth Boundary that include an employment-inducing industrial or business park development component.                                                                                                                                                                                                                                                                                                                                                                                                                                            | 100.0% |
| M-LU-5.e  | Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 100.0% |
| M-LU-6.b  | Investigate options to provide permit technical assistance for older resorts, retreat centers, and underused commercial properties. Commented [AH50]: Add globally Staff direction LU Row 146                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 34.7%  |
| M-LU-5.g  | Develop objective design standards for residential and mixed-use development to provide a streamlined approval process; ensure compatibility with existing community character; and ensure appropriate open space, buffers, and pedestrian improvements are provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 100.0% |
| M-LU-5.h  | Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on a County website to inform developers of potential building opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 100.0% |
| M-LU-6    | Commercial and mixed-use areas that serve community needs and support a robust local economy. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100.0% |
| M-LU-6.1  | Encourage centrally located businesses and services in places that conveniently serve residential areas and/or support revitalization or creation of town centers. Economic development is addressed in more detail in the Economic Development Element.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-LU-6.10 | Encourage members of the private sector to establish new commercial recreation opportunities and to rehabilitate and restore older resorts, including destination resorts, lakefront resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-LU-6.11 | Require proposals for budget retailers and discount chains to include a community meeting with the Municipal Advisory Council early in the proposal process to gather input from community members and incorporate refinements to the proposal in response to community concerns. Also require such projects to prepare an analysis of economic and blight-inducement impacts of the proposed development on retail businesses in the market area, employment, County revenues and services, and other relevant economic considerations. The County may waive the requirement for this analysis if the new establishment is found to offer a public benefit and is in alignment with the community's vision for its future development. | 17.6%  |
| M-LU-6.2  | Encourage mixed-use development with commercial and residential components in downtown commercial areas when adequate infrastructure is available or can be made available.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 100.0% |
| M-LU-7.5  | Require a planned development process for permit approvals of any industrial or heavy commercial uses of five acres or more in size.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 35.0%  |
| M-LU-6.4  | Continue to allow parking reductions for residential uses in mixed-use areas where it can be demonstrated that shared residential and commercial parking will not result in an unacceptable impact on parking in the public right-of-way or off-street parking lots.                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-LU-6.5  | Encourage and support the establishment of more restaurants, retail, and other commercial services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.0% |
| M-LU-6.6  | Encourage development of smaller neighborhood-supporting retail and services, including those offering local agricultural sales, to meet the everyday shopping and personal needs of the surrounding neighborhood.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 100.0% |

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| M-LU-6.7  | Encourage development of larger regional commercial centers within Community Growth Boundaries that meet resident and visitor needs, such as supermarkets, restaurants, personal services, retail sales, professional offices, medical services, and other complementary uses, as well as venues for selling locally produced agricultural and related products.                                                                                                                                                                                                                                                                                                                           | 100.0% |
| M-LU-6.8  | Discourage strip commercial development, allowing it only when alternative layouts are infeasible at the project site.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.0% |
| M-LU-6.9  | Locate commercial service businesses, such as warehouses, repair services, and building materials sales, away from housing, schools, and other sensitive receptors. Use the following criteria for siting commercial service areas: • Provide good access to highways or major collectors; • Buffer existing or planned residential areas, schools, and other sensitive uses; • Develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, and other needs; and • Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features. | 100.0% |
| M-LU-6.a  | Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-LU-6.d  | Devise and offer incentives for reconstruction and/or redevelopment of local historical resorts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 20.3%  |
| M-LU-1.b  | Evaluate water availability on parcels located south of the Middletown community with the Agriculture land use designations and consider land use designation changes where water limitations preclude agricultural activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 5.2%   |
| M-LU-3.d  | Establish a Design Review Committee with local representation to ensure new development respects and enhances the small-town rural character and natural environment of the Middletown Area. This may be a function of the Middletown Area Town Hall (MATH), the Municipal Advisory Committee for the Middletown Area.                                                                                                                                                                                                                                                                                                                                                                     | 6.8%   |
| M-LU-1.d  | Develop educational materials regarding Tribal Ecological Knowledge practices. Comment: Lack of water in all Ag parcels south of town change the LUD? Staff direction: Instead of changing LUD, please add an action in the Middletown element to review access to water in this region with the purpose of modifying LUD in a future General Plan update. Commented [AH36]: Apply globally                                                                                                                                                                                                                                                                                                | 1.3%   |
| M-LU-7    | Industrial areas that are compatible with their surrounding environment while supporting the economy. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 100.0% |
| M-LU-7.1  | Encourage a wide range of industrial development activities, prioritizing industries that create living-wage jobs that maximize the education, skills, and talents of county residents. The Economic Development Element provides more comprehensive guidance for supporting the local economy.                                                                                                                                                                                                                                                                                                                                                                                            | 93.3%  |
| M-LU-2.2  | Encourage infill development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 22.3%  |
| M-LU-7.3  | Require new industrial or heavy commercial uses to be sited appropriately, on land with average slopes not exceeding 20 percent and outside of a hazard zone, preferably served by public sewer and water facilities and within a Community Growth Boundary.                                                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-LU-6.12 | Encourage opportunities for indigenous-owned businesses within mixed-use and commercial areas. Commented [AH47]: make change globally. Edit directly from staff LU Row 119 Commented [AH48]: LU 127 Commented [AL49]: Make change globally LU Row 122 Actions                                                                                                                                                                                                                                                                                                                                                                                                                              | 6.7%   |

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| M-LU-7.6 | Require new industrial and heavy commercial uses to be designed to avoid adverse impacts to adjacent uses, particularly residential neighborhoods, schools, and other sensitive uses, with respect to air quality, noise, odor, vibration, and other impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.0% |
| M-LU-7.7 | Allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the source of the resource under the following criteria: • Require a use permit; • Prohibit any commercial or industrial uses that are not related to the processing of the resource; and • Require mitigation for impacts to surrounding land uses, the environment, and Lake County watersheds to protect air, surface water, and groundwater quality.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 100.0% |
| M-LU-7.8 | <p>Consider including a requirement for consultation with Tribal governments to include Tribal Cultural Resource analysis within the Cultural Resource Reports for discretionary projects. This page intentionally left blank.</p> <p>Circulation An effective transportation network promotes health, safety, and well-being of all communities by supporting:</p> <ul style="list-style-type: none"> <li>• Public health in terms of how well it supports walking, biking, equestrian travel, and access to food, healthcare, public services, tribal community centers, and traditional gathering areas.</li> <li>• Safety in terms of how efficiently community members are able to evacuate and first responders are able to reach destinations during emergency events, as well as how safe the network is for all users.</li> <li>• Personal and community economic stability in terms of how well it supports access to employment opportunities, shopping, and services; distribution of locally produced products; and the ability of tourists to access the region's attractions, including tribal cultural tourism.</li> <li>• Equity in terms of how easily community members of all ages, abilities, and income levels can access their daily needs.</li> <li>• Environmental quality in terms of the amount of greenhouse gas (GHG) and air pollutant-emitting vehicle miles are driven by both personal automobiles and trucks, and the availability of electric vehicle charging infrastructure or other amenities to support the use of active transportation and high occupancy vehicles.</li> </ul> <p>The Circulation Element supports mobility options for those driving, walking, and biking. This Circulation Element aims to provide a transportation network that moves people and goods in and around the Middletown Planning Area conveniently and with minimal risk of injury. The Middletown Planning Area's circulation network is highly dependent on highway transportation. There is limited pedestrian, bicycle, and equestrian infrastructure, and, as with many rural communities, the Planning Area does not have extensive transit services. However, this element serves to optimize mobility options for bicyclists, pedestrians, equestrians, and transit-dependent populations, like older adults, to the extent possible. The element also aims to support safe routes to school and access to key destinations, including opportunities for recreation. The following sections describe the existing and planned roadway network in the Planning Area, including goods movement, active transportation and transit networks, and aviation travel options, followed by emerging trends in circulation. The element concludes with a comprehensive</p> | 26.5%  |

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| M-LU-1.10 | Prohibit uses not related to timber production on lands designated Resource Conservation in Timberland Preserve Zones unless the use: Commented [AH34R32]: ok! since you did not specify which recommended density, we added 1 unit/3 acres sine that is the middle ground of where we started. • Is consistent with the Aggregate Resources Management Plan for mining operations; • Is consistent with the Geothermal Resources Element for geothermal activities; • Supports a biomass utilization business that helps reduce threat of wildfire from dead and dying trees; • Preserves unique natural landmarks; • Is compatible with sustainable forest practices and uses; • Is managed to avoid interfering with forest practices; • Is managed to minimize impacts on viewsheds; • Minimizes forest site productivity losses; and • Meets General Plan and Zoning Ordinance standards relating to the availability of fire protection, water supply, water quality, groundwater recharge and extraction, watershed management or restoration programs, and waste disposal. |        |
| M-LU-1.5  | Require all new residential and commercial development to have at least two access routes to an existing publicly maintained road or a new road meeting current County standards. Commented [AH28]: Add policy globally. Added based on staff direx to LU Row 149. Staff provided text: Add policy: Development within designated Community Growth Boundaries served by special service districts shall demonstrate capacity to sustain growth. Commented [AH29]: Add policy globally. staff drafted policy in response to comment, LU Row 35 Commented [AH30]: Remove from all areas. Should have been removed from all previously, but at least this one was missed. It is not in East Lake or Cobb anymore. Please double check all other areas.                                                                                                                                                                                                                                                                                                                                |        |
| M-LU-2.3  | Encourage urban development that locates origins and destinations in close proximity to reduce vehicle trips and enhance visual and pedestrian access. Commented [AH35]: LUD 21 County Staff, please review the action to confirm the geography is appropriately described Smart growth supports choice and opportunity by promoting efficient and sustainable land development, incorporates redevelopment patterns that optimize prior infrastructure investments, and consumes less land that is otherwise available for agriculture, open space, natural systems, and rural lifestyles. - American Planning Association, 2012                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |
| M-C-1     | Effective intergovernmental communication and cooperation on transportation issues. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 100.0% |
| M-C-1.1   | Coordinate with the incorporated Cities of Clearlake and Lakeport on regional transportation planning to support the goals of the Regional Transportation Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-C-1.2   | Maintain a cooperative relationship with Caltrans to provide maintenance and safety improvements on State highways. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-C-1.a   | Work with Caltrans and other transportation agencies to maintain the Regional Transportation Plan, identify funding priorities, and develop an expenditure plan for available transportation funds in accordance with federal, State, and regional transportation planning and programming procedures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 100.0% |
| M-C-1.b   | Work with local agencies to identify road improvement opportunities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-C-1.c   | Maintain working relationships with transportation agencies in the region to ensure coordination of road improvements, data exchange on projected traffic impacts, and County participation in regional transportation planning activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-C-1.d   | Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |

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| M-C-1.e  | Support efforts to ensure transportation provider services are online-accessible to enhance utilization of current transit providers for out-of-county transportation needs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-C-2    | A unified, coordinated, and cost efficient road and highway system that is safe, uncongested, and efficient. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100.0% |
| M-C-2.1  | Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-C-2.10 | Support the formation of maintenance districts to fund road maintenance and improvements in a manner consistent with County standards and when there is demonstrated community support. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-C-2.2  | Maintain, and improve where feasible, the road system to reduce traffic accidents, improve circulation, and maintain or improve its physical condition, in conformance with the priorities and recommendations established in the Regional Transportation Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-C-2.3  | When undertaking roadway improvements, prioritize maintenance and safety, considering both public reports and internal expertise and data.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 100.0% |
| M-C-2.4  | Prioritize roadway improvement or maintenance projects as follows: • Priority One: Urgent Projects. Projects of an urgent nature that are clearly needed to protect the health and safety of the traveling public, such as imminent bridge or roadbed failure. • Priority Two: Safety Projects. Projects that are intended to reduce the number and severity of collisions in a particular location. • Priority Three: Reconstruction/Maintenance Projects. Projects that involve ongoing maintenance, rehabilitation, and reconstruction requirements to preserve the existing bridge and road network. • Priority Four: Capacity Improvements. Projects that involve operational improvements to the existing road network that increase service efficiency and capacity. • Priority Five: New Construction Projects. Projects that involve construction of a new bridge or road. New County construction projects will receive higher priority when they accommodate development in locations within reasonable proximity to employment and shopping centers and encourage energy conservation in the transportation sector. | 100.0% |
| M-C-2.5  | Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better.. However, Caltrans no longer receives funding to maintain operational levels of service and instead receives funding that support strategies to minimize vehicle miles traveled and maximize the safety of all road users.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 99.9%  |
| M-C-2.6  | To maintain traffic flow and minimize potential collisions, only allow access from individual parcels to highways and arterials when access to lower road classifications is not feasible, as determined by Caltrans withand the County.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 60.9%  |
| M-C-2.7  | Require roadway facilities constructed or used by new development to comply with the Lake County Road Standards (Table M-3).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 99.2%  |
| M-C-2.8  | Require new roads in residential areas to: • Be designed to avoid cut-through traffic through the residential area. • Be paved when serving more than four lots. • Be improved with processed gravel at a minimum when serving four or fewer lots at densities less than one dwelling unit per five acres. • Offer adequate right of way to contain road improvements for dedication.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100.0% |

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| M-C-2.9 | Work with California Highway Patrol and Lake County Sheriff to limit truck traffic to designated truck routes, as shown in Figure M-6.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 99.2%  |
| M-C-2.a | Implement and maintain the Capital Improvement Plan to ensure it continues to meet the needs of the Middletown Planning Area as they evolve.<br>Commented [TS54]: Global Circ 40 - Caltrans comment. Commented [AH55]: Global Circ 40 - Caltrans comment. changed "However" to "though"<br>Commented [AH56]: Circulation 49                                                                                                                                                                                                                                                                                                                                                                                                | 63.5%  |
| M-C-2.b | Improve and construct roads to the Lake County Road Standards, as shown in Table M-3. Use the American Association of State Highway and Transportation Officials (AASHTO) standards, Caltrans standards, and County expertise to inform any revisions to the Lake County Road Standards.                                                                                                                                                                                                                                                                                                                                                                                                                                   | 99.6%  |
| M-C-2.c | Explore options to implement a traffic mitigation fee that would apply to new development and/or subdivisions for the maintenance of existing County roads.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-C-2.d | Implement vehicle weight limit restrictions on roadways near sensitive uses, like schools and residential neighborhoods, to discourage cut-through truck traffic.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-C-2.e | Pursue all available sources of funding and protect existing sources of funding for the development, improvement, and maintenance of the existing roadway system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-C-2.f | Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-C-5.d | Update the Transit Development Plan with input from local Tribal governments to include tribal community needs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 48.0%  |
| M-C-2.g | Pursue opportunities for native plant restoration and habitat protection along rights-of-way and medians.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 93.0%  |
| M-C-3.f | Encourage and support annual maintenance to unpaved rural, ranch, and fire roads.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 32.1%  |
| M-C-3.d | Encourage carpooling by providing information to community members about park-and-ride locations and available programs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 32.0%  |
| M-C-3   | A transportation network that accommodates new development while reducing per-capita VMT and GHG emissions and promotes environmental protections and stewardship. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-C-3.1 | Incorporate complete streets principles and practices into the planning, design, and construction of circulation network improvements to accommodate all network users, including people walking, biking, and riding transit. "Complete Streets is an approach to planning, designing, building, operating, and maintaining streets that enables safe access for all people who need to use them, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities." - Smart Growth America, 2025 At a minimum, the meaningful consideration of recommendations from populations and communities most impacted by pollution into environmental and land use decisions." Commented [AH57]: Circ 79 | 98.1%  |
| M-C-6.2 | Incorporate facilities for non motorized users, such as sidewalks and bike routes, when constructing or improving roadway facilities and when reviewing new development proposals.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 22.2%  |

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| M-C-3.2  | Lead and encourage activities to design and construct streets to support connectivity and promote pedestrian comfort and safety by including appropriate amenities, such as sidewalks on both sides of the street, shade trees, public benches, and pedestrian-scale lighting, when feasible, prioritizing the downtown Middletown community and Coyote Valley Town Center areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 53.2%  |
| M-C-3.3  | Encourage vehicle trip reduction through home occupations and telecommuting. Air quality, a topic closely related to VMT and GHG emissions, is covered in the Health and Safety Element.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 58.5%  |
| M-C-3.4  | Encourage regional employers to provide employees with options and incentives to use alternative modes of transportation to work or to otherwise reduce VMT (e.g., transit subsidies, bicycle facilities, ridesharing, alternative work schedules, telecommuting, and preferential parking for carpools).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-C-3.5  | Require new land use development projects to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-C-3.6  | Support transitioning on-road vehicles, including personal, business, government, and public transit fleets, to electric power from renewable sources or other zero-emission fuels.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.0% |
| M-C-3.7  | Support efforts to build electric vehicle charging stations at employment and community destinations, as allowed by market conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100.0% |
| M-C-3.8  | Encourage the use of road construction methods that reduce air, water, and noise pollution associated with road and highway development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-C-3.10 | Avoid locating roadways on naturally occurring asbestos whenever feasible alternative locations exist. If locating a roadway on asbestos is unavoidable, ensure adequate construction and surfacing with non asbestos materials in compliance with local and State requirements. Commented [AH58]: Circ 80 Actions M-C-3.a *2 Adopt and maintain a VMT environmental threshold and development project screening process based on the Lake Area Planning Council Senate Bill 743 Vehicle Miles Traveled Regional Baseline Study. M-C-3.b * Require new development with the potential to increase VMT, to prepare a VMT analysis and to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies, as needed, to be consistent with the County's adopted VMT threshold. Commented [AG59]: GPO 19 Amanda: Please add the same footnote to the first GPA asterisk for the Lower Lake, Middletown, North Lake, and Rivas docs (it's the same Action C-3.a in all of them where the asterisk first appears; I did it for EL, Cobb, K'ville and Lakeport). Please also do the same in the Countywide Elements by doing search for the first asterisk that appears after a policy or action and adding the footnote there.- | 36.0%  |
| M-C-3.c  | Develop a program to encourage trip reduction measures among County employees using various strategies, such as transit and/or carpool/vanpool subsidies, bicycle facilities, alternative work schedules, ridesharing programs, telecommuting options, employee education, and preferential parking for carpools/vanpools.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 99.8%  |
| M-C-2.h  | Work collaboratively with the Middletown unified School District on development of an alternate student drop off at SR 29 and Wardlaw Streets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 31.2%  |

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| M-C-3.e | Amend Article 46 of the Zoning Ordinance to create electric vehicle charging and parking requirements for new development (e.g., one electric vehicle space per every 15 non-electric vehicle spaces and one charging station for large development based on square footage).                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 100.0% |
| M-C-5.b | Actively pursue the conversion and improvement of the Caltrans park-and-ride facility on SR 175 to a public parking lot by means of acquisition, joint-use agreements, or other methods available.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 30.8%  |
| M-C-3.g | Coordinate with local Tribal governments and local community organizations when siting public EV charging infrastructure, roads, or transit facilities. 2 General Plan policies and actions marked with an asterisk (*) denote policies and actions that work to mitigate effects of cumulative development expected during the life of the General Plan, identified in the General Plan Environmental Impact Report (EIR). Commented [AH60]: Add globally. Comment Circulation Row 47                                                                                                                                                                                                                                                          | 93.5%  |
| M-C-4   | A transportation system that protects human life. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 100.0% |
| M-C-4.1 | Implement a safe systems approach to designing the transportation network for all users; this approach acknowledges that people make mistakes and focuses on roadway design and operational changes to create safe streets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.0% |
| M-C-4.2 | Strive to eliminate fatal and serious injuries for all road users by 2050 through a holistic view of the roadway system that includes provisions that account for human error, recognize vulnerable road users, such as pedestrians and bicyclists, and promote redundant and proactive safety measures.                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-C-4.3 | Require safety improvements, such as reflective signage and street lighting (where appropriate) to reduce the likelihood of collisions during any roadway infrastructure improvement process, while avoiding offsite light impacts, including dark skies best practices. Commented [AH61]: Add globally. Comment Circulation Row 50                                                                                                                                                                                                                                                                                                                                                                                                             | 34.5%  |
| M-C-4.5 | When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 100.0% |
| M-C-4.6 | Promote slow travel in neighborhoods through installation of infrastructure associated with reduction in crash risk, such as marked crosswalks, new lighting, and improved intersection controls.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-C-4.7 | Pursue funding for a Safe Routes to School program and implement improvements, such as trafficcalming measures and high-visibility sidewalks and crosswalks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-C-4.8 | Engage local Tribal governments and local community organizations in safety planning and emergency access identification. Commented [AH63]: Circ 51 Commented [AH64]: Add globally. Comment Circulation Row 47 Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 72.0%  |
| M-C-4.a | A safety corridor is a roadway segment Identify safety corridors and areas that generate high within an overall roadway network concentrations of bicyclists and/or pedestrians. In these where the highest number of serious areas, use evidence-based strategies, including strategies injury and fatality crashes occur. identified in the United States Department of Transportation's Strategic Highway Safety Plan, to develop - California Vehicle Code Section safety measures specific to those areas that are intended 22358.7(a)(1) to eliminate traffic fatalities, with an emphasis on preventing fatalities of bicyclists, pedestrians, and users of other micromobility devices. - At a minimum, the meaningful consideration of | 38.3%  |

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| M-C-6.a | Engage in each update to the countywide Active Transportation Plan, prepared by the Lake Area Planning Council, to ensure the active transportation needs of the Middletown Planning Area are met.                                                                                                                                                                                                                                                                                                                                | 26.4%  |
| M-C-6.b | Pursue funding to improve and maintain the existing bicycle system and to plan and construct new bicycle facilities that encourage commuting and recreation.                                                                                                                                                                                                                                                                                                                                                                      | 20.1%  |
| M-C-6   | A continuous and easily accessible active transportation system that facilitates safe, equitable, and connected walking, biking, and micromobility options. Policies                                                                                                                                                                                                                                                                                                                                                              | 50.7%  |
| M-C-5.1 | Support public transportation programs that promote access to shopping, employment, education, health care, and recreation.                                                                                                                                                                                                                                                                                                                                                                                                       | 100.0% |
| M-C-5.2 | Support the continuation and coordination of transportation programs provided by social service agencies, particularly those serving older adults, individuals with disabilities, and other Equity Priority Populations.                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-C-5.3 | Support Lake Transit Authority on improvements to fixed-route bus and dial-a-ride services, including expanding the service area, providing more frequent buses at key times of the day, and improving transit amenities, such as bus shelters, benches, and wayfinding signage at bus stops.                                                                                                                                                                                                                                     | 100.0% |
| M-C-5.4 | Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan: ▪ Provide new and improve existing transportation services for older adults, individuals with access and functional needs, low-income individuals and/or other vulnerable populations; ▪ Provide intercommunity services between communities in the Planning Area and throughout the county; and ▪ Expand intercity transit carriers, particularly to Ukiah and the Bay Area. | 100.0% |
| M-C-5.5 | Encourage transit access and compatibility during the review and approval process for industrial, commercial, and residential development.                                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-C-5.6 | Encourage bus stops at key destinations, population centers, and/or along arterials and collectors to facilitate public transit use.                                                                                                                                                                                                                                                                                                                                                                                              | 100.0% |
| M-C-5.7 | Engage local Tribal governments and local community organizations in planning routes and transit services, particularly for elders and community centers. Commented [AH65]: add globally Comment Circulation Row 47 Actions                                                                                                                                                                                                                                                                                                       | 81.5%  |
| M-C-5.a | Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.                                                                                                                                                                                                                                                                                                            | 100.0% |
| M-C-5.c | Explore opportunities to improve Lake Transit Authority services to Planning Area residents during updates to the Lake County Transit Development Plan, including regional connections to major destinations like the Sacramento International Airport.                                                                                                                                                                                                                                                                           | 100.0% |
| M-C-4.b | recommendations from Engage local Tribal governments when developing safety measures for high-risk corridors near tribal populations and communities lands. most impacted by pollution into environmental and land use decisions." A safe and efficient public transportation system that offers a convenient alternative to the private automobile, reduces roadway congestion, and meets the community's transit needs.                                                                                                         | 5.8%   |
| M-C-5   | Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 9.3%   |
| M-C-6.1 | Construct new and maintain and improve existing pedestrian and bicycle facilities, consistent with the countywide Active Transportation Plan, as funding is available.                                                                                                                                                                                                                                                                                                                                                            | 100.0% |

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| M-C-6.12 | Ensure new pedestrian/bike paths avoid or mitigate impacts to Tribal Cultural Resources, when feasible. Actions                                                                                                                                                                                                                                                                                                                                   | 30.8%  |
| M-C-6.9  | Encourage and support the use of equestrian-friendly surfacing materials and treatments on trails and other appropriate roadways.                                                                                                                                                                                                                                                                                                                 | 33.3%  |
| M-C-6.10 | Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                           | 31.3%  |
| M-C-6.3  | Require bicycle lanes, multiuse paths, and sidewalks in conjunction with road improvement projects, as feasible. Develop, as funds become available, Class II bicycle lanes and multiuse paths on new collector and arterial streets.                                                                                                                                                                                                             | 100.0% |
| M-C-6.4  | Require Encourage facilities for nonmotorized users, such as sidewalks and bike routes, for subdivisions with a density of one or more dwelling units per acre within Community Growth Boundaries. Required facilities should be commensurate with the impacts of the project, consistent with local and regional plans, and provide for infrastructure that integrates circulation and recreational use and aligns with surrounding development. | 98.8%  |
| M-C-6.5  | Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.                                                                                                                                                                                                                                                                                                                                       | 100.0% |
| M-C-3.9  | Install environmentally preferable road surface materials, including permeable paving and other low impact surfacing treatments, where feasible and appropriate.                                                                                                                                                                                                                                                                                  | 39.6%  |
| M-C-6.7  | Follow the adopted Caltrans design standards for the development, maintenance, and improvement of bicycle facilities.                                                                                                                                                                                                                                                                                                                             | 100.0% |
| M-C-6.8  | Construct and maintain bicycle routes and multiuse trails in a manner that minimizes conflicts between bicyclists, pedestrians, and equestrian users with automobiles and private property rights.                                                                                                                                                                                                                                                | 100.0% |
| M-C-6.11 | Incorporate Traditional Tribal Ecological Knowledge in the design of active transportation improvements. Commented [AH70]: Circ 80 Commented [AH71]: Circ 58                                                                                                                                                                                                                                                                                      | 43.1%  |

M-C-6.c

Pursue funding to eliminate gaps in the existing sidewalk network and/or upgrade pedestrian facilities, with priority given to facilities near schools, connections between residential areas and commercial centers, and facilities in Equity Priority Areas. This page intentionally left blank. Open Space, Conservation, and Recreation The Open Space, Conservation, and Recreation Element addresses a wide range of natural and cultural resources as well as public parks and recreation facilities. The specific topics covered in this element include: • Biological Resources • Cultural Resources, including Archaeological, Historic, and Tribal Cultural Resources • Energy Resources • Mineral Resources • Open Space and Recreation • Scenic Resources Use of natural resources must be balanced with responsible management and conservation efforts to ensure their ongoing availability, quality, and reliability. The resources addressed in this element are among the Middletown Planning Area's most sensitive assets to be conserved and sustained for future generations, like publicly accessible natural areas, healthy ecosystems, and historic and indigenous culture. Lake County is also committed to improving government to government relations with all Native Access to parks and open spaces support quality of Sovereign Nations in the county. As part of this life for residents of all ages. commitment, at the time of this plan release, the County is drafting a Co-Management Agreement for the Clear Lake watershed and basin to enter into a Memorandum of Understanding. The County also has been working on a Heritage Resource Treatment Plan drafted by the Habematolel Pomo of Upper Lake and Koi Nation of Northern California and forwarded to the other five Tribal governments. As of the publication of this General Plan, all three are still in the draft stage. This element inventories these natural and built resources in the Middletown Planning Area and provides goals, policies, and actions to manage their use for all current and future residents. Biological Resources Natural Communities and Habitats Natural vegetation communities in the Middletown Planning Area host a variety of wildlife species and support important processes such as carbon sequestration, nutrient cycling, erosion control, and recreation. Vegetation is dominated by a mix of chaparral (dense, low shrubs), woodlands (trees), and grasslands. Generally, woodland areas give way to lower-growing bush and chaparral in the east and northeast parts of the Planning Area. At lower elevations, evergreen

0.1%

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| M-C-6.6 | <p>Require public and private development projects to include bicycle access and safe bicycle parking facilities at office buildings, schools, shopping centers, and parks, where feasible. Commented [AH66]: Circ 57 Commented [AH67]: County staff, on a global markup to this policy in East Lake, Mireya commented "Do not add to Middletown. They value their rural character and do not want the additional regulation." Given that this policy is already here and there were comments on it, but none directing the policy's removal, I think it should stay, but want to confirm that with you. The global edit was to replace the highlighted text with "within Community Growth Boundaries." Please confirm any additional edits that should be made to this policy in Middletown or if it should be deleted. Commented [MT68R67]: Within CGB is fine Commented [AL69R67]: Replaced with CGB text replacement here based on response above.</p> | 1.8% |
| M-C-4.4 | <p>Consistent with the Regional Transportation Plan, implement traffic calming and safety improvements along State highway segments that function as the Planning Area's "Main Street." Commented [MT62R61]: I added "best practices" for global addition also.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1.1% |

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| M-OS-1    | Protection of the Middletown Planning Area's diverse biological resources, sensitive significant habitats, and ecosystem health. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 100.0% |
| M-OS-1.1  | Coordinate with applicable federal, State, regional, and local land management agencies on natural resources and habitat planning, preservation, and mitigation measure development.                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 97.8%  |
| M-OS-1.12 | Maintain creeks in their natural state whenever possible and allow creeks and floodways to function as natural flood protection features during storms. M-OS-1.13 * Require new development along significant watercourses, riparian vegetation, and wetlands to establish an ecological buffer zone between the waterway and development to protect the resource. Consider providing opportunities for multiuse trails and recreation within the buffer zone when appropriate. M-OS-1.14 * Require Creek Management Plans and Mineral Reclamation Plans to include measures to protect and maintain riparian resources and habitats. | 86.3%  |

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| M-OS-7.6  | Provide water and shade structures at trail heads and county parks, where feasible, to support their use and decrease adverse health impacts from recreation during extreme heat days. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 25.9%  |
| M-OS-1.17 | Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health, especially in Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-OS-1.18 | Require majority use of California native plant species in large, landscaped areas in new development projects, and require construction practices that avoid spread of invasive plant species by minimizing surface disturbance; seeding and mulching disturbed areas with certified weed-free native mixes; disinfecting and decontaminating equipment; and using native, noninvasive, drought-resistant species in erosion-control plantings. M-OS-1.19 * Protect wildlife migration corridors and, prior to approval of projects that might impact identified wildlife connectivity and wildlife linkage areas, require that a habitat connectivity/wildlife corridor evaluation be completed by a qualified biologist. The evaluation shall identify project design features that would reduce potential impacts to wildlife movement and incorporate wildlife corridors for new development plans where appropriate. | 99.7%  |
| M-OS-1.2  | Support protection and restoration of wetland, riparian, and other significant natural areas in the Middletown Planning Area for wildlife habitats, groundwater recharge, and passive recreation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-OS-1.20 | Discourage use of fencing that poses risks to wildlife.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-OS-1.21 | Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 100.0% |
| M-OS-1.22 | Encourage Caltrans to consider the installation of wildlife over or under passes. M-OS-1.23 * Require lighting in residential areas, along roadways, and adjacent to sensitive habitat areas to prevent artificial lighting from spilling and/or reflecting into adjacent properties, including natural or open space areas by incorporating design features, such as shielded lighting and landscaping.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 97.4%  |
| M-OS-4.8  | Coordinate with energy providers to install transmission systems in locations that minimize environmental and other impacts. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 36.4%  |
| M-OS-1.24 | Integrate Traditional Tribal Ecological Knowledge (TEK) in biological resource management, habitat restoration, and open space stewardship. Commented [AH73]: revise globally OS Row 29 Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 87.2%  |
| M-OS-1.3  | Protect natural lands, including natural resource areas, wildlife habitat, and open space, from encroachment or destruction by incompatible development and invasive species.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 100.0% |
| M-OS-1.4  | Require development patterns and practices that conserve habitat for protected species and sensitive biological resources, limiting encroachment into areas that support sensitive habitats and directing development into less-sensitive areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100.0% |

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| M-OS-1.5 | Maintain ecologically sensitive resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible, low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically sensitive resource areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-OS-4.2 | Support efforts to increase renewable and carbon-free energy generation, including wind, solar, and biomass.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 45.7%  |
| M-OS-1.6 | Require the use of conservation easements, transfer of development rights, mitigation banking, or similar equity transfer documents to protect unique vegetation, habitat areas, habitat corridors, and sensitive biological resources in new projects. M-OS-1.7 * Require a qualified biologist to prepare a biological resource assessment as part of project approval for proposed development on sites that may support special-status species, sensitive natural communities, important wildlife corridors, or regulated wetlands and waters to identify potential impacts and measures for protecting the resource and surrounding habitat. Require a qualified biologist conduct focused surveys, as identified and recommended in the biological resources assessment, during the appropriate season(s) for identification of the resource.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 99.9%  |
| M-OS-1.8 | When reviewing development proposals, consult with the most updated California Natural Diversity Database (CNDDB) and other available studies prepared by the California Department of Fish and Wildlife (CDFW) to avoid potential impacts on sensitive habitats or special status species. M-OS-1.9 * Require a wetland delineation study prepared using the protocol defined by the US Army Corps of Engineers as part of project approval for proposed development on sites with the potential to contain wetland resources. Require that a report on the findings of this survey be submitted to the County as part of the application process and, where proposed development would impact a wetland resources, require mitigation measures prior to project approval. M-OS-1.10 * Require that construction or other ground-disturbing activities avoid nests of native birds when in active use by implementing protection measures to ensure compliance with the California Fish and Game Code and federal Migratory Bird Treaty Act. Compliance guidelines are detailed in the General Plan Environmental Impact Report. M-OS-1.11 * Require installation and maintenance of construction barrier fencing around sensitive resources on or adjacent to construction sites prior to construction activities and throughout the construction period. | 99.9%  |
| M-OS-1.a | Consult with the California Department of Fish and Wildlife to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns and develop a strategy for maintaining areas that will preserve the populations of plants and animals in the county.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 99.9%  |
| M-OS-1.b | Prepare and maintain a mapped inventory of ecologically sensitive resource areas, including unique natural areas, wetlands, floodplains, riparian resources, and the habitat of rare, threatened, endangered, and other uncommon and protected species. M-OS-1.c * Adopt a Creek and Riparian Area Management Ordinance in consultation with a qualified biologist to support sensitive riparian habitat and educate affected property owners on their responsibilities and options for proper maintenance on private properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 60.6%  |





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| M-OS-2    | Archaeological, cultural, Tribal, and historical resources that are protected and preserved throughout the Planning Area for the long-term benefit of residents, tourists, and future generations. Policies M-OS-2.1 * The California Environmental Quality Act (CEQA) Guidelines Review proposed development offer definitions for some of the key terms used in this Goal's projects in conjunction with the policies and actions and are included in the following pages California Historical Resources for reference. Information System, Northwest Information Center, at Sonoma State University, to determine whether project areas contain known archaeological resources, both prehistoric and/or historic-era, and Tribal Cultural Resources (TCRs), or if they have the potential to hold such resources and if so, implement mitigation to protect the resource. M-OS-2.2 * Whenever possible, require new development to preserve significant historical, archaeological, or paleontological resources on-site through project design. If on-site preservation is not feasible, mitigate impacts through techniques such as relocation of structures, adaptive reuse, preservation of facades, and thorough documentation and archival of records. Any documentation of historic resources shall be conducted in accordance with Historic American Building Survey (HABS) Level III standards, as defined by the US Secretary of the Interior. Tribal Cultural Resources (TCRs) are "sites, features, places, cultural landscapes (geographically defined in terms of the size and scope), sacred places, and objects with cultural value to a California Native American tribe that are included or determined to be eligible for inclusion in the California Register; and/or included in a local register of historical resources; and/or a resource determined by the lead CEQA agency, in its discretion and supported by substantial evidence, to be significant." M-OS-2.3 * Upon discovery of significant archaeological, - CEQA Guidelines Section 20174 paleontological, historic, or Tribal Cultural Resources during site development, require all activity to be halted within 100 feet of the find(s) and notify a professional archaeologist, paleontologist, historian, and/or local Tribal government representative (if appropriate) to evaluate the find(s) and recommend mitigation procedures, if necessary. Findings and mitigation measures are subject to review and approval by the Lake County Planning Commission prior to resuming site development work. M-OS-2.4 * As a condition of approval for discretionary grading permits, require construction | 34.8%  |
| M-OS-2.10 | Support and distribute information to the community from local, State, and national education programs about cultural and archaeological resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-OS-6.12 | Involve community members in the design and development of all park and recreation facilities, with special emphasis on engaging Equity Priority Populations and residents of Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 21.6%  |
| M-OS-2.6  | Protect cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Register of Historical Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 100.0% |

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| M-OS-2.7 | Follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-OS-2.8 | Prioritize preservation and adaptive reuse of buildings, sites, and areas with identified archaeological, cultural, or historic significance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 100.0% |
| M-OS-2.9 | Coordinate historic and cultural resources management with local Tribal governments, planning and regulatory agencies, and nearby jurisdictions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 100.0% |
| M-OS-2.a | Contract with a qualified cultural resource coordinator for the development of review procedures and ordinances for the protection of cultural heritage resources, including mechanisms for the protection of identified cultural sites from vandalism and instances when owners of designated historic properties assert economic hardship. M-OS-2.b * Contract with an archaeologist(s) that meets the Secretary of the Interior's Professionally Qualified Standards to perform Cultural Resource Studies for environmental analysis on discretionary projects where a cultural resource report is deemed necessary, including outreach to Tribal governments for input on Tribal Cultural Resources. | 100.0% |
| M-OS-2.c | Establish a process for considering the designation of structures older than 50 years as historic structures or landmarks eligible for special recognition and preservation protections.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-OS-2.d | Engage the Middletown community to identify appropriate sites for the Historic Preservation Combining District and apply the District to identified sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 98.4%  |
| M-OS-2.e | Support continued operation of the Lake County Heritage Commission to review development projects that may impact historic resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-OS-2.f | Prepare a historical resources inventory for the Planning Area, using State and federal standards to evaluate their significance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-OS-2.g | Apply to the State to become a Certified Local Government, making the County eligible for historic preservation programs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-OS-3   | Celebrated, amplified, and preserved tribal influences and Tribal Cultural Resources throughout the Middletown Area. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 96.6%  |
| M-OS-3.1 | Protect tribal heritage, honor the early stewards of this land, and treat Native American remains and Tribal Cultural Resources with sensitivity and respect.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 100.0% |
| M-OS-3.2 | Support educational and other opportunities to increase knowledge and promote awareness of the history of indigenous peoples in what is now the Middletown Area, and how the County's relationship with local Tribal governments has evolved.                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 94.9%  |
| M-OS-3.3 | Respect and protect Tribal Cultural Resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California tribes, recognizing that protecting Tribal Cultural Resources supports both cultural preservation and environmental health outcomes.                                                                                                                                                                                                                                                                                                                                                                  | 100.0% |
| M-OS-3.4 | Conduct formal and early government-to-government consultation with culturally affiliated Tribes on all projects with potential cultural, environmental, or scenic impacts to identify and protect recorded and unrecorded Tribal Cultural Resources through the discretionary development review process.                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |

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| M-OS-3.5  | Require protection of cultural resource sites in subdivision projects by avoiding identification of sites on maps, relying instead on other techniques, including establishing building envelopes. M-OS-3.6 * Consult with culturally affiliated Tribal governments when developing mitigation measures to avoid or minimize impacts on Tribal Cultural Resources. Mitigation could include notification of culturally affiliated Tribal governments prior to and tribal monitoring during ground-disturbing activities. M-OS-3.7 * Upon discovery of a burial, human remains, or suspected human remains, require immediate halt to all work within 100 feet and notify the Sheriff's Department, the culturally affiliated Tribal governments, and a qualified archaeologist for proper internment and tribal rituals according to Public Resources Code Section 5097.98 and Health and Safety Code Section 7050.5. | 99.8%  |
| M-OS-3.8  | Work with appropriate Tribal governments to protect sacred sites from visual intrusion or development inconsistent with cultural values, particularly along scenic corridors and riparian areas. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 100.0% |
| M-OS-3.a  | Establish and maintain collaborative relationships with local Tribal government representatives to facilitate tribal consultation, preserve Tribal Cultural Resources, and coordinate land use planning in areas around tribal lands.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-OS-3.b  | Work with local Tribal governments to establish programs and secure funding to implement actions aimed at preserving Tribal Cultural Resources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 100.0% |
| M-OS-3.c  | Collaborate with Tribal governments to identify cultural sites, sacred landscapes, cultural viewsheds, and traditional use areas, and incorporate them into land use planning through a Tribal Resource Conservation Overlay or equivalent mechanism, that requires a consultation-based review for any future land use designation changes affecting these areas to protect Tribal Cultural Resources and uphold the tribes' ongoing stewardship of their ancestral lands. Where appropriate, explore partnerships for co-management, conservation, and interpretive uses that honor the ancestral and ongoing relationship between Tribal governments and these lands.                                                                                                                                                                                                                                              | 99.9%  |
| M-OS-4    | Conserved energy resources. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100.0% |
| M-OS-4.1  | Require the use of energy conservation features and encourage renewable and carbon-free energy generation and storage systems in new construction and renovation of existing structures.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 100.0% |
| M-OS-4.6  | Construct all new or remodeled County buildings and retrofit existing buildings to be energy efficient and rely on renewable and carbon-free energy resources where feasible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 41.3%  |
| M-OS-4.3  | Promote and incentivize small-scale, on-site renewable energy and storage systems for existing residential units, nonresidential buildings, and in the agricultural sector.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100.0% |
| M-OS-4.4  | Participate in local and State programs that reduce the consumption of energy.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-OS-4.5  | Work with energy providers to promote and expand cost saving options for low-income households.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 100.0% |
| M-OS-6.7  | Strengthen the role of County parks as community focal points by constructing meeting halls and recreational buildings on existing parks where feasible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 37.5%  |
| M-OS-4.7  | Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 100.0% |
| M-OS-6.15 | Seek opportunities to install bird watching amenities in the County parks. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 43.9%  |

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| M-OS-4.a  | Prepare a new General Plan Energy Element to guide the development, governance, financing, and ongoing management of energy generation projects and energy resources within the county in a manner that maximizes benefits to the Lake County community. Commented [TS75R74]: Included as an implementation action rather than policy.                                                                                                                                                                                                                                                                                        | 86.7%  |
| M-OS-4.b  | Investigate use of community benefit agreements for new energy generation developments. Commented [AH76]: Add globally                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 85.3%  |
| M-OS-4.c  | Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Areas and Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.                                                                                                                                                                                                                                                     | 100.0% |
| M-OS-4.d  | Explore options to create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (heat pumps, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost to increase energy efficiency and replace hazardous appliances in their home or business. Work with volunteer groups to support installation and disposal of old appliances in Equity Priority Areas and for Equity Priority Populations.                                                                                    | 100.0% |
| M-OS-4.e  | Coordinate with local utility providers and educational institutions to develop informational brochures that promote energy conservation and the use of renewable and carbon-free energy sources. Make these brochures available to the public and distribute them with building permit application materials.                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-OS-4.f  | Work with local agencies and non-profits to retrofit and upgrade homes for energy efficiency and climate resiliency, particularly in Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 100.0% |
| M-OS-5    | Continued economic viability of mineral extraction activities while minimizing impacts on the public and the environment. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 100.0% |
| M-OS-8.4  | Encourage utility companies and service providers to choose the least conspicuous locations for distribution lines, towers, and fuel breaks to avoid impacts to viewsheds where possible.                                                                                                                                                                                                                                                                                                                                                                                                                                     | 35.3%  |
| M-OS-5.6  | Require review and approval by the Environmental Health Department and Air Quality Management District for storage of hazardous materials associated with new mining operations.                                                                                                                                                                                                                                                                                                                                                                                                                                              | 49.5%  |
| M-OS-5.1  | Require that all mining operations prevent environmental contamination from storage and disposal of wastes and hazardous materials or general operating activity at the site. Commented [AH74]: added in response to direction in GR Row 14. Staff comment: Yes, let's add a policy to create an energy element Commented [AH77]: Added in response to staff direx in GR Row 67: "reference finance and governance in new policy on developmen tof energy policy/element " Commented [AH78]: add globally. Comment ED Row 51 "Investigate application of Community Benefit Agreements to new power generation developments. " | 44.8%  |
| M-OS-5.2  | Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-OS-5.3  | Ensure that all mining operations are performed in compliance with the policies and implementation measures included in the 1992 Lake County Aggregate Resources Management Plan (Appendix A to this General Plan).                                                                                                                                                                                                                                                                                                                                                                                                           | 99.5%  |
| M-OS-6.10 | Require large development projects to construct and maintain parks within the development, when appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 43.0%  |

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| M-OS-5.4  | Require new development adjacent to existing mining operations to be designed to provide a buffer between the proposed use and the mining operation. Require new mining operations to provide a buffer between the mine and existing or likely adjacent uses to minimize incompatibility issues and mitigate environmental and aesthetic impacts. Required buffer distances will be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality. | 100.0% |
| M-OS-5.5  | Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.                                                                                                                                                                                                                                                                                                                                                                                  | 100.0% |
| M-OS-9.1  | Require new development to screen mechanical equipment and trash storage facilities from public view.                                                                                                                                                                                                                                                                                                                                                                                                                             | 38.3%  |
| M-OS-6    | A parks, recreation, and open space system that serves the recreational needs of Middletown Area residents and visitors. Policies                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-OS-6.1  | Provide and promote a balanced recreation system offering a variety of quality social activities and recreational opportunities for all community members.                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-OS-8.2  | Develop and maintain roads and highways in a manner that protects natural and scenic resources.                                                                                                                                                                                                                                                                                                                                                                                                                                   | 37.4%  |
| M-OS-6.11 | Support partnerships with local Tribal governments for joint management and interpretation of parks, trails, and open space areas to reflect and honor the tribes' enduring connection to the land.                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-OS-6.14 | Promote passive recreation in flood-prone areas to absorb floodwater and protect developed areas.                                                                                                                                                                                                                                                                                                                                                                                                                                 | 33.5%  |
| M-OS-7.4  | Continue to support equestrian activities in the Middletown Area, including through land use regulations that support horse ownership and stewardship.                                                                                                                                                                                                                                                                                                                                                                            | 22.7%  |
| M-OS-7.2  | Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails.                                                                                                                                                                                                                                                                                                                                                                                                         | 37.6%  |
| M-OS-7.5  | Increase public awareness and support for county trails through promotions, interpretive programs, exhibits, publications, maps, and the County's website.                                                                                                                                                                                                                                                                                                                                                                        | 38.1%  |
| M-OS-6.2  | Coordinate the development of parks and recreation facilities with the rate of growth in the Middletown Area to ensure parks and recreation facilities are adequate to serve the local population.                                                                                                                                                                                                                                                                                                                                | 97.8%  |
| M-OS-6.3  | Maintain a level of service standard of 5 acres per 1,000 residents for parks.                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-OS-6.4  | Support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational opportunities on County-owned lands, as outlined in the countywide Parks, Recreation, and Trails Master Plan, and on State- and federally-owned lands.                                                                                                                                                                                                                                                    | 100.0% |

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| M-OS-6.5  | When constructing new County parks, use the following guidelines: ▪ Locate the park to promote an equitable distribution of facilities within the Planning Area and across the county. ▪ Locate the park centrally to serve as much of the population base as possible. ▪ Locate the park at the intersection of major and/or minor collectors to facilitate access. ▪ Locate the park along designated bicycle routes to facilitate access by bicyclists. ▪ Locate the park in close proximity to shopping areas, cultural facilities, such as libraries or museums, schools, and employment centers. ▪ Develop community parks to be appropriately sized. ▪ Provide night lighting when feasible to reduce vandalism and extend the use of the facility. ▪ Locate the park on sites that do not contain Naturally Occurring Asbestos, unless adequate clean cover material and other effective controls, as determined by the Lake County Air Quality Management District, are incorporated to minimize public exposure to asbestos dust. | 99.7%  |
| M-OS-6.13 | When building parks and recreational facilities in areas with sensitive habitat, preserve habitat areas and design the space to avoid potential impacts on the habitat from park users.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 33.0%  |
| M-OS-8.6  | Ensure light does not impact the dark skies of Lake County. Actions M-OS-8.a * Develop an ordinance that regulates development on or near ridgelines and hilltops to minimize impacts to scenic viewsheds.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 36.6%  |
| M-OS-6.8  | Prioritize and promote recreational activity programs and opportunities in Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100.0% |
| M-OS-6.9  | Support expanded access to indoor and outdoor recreation opportunities by working with other agencies to co-locate recreation spaces, parks, and trails with public facilities, such as schools and utility easements, prioritizing Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 97.5%  |
| M-OS-6.a  | Implement and periodically update, as needed, the countywide Parks, Recreation, and Trails Master Plan.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.0% |
| M-OS-6.b  | Seek funding to implement the Parks, Recreation, and Trails Master Plan and to keep parks safe, attractive, and responsive to community needs, including funding for park acquisition, planning, capital improvements, lifecycle replacement of amenities, recreation programming, recreation centers, and maintenance operations.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 99.8%  |
| M-OS-6.c  | Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 100.0% |
| M-OS-8.d  | Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 38.1%  |
| M-OS-6.d  | Investigate the feasibility of developing a park expansion and improvement program that includes a combination of one or more of the following: impact fees for new homes, special assessment districts, and county service areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-OS-6.e  | Work to ensure parks and recreation spaces are kept clean and free of litter and hazardous materials.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 100.0% |
| M-OS-6.f  | Enforce prohibitions of drug use and overnight and/or long-term camping in parks, recreation, and open space areas. Commented [AH79]: Add globally except to Lower Lake which doesn't have a county park. (MGT commented that Cobb is getting a park and should be included) Based on comment in OS Row 15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 55.3%  |
| M-OS-9    | Preserved and enhanced visual quality within community areas. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 46.4%  |

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| M-OS-9.2  | Require appropriate visual screening and roadway setbacks for industrial and service commercial uses, including through the use of native vegetation for screening.                                                                                                                                                                                                                                                                                                      | 32.0% |
| M-OS-7.1  | Encourage and support efforts to develop a multiuse path connecting the Middletown community with the Coyote Valley Town Center. Infrastructure to support walking and biking, including trails, is also                                                                                                                                                                                                                                                                 | 4.2%  |
| M-OS-7.3  | Provide safe access to existing and new parks for hikers, cyclists, and equestrians. Support development of improved and additional safe access for hikers, cyclists, and equestrians on State and federal lands.                                                                                                                                                                                                                                                        | 10.2% |
| M-OS-9.6  | Require new commercial development to install street trees in accordance with an adopted streetscape plan and with fire-safe landscaping requirements. Actions M-OS-9.a * Amend the Zoning Ordinance to regulate outdoor lighting in a way that minimizes light pollution that disrupts dark skies while providing for safety and reasonable use.                                                                                                                        | 15.3% |
| M-OS-8.3  | Develop access to scenic viewpoints along County roadways and multiuse trails. Provide interpretive information at these access points to inform visitors and residents of the natural and cultural history of the Middletown Area and region.                                                                                                                                                                                                                           | 2.9%  |
| M-OS-9.3  | Ensure artificial light does not impact the dark skies of Lake County. Commented [AH85]: LU 142 M-OS-9.3M-OS-9.4 * Require lighting that enhances visibility, convenience, and public safety without creating glare or light pollution. M-OS-9.4M-OS-9.5 * Require the use of low-glare building materials for new buildings constructed in the Planning Area.                                                                                                           | 5.0%  |
| M-OS-1.15 | Encourage federal, State and local agencies that manage public lands in the county to prevent vehicular travel in streambeds to minimize sedimentation and protect overall water quality. M-OS-1.16 * Support the conservation and management of oak woodland communities and their habitats and, where a proposed development would impact an oak woodland community, require mitigation measures prior to project approval. Commented [AH72]: apply globally OS Row 29 | 5.8%  |
| M-OS-6.6  | Expand access to diverse, high-quality parks, green spaces, recreational facilities, trails, and natural environments for Equity Priority Populations and residents of Equity Priority Areas, including by facilitating multiple transportation modes. Design and maintain these facilities to offer a safe and comfortable environment for users of all ages and abilities.                                                                                             | 8.0%  |
| M-OS-8.5  | Use native and drought tolerant landscaping to frame and direct attention to major views and away from unattractive developments to the extent practical. Permit selective cutting and pruning to enable establishment or improvement of roadway views. Discourage the use of herbicides wherever possible.                                                                                                                                                              | 3.4%  |

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| M-OS-9.c  | Work with PG&E to form an underground utilities district along Calistoga Street and Main Street/HighwaySR 175 in the Middletown community.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 36.2% |
| M-OS-7.a  | Develop incentives to encourage dedication of trails.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 40.4% |
| M-OS-8.c  | Update Article 45, Signs and Billboards, of the Zoning Ordinance to prohibit billboards in the Middletown Planning Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 29.3% |
| M-OS-8.e  | Work collaboratively with the community to identify valued viewsheds for future protection measures. Commented [AH84]: OS 49                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 31.4% |
| M-OS-7.b  | Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding. Commented [AH80]: OS 31                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 28.8% |
| M-OS-6.g  | Develop an outdoor recreation facility at the confluence of Dry and St. Helena/Putah Creeks on property owned by the water district at the Big Canyon Bridge.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 18.6% |
| M-OS-9.b  | Establish a coordinated roadway signage program for the Middletown Area that identifies routes and major destinations, provides traffic information, and provides directional information to major destinations while supporting the visual character of the region.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 8.9%  |
| M-OS-7    | An interconnected multiuse trail system that serves a variety of recreational needs in the Middletown Planning Area. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 99.6% |
| M-OS-2.11 | Conduct education and outreach to the community about the various federal, Tribal, State, local, and private funding sources and economic mechanisms available to support historic resource preservation. A historical resource is a resource listed in the California Register of Historical Resources (CRHR) or determined to be eligible for listing in the CRHR by the State Historical Resources Commission, a resource included in a local register of Historical Resources, or identified as significant in a Historical Resource survey meeting the requirements of Public Resources Code (PRC) Section 5024.1(g), or any object, building, structure, site, area, place, record, or manuscript that a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. - CEQA Guidelines Section 15064.5(a) A unique archaeological resource is "an archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria: it contains information needed to answer important scientific research questions and there is a demonstrable public interest in that information; it has a special and particular quality such as being the oldest of its type or the best available example of its type; or it is directly associated with a scientifically recognized important prehistoric or historic event or person." - CEQA Guidelines Section 21083.2 Actions | 1.1%  |

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| M-OS-8.b | Amend the Scenic Combining District to include ridgelines, working in consultation with Tribal governments. Commented [AH82]: add globally. Comment OS Row 32 Commented [AH83]: Add globally to all areas. Already added to Middletown. Added based on exact language provided by County LU Row 142                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2.4%  |
| M-OS-9.d | Maintain Code Enforcement services to support the visual quality of the community. Commented [AH86]: OS 33 Environmental Justice In 2016, the California State legislature passed SB 1000, making the topic of environmental justice a required element in General Plans. This new Environmental Justice Element for the Middletown Planning Area accomplishes the following: • Introduces the concept of environmental justice. • Summarizes the process used to identify communities in the Middletown Planning Area impacted by environmental justice issues (termed Equity Priority Areas). • Identifies environmental justice issues in the Middletown Planning Area, which include pollution exposure, access to public facilities and services, food security, availability of healthy living spaces, access to healthcare, access to recreation, and opportunities for community engagement. • Establishes goals, policies, and actions to address these issues and the needs of impacted communities. As noted in the Introduction, because environmental justice touches all aspects of the community, some of these policies and actions are located in other Middletown Planning Area Elements. Environmental Justice Definition Environmental justice is defined as “the fair treatment and meaningful involvement of people of all races, cultures, incomes, and national origins with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies...and includes, but is not limited to all of the following: The availability of a healthy environment for all people. The deterrence, reduction, and elimination of pollution burdens for populations and communities experiencing the adverse effects of that pollution, so that the effects of the pollution are not disproportionately borne by those populations and communities. Governmental entities engaging and providing technical assistance to populations and communities most impacted by pollution to promote their meaningful participation in all phases of the environmental and land use decision making process. The concept of environmental justice recognizes that lowincome residents, communities of color, indigenous peoples, and tribal nations are disproportionately exposed to environmental health hazards like soil and water contamination and that this inequity is the result of many At a minimum, the meaningful consideration factors that have occurred throughout history and are still of recommendations from populations and occurring today. Some of these | 0.1%  |
| M-OS-8   | Preserved and enhanced scenic resources and viewsheds in the Middletown Area. Policies M-OS-8.1 * In rural areas outside of Community Growth Boundaries, require structures built in the immediate foreground view of a scenic route to be sited a sufficient distance from the roadway edge to minimize intrusion on the natural features and backdrops as viewed from the roadway or adjacent residences. In rural and urbanized areas, require structures built in the immediate foreground of a scenic route to minimize obstruction of views of significant natural features. Require development on hillsides to blend in with the surroundings through exterior color choices and maximum height restrictions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 11.5% |

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| M-EJ-1    | Communities that promote high quality of life and good health outcomes for everyone, including Equity Priority Populations. Policies                                                                                                                                                                                                                                                                                                                                                                                                  | 100.0% |
| M-EJ-1.1  | Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible. Refer to the Health and Safety Element for additional policies pertaining to community health.                                                                                                                                                                                                                                                                                              | 100.0% |
| M-EJ-1.11 | Work with local Tribal governments and local community organizations on mitigation strategies for asthma-related environmental hazards. Actions                                                                                                                                                                                                                                                                                                                                                                                       | 100.0% |
| M-EJ-1.2  | Limit exposure to secondhand smoke, including from electronic smoking devices, tobacco smoke, and cannabis smoke, and enforce State and local laws and regulations pertaining to prohibitions of tobacco and cannabis use in specified locations and selling tobacco and cannabis to minors.                                                                                                                                                                                                                                          | 99.8%  |
| M-EJ-1.3  | Lead and support activities to facilitate affordable access to health care, including addressing infrastructure and service barriers to broadband access for telehealth and multimodal access to clinics.                                                                                                                                                                                                                                                                                                                             | 100.0% |
| M-EJ-1.4  | Encourage and support the expansion of medical and senior care facilities, such as medical clinics, urgent care, emergency care, behavioral health facilities, and pharmacies, prioritizing areas that lack access to healthcare. Strategies could include incentives or streamlining efforts.                                                                                                                                                                                                                                        | 100.0% |
| M-EJ-1.6  | Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.                                                                                                                                                                                                                                                                                                                                                                                                                   | 100.0% |
| M-EJ-1.7  | Support efforts to attract medical professionals to the Middletown Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 100.0% |
| M-EJ-1.8  | Collaborate with neighboring jurisdictions to assess and address issues related to capacity and access to emergency, acute, and preventative/primary healthcare services. Commented [AH87]: Add to following areas: NL, Lakeport, Kelseyville, LL, Middletown, Riv Comment EJ row 36                                                                                                                                                                                                                                                  | 75.8%  |
| M-EJ-1.9  | Encourage and support efforts to expand access to community health workers, promotorespromoters, peer navigators and support specialists, and neighborhood-based mutual aid networks that reduce social isolation; strengthen community connections; and connect residents to services, benefits, food resources, telehealth, and civic processes before challenges escalate into crises. Commented [AH88]: Global Added based on email from TLS re comments from HSE on other elements (6/11/26) and additional comment in EJ row 34 | 84.3%  |

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| M-EJ-1.10 | Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.                                                                                                                                                                                                                                                                                                                                                                                                                            | 100.0% |
| M-EJ-1.a  | Establish a process for assisting community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as public art, fire-resilient vegetative buffers, and planting strips in Equity Priority Areas.                                                                                                                                                                                                                                               | 100.0% |
| M-EJ-1.c  | Consider adopting a tobacco and cannabis retail licensing fee that earmarks a portion of the fee for enforcement of tobacco- and smoking-related policies.                                                                                                                                                                                                                                                                                                                                                                                            | 100.0% |
| M-EJ-1.d  | Consider adopting an ordinance prohibiting smoking (including vaping, electronic cigarettes, tobacco, and cannabis) in specific areas, such as: ▪ Inside and near doors and windows of multifamily housing units to limit residents' exposure to the harmful effects of second-hand smoke. ▪ At worksites, including in and near unenclosed spaces of employment, outdoor dining areas, and unenclosed waiting areas. ▪ On public property, including in public parks and trails, and at public events, such as farmers' markets and community fairs. | 100.0% |
| M-EJ-1.e  | Consider adopting an ordinance aimed at reducing instances of youth using tobacco products that might include prohibiting the location of tobacco retailers near schools and other youth-serving facilities and/or establishing restrictions on the placement and promotion of tobacco products so they are not easily accessible to youth. Commented [AH89]: add globally Comment Circulation Row 47                                                                                                                                                 | 92.2%  |
| M-EJ-1.f  | Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others.                                                                                                                                                                                                                                                             | 100.0% |
| M-EJ-1.g  | Work with the newly formed Commission on Aging to prepare a new Chapter of the County's Code of Ordinances for "Community Services" to detail services available in the county, including support services for older adults.                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-EJ-1.h  | Explore adoption of an elder income index and/or other mechanisms to provide cost relief for the older adult residents in the county.                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-EJ-1.i  | Work with North Coast Opportunities (NCO) to activate the AmericCorps/Senior Corps Retired Senior Volunteer Program (RSVP) program to collect volunteer hours and use those as in-kind monetized matching funds, as allowed by the State and federal RSVP programs, to maximize funding for needed community services.                                                                                                                                                                                                                                | 100.0% |
| M-EJ-2    | Access to living spaces that are safe, clean, and healthy for all Middletown Area residents. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 95.8%  |
| M-EJ-2.1  | Ensure housing in the Middletown Area provides safe and sanitary environments for residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 95.4%  |
| M-EJ-2.2  | Ensure that future improvements in Equity Priority Areas will not result in a net loss of subsidized affordable housing or significant preventable displacement of residents.                                                                                                                                                                                                                                                                                                                                                                         | 100.0% |
| M-EJ-2.3  | Ensure adequate living conditions for tenants through ongoing and effective code enforcement, with priority given to housing in Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-EJ-2.4  | Work with and support agencies and organizations providing supportive services to individuals experiencing homelessness, including efforts to secure temporary and long-term housing for unhoused community members. Actions                                                                                                                                                                                                                                                                                                                          | 100.0% |

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| M-EJ-2.a | Pursue all available federal and State funds to assist with housing preservation and rehabilitation, with a focus on identifying funding to remediate health and safety issues for housing in Equity Priority Areas and housing units occupied by Equity Priority Populations.                                                                                                                                                                                                           | 100.0% |
| M-EJ-2.b | Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing.                                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-EJ-2.c | Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.                                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-EJ-2.d | Create an assistance program for homeowners and landlords to bring older properties up to code and improve their livability, with priority given to homes in Equity Priority Areas and those housing Equity Priority Populations.                                                                                                                                                                                                                                                        | 100.0% |
| M-EJ-2.e | Develop a system or other mechanism to inventory rental housing in the county by address, both to track the stock of rental housing and to develop a mailing list to reach rental housing occupants. Additional details in the inventory may also include property owner contact information.                                                                                                                                                                                            | 100.0% |
| M-EJ-2.f | Conduct periodic outreach in Equity Priority Areas and to Equity Priority Populations to inform tenants of their rights and responsibilities. Written outreach efforts should be provided in English and Spanish.                                                                                                                                                                                                                                                                        | 100.0% |
| M-EJ-2.g | Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.                                                                                                                                                                                                                                                                                                                                                                            | 100.0% |
| M-EJ-3   | Convenient and affordable access to healthy food for all Middletown Area residents. Policies                                                                                                                                                                                                                                                                                                                                                                                             | 95.4%  |
| M-EJ-3.1 | Support efforts to establish and/or expand programs and other activities to improve food security and eliminate hunger, including food assistance programs, community gardens, Tribal food gardens, and school lunch access. Commented [AH90]: apply edit to all areas Added in response to comment in row 88 of Ag Resources Element file. Comment: 4) support for community gardens, Tribal food gardens, and land access for small growers; Staff direction: Consider adding a policy | 63.8%  |
| M-EJ-3.2 | Support transit route changes or expansions and active transportation network improvements that link Equity Priority Areas to healthy food sources, including grocery stores. In addition, encourage new healthy food retailers near existing transit connections.                                                                                                                                                                                                                       | 100.0% |
| M-EJ-3.3 | Expand local food access and agriculture by supporting and encouraging certified farmers' markets, urban farming, community gardening, and other similar activities.                                                                                                                                                                                                                                                                                                                     | 100.0% |
| M-EJ-3.4 | Encourage new development projects to incorporate community gardens into the project design, as appropriate. Actions                                                                                                                                                                                                                                                                                                                                                                     | 100.0% |
| M-EJ-3.a | Develop incentives to encourage the establishment of grocery stores and other venues selling healthy foods, preferably locally grown or produced, in areas with limited access to healthy food, prioritizing locations in or near Equity Priority Areas.                                                                                                                                                                                                                                 | 100.0% |
| M-EJ-3.b | Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access, prioritizing markets in or near Equity Priority Areas.                                                                                                                                                                                                                                                                                                  | 100.0% |
| M-EJ-3.c | Inventory and map food deserts in the Middletown Area to inform future policy and decision making to address food access barriers.                                                                                                                                                                                                                                                                                                                                                       | 96.7%  |
| M-EJ-3.d | Streamline permitting processes for grocery stores and markets in Equity Priority Areas and food deserts.                                                                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-EJ-4   | Effective decision making that seeks and incorporates the voices of Middletown Area residents, including from Equity Priority Populations and those living in Equity Priority Communities. Policies                                                                                                                                                                                                                                                                                      | 97.8%  |

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| M-EJ-4.1 | Empower all residents to participate in local decision making and ensure meaningful public engagement processes and events that make it possible for everyone—especially Equity Priority Populations and those living in Equity Priority Areas—to participate and influence outcomes.                                                                                                                                                        | 100.0% |
| M-EJ-4.2 | Use multiple channels—including digital and print media, County websites, local radio, and cable TV—to share publicly important information and publicize opportunities for community engagement to ensure access for everyone, including those without home computers or internet.                                                                                                                                                          | 100.0% |
| M-EJ-4.3 | Provide interpretation and translation services for community announcements, community meetings, services, and programs, to ensure accessibility for all community members, as appropriate.                                                                                                                                                                                                                                                  | 100.0% |
| M-EJ-4.4 | Encourage sponsors of major development projects to have early and frequent communication, in the appropriate language(s), with affected residents and interested parties.                                                                                                                                                                                                                                                                   | 100.0% |
| M-EJ-4.5 | Strive for more diverse representation on boards, commissions, committees, and similar bodies to better reflect the demographics and varying viewpoints of Middletown Area residents, including representatives of Equity Priority Populations and/or other underrepresented groups, as appropriate.                                                                                                                                         | 100.0% |
| M-EJ-4.6 | Engage young people in long-range planning processes and other County-administered programs and processes through outreach and partnerships with libraries, schools, and local youth organizations when possible. Actions                                                                                                                                                                                                                    | 100.0% |
| M-EJ-4.a | Hold periodic public meetings in each Equity Priority Area to hear from residents of these communities about issues impacting their quality-of-life outcomes and use that input to inform the County's annual budgeting process.                                                                                                                                                                                                             | 100.0% |
| M-EJ-4.c | Support Municipal Advisory Councils (MACs) to develop best practice guidelines to support all County departments with conducting effective outreach in the Middletown Area, such as how to identify appropriate engagement activities and practices based on the project or issue type and stakeholders involved, a list of stakeholders and/or community leaders in the area, and language interpretation or translation services to offer. | 98.1%  |
| M-EJ-4.d | Explore options and seek funding to transition to accessible outreach materials for those with sensory disabilities (e.g., visually impaired and/or deaf or hard of hearing). Commented [AH91]: EJ 54. Add policy: Investigate options to locate outdoor, electronic community bulletin board.                                                                                                                                               | 75.7%  |
| M-EJ-4.e | To inform existing and potential future Municipal Advisory Councils (MACs), adopt a policy detailing the process for forming a MAC and the roles, responsibilities, and authority of a MAC, which may take inspiration from the Mendocino County Policy #51, "Formation/Operation of Municipal Advisory Councils."                                                                                                                           | 96.2%  |

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| M-EJ-4.f  | Periodically update Equity Priority Area maps, including the Tribal Lands boundaries as updated by the Bureau of Indian Affairs, to ensure that the appropriate communities are prioritized as part of the County's work to implement the Environmental Justice Element. Public Facilities and Services Public facilities are buildings, pipes, pumps, roadways, and other infrastructure that support community living. Public services include fire protection, law enforcement, waste collection, education, and other vital services the County and other public agencies provide to residents. Access to public facilities and services is a major ongoing priority and key issue in the Middletown Planning Area. Aging infrastructure, especially aging water infrastructure, is of particular concern. This element prioritizes the provision of a high and healthy quality of life for the Planning Area's residents by enhancing public services, improving infrastructure, and improving access to and affordability of these utilities and services. The Public Facilities and Services Element addresses the publicly provided facilities and services in the Middletown Planning Area and presents information and policy guidance to maintain and, when possible and appropriate, enhance the Planning Area's facilities and services. The following topics are covered: • Fire Protection and Law Enforcement Service • Water and Wastewater Service • Stormwater Management • Solid Waste Disposal • Communications Systems • Educational Facilities and Services • Disadvantaged Unincorporated Communities These topics are an integral part of the County's planning strategy and an important consideration when considering growth and development in the Middletown Planning Area. Many services are provided by agencies and organizations not under the purview of the County, so Lake County has limited direct control over their services, though this element includes Goals, Policies, and Actions to guide the County's collaboration with external entities and other efforts aimed at making sustainable, high-quality services available to the community. The County and other agencies provide a variety of public facilities and services. This element also considers public facility and service needs and deficiencies in low-income areas considered to be disadvantaged unincorporated communities based on State guidance. Commented [AG92]: PF&S 10 Amanda please add this to all Planning Areas Fire Protection and Law Enforcement Service Fire protection and emergency medical service for the Middletown Planning Area is provided by the South | 25.1%  |
| M-EJ-1.5  | Support efforts to establish satellite medical offices and clinics in the Planning Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |        |
| M-EJ-1.b  | Plan for and develop well-located, tourist-friendly public restrooms in the downtown commercial areas of Coyote Valley.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |
| M-EJ-4.b  | Evaluate the feasibility of installing an outdoor electronic community bulletin board to support public communication.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
| M-PF-1    | Resilient and well-maintained public facilities and services that meet the needs of all community members, are adequately funded, and enhance quality of life in the Middletown Area. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 97.7%  |
| M-PF-1.1  | Ensure that all neighborhoods have access to safe, well-maintained public facilities, utilities, and services that meet community needs now and as the community grows.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-PF-1.10 | Ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 100.0% |
| M-PF-1.11 | Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 100.0% |
| M-PF-1.12 | Continue to support the Department of Animal Care and Control in its efforts to minimize pet overpopulation and abuse. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 100.0% |
| M-PF-1.2  | Prioritize County expenditures on infrastructure, public facilities, services, recreation and open space amenities, and environmental enhancements that benefit and respond to the needs of Equity Priority Populations and residents of Equity Priority Areas.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100.0% |

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| M-PF-1.3  | Work with local special districts and local Tribal governments and local community organizations to coordinate public service improvements in the Middletown Planning Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-PF-1.4  | Continue to assess existing and future needs for public facilities and services, such as internet access, meeting rooms, and libraries, and work to develop, retrofit, or expand facilities and services, as necessary, to meet those needs, prioritizing the needs of Equity Priority Populations and residents of Equity Priority Areas.                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-PF-1.5  | Work with utility service providers to ensure service and program offerings align with existing and planned development patterns to meet current and future community needs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-PF-1.6  | Coordinate with public utility providers to acquire adequate rights of way and co-location to facilitate expansion of services in a timely manner.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 100.0% |
| M-PF-1.7  | Require new subdivisions in the Community Growth Boundary to include dark sky compliant streetlights. M-PF-1.8 * Require new development projects to provide their own infrastructure, tie into existing infrastructure, or be required to provide infrastructure that will tie into future infrastructure, as determined by the County and other affected agencies. Commented [AH93]: add globally Comment Circulation Row 47 M-PF-1.9 * Prior to project approval, ensure that new development projects will not create significant adverse impacts on existing infrastructure by implementing County-approved mitigation measures to reduce the impact. | 95.2%  |
| M-PF-1.a  | Upon each update to the Housing Element, perform an analysis of infrastructure needs and deficiencies in disadvantaged unincorporated communities (DUCs), explore funding mechanisms that could make extension of needed services and facilities feasible, and update the associated information, policies, and actions of the General Plan as needed to reflect new conditions.                                                                                                                                                                                                                                                                           | 100.0% |
| M-PF-1.b  | In cooperation with other service providers as appropriate, develop long range facility master plans for relevant public services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 100.0% |
| M-PF-1.c  | Consider the creation of additional assessment districts, county service areas, and/or special districts to fund and manage new and improved infrastructure, where needed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-PF-1.d  | Update and maintain policies and procedures that govern the County's use of artificial intelligence (AI) to ensure the County's and community's data is protected, appropriate oversight of any AI-generated products or activities, and that the use of AI does not conflict with the best interest of the County or its constituents.                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-PF-2    | Public facilities that are designed to provide quality service while minimizing impacts on the environment. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 100.0% |
| M-PF-2.1  | Require public facilities installations and extensions to be sited and designed to minimize or avoid potential adverse impacts to the community and environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100.0% |
| M-PF-2.10 | Ensure that County-managed spaces and facilities support a feeling of safety for users and require new development projects to provide adequate lighting, clearly marked crosswalks, and other safety-promoting features in public spaces, as appropriate.                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-PF-2.2  | When infrastructure, such as sewer, water, and transmission lines, must cross agricultural lands, locate the infrastructure in the public right of way or along lot lines whenever possible.                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-PF-2.3  | Coordinate with utility companies to minimize the visual and cultural impact of new or expanded facilities through appropriate facility sizing, design, and placement on the landscape. Generally encourage utility lines to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.                                                                                                                                                                                                                                                                                                                          | 100.0% |

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| M-PF-2.4 | Require mitigation for inter-county regional transportation facilities, high-voltage electrical transmission lines, and energy or water pipelines that do not serve the local population and provide little or no long-term benefit to the local affected area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-PF-2.5 | Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100.0% |
| M-PF-2.6 | Encourage public and other facilities designed for direct public use, such as libraries, to be located along major thoroughfares and/or near the center of general community activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 100.0% |
| M-PF-2.7 | Design new or redeveloped governmental and civic facilities to accommodate multiple community uses, such as recreation and community gathering spaces, and to be accessible to all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-PF-2.8 | Encourage the development of joint school facilities, recreational facilities, and educational and service programs between school districts and other public and non-profit agencies.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 100.0% |
| M-PF-2.9 | Encourage joint use of existing right of way corridors and utility easements.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 63.6%  |
| M-PF-3   | Fire protection and law enforcement services that protect community members and property. Policies M-PF-3.1 * Work with the Sheriff's Office, South Lake County Fire Protection District, and CAL FIRE to support each agency's ability to maintain adequate staffing and incident response times in accordance with State and federal guidelines. Emergency preparedness and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 37.8%  |
| M-PF-3.2 | Locate new fire and police stations to minimize response times to the Middletown Area, while prioritizing effective use of existing facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 97.0%  |
| M-PF-3.4 | Support efforts to expand fire protection service to continue to meet the needs of the Middletown Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 95.9%  |
| M-PF-3.5 | Continue to promote cooperative fire protection agreements with CAL FIRE to provide adequate fire protection throughout the Middletown Area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 96.9%  |
| M-PF-5.3 | Require development projects to use green infrastructure and low-impact development designs to prevent off-site drainage impacts.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 36.6%  |
| M-PF-3.7 | Support development of local firewise communities and fire safe councils and work collaboratively to manage hazardous vegetation on private properties.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-PF-3.8 | Promote environmental stewardship employment opportunities for local and Tribal communities that support forest health, prescribed burns, defensible space, watershed restoration, trail stewardship, ecological monitoring, native plant restoration, and cultural interpretation activities. Commented [AH94]: add globally Comment ED Row 42. Staff direx: Add policy: Support and encourage stewardship-economy/resilience-jobs program that supports local and Tribal employment in forest health, prescribed fire support, watershed restoration, trail stewardship, ecological monitoring, native plant work, and cultural interpretation. defensible space added from PF row 28 M-PF-3.8M-PF-3.9 * Require that new development demonstrates adequate water supply and service for effective fire protection and that all infrastructure meets the fire protection standards of Lake County or the responsible agency. | 73.2%  |

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| M-PF-3.10 | Promote public safety programs and activities, including neighborhood watch programs, child identification kits, fire hazard prevention and awareness, and other public education efforts. Commented [MT95]: Apply this globally, please.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 67.5%  |
| M-PF-4    | Affordable, reliable, and safe water and wastewater service that meets existing and future community needs. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-PF-4.1  | Discourage extension of water and sanitary sewer lines into areas outside of Community Growth Boundaries, except to serve public and semi-public uses that are not growth inducing, or when such extension is necessary to address a declared public health emergency. The related issue of water supply is                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-PF-4.9  | Promote the development of and connection to municipal wastewater systems where failing septic tanks, leach fields, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100.0% |
| M-PF-4.10 | Promote and support programs to educate homeowners on the care and maintenance of septic systems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100.0% |
| M-PF-5.9  | Encourage green infrastructure, Traditional Tribal Ecological Knowledge practices, wildlife habitat integration, and protection of culturally sensitive areas. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 35.6%  |
| M-PF-4.11 | Prior to the approval of a building permit with a proposed addition/modification to an existing structure that would impose an additional burden on an existing system by increasing the waste flow, the buyer or project applicant shall demonstrate to the Lake County Environmental Health Department that the onsite wastewater treatment system is operating properly. Actions                                                                                                                                                                                                                                                                                                                                                                                         | 98.9%  |
| M-PF-8.5  | Encourage and support efforts to incorporate tribal cultural education and awareness in school curriculums. Action                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 34.7%  |
| M-PF-4.2  | Encourage and support efforts to extend sewer service to existing communities. Commented [AH96]: PF 14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 87.6%  |
| M-PF-4.3  | Coordinate with Lake County LAFCO in the preliminary stages of development proposal entitlement application reviews for projects that may require an expansion of current service district boundaries to determine whether LAFCO will have a role in the approval process. M-PF-4.3M-PF-4.4<br>* Require new development to demonstrate the availability of a safe, sanitary, and environmentally sound water delivery system with adequate capacity, including by securing a will-serve letter from the water purveyor within the service area prior to the issuance of construction permits, to ensure that the water purveyor has the capacity to supply water to the project. Have water purveyor delineate if interior fire sprinklers can be connected to the system. | 99.5%  |
| M-PF-4.5  | Prioritize water conservation measures over the development of new water sources like dams and reservoirs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 100.0% |
| M-PF-4.6  | Discourage the formation of new water distribution systems unless long term fiscal and technical feasibility can be demonstrated prior to approval.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 100.0% |
| M-PF-4.7  | Encourage efforts to consolidate small water distribution systems to improve service and financial stability, in alignment with the County's Drought Resilience Program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 100.0% |
| M-PF-5.2  | Require curbs and gutters for new development within Community Growth Boundaries to direct storm drainage in a way that is consistent with the overall drainage system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 41.8%  |
| M-PF-4.8  | Partner with water service providers to ensure that low-income households and other Equity Priority Populations maintain continuity of service and are offered financial relief if prices rise due to drought.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 85.2%  |
| M-PF-4.a  | Pursue all available State and federal funding sources to upgrade publicly managed community water systems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |

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| M-PF-4.b | Work with water service providers to upgrade substandard water systems to ensure adequate fire flows and backup power sources.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 100.0% |
| M-PF-4.c | Update the County Code of Ordinances to comply with water quality regulations. M-PF-4.cM-PF-4.d * Periodically review standards for septic tanks to ensure they continue to protect water quality and public health, consistent with current best practices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 100.0% |
| M-PF-4.e | Explore rural wastewater systems that can serve as alternatives to conventional systems and develop standards and guidelines for their use in new development, as appropriate. Commented [AH97]: Add globally WR row 17                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 89.9%  |
| M-PF-4.i | Conduct water pollution investigations in areas suspected of having a significant number of failing onsite sewage disposal systems. M-PF-4.hM-PF-4.j * In water districts where there is insufficient water to serve new development, require new developments to offset demand so that there is no net increase in demand through measures such as the installation of low-flow water fixtures, water conservation efforts, or the retrofit of existing uses to offset increased demand. These measures shall be achieved in partnership with the applicable water district. M-PF-4.iM-PF-4.k * Require renovations requiring a building permit to install low-flow water fixtures to reduce the amount of water usage. M-PF-4.jM-PF-4.l * Require new development projects to obtain a will-serve letter from the water and wastewater agencies within the project's service area prior to project approval to ensure that the wastewater agency has the capacity to accept wastewater from the project and that the water agency has capacity to provide water for interior sprinkler systems. Commented [AH99]: Apply globally PF row 51 Commented [TS100]: Apply globally PF row 51 | 95.7%  |
| M-PF-6.c | Continue to support community chipping and portable chipping programs.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 36.7%  |
| M-PF-5   | Stormwater facilities that protect people, property, and the environment. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 100.0% |
| M-PF-5.1 | Ensure stormwater collection and drainage facilities are properly designed and sited to protect people and property while conserving water resources, supporting groundwater recharge, protecting water quality, and minimizing impacts on natural and cultural resources. The issue of flooding is addressed in the Health and Safety Element.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 88.5%  |
| M-PF-5.4 | Require on site stormwater detention facilities and velocity reducers when necessary to maintain existing storm flows and velocities in natural drainage systems.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 28.8%  |
| M-PF-7.3 | Require new or updated cellular towers to be designed to minimize their visual impact. Actions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 38.3%  |
| M-PF-6.6 | Use recycled materials and products when available and economically feasible.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 41.2%  |
| M-PF-5.5 | Encourage project designs that minimize drainage concentrations and impervious coverage, complement groundwater recharge, and where feasible, provide a natural watercourse appearance and maintain natural watershed functions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 99.6%  |
| M-PF-5.6 | Integrate green infrastructure, such as permeable paving surfaces, bioswales, and rain gardens, into County infrastructure projects, including road improvements and parks.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 100.0% |
| M-PF-5.7 | Encourage designs for stormwater detention basins that provide temporary or permanent wildlife habitat and/or recreational opportunities, where appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 100.0% |

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| M-PF-3.3 | Use the Middletown Sheriff's substation for law enforcement or expanded services, when feasible.                                                                                                                                                                                                                                                                                                                                                                                                      | 21.3%  |
| M-PF-5.8 | Reduce the flow of stormwater drainage into sewer cleanouts and other similar mechanisms that could inundate the local sewer collection system, including by enforcing penalties for violators purposely directing stormwater into sewer cleanouts and educating the community about how stormwater drainage can impact the local sewer collection system.                                                                                                                                            | 38.4%  |
| M-PF-5.a | Identify damaged and/or deficient storm drainage facilities and acquire funding to restore or upgrade the facilities.                                                                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-PF-5.b | Work with appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and improve groundwater recharge.                                                                                                                                                                                                                                                                                                                                        | 100.0% |
| M-PF-5.c | Work with appropriate agencies to develop stormwater facility maintenance programs establishing timelines for regularly cleaning and maintaining storm drain systems.                                                                                                                                                                                                                                                                                                                                 | 100.0% |
| M-PF-6   | Accessible, affordable, safe, and efficient disposal or recycling of solid waste. Policies                                                                                                                                                                                                                                                                                                                                                                                                            | 100.0% |
| M-PF-6.1 | Ensure efficient and affordable solid waste disposal options are available for all, including unhoused populations, low-income households, and other Equity Priority Populations. M-PF-6.2 * Prior to project approval, require development proposals to demonstrate capacity within the solid waste system for the processing, recycling, transmission, and disposal of solid waste, and ensure that the development provides adequate solid waste storage, handling, and collection accommodations. | 100.0% |
| M-PF-6.3 | Encourage and support establishment of adequate sites for collection of household hazardous waste, unused pharmaceuticals, and universal wastes (commonly produced hazardous wastes, such as batteries and electronics), along with provisions for residents who are physically unable to deliver materials to a collection site.                                                                                                                                                                     | 100.0% |
| M-PF-6.4 | Protect solid waste facility sites from the encroachment of sensitive and/or incompatible land uses and convert abandoned solid waste facilities to open space use.                                                                                                                                                                                                                                                                                                                                   | 100.0% |
| M-PF-6.5 | Promote the maximum feasible solid waste reduction and diversion through recycling and composting. Strive to continually reduce commercial and industrial waste on an annual basis and pursue a financing mechanism for solid waste reduction programs to meet reduction and diversion goals.                                                                                                                                                                                                         | 100.0% |
| M-PF-8.1 | Collaborate with the Middletown Unified School District to plan for future growth.                                                                                                                                                                                                                                                                                                                                                                                                                    | 23.6%  |
| M-PF-6.7 | Enforce prohibitions and fines against illegal dumping, abandoned property and vehicles, and outdoor storage, and prioritize clean-up of illegal dumping on County-owned land in community centers and in Equity Priority Areas.                                                                                                                                                                                                                                                                      | 100.0% |
| M-PF-6.8 | Support cleanup efforts by private property owners to remove garbage and refuse from their properties, and obtain grant funding to assist in removing the refuse at no-cost waste disposal events. Actions                                                                                                                                                                                                                                                                                            | 100.0% |
| M-PF-6.a | Seek funding to support low- or no-cost waste disposal programs for unhoused populations, low-income households, and other Equity Priority Populations.                                                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-PF-6.b | Promote community education about responsible waste disposal, including by distributing informational resources promoting alternatives to sending waste to landfills or burning green waste, such as recycling, composting, and chipping, and by supporting educational programs to teach youth about composting..                                                                                                                                                                                    | 100.0% |

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| M-PF-6.e | Partner with community organizations to host community clean-up days, as needed, prioritizing events in downtown areas and Equity Priority Areas.                                                                                                                                                                                                                                                                                                                            | 39.1%  |
| M-PF-6.d | Install signage and cameras regarding the prohibition of dumping at locations with recurring issues and increase education, monitoring, and rapid cleanup to discourage future illegal dumping, prioritizing locations of chronic dumping.                                                                                                                                                                                                                                   | 86.7%  |
| M-PF-6.f | Continue existing abatement programs that assist private property owners with removal of unsightly trailers, signage, and trash, prioritizing clean-up in Equity Priority Areas.                                                                                                                                                                                                                                                                                             | 45.5%  |
| M-PF-7.b | Identify and implement strategies to streamline the permitting process for cellular tower installations while ensuring quality design and mitigation of potential impacts.                                                                                                                                                                                                                                                                                                   | 31.8%  |
| M-PF-6.g | Seek additional funding for the ongoing operation of the Abandoned Vehicle Abatement (AVA) program.                                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-PF-7   | Internet, cellular, and landline communications services that are accessible and reliable throughout the Middletown Area. Policies                                                                                                                                                                                                                                                                                                                                           | 96.7%  |
| M-PF-7.1 | Encourage and support efforts to expand and enhance internet and broadband service throughout the Middletown Area and encourage co-location of infrastructure and marketplace competition from multiple service providers, while minimizing visual and cultural impacts.                                                                                                                                                                                                     | 98.3%  |
| M-PF-7.2 | Encourage and support efforts to improve cellular phone coverage and reliability, especially during extreme weather and hazard events. Commented [AH101]: Apply to all areas. Added in response to comment in Row 103 of Ag resources and staff direction: Let's add a Policy: Encourage and support educational programs to teach youth about composting. Commented [AH102]: PF 61 Commented [AH103]: PF 61                                                                 | 51.5%  |
| M-PF-8.2 | Work with the Middletown Unified School District to ensure any new schools that are developed in the Planning Area incorporate bicycle and pedestrian access, are close to the residential areas that the school serves, and avoid hazards.                                                                                                                                                                                                                                  | 6.0%   |
| M-PF-7.a | Work with the California State Association of Counties and others to lobby the State to require continued access to landline telephones.                                                                                                                                                                                                                                                                                                                                     | 100.0% |
| M-PF-4.f | Explore the development of regulations to allow composting toilets where appropriate and consistent with public health and environmental standards. Commented [AH98]: PF 79                                                                                                                                                                                                                                                                                                  | 30.1%  |
| M-PF-8   | High-quality schools and educational facilities that serve the needs of local students. Policies                                                                                                                                                                                                                                                                                                                                                                             | 100.0% |
| M-PF-3.6 | Consult with the South Lake County Fire Protection District when reviewing new development proposals to identify any facility, infrastructure, or equipment upgrades needed to support the development and ensure the development pays for any identified upgrades.                                                                                                                                                                                                          | 4.2%   |
| M-PF-8.4 | Encourage and support efforts to enhance and expand access to higher education, including by attracting a college or university to the Middletown Area, and by working with Woodland Community College Lake County Campus and Mendocino College Lake Center to increase access to transferable general education and major preparation courses in alignment with the University of California and California State University transfer pathways and articulation agreements. | 6.2%   |
| M-PF-8.3 | Support efforts to retrofit and/or upgrade existing educational facilities to ensure safety and comfort of students and educators, including through expedited permitting reviews and fee waivers, where feasible.                                                                                                                                                                                                                                                           | 100.0% |

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| M-PF-8.a | <p>Coordinate residential development proposal reviews with the Middletown Unified School District to inform future enrollment estimates and ensure adequate capacity for the development project. Economic Development A healthy local economy is an important aspect of community life. It can affect whether there are jobs that pay living wages available in the community, in turn affecting household incomes. Successful local businesses and families earning living wages affect how well they maintain their properties and their ability to contribute to local taxes that sustain public facilities and services. A healthy local economy can also support small-scale commercial development that attracts visitors and brings the community together. This element works to promote economic development in the Middletown Planning Area, emphasizing support for small- and homeThe Middletown Area is a destination for winebusinesses, bolstering tourism compatible with the related tourism. character of the Planning Area, generating a wide range of job and workforce development opportunities, and creating and maintaining a circular, local economy. Local Economy Mercury mining, which began in the 1870s, was the driving economic force behind the early development of the Planning Area. Though smaller, the carp fishing industry grew in the 1880s, with ponds near presentday Anderson Springs. The mining industry continued until after World War II when the demand for mercury started to fall. Subsequently, the Middletown Area experienced a resurgence of interest in resorts and spas. Their popularity waned somewhat in the 1960s, likely due to the age of the resorts and expansion of the highway system and subsequent proliferation of other resort destinations in the state. However, hot spring spa resorts and outdoor camping and recreation opportunities still proliferate the Planning Area today, shaping the area as a destination for tranquil, eco-friendly getaways integrated with nature. Agriculture, particularly viniculture, has also played a role in the Middletown Planning Area's past. British stage actress Lillie Langtry owned and operated a vineyard near the Planning Area. Today the land owned by Langtry is recognized as Guenoc Valley and a large winery is located at the site. Additional agricultural endeavors in the Middletown Planning Area have included cattle ranching, walnut orchards, and a limited number of pear orchards. The Planning Area's most significant economic stimulus began in the 1970s, when PG&amp;E began to further develop The Geysers geothermal</p> | 8.5%  |
| M-PF-4.g | Establish a groundwater recharge basin on County-owned land along SR 175, and acquire land and establish a groundwater recharge basin on Grange Road.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |       |
| M-PF-4.h | Develop a program to periodically test waterways, groundwater, and/or select private wells, as applicable, for contamination in areas where on-site septic system densities are greater than one dwelling unit per acre.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |       |
| M-ED-1   | A strong, diverse, and resilient economy that supports local employment opportunities. Commented [AH104]: ED 21 Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 89.6% |

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| M-ED-1.1  | Continue to develop a diversified economic base for the Middletown Area by promoting agriculture, equestrian opportunities, recreation services, and commerce and by expanding efforts to encourage small industrial and non industrial corporate uses and geothermal resource development.                                                                                                                                                                                                                                 | 45.4%  |
| M-ED-1.10 | Support workforce-development partnerships benefiting tribal citizens and incorporating traditional Tribal eEcological Kknowledge, protecting Tribal Cultural Resources, and/or promoting sustainable land stewardship, where appropriate.                                                                                                                                                                                                                                                                                  | 96.3%  |
| M-ED-1.11 | Support broadband-enabled economic development activities, including remote work, telework hubs, coworking space, digital entrepreneurship, and online business support.                                                                                                                                                                                                                                                                                                                                                    | 97.7%  |
| M-ED-1.2  | Support economic development strategies that promote local procurement, strengthen business resilience to power shutoffs, encourage the adaptive reuse and site improvements of existing buildings, and expand environmental stewardship employment opportunities.                                                                                                                                                                                                                                                          | 100.0% |
| M-ED-1.3  | Establish incentives that encourage local ownership, investment, and development by Lake County residents.                                                                                                                                                                                                                                                                                                                                                                                                                  | 100.0% |
| M-ED-2.2  | Encourage and support a small-business and adaptive-reuse assistance program for older resorts, retreat centers, and underused commercial properties.                                                                                                                                                                                                                                                                                                                                                                       | 44.5%  |
| M-ED-1.5  | Prioritize business retention, expansion, and attraction efforts that strengthen the local economy, generate local tax revenue, and/or offer jobs in alignment with local skills. MGT: These are great ideas. Perhaps add them in Economic Development?                                                                                                                                                                                                                                                                     | 83.5%  |
| M-ED-1.6  | Purchase products and services for County operations from locally owned businesses whenever as much as possible. Commented [AH108]: Add globally                                                                                                                                                                                                                                                                                                                                                                            | 83.1%  |
| M-ED-1.7  | Work with local stakeholders to define a “creative economy” and develop strategies to cultivate a creative economy through support for artist studios, galleries, and live/work spaces. broader higher learning addressed in existing policy in PFS Element Countywide/Misc/Row 24. Commented [AH109]: ED 22 Commented [AH110]: Add globally Comment from ED row 36. Staff direx: Please add a policy: Define and develop a creative economy sector, including support for artist studios, galleries, and live/work spaces. | 53.6%  |
| M-ED-1.8  | Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.                                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-ED-1.9  | Acknowledge local tribal communities as an economic stakeholder and encourage opportunities for tribal enterprises that align with cultural preservation, environmental stewardship, and community character.                                                                                                                                                                                                                                                                                                               | 100.0% |
| M-ED-1.a  | Coordinate efforts with local business associations and stakeholders to attract clean industries to the area. Ensure new clean industries are located and designed to avoid Tribal Cultural Resources.                                                                                                                                                                                                                                                                                                                      | 100.0% |

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| M-ED-1.b | Prepare and implement an economic development strategy for the Middletown Area that emphasizes advantages associated with the geothermal, agriculture, equestrian, and tourism industries, along with the area's natural setting. The strategy should address recruitment of new businesses that promote a balance between local and visitor-serving uses, use the area's existing labor pool, create living-wage jobs and career advancement opportunities, support a circular economy in which local dollars are spent locally and reinvested in the community, and minimize environmental degradation. | 92.6%  |
| M-ED-1.c | Partner with private and non-profit agencies to provide business incubation and workforce training to help economic vitality and foster employment, including tribal workforce partnerships and training for tribal citizens in cultural resource protection, environmental restoration, and sustainable economic practices. Commented [AH111]: Add globally Comment ED Row 44 Commented [AH112]: ED 24                                                                                                                                                                                                   | 90.2%  |
| M-ED-1.d | Establish incentives that encourage local ownership, investment, and development by Lake County residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-ED-1.e | Identify or develop programs to expand economic opportunities to Equity Priority Populations, including through outreach efforts and incentives for local small business owners, including tribal citizens and their enterprises. and tribal citizens and enterprises.                                                                                                                                                                                                                                                                                                                                    | 80.4%  |
| M-ED-1.f | Work with stakeholders in the area to explore development of a transitional employment program that integrates unhoused individuals into public or private sector work focused on neighborhood beautification and maintenance, prioritizing central commercial areas and other locations. Commented [AH113]: Add globally ED Row 47 Commented [AH114]: ED 25 Commented [MT115R114]: I remember the purpose of this comment, but think it should just be reworded.                                                                                                                                         | 78.1%  |
| M-ED-1.g | Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.                                                                                                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-ED-1.h | Investigate the benefits of establishing a business license program.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 100.0% |
| M-ED-1.i | Expand County support for business growth and development, including by partnering with outside agencies and associations working in economic development.                                                                                                                                                                                                                                                                                                                                                                                                                                                | 100.0% |
| M-ED-1.k | Identify and eliminate barriers to supporting home-based business, including home kitchens, as part of the local, circular economy. Commented [AH116]: EJ 27                                                                                                                                                                                                                                                                                                                                                                                                                                              | 80.9%  |
| M-ED-1.m | Investigate the benefits of establishing a cannabis retail license for oversight. Commented [AH117]: Add globally                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | 28.3%  |
| M-ED-1.j | Continue to solicit input from and involve the Middletown Advisory Town Hall and Middletown Merchants Association in local economic development efforts and reviews of new development projects.                                                                                                                                                                                                                                                                                                                                                                                                          | 18.1%  |
| M-ED-2   | A strong and resilient tourism sector that contributes to the local economy while balancing community and visitor needs and priorities. Policies                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 100.0% |
| M-ED-2.1 | Reestablish the Middletown Area as a premier vacation destination by growing local attractions, including resorts, hotels, entertainment venues, wineries, and visitor activities.                                                                                                                                                                                                                                                                                                                                                                                                                        | 91.2%  |

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| M-ED-2.3 | Encourage and support development of wineries and other agri-tourism related uses, provided those uses do not negatively impact ongoing agricultural operations and they avoid disturbance of known or potential Tribal Cultural Resources. Commented [AH119]: Add globally. Comment ED Row 41 Encourage and support a small-business and adaptive reuse assistance program for older resorts, retreat centers, and underused commercial properties.                                    | 50.9%  |
| M-ED-2.7 | Encourage tourism initiatives that interpret, respect, and help protect tribal and historic cultural heritage.                                                                                                                                                                                                                                                                                                                                                                          | 27.0%  |
| M-ED-2.4 | Encourage restoration, rather than replacement, of unique and historic resorts and related facilities, when practical.                                                                                                                                                                                                                                                                                                                                                                  | 30.4%  |
| M-ED-2.6 | Continue to improve visitor services in the Middletown Area.                                                                                                                                                                                                                                                                                                                                                                                                                            | 34.8%  |
| M-ED-2.8 | Support the development of tribal-led or tribal-partnered cultural education programs, guided tours, and visitor materials—where appropriate and approved by the tribes—ensuring protection of sensitive locations. Commented [AH120]: ED 29 Actions                                                                                                                                                                                                                                    | 6.5%   |
| M-ED-2.5 | Consider approval of proposals for mixed-use resorts requesting increased residential density outside of Community Growth Boundaries when such densities are needed to make the project economically feasible and the resort will provide important public benefits, including advancing the County's tourism objectives and providing recreational facilities to the public.                                                                                                           | 2.1%   |
| M-ED-2.a | Partner with other interested parties to leverage and expand promotional efforts to attract visitors, especially multiday visitors, to the county's diverse attractions, including agritourism, ecotourism, outdoor recreation, and various lodging options. Require all promotional materials referencing tribal history or cultural sites to be reviewed by the affiliated tribes to ensure accuracy and to avoid disclosing sensitive locations.                                     | 98.4%  |
| M-ED-2.e | Explore options to dedicate a portion of the County's Transient Occupancy Tax revenue to efforts to conserve natural resources to maintain and enhance the county's natural beauty.                                                                                                                                                                                                                                                                                                     | 12.6%  |
| M-ED-2.b | Partner with local groups and agencies to develop and distribute resources for tourists to identify and access the many opportunities to experience Lake County, such as self-guided tour maps, farm trail maps, and/or informational kiosk installations. Exclude sensitive Tribal Cultural Resources from public maps and develop tribal-approved interpretive content, where appropriate.                                                                                            | 100.0% |
| M-ED-2.c | Identify incentives and other opportunities to encourage and support development, redevelopment, and expansion of lodging spaces to serve a broad range of visitors, including luxury boutique hotels and resorts, retreat venues, conference centers, family-oriented motels, hot springs, and camping areas. Ensure that any new or expanded uses are compatible with the surrounding environment, wastewater capacity, and account for emergency ingress/egress and emergency needs. | 98.6%  |

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| M-ED-2.f | <p>Investigate the feasibility of developing a visitor center in the Middletown Planning Area, including through a potential joint-use agreement with Calpine's visitor center. Special Study Areas and Design Guidelines There are two Special Study Areas in the Middletown Planning Area—the Middletown Community Downtown and Coyote Valley Town Center/SR 29 Corridor. These special study areas are places where the community has a more detailed vision for future development; to reflect the community's vision, this General Plan provides customized policy and design guidance for those areas. This section details the vision and supporting goals, policies, actions, and design guidelines for each of these special study areas as well as design guidelines for the entire Middletown Planning Area. The design guidelines serve to ensure new development and redevelopment complement the existing built and natural environments and foster attractive buildings and landscaping that maintain each community's uniqueness, enhance its visual character, and support business attraction efforts. The guidelines address such topics as historic preservation, design compatibility, neighborhood distinctiveness, streetscape continuity, pedestrian and bicycle-friendly streets, screening, and parking. Guidelines are intended as recommendations to consider in the project planning process while maintaining flexibility to allow for variety and diversity, which the community encourages. The design guidelines are used by County staff and the Planning Commission in evaluating changes to existing properties and new construction. Middletown Area Commercial and Industrial Design Guidelines Note: These design guidelines were originally prepared in 2010 and will be updated through a communitydriven process through the implementation of this General Plan, in accordance with Action M-LU-3.e. The Middletown Area has developed a unique character and ambiance over more than a century of existence. The community's residential and commercial structures, combined with the natural setting of topography and landscape, have defined an overall character which is cherished by its residents and recognized by its visitors. The established character reflects a "western-style" design theme that has been continued intermittently through the years. The design principles defined below are applicable to all commercial and industrial development in the Planning Area and are augmented by the more detailed design guidelines for the Middletown Community Downtown and Coyote</p> | 0.7% |
| M-ED-1.4 | <p>Encourage and support local education and job opportunities for careers in health care and law enforcement. Commented [AH105]: Add globally Comment from ED Row 12. Revised staff language for clarity. staff direx: Add Policy: Encourage and support local procurement, business resilience to power shutoffs, adaptive reuse of existing property improvements, and stewardship-based employment. Final item is somewhat redundant with next new item. Tanya consider if you would like to delete here, though I think this is somewhat more all -encompassing. Commented [AH106]: Add globally ED Row 47 Commented [AH107]: Added in response to comment from Countywide/Misc/Row 24. Staff direx: Should we consider adding a Policy around "encouraging higher educations instituions to consider locating campuses or satellites in Lake County?" Where we discuss workforce development, we could specify nursing and law enforcement?</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |      |
| M-ED-1.I | <p>Consider the feasibility of constructing a new public airport in the Middletown Area, such as in the Butts Canyon area, to provide economic development opportunities and improve emergency access in the southern portion of the county. Comment ED Row 49 Commented [AH118]: ED 28</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |      |

M-ED-2.d

Amend the Zoning Code to establish requirements for mixed-use resorts that request increased density outside of Community Growth Boundaries. Requirements should ensure the following: 1. The project will advance the County's tourism objectives. 2. The resort provides substantial resort and recreational facilities that will be available to the public. 3. The developer demonstrates that the additional residential units are necessary to support the infrastructure and public resort amenity costs for the overall project and the overall project is economically infeasible without the additional residential units. 4. The primary scope of the project is resort commercial. 5. The residential component is secondary and subordinate. 6. There are fewer residential units than resort units, unless the project is adjacent to a CBG and public water, wastewater, and school services are available to serve the development, in which case the ratio of residential units to resort units must not exceed 2:1. 7. Residential densities are less than one residential unit per gross acre. Commented [AH122]: Apply to all areas. Comment ED Row 16 8. Applications are submitted as Planned Developments to determine the appropriate number of residential units allowed.

| Classification                | Statutory Basis                                                                                                                                               |
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| EXACT (verbatim)              | AB 52 (Pub. Resources Code §21080.3.1 et seq.) — Tribal Cultural Resources / CEQA consultation; SB 18 (Gov. Code §65352.3) — general plan tribal consultation |
| EXACT (verbatim)              |                                                                                                                                                               |
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| EXACT (verbatim)              | AB 52 (Pub. Resources Code §21080.3.1 et seq.) — Tribal Cultural Resources / CEQA consultation |
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| UNIQUE (weak match)           | AB 52 (Pub. Resources Code §21080.3.1 et seq.) — Tribal Cultural Resources / CEQA consultation |
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| UNIQUE (weak match)           | SB 18 (Gov. Code §65352.3) — general plan tribal consultation                                  |

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| EXACT (verbatim)              | SB 99 / AB 747 (Gov. Code §65302(g)(5)) — evacuation route / ingress-egress requirement |
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M-LU-1.5

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| AH42    | M-LU-3.e  |
| AH43    | M-LU-4.5  |
| AH44    | M-LU-4.6  |
| AH45    | M-LU-4.c  |
| AH46    | M-LU-5.8  |
| AH47    | M-LU-6.12 |
| AL49    | M-LU-6.12 |
| AH50    | M-LU-6.b  |
| TS54    | M-C-2.a   |
| AH55    | M-C-2.a   |
| AH60    | M-C-3.g   |
| AH61    | M-C-4.3   |
| MT62R61 | M-C-4.4   |
| AH64    | M-C-4.8   |
| AH65    | M-C-5.7   |
| AH67    | M-C-6.6   |
| AH72    | M-OS-1.15 |

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| AH73 | M-OS-1.24 |
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| AH82 | M-OS-8.b  |
| AH83 | M-OS-8.b  |
| AH88 | M-EJ-1.9  |
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| AH93  | M-PF-1.7 |
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| AH97  | M-PF-4.c |
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| AH122 | M-ED-2.b |
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## Full Comment Text

Global per 6/25 discussion w/ staff

Global. N/A for Cobb Density/Intensity: 1-67 DU/acre

Apply edits to all areas

Apply edits to all areas This land use designation provides for a mix of commercial uses oriented toward tourists and other visitors to the county, including agriculturally based tourism. Typical uses permitted include recreation activities (e.g., golf courses); dining; entertainment services; destination resorts; various types of lodging facilities such as, but not limited to, hotels, motels, retreats, fractional ownership lodging units, and time-share units; wineries; spas; and on-site residential uses if secondary and subordinate to commercial resort uses. This designation is both inside and outside of CGBs.

global Table M-1 Land Use Designations Land Use Designation Label Residential Density

Apply edits to all areas Community Commercial CC 10-22 DU/acre 2.0 FAR Inside/Outside3

Apply edits to all areas Resort Commercial CR -- 1.0 FAR Inside/Outside Service Commercial

global Agriculture is primarily outside CGBs; any future applications of the designations should be limited to areas outside CGBs. 2 Rural Residential is primarily outside of CGBs, but some areas will be appropriate inside these boundaries. Refer to the General Plan Land Use designation description for more information. 3

Remove globally Goals, Policies, and Actions Goal M-LU-1 Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of indigenous peoples. Policies

Add policy globally. Added based on staff direx to LU Row 149. Staff provided text: Add policy: Development within designated Community Growth Boundaries served by special service districts shall demonstrate capacity to sustain growth.

Add policy globally. staff drafted policy in response to comment, LU Row 35

Remove from all areas. Should have been removed from all previously, but at least this one was missed. It is not in East Lake or Cobb anymore. Please double check all other areas. M-LU-1.6M-LU-1.7 Limit urban development to the areas within designated Community Growth Boundaries, as shown in Figures M-2 and M-3.

Global LU 148 Action M-LU-1.a Work with Tribal governments to explore opportunities to integrate traditional stewardship practices and Traditional Tribal Ecological Knowledge (TEK) into development reviews, land management, conservation, restoration, recreation planning, and facility planning, siting, and operations.

Apply globally Goal M-LU-2 Comment in Cobb Markup from County Development patterns that support a sustainable lifestyle.

Add globally Policies Comment LU Row 155 M-LU-2.1 Promote and practice the principles of smart growth. M-LU-2.2

Add globally. Added based on specific language provided by staff, LU row 144 M-LU-3.11M-LU-3.12 Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs and input, including from the Municipal Advisory Council. M-LU-3.12M-LU-3.13

Apply globally. staff directed addition. Comment LU Row 89 M-LU-3.13M-LU-3.14 Recognize and incorporate tribal heritage in public art, interpretive signage, community events, and wayfinding throughout the Middletown Planning Area. M-LU-3.15 Encourage community and regional events that comply with parking, traffic, sanitation, and emergency

Apply globally. LU Row 143 Actions M-LU-3.a Coordinate with local non-profit and other non-governmental organizations to install or maintain public art and gateway, wayfinding, and interpretive signage in downtown Middletown and the Coyote Valley Town Center to support the areas' sense of place; foster an understanding and appreciation for

Add globally. Ensure Action # reference is updated appropriately. Comment LU Row 160 M-LU-3.cM-LU-3.d Establish a Design Review Committee with local representation to ensure new development respects and enhances the small-town rural character and natural environment of the Middletown Area. This may be a function of the Middletown Area Town Hall (MATH), the Municipal Advisory Committee for the

Add this action globally Language came direction from staff in LU Row 116. M-LU-3.dM-LU-3.f Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area. M-LU-3.eM-LU-3.g Work with the community to update the Middletown Area Commercial and Industrial Design

Add globally. Comment ED row 48 M-LU-4.6 Promote co-management of public lands with Tribal governments.

Add policy globally. M-LU-4.5M-LU-4.7 Conduct early and ongoing engagement with Tribal governments in planning and permitting processes to ensure development aligns with tribal cultural, environmental, and historical interests. Based on direction in LU Row 151 Actions M-LU-4.a

Add globally. M-LU-4.cM-LU-4.d Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts. M-LU-4.dM-LU-4.e Update the Zoning Map to implement the land use map established in this General Plan.

Add globally LU Row 117 M-LU-5.9 Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste. M-LU-5.10 Encourage innovative, nontraditional housing designs and layouts in response to evolving housing

make change globally. Edit directly from staff LU Row 119

Make change globally LU Row 122 Actions M-LU-6.a Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods. M-LU-6.b

Add globally Staff direction LU Row 146 M-LU-6.bM-LU-6.c Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts. M-LU-6.cM-LU-6.d Devise and offer incentives for reconstruction and/or redevelopment of local historical resorts.

Global Circ 40 - Caltrans comment.

Global Circ 40 - Caltrans comment. changed "However" to "though"

Add globally. Comment Circulation Row 47 Goal M-C-4 A transportation system that protects human life. Policies M-C-4.1 Implement a safe systems approach to designing the transportation network for all users; this

Add globally Comment Circulation Row 50 M-C-4.4 Consistent with the Regional Transportation Plan, implement traffic calming and safety improvements along State highway segments that function as the Planning Area's "Main Street."

I added "best practices" for global addition also. M-C-4.5 When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access. M-C-4.6 Promote slow travel in neighborhoods through installation of infrastructure associated with reduction

Add globally. Comment Circulation Row 47 Actions M-C-4.a A safety corridor is a roadway segment Identify safety corridors and areas that generate high within an overall roadway network

add globally Comment Circulation Row 47 Actions M-C-5.a Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.

County staff, on a global markup to this policy in East Lake, Mireya commented "Do not add to Middletown. They value their rural character and do not want the additional regulation." Given that this policy is already here and there were comments on it, but none directing the policy's removal, I think it should stay, but want to confirm that with you.

apply globally OS Row 29 M-OS-1.17 Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health, especially in Equity Priority Areas.

revise globally OS Row 29 Actions M-OS-1.a Consult with the California Department of Fish and Wildlife to identify significant environments and priorities for acquisition or maintenance of open space areas based on biological and environmental concerns and develop a strategy for maintaining areas that will preserve the populations of plants and

Add globally M-OS-4.aM-OS-4.c Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Areas and Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location. M-OS-4.bM-OS-4.d

add globally. Comment ED Row 51 "Investigate application of Community Benefit Agreements to new power generation developments. " M-OS-5.2 Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories.

Add globally except to Lower Lake which doesn't have a county park. (MGT commented that Cobb is getting a park and should be included) Based on comment in OS Row 15 M-OS-6.g Develop an outdoor recreation facility at the confluence of Dry and St. Helena/Putah Creeks on property owned by the water district at the Big Canyon Bridge.

add globally. Comment OS Row 32

Add globally to all areas. Already added to Middletown. Added based on exact language provided by County LU Row 142 M-OS-8.c Update Article 45, Signs and Billboards, of the Zoning Ordinance to prohibit billboards in the Middletown Planning Area.

Global Added based on email from TLS re comments from HSE on other elements (6/11/26) and additional comment in EJ row 34 M-EJ-1.8M-EJ-1.10 Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.

add globally Comment Circulation Row 47 M-EJ-1.f Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others. M-EJ-1.g

apply edit to all areas Added in response to comment in row 88 of Ag Resources Element file. Comment: 4) support for community gardens, Tribal food gardens, and land access for small growers; Staff direction: Consider adding a policy Middletown Planning Area Elements | Environmental Justice

PF&S 10 Amanda please add this to all Planning Areas Fire Protection and Law Enforcement Service Fire protection and emergency medical service for the Middletown Planning Area is provided by the South Lake County Fire Protection District, which maintains four fire stations and is headquartered on SR 175 in the community of Middletown. The station serving as the District Headquarters is staffed with two office personnel; one of those positions is funded by CAL FIRE. The other three fire stations in the South Lake

add globally Comment Circulation Row 47 M-PF-1.9 \* Prior to project approval, ensure that new development projects will not create significant adverse impacts on existing infrastructure by implementing County-approved mitigation measures to reduce the impact. M-PF-1.10

add globally Comment ED Row 42. Staff direx: Add policy: Support and encourage stewardship-economy/resilience-jobs program that supports local and Tribal employment in forest health, prescribed fire support, watershed restoration, trail stewardship, ecological monitoring, native plant work,

Apply this globally, please. Goal M-PF-4 Affordable, reliable, and safe water and wastewater service that meets existing and future community needs. Policies M-PF-4.1 Discourage extension of water and sanitary sewer lines into

Add globally WR row 17 M-PF-4.f Explore the development of regulations to allow composting toilets where appropriate and consistent with public health and environmental standards.

Apply globally PF row 51

Apply globally PF row 51 Goal M-PF-5 Stormwater facilities that protect people, property, and the environment. Policies M-PF-5.1 Ensure stormwater collection and drainage facilities are

Apply to all areas. Added in response to comment in Row 103 of Ag resources and staff direction: Let's add a Policy: Encourage and support educational programs to teach youth about composting.

Add globally Comment from ED Row 12. Revised staff language for clarity. staff direx: Add Policy: Encourage and support local procurement, business resilience to power shutoffs, adaptive reuse of existing property improvements, and stewardship-based employment.

Add globally ED Row 47

Add globally M-ED-1.7 Work with local stakeholders to define a “creative economy” and develop strategies to cultivate a creative economy through support for artist studios, galleries, and live/work spaces. Middletown Planning Area Elements | Economic Development broader higher learning addressed in existing policy in PFS Element

Add globally Comment from ED row 36. Staff direx: Please add a policy: Define and develop a creative economy sector, including support for artist studios, galleries, and live/work spaces. M-ED-1.4M-ED-1.8 Consult with local Tribal governments in the design of economic recovery and job creation strategies to

Add globally Comment ED Row 44

Add globally ED Row 47

Add globally M-ED-1.I Consider the feasibility of constructing a new public airport in the Middletown Area, such as in the Butts Canyon area, to provide economic development opportunities and improve emergency access in the southern portion of the county. Middletown Planning Area Elements | Economic Development Comment ED Row 49

Add globally. Comment ED Row 41 Encourage and support a small-business and adaptive reuse assistance program for older resorts, retreat centers, and underused commercial properties. M-ED-2.3M-ED-2.4 Encourage restoration, rather than replacement, of unique and historic resorts and related facilities, when practical.

Apply to all areas. Comment ED Row 16 8. Applications are submitted as Planned Developments to determine the appropriate number of residential units allowed. M-ED-2.fM-ED-2.e Explore options to dedicate a portion of the County's Transient Occupancy Tax revenue to efforts to conserve natural resources to maintain and enhance the county's natural beauty.

Master Spreadsheet Row Independent Classification of Ref

Nearby Item  
n/a  
n/a  
n/a  
n/a

n/a  
n/a  
n/a  
n/a

n/a

Added based on staff direx to LU Row 149 n/a

LU Row 35 n/a  
n/a

n/a

UNIQUE  
Add globally Policies Comment LU Row 155 UNIQUE  
LU row 144 n/a

Comment LU Row 89 n/a

LU Row 143 NEAR  
Comment LU Row 160 EXACT (place-name only diff)

|                                                                                 |        |
|---------------------------------------------------------------------------------|--------|
| Add this action globally<br>Language came direction from<br>staff in LU Row 116 | UNIQUE |
| Comment ED row 48                                                               | NEAR   |
| Based on direction in LU Row<br>151                                             | NEAR   |
|                                                                                 | NEAR   |
| Add globally LU Row 117                                                         | NEAR   |
| Edit directly from staff LU Row<br>119                                          | UNIQUE |
| Make change globally LU Row<br>122                                              | UNIQUE |
| Add globally Staff direction LU<br>Row 146                                      | UNIQUE |
|                                                                                 | NEAR   |
|                                                                                 | NEAR   |
| Comment Circulation Row 47                                                      | NEAR   |
| Add globally Comment<br>Circulation Row 50                                      | UNIQUE |
|                                                                                 | UNIQUE |
| Comment Circulation Row 47                                                      | NEAR   |
| add globally Comment<br>Circulation Row 47                                      | NEAR   |
|                                                                                 | UNIQUE |
| apply globally OS Row 29                                                        | UNIQUE |

|                                                                |        |
|----------------------------------------------------------------|--------|
| revise globally OS Row 29                                      | NEAR   |
|                                                                | NEAR   |
| Comment ED Row 51                                              | UNIQUE |
| Based on comment in OS Row 15                                  | UNIQUE |
| Comment OS Row 32                                              | UNIQUE |
| Added based on exact language provided by County LU Row 142    | UNIQUE |
| and additional comment in EJ row 34                            | NEAR   |
| add globally Comment Circulation Row 47                        | NEAR   |
| apply edit to all areas Added in response to comment in row 88 | NEAR   |
|                                                                | n/a    |

|                                         |                              |
|-----------------------------------------|------------------------------|
| add globally Comment Circulation Row 47 | NEAR                         |
| add globally Comment ED Row 42          | NEAR                         |
|                                         | NEAR                         |
| Add globally WR row 17                  | EXACT (place-name only diff) |
| Apply globally PF row 51                | UNIQUE                       |
| Apply globally PF row 51                | UNIQUE                       |
| Added in response to comment in Row 103 | UNIQUE                       |

Add globally Comment from ED    n/a  
Row 12

Add globally ED Row 47            n/a  
                                                 n/a

|                                           |                  |
|-------------------------------------------|------------------|
| Add globally Comment from ED<br>row 36    | UNIQUE           |
| Add globally Comment ED Row<br>44         | NEAR             |
| Add globally ED Row 47                    | EXACT (verbatim) |
| Economic Development<br>Comment ED Row 49 | UNIQUE           |
| Comment ED Row 41                         | UNIQUE           |
| Comment ED Row 16                         | EXACT (verbatim) |

| Element | Kelseyville Code | Middletown Code |
|---------|------------------|-----------------|
| LU      | K-LU-1           | M-LU-1          |
| LU      | K-LU-1.1         | M-LU-1.1        |
| LU      | K-LU-1.10        | M-LU-1.11       |
| LU      | K-LU-1.2         | M-LU-1.2        |
| LU      | K-LU-1.3         | M-LU-1.3        |
| LU      | K-LU-1.4         | M-LU-1.4        |
| LU      | K-LU-1.8         | M-LU-1.8        |
| LU      | K-LU-1.c         | M-LU-1.c        |
| LU      | K-LU-2.1         | M-LU-2.1        |
| LU      | K-LU-2.5         | M-LU-2.5        |
| LU      | K-LU-2.a         | M-LU-2.a        |
| LU      | K-LU-2.b         | M-LU-2.b        |
| LU      | K-LU-3           | M-LU-3          |
| LU      | K-LU-3.1         | M-LU-3.1        |
| LU      | K-LU-3.10        | M-LU-3.10       |
| LU      | K-LU-3.12        | M-LU-3.12       |
| LU      | K-LU-3.2         | M-LU-3.2        |
| LU      | K-LU-3.4         | M-LU-3.4        |
| LU      | K-LU-3.7         | M-LU-3.7        |
| LU      | K-LU-3.8         | M-LU-3.8        |
| LU      | K-LU-3.f         | M-LU-3.f        |
| LU      | K-LU-3.h         | M-LU-3.i        |
| LU      | K-LU-3.i         | M-LU-3.j        |
| LU      | K-LU-4           | M-LU-4          |
| LU      | K-LU-4.1         | M-LU-4.1        |
| LU      | K-LU-4.2         | M-LU-4.2        |
| LU      | K-LU-4.3         | M-LU-4.3        |
| LU      | K-LU-4.a         | M-LU-4.a        |

|    |           |           |
|----|-----------|-----------|
| LU | K-LU-4.d  | M-LU-4.d  |
| LU | K-LU-4.e  | M-LU-4.e  |
| LU | K-LU-5    | M-LU-5    |
| LU | K-LU-5.1  | M-LU-5.1  |
| LU | K-LU-5.10 | M-LU-5.10 |
| LU | K-LU-5.3  | M-LU-5.3  |
| LU | K-LU-5.4  | M-LU-5.4  |
| LU | K-LU-5.5  | M-LU-5.5  |
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| LU | K-LU-5.7  | M-LU-5.7  |
| LU | K-LU-5.9  | M-LU-5.9  |
| LU | K-LU-5.a  | M-LU-5.a  |
| LU | K-LU-5.c  | M-LU-5.c  |
| LU | K-LU-5.d  | M-LU-5.d  |
| LU | K-LU-5.e  | M-LU-5.e  |
| LU | K-LU-5.g  | M-LU-5.g  |
| LU | K-LU-5.h  | M-LU-5.h  |
| LU | K-LU-6    | M-LU-6    |
| LU | K-LU-6.1  | M-LU-6.1  |
| LU | K-LU-6.10 | M-LU-6.10 |
| LU | K-LU-6.2  | M-LU-6.2  |
| LU | K-LU-6.4  | M-LU-6.4  |
| LU | K-LU-6.5  | M-LU-6.5  |
| LU | K-LU-6.6  | M-LU-6.6  |
| LU | K-LU-6.7  | M-LU-6.7  |
| LU | K-LU-6.8  | M-LU-6.8  |

|    |          |          |
|----|----------|----------|
| LU | K-LU-6.9 | M-LU-6.9 |
| LU | K-LU-6.a | M-LU-6.a |
| LU | K-LU-7   | M-LU-7   |
| LU | K-LU-7.3 | M-LU-7.3 |
| LU | K-LU-7.5 | M-LU-7.6 |
| LU | K-LU-7.6 | M-LU-7.7 |
| C  | K-C-1    | M-C-1    |
| C  | K-C-1.1  | M-C-1.1  |
| C  | K-C-1.2  | M-C-1.2  |
| C  | K-C-1.a  | M-C-1.a  |
| C  | K-C-1.b  | M-C-1.b  |
| C  | K-C-1.c  | M-C-1.c  |
| C  | K-C-1.d  | M-C-1.d  |
| C  | K-C-1.e  | M-C-1.e  |
| C  | K-C-2    | M-C-2    |
| C  | K-C-2.1  | M-C-2.1  |
| C  | K-C-2.10 | M-C-2.10 |
| C  | K-C-2.2  | M-C-2.2  |
| C  | K-C-2.3  | M-C-2.3  |
| C  | K-C-2.4  | M-C-2.4  |
| C  | K-C-2.8  | M-C-2.8  |
| C  | K-C-2.c  | M-C-2.c  |

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|---|---------|---------|
| C | K-C-2.d | M-C-2.d |
| C | K-C-2.e | M-C-2.e |
| C | K-C-2.f | M-C-2.f |
| C | K-C-3   | M-C-3   |
| C | K-C-3.4 | M-C-3.4 |
| C | K-C-3.5 | M-C-3.5 |
| C | K-C-3.6 | M-C-3.6 |
| C | K-C-3.7 | M-C-3.7 |
| C | K-C-3.8 | M-C-3.8 |
| C | K-C-3.e | M-C-3.e |
| C | K-C-4   | M-C-4   |
| C | K-C-4.1 | M-C-4.1 |
| C | K-C-4.2 | M-C-4.2 |
| C | K-C-4.4 | M-C-4.5 |
| C | K-C-4.5 | M-C-4.6 |
| C | K-C-4.6 | M-C-4.7 |
| C | K-C-5.1 | M-C-5.1 |
| C | K-C-5.2 | M-C-5.2 |
| C | K-C-5.3 | M-C-5.3 |
| C | K-C-5.4 | M-C-5.4 |
| C | K-C-5.5 | M-C-5.5 |
| C | K-C-5.6 | M-C-5.6 |
| C | K-C-5.a | M-C-5.a |
| C | K-C-5.b | M-C-5.c |
| C | K-C-6.1 | M-C-6.1 |
| C | K-C-6.3 | M-C-6.3 |
| C | K-C-6.5 | M-C-6.5 |

|    |           |           |
|----|-----------|-----------|
| C  | K-C-6.7   | M-C-6.7   |
| C  | K-C-6.8   | M-C-6.8   |
| OS | K-OS-1.18 | M-OS-1.17 |
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| OS | K-OS-1.22 | M-OS-1.21 |
| OS | K-OS-1.3  | M-OS-1.3  |
| OS | K-OS-1.4  | M-OS-1.4  |
| OS | K-OS-1.5  | M-OS-1.5  |
| OS | K-OS-1.f  | M-OS-1.f  |
| OS | K-OS-1.g  | M-OS-1.g  |
| OS | K-OS-2.10 | M-OS-2.10 |
| OS | K-OS-2.6  | M-OS-2.6  |
| OS | K-OS-2.7  | M-OS-2.7  |
| OS | K-OS-2.8  | M-OS-2.8  |
| OS | K-OS-2.9  | M-OS-2.9  |
| OS | K-OS-2.c  | M-OS-2.c  |
| OS | K-OS-2.e  | M-OS-2.e  |
| OS | K-OS-2.f  | M-OS-2.f  |
| OS | K-OS-2.g  | M-OS-2.g  |
| OS | K-OS-3.1  | M-OS-3.1  |
| OS | K-OS-3.3  | M-OS-3.3  |
| OS | K-OS-3.4  | M-OS-3.4  |
| OS | K-OS-3.8  | M-OS-3.8  |
| OS | K-OS-3.a  | M-OS-3.a  |
| OS | K-OS-3.b  | M-OS-3.b  |
| OS | K-OS-4    | M-OS-4    |
| OS | K-OS-4.1  | M-OS-4.1  |
| OS | K-OS-4.3  | M-OS-4.3  |
| OS | K-OS-4.4  | M-OS-4.4  |

|    |           |           |
|----|-----------|-----------|
| OS | K-OS-4.5  | M-OS-4.5  |
| OS | K-OS-4.7  | M-OS-4.7  |
| OS | K-OS-4.c  | M-OS-4.c  |
| OS | K-OS-4.d  | M-OS-4.d  |
| OS | K-OS-4.e  | M-OS-4.e  |
| OS | K-OS-4.f  | M-OS-4.f  |
| OS | K-OS-5    | M-OS-5    |
| OS | K-OS-5.4  | M-OS-5.2  |
| OS | K-OS-5.7  | M-OS-5.4  |
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| OS | K-OS-6.11 | M-OS-6.11 |
| OS | K-OS-6.3  | M-OS-6.3  |
| OS | K-OS-6.4  | M-OS-6.4  |
| OS | K-OS-6.8  | M-OS-6.8  |
| OS | K-OS-6.a  | M-OS-6.a  |
| OS | K-OS-6.c  | M-OS-6.c  |
| OS | K-OS-6.e  | M-OS-6.d  |
| OS | K-OS-6.f  | M-OS-6.e  |
| EJ | K-EJ-1    | M-EJ-1    |
| EJ | K-EJ-1.1  | M-EJ-1.1  |
| EJ | K-EJ-1.10 | M-EJ-1.11 |
| EJ | K-EJ-1.3  | M-EJ-1.3  |
| EJ | K-EJ-1.4  | M-EJ-1.4  |
| EJ | K-EJ-1.5  | M-EJ-1.6  |
| EJ | K-EJ-1.9  | M-EJ-1.10 |
| EJ | K-EJ-1.a  | M-EJ-1.a  |
| EJ | K-EJ-1.b  | M-EJ-1.c  |

|    |          |          |
|----|----------|----------|
| EJ | K-EJ-1.c | M-EJ-1.d |
| EJ | K-EJ-1.e | M-EJ-1.f |
| EJ | K-EJ-1.g | M-EJ-1.h |
| EJ | K-EJ-1.h | M-EJ-1.i |
| EJ | K-EJ-2.2 | M-EJ-2.2 |
| EJ | K-EJ-2.3 | M-EJ-2.3 |
| EJ | K-EJ-2.4 | M-EJ-2.4 |
| EJ | K-EJ-2.a | M-EJ-2.a |
| EJ | K-EJ-2.b | M-EJ-2.b |
| EJ | K-EJ-2.c | M-EJ-2.c |
| EJ | K-EJ-2.d | M-EJ-2.d |
| EJ | K-EJ-2.e | M-EJ-2.e |
| EJ | K-EJ-2.f | M-EJ-2.f |
| EJ | K-EJ-2.g | M-EJ-2.g |
| EJ | K-EJ-3.2 | M-EJ-3.2 |
| EJ | K-EJ-3.3 | M-EJ-3.3 |
| EJ | K-EJ-3.4 | M-EJ-3.4 |
| EJ | K-EJ-3.a | M-EJ-3.a |
| EJ | K-EJ-3.b | M-EJ-3.b |
| EJ | K-EJ-3.d | M-EJ-3.d |
| EJ | K-EJ-4.1 | M-EJ-4.1 |
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| EJ | K-EJ-4.3 | M-EJ-4.3 |
| EJ | K-EJ-4.4 | M-EJ-4.4 |
| EJ | K-EJ-4.6 | M-EJ-4.6 |
| EJ | K-EJ-4.a | M-EJ-4.a |

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|----|-----------|-----------|
| PF | K-PF-1.1  | M-PF-1.1  |
| PF | K-PF-1.10 | M-PF-1.10 |
| PF | K-PF-1.11 | M-PF-1.11 |
| PF | K-PF-1.12 | M-PF-1.12 |
| PF | K-PF-1.2  | M-PF-1.2  |
| PF | K-PF-1.4  | M-PF-1.4  |
| PF | K-PF-1.5  | M-PF-1.5  |
| PF | K-PF-1.6  | M-PF-1.6  |
| PF | K-PF-1.a  | M-PF-1.a  |
| PF | K-PF-1.b  | M-PF-1.b  |
| PF | K-PF-1.c  | M-PF-1.c  |
| PF | K-PF-1.d  | M-PF-1.d  |
| PF | K-PF-2    | M-PF-2    |
| PF | K-PF-2.1  | M-PF-2.1  |
| PF | K-PF-2.10 | M-PF-2.10 |
| PF | K-PF-2.2  | M-PF-2.2  |
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| PF | K-PF-2.4  | M-PF-2.4  |
| PF | K-PF-2.5  | M-PF-2.5  |
| PF | K-PF-2.6  | M-PF-2.6  |
| PF | K-PF-2.7  | M-PF-2.7  |
| PF | K-PF-2.8  | M-PF-2.8  |
| PF | K-PF-3.6  | M-PF-3.7  |
| PF | K-PF-4    | M-PF-4    |
| PF | K-PF-4.1  | M-PF-4.1  |
| PF | K-PF-4.10 | M-PF-4.9  |
| PF | K-PF-4.11 | M-PF-4.10 |

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| PF | K-PF-4.5 | M-PF-4.5 |
| PF | K-PF-4.6 | M-PF-4.6 |
| PF | K-PF-4.7 | M-PF-4.7 |
| PF | K-PF-4.a | M-PF-4.a |
| PF | K-PF-4.b | M-PF-4.b |
| PF | K-PF-5   | M-PF-5   |
| PF | K-PF-5.6 | M-PF-5.6 |
| PF | K-PF-5.7 | M-PF-5.7 |
| PF | K-PF-5.a | M-PF-5.a |
| PF | K-PF-5.b | M-PF-5.b |
| PF | K-PF-5.c | M-PF-5.c |
| PF | K-PF-6   | M-PF-6   |
| PF | K-PF-6.3 | M-PF-6.3 |
| PF | K-PF-6.4 | M-PF-6.4 |
| PF | K-PF-6.5 | M-PF-6.5 |
| PF | K-PF-6.7 | M-PF-6.7 |
| PF | K-PF-6.8 | M-PF-6.8 |
| PF | K-PF-6.a | M-PF-6.a |
| PF | K-PF-6.b | M-PF-6.b |
| PF | K-PF-6.g | M-PF-6.g |
| PF | K-PF-7.a | M-PF-7.a |
| PF | K-PF-8   | M-PF-8   |
| PF | K-PF-8.3 | M-PF-8.3 |
| ED | K-ED-1.2 | M-ED-1.2 |
| ED | K-ED-1.3 | M-ED-1.3 |
| ED | K-ED-1.8 | M-ED-1.8 |
| ED | K-ED-1.9 | M-ED-1.9 |
| ED | K-ED-1.a | M-ED-1.a |
| ED | K-ED-1.d | M-ED-1.d |
| ED | K-ED-1.g | M-ED-1.g |
| ED | K-ED-1.h | M-ED-1.h |

|    |          |          |
|----|----------|----------|
| ED | K-ED-1.i | M-ED-1.i |
| ED | K-ED-2   | M-ED-2   |
| ED | K-ED-2.c | M-ED-2.b |

## Identical Text

Balanced and orderly growth and conservation that preserve and promote a high quality of life, safe community, conservation of resources, natural beauty, and the recognition and protection of the cultural and historical heritage of indigenous peoples. Policies

Preserve natural open space resources by concentrating development in existing communities, clustering development, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.

Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.

Encourage clustering of allowable densities to reduce development footprints; protect sensitive habitats, scenic resources, natural features, and open spaces; and avoid hazardous areas.

Require proposed developments within designated Community Growth Boundaries served by special service districts to demonstrate capacity to sustain growth as a condition of approval.

Review development proposals for adequate parking while encouraging multi-modal travel options.

Encourage residential development at densities higher than one dwelling unit per 3 acres to be located in areas where infrastructure is available, or can be extended, and applicable source capacity is adequate.

Work with Tribal Governments to promote Tribal co-management of public lands.

Promote and practice the principles of smart growth.

Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use. Actions

Develop incentives to promote infill development.

Amend the Zoning Ordinance to establish a smart growth overlay zone that encourages higher-density housing, transit oriented development, and mixed use development and provides guidelines for development and redevelopment in these zones.

Cohesive and vibrant communities that preserve and celebrate their historic character and design heritage, and tribal cultural identity. Policies

Recognize the unique character and assets of each community in the Planning Area and support efforts to strengthen and revitalize all communities.

Maintain the character of established neighborhoods by preserving buildings and areas with special and recognized historic, architectural, or aesthetic value. Ensure the design of new development and remodels of existing structures are compatible with the character of surrounding and adjacent buildings, public spaces, and cultural and historic resources and require new development to complement architecturally and historically significant buildings to protect the overall historic integrity of the area.

Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs and input, including from the Municipal Advisory Council.

Support efforts to enhance gateways and transitional zones between communities in the Planning Area to make each community more distinct and inviting for residents and visitors.

Collaborate with the Municipal Advisory Council to identify preferred locations for infill, mixed use, public gathering spaces, pedestrian improvements, and tourism related uses.

Encourage and support community and regional events (e.g., outdoor concerts, art shows, farmers' markets, races, and festivals) and recreational activities to bolster community pride and identification, including by engaging in marketing efforts.

Encourage preservation of open areas within Community Growth Boundaries to retain a rural character and promote low intensities of development in areas separating communities to retain distinct communities.

Work with local preservation groups and community property owners to improve building facades and exteriors, consistent with the historic and visual character of the surrounding area.

Prepare and publish an inventory of underutilized land and encourage adaptive reuse of these properties.

Collaborate with Tribal governments to create a heritage trail, interpretive exhibits, or other programming that celebrates tribal history and presence.

Coordinated and effective planning over the life of this General Plan. Policies

Ensure that permitting procedures and regulations are consistent, timely, and cost effective.

Coordinate growth and development with surrounding jurisdictions, the Local Agency Formation Commission (LAFCO), and other agencies, as appropriate, to maintain open space between communities and promote common goals.

Require that the sizes and shapes of new parcels will not compromise future land divisions.

Encourage potential developers to attend pre-development meetings and work closely with appropriate public agencies to consider whether the potential development projects will meet the County's goals and requirements and have adequate infrastructure.

Update the Zoning Ordinance to revise the development standards, where needed, to ensure consistency with the density and intensity standards established in this General Plan, including for the Suburban Residential Reserve and Rural Residential Districts.

Update the Zoning Map to implement the land use map established in this General Plan.

A range of residential areas that accommodate the housing needs of all income groups with quality living environments. Policies

Plan for and encourage a variety of housing types with a full range of affordability.

Encourage innovative, nontraditional housing designs and layouts in response to evolving housing trends and needs. Actions

Encourage development of 'workforce housing' that meets the needs of the local workforce and is affordable to individuals and families earning between 60 percent and 120 percent of the area median income.

Encourage medium-density residential development that is compatible with the neighborhood character within Community Growth Boundaries, is close to services, and where adequate infrastructure is available or can be made available.

Encourage high-density residential development (e.g., apartments and townhouses) within Community Growth Boundaries along collector roadways and transit routes and within walking distance of schools, libraries, parks, shopping, and entertainment areas.

Promote development of affordable, high density housing near public transit and essential services whenever possible.

Encourage the development of housing for seniors and other Equity Priority Populations.

Protect residential neighborhoods from incompatible uses and activities that adversely affect public health and safety, like industrial uses that produce hazardous waste.

Continue to support construction of affordable housing, including by pursuing State and federal funding for affordable housing development.

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow a density bonus for residential development projects that include affordable housing that is consistent with State law, which offers a density bonus of up to 50 percent.

Update the density bonus allowances in Article 27 of the Zoning Ordinance to allow up to a 20 percent density bonus for mixed-use residential development projects within a Community Growth Boundary that include an employment-inducing industrial or business park development component.

Consider updating the density bonus process to minimize government obstacles to housing development, consistent with State law.

Develop objective design standards for residential and mixed-use development to provide a streamlined approval process; ensure compatibility with existing community character; and ensure appropriate open space, buffers, and pedestrian improvements are provided.

Develop and maintain an inventory of County-owned surplus lands with residential development potential and post the inventory on a County website to inform developers of potential building opportunities.

Commercial and mixed-use areas that serve community needs and support a robust local economy. Policies

Encourage centrally located businesses and services in places that conveniently serve residential areas and/or support revitalization or creation of town centers. Economic development is addressed in more detail in the Economic Development Element.

Encourage members of the private sector to establish new commercial recreation opportunities and to rehabilitate and restore older resorts, including destination resorts, lakefront resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.

Encourage mixed-use development with commercial and residential components in downtown commercial areas when adequate infrastructure is available or can be made available.

Continue to allow parking reductions for residential uses in mixed-use areas where it can be demonstrated that shared residential and commercial parking will not result in an unacceptable impact on parking in the public right-of-way or off-street parking lots.

Encourage and support the establishment of more restaurants, retail, and other commercial services.

Encourage development of smaller neighborhood-supporting retail and services, including those offering local agricultural sales, to meet the everyday shopping and personal needs of the surrounding neighborhood.

Encourage development of larger regional commercial centers within Community Growth Boundaries that meet resident and visitor needs, such as supermarkets, restaurants, personal services, retail sales, professional offices, medical services, and other complementary uses, as well as venues for selling locally produced agricultural and related products.

Discourage strip commercial development, allowing it only when alternative layouts are infeasible at the project site.

Locate commercial service businesses, such as warehouses, repair services, and building materials sales, away from housing, schools, and other sensitive receptors. Use the following criteria for siting commercial service areas: • Provide good access to highways or major collectors; • Buffer existing or planned residential areas, schools, and other sensitive uses; • Develop in depth rather than in a strip fashion along the access road to provide adequate room for parking, buffering, and other needs; and • Encourage development as integrated planned areas in conjunction with community commercial areas or with common architectural and site development features.

Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods.

Industrial areas that are compatible with their surrounding environment while supporting the economy. Policies

Require new industrial or heavy commercial uses to be sited appropriately, on land with average slopes not exceeding 20 percent and outside of a hazard zone, preferably served by public sewer and water facilities and within a Community Growth Boundary.

Require new industrial and heavy commercial uses to be designed to avoid adverse impacts to adjacent uses, particularly residential neighborhoods, schools, and other sensitive uses, with respect to air quality, noise, odor, vibration, and other impacts.

Allow asphalt batch plants and similar processing facilities that are directly associated with the development of a resource to be located at the source of the resource under the following criteria: • Require a use permit; • Prohibit any commercial or industrial uses that are not related to the processing of the resource; and • Require mitigation for impacts to surrounding land uses, the environment, and Lake County watersheds to protect air, surface water, and groundwater quality.

Effective intergovernmental communication and cooperation on transportation issues. Policies

Coordinate with the incorporated Cities of Clearlake and Lakeport on regional transportation planning to support the goals of the Regional Transportation Plan.

Maintain a cooperative relationship with Caltrans to provide maintenance and safety improvements on State highways. Actions

Work with Caltrans and other transportation agencies to maintain the Regional Transportation Plan, identify funding priorities, and develop an expenditure plan for available transportation funds in accordance with federal, State, and regional transportation planning and programming procedures.

Work with local agencies to identify road improvement opportunities.

Maintain working relationships with transportation agencies in the region to ensure coordination of road improvements, data exchange on projected traffic impacts, and County participation in regional transportation planning activities.

Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.

Support efforts to ensure transportation provider services are online-accessible to enhance utilization of current transit providers for out-of-county transportation needs.

A unified, coordinated, and cost efficient road and highway system that is safe, uncongested, and efficient. Policies

Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development.

Support the formation of maintenance districts to fund road maintenance and improvements in a manner consistent with County standards and when there is demonstrated community support. Actions

Maintain, and improve where feasible, the road system to reduce traffic accidents, improve circulation, and maintain or improve its physical condition, in conformance with the priorities and recommendations established in the Regional Transportation Plan.

When undertaking roadway improvements, prioritize maintenance and safety, considering both public reports and internal expertise and data.

Prioritize roadway improvement or maintenance projects as follows: • Priority One: Urgent Projects. Projects of an urgent nature that are clearly needed to protect the health and safety of the traveling public, such as imminent bridge or roadbed failure. • Priority Two: Safety Projects. Projects that are intended to reduce the number and severity of collisions in a particular location. • Priority Three: Reconstruction/Maintenance Projects. Projects that involve ongoing maintenance, rehabilitation, and reconstruction requirements to preserve the existing bridge and road network. • Priority Four: Capacity Improvements. Projects that involve operational improvements to the existing road network that increase service efficiency and capacity. • Priority Five: New Construction Projects. Projects that involve construction of a new bridge or road. New County construction projects will receive higher priority when they accommodate development in locations within reasonable proximity to employment and shopping centers and encourage energy conservation in the transportation sector.

Require new roads in residential areas to: • Be designed to avoid cut-through traffic through the residential area. • Be paved when serving more than four lots. • Be improved with processed gravel at a minimum when serving four or fewer lots at densities less than one dwelling unit per five acres. • Offer adequate right of way to contain road improvements for dedication.

Explore options to implement a traffic mitigation fee that would apply to new development and/or subdivisions for the maintenance of existing County roads.

Implement vehicle weight limit restrictions on roadways near sensitive uses, like schools and residential neighborhoods, to discourage cut-through truck traffic.

Pursue all available sources of funding and protect existing sources of funding for the development, improvement, and maintenance of the existing roadway system.

Consult local Tribal governments when reviewing capital improvements for Tribal Cultural Resource impacts.

A transportation network that accommodates new development while reducing per-capita VMT and GHG emissions and promotes environmental protections and stewardship. Policies

Encourage regional employers to provide employees with options and incentives to use alternative modes of transportation to work or to otherwise reduce VMT (e.g., transit subsidies, bicycle facilities, ridesharing, alternative work schedules, telecommuting, and preferential parking for carpools).

Require new land use development projects to reduce VMT through feasible California Air Pollution Control Officers Association (CAPCOA) on-site VMT reduction strategies.

Support transitioning on-road vehicles, including personal, business, government, and public transit fleets, to electric power from renewable sources or other zero-emission fuels.

Support efforts to build electric vehicle charging stations at employment and community destinations, as allowed by market conditions.

Encourage the use of road construction methods that reduce air, water, and noise pollution associated with road and highway development.

Amend Article 46 of the Zoning Ordinance to create electric vehicle charging and parking requirements for new development (e.g., one electric vehicle space per every 15 non-electric vehicle spaces and one charging station for large development based on square footage).

A transportation system that protects human life. Policies

Implement a safe systems approach to designing the transportation network for all users; this approach acknowledges that people make mistakes and focuses on roadway design and operational changes to create safe streets.

Strive to eliminate fatal and serious injuries for all road users by 2050 through a holistic view of the roadway system that includes provisions that account for human error, recognize vulnerable road users, such as pedestrians and bicyclists, and promote redundant and proactive safety measures.

When modifying the transportation network, consider opportunities to expand emergency access so that all residential areas have at least two means of emergency access.

Promote slow travel in neighborhoods through installation of infrastructure associated with reduction in crash risk, such as marked crosswalks, new lighting, and improved intersection controls.

Pursue funding for a Safe Routes to School program and implement improvements, such as trafficcalming measures and high-visibility sidewalks and crosswalks.

Support public transportation programs that promote access to shopping, employment, education, health care, and recreation.

Support the continuation and coordination of transportation programs provided by social service agencies, particularly those serving older adults, individuals with disabilities, and other Equity Priority Populations.

Support Lake Transit Authority on improvements to fixed-route bus and dial-a-ride services, including expanding the service area, providing more frequent buses at key times of the day, and improving transit amenities, such as bus shelters, benches, and wayfinding signage at bus stops.

Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan: ▪ Provide new and improve existing transportation services for older adults, individuals with access and functional needs, low-income individuals and/or other vulnerable populations; ▪ Provide intercommunity services between communities in the Planning Area and throughout the county; and ▪ Expand intercity transit carriers, particularly to Ukiah and the Bay Area.

Encourage transit access and compatibility during the review and approval process for industrial, commercial, and residential development.

Encourage bus stops at key destinations, population centers, and/or along arterials and collectors to facilitate public transit use.

Cooperate with the Lake Area Planning Council, Lake Transit Authority, and other related agencies in studying transit needs and developing an implementation program for public transportation services in the county.

Explore opportunities to improve Lake Transit Authority services to Planning Area residents during updates to the Lake County Transit Development Plan, including regional connections to major destinations like the Sacramento International Airport.

Construct new and maintain and improve existing pedestrian and bicycle facilities, consistent with the countywide Active Transportation Plan, as funding is available.

Require bicycle lanes, multiuse paths, and sidewalks in conjunction with road improvement projects, as feasible. Develop, as funds become available, Class II bicycle lanes and multiuse paths on new collector and arterial streets.

Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.

Follow the adopted Caltrans design standards for the development, maintenance, and improvement of bicycle facilities.

Construct and maintain bicycle routes and multiuse trails in a manner that minimizes conflicts between bicyclists, pedestrians, and equestrian users with automobiles and private property rights.

Increase planting and regeneration of native trees, shrubs, grasslands, and natural landscapes and protect existing native plant species whenever possible to preserve the visual integrity of the landscape, provide habitat, and improve air quality and community health, especially in Equity Priority Areas.

Discourage use of fencing that poses risks to wildlife.

Work with conservation agencies to identify appropriate locations and methods for incorporating wildlife crossings into future road projects.

Protect natural lands, including natural resource areas, wildlife habitat, and open space, from encroachment or destruction by incompatible development and invasive species.

Require development patterns and practices that conserve habitat for protected species and sensitive biological resources, limiting encroachment into areas that support sensitive habitats and directing development into less-sensitive areas.

Maintain ecologically sensitive resource areas in their natural state to the greatest extent possible. Limit development in and near these areas to compatible, low-intensity uses with adequate provisions to protect sensitive resources, including setbacks around resource areas. Prohibit projects that would lead to fragmentation of ecologically sensitive resource areas.

Develop, adopt, and implement an Oak, Landmark, and Heritage Tree Preservation Ordinance.

Develop and implement a Countywide Wildlife Migration Corridor Preservation Plan.

Support and distribute information to the community from local, State, and national education programs about cultural and archaeological resources.

Protect cultural and archaeological sites with potential for placement on the National Register of Historic Places and/or inclusion in the California State Office of Historic Preservation's California Points of Interest and California Register of Historical Resources. Such sites may be of statewide or local significance and have anthropological, cultural, military, political, architectural, economic, scientific, religious, or other values.

Follow the Secretary of the Interior Standards for Preservation, Rehabilitation, Restoration, and Reconstruction for the treatment of historic properties.

Prioritize preservation and adaptive reuse of buildings, sites, and areas with identified archaeological, cultural, or historic significance.

Coordinate historic and cultural resources management with local Tribal governments, planning and regulatory agencies, and nearby jurisdictions.

Establish a process for considering the designation of structures older than 50 years as historic structures or landmarks eligible for special recognition and preservation protections.

Support continued operation of the Lake County Heritage Commission to review development projects that may impact historic resources.

Prepare a historical resources inventory for the Planning Area, using State and federal standards to evaluate their significance.

Apply to the State to become a Certified Local Government, making the County eligible for historic preservation programs.

Protect tribal heritage, honor the early stewards of this land, and treat Native American remains and Tribal Cultural Resources with sensitivity and respect.

Respect and protect Tribal Cultural Resources, including historic, cultural, and sacred sites; cultural landscapes; views of or access to resources; and objects with cultural value to California tribes, recognizing that protecting Tribal Cultural Resources supports both cultural preservation and environmental health outcomes.

Conduct formal and early government-to-government consultation with culturally affiliated Tribes on all projects with potential cultural, environmental, or scenic impacts to identify and protect recorded and unrecorded Tribal Cultural Resources through the discretionary development review process.

Work with appropriate Tribal governments to protect sacred sites from visual intrusion or development inconsistent with cultural values, particularly along scenic corridors and riparian areas. Actions

Establish and maintain collaborative relationships with local Tribal government representatives to facilitate tribal consultation, preserve Tribal Cultural Resources, and coordinate land use planning in areas around tribal lands.

Work with local Tribal governments to establish programs and secure funding to implement actions aimed at preserving Tribal Cultural Resources.

Conserved energy resources. Policies

Require the use of energy conservation features and encourage renewable and carbon-free energy generation and storage systems in new construction and renovation of existing structures.

Promote and incentivize small-scale, on-site renewable energy and storage systems for existing residential units, nonresidential buildings, and in the agricultural sector.

Participate in local and State programs that reduce the consumption of energy.

Work with energy providers to promote and expand cost saving options for low-income households.

Consider fuel efficiency as one of the main selection criteria when purchasing new County vehicles.

Explore opportunities to purchase and install solar panels and battery storage in bulk to serve homes and businesses in the community, prioritizing Equity Priority Areas and Equity Priority Populations, including establishment and subsidization of community solar programs that supply electricity to multiple consumers from a single photovoltaic solar location.

Explore options to create a bulk buying program or revolving loan fund that allows people to purchase energy-efficient electric appliances (heat pumps, fans, air purifiers, heaters, stoves, ovens, etc.) and other items that increase building efficiency at wholesale prices or minimal cost to increase energy efficiency and replace hazardous appliances in their home or business. Work with volunteer groups to support installation and disposal of old appliances in Equity Priority Areas and for Equity Priority Populations.

Coordinate with local utility providers and educational institutions to develop informational brochures that promote energy conservation and the use of renewable and carbon-free energy sources. Make these brochures available to the public and distribute them with building permit application materials.

Work with local agencies and non-profits to retrofit and upgrade homes for energy efficiency and climate resiliency, particularly in Equity Priority Areas.

Continued economic viability of mineral extraction activities while minimizing impacts on the public and the environment. Policies

Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories.

Require new development adjacent to existing mining operations to be designed to provide a buffer between the proposed use and the mining operation. Require new mining operations to provide a buffer between the mine and existing or likely adjacent uses to minimize incompatibility issues and mitigate environmental and aesthetic impacts. Required buffer distances will be based on an evaluation of noise, aesthetics, drainage, operating conditions, topography, lighting, traffic, operating hours, and air quality.

Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.

Provide and promote a balanced recreation system offering a variety of quality social activities and recreational opportunities for all community members.

Support partnerships with local Tribal governments for joint management and interpretation of parks, trails, and open space areas to reflect and honor the tribes' enduring connection to the land.

Maintain a level of service standard of 5 acres per 1,000 residents for parks.

Support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational opportunities on County-owned lands, as outlined in the countywide Parks, Recreation, and Trails Master Plan, and on State- and federally-owned lands.

Prioritize and promote recreational activity programs and opportunities in Equity Priority Areas.

Implement and periodically update, as needed, the countywide Parks, Recreation, and Trails Master Plan.

Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.

Investigate the feasibility of developing a park expansion and improvement program that includes a combination of one or more of the following: impact fees for new homes, special assessment districts, and county service areas.

Work to ensure parks and recreation spaces are kept clean and free of litter and hazardous materials.

Communities that promote high quality of life and good health outcomes for everyone, including Equity Priority Populations. Policies

Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible. Refer to the Health and Safety Element for additional policies pertaining to community health.

Work with local Tribal governments and local community organizations on mitigation strategies for asthma-related environmental hazards. Actions

Lead and support activities to facilitate affordable access to health care, including addressing infrastructure and service barriers to broadband access for telehealth and multimodal access to clinics.

Encourage and support the expansion of medical and senior care facilities, such as medical clinics, urgent care, emergency care, behavioral health facilities, and pharmacies, prioritizing areas that lack access to healthcare. Strategies could include incentives or streamlining efforts.

Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.

Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.

Establish a process for assisting community-based organizations and public-private partners with obtaining financing (e.g., grants) to implement physical improvements and beautification projects such as public art, fire-resilient vegetative buffers, and planting strips in Equity Priority Areas.

Consider adopting a tobacco and cannabis retail licensing fee that earmarks a portion of the fee for enforcement of tobacco- and smoking-related policies.

Consider adopting an ordinance prohibiting smoking (including vaping, electronic cigarettes, tobacco, and cannabis) in specific areas, such as:

- Inside and near doors and windows of multifamily housing units to limit residents' exposure to the harmful effects of second-hand smoke.
- At worksites, including in and near unenclosed spaces of employment, outdoor dining areas, and unenclosed waiting areas.
- On public property, including in public parks and trails, and at public events, such as farmers' markets and community fairs.

Establish a Commission on Aging and Adult Services to review and make recommendations to the Board of Supervisors on specific issues, policy questions, and funding resources relating to older adults, including senior centers and senior service provider organizations, among others.

Explore adoption of an elder income index and/or other mechanisms to provide cost relief for the older adult residents in the county.

Work with North Coast Opportunities (NCO) to activate the AmeriCorps/Senior Corps Retired Senior Volunteer Program (RSVP) program to collect volunteer hours and use those as in-kind monetized matching funds, as allowed by the State and federal RSVP programs, to maximize funding for needed community services.

Ensure that future improvements in Equity Priority Areas will not result in a net loss of subsidized affordable housing or significant preventable displacement of residents.

Ensure adequate living conditions for tenants through ongoing and effective code enforcement, with priority given to housing in Equity Priority Areas.

Work with and support agencies and organizations providing supportive services to individuals experiencing homelessness, including efforts to secure temporary and long-term housing for unhoused community members. Actions

Pursue all available federal and State funds to assist with housing preservation and rehabilitation, with a focus on identifying funding to remediate health and safety issues for housing in Equity Priority Areas and housing units occupied by Equity Priority Populations.

Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing.

Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.

Create an assistance program for homeowners and landlords to bring older properties up to code and improve their livability, with priority given to homes in Equity Priority Areas and those housing Equity Priority Populations.

Develop a system or other mechanism to inventory rental housing in the county by address, both to track the stock of rental housing and to develop a mailing list to reach rental housing occupants. Additional details in the inventory may also include property owner contact information.

Conduct periodic outreach in Equity Priority Areas and to Equity Priority Populations to inform tenants of their rights and responsibilities. Written outreach efforts should be provided in English and Spanish.

Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.

Support transit route changes or expansions and active transportation network improvements that link Equity Priority Areas to healthy food sources, including grocery stores. In addition, encourage new healthy food retailers near existing transit connections.

Expand local food access and agriculture by supporting and encouraging certified farmers' markets, urban farming, community gardening, and other similar activities.

Encourage new development projects to incorporate community gardens into the project design, as appropriate. Actions

Develop incentives to encourage the establishment of grocery stores and other venues selling healthy foods, preferably locally grown or produced, in areas with limited access to healthy food, prioritizing locations in or near Equity Priority Areas.

Work with certified farmers' markets to support acceptance of payment via EBT (Electronic Benefits Transfer) to maximize access, prioritizing markets in or near Equity Priority Areas.

Streamline permitting processes for grocery stores and markets in Equity Priority Areas and food deserts.

Empower all residents to participate in local decision making and ensure meaningful public engagement processes and events that make it possible for everyone—especially Equity Priority Populations and those living in Equity Priority Areas—to participate and influence outcomes.

Use multiple channels—including digital and print media, County websites, local radio, and cable TV—to share publicly important information and publicize opportunities for community engagement to ensure access for everyone, including those without home computers or internet.

Provide interpretation and translation services for community announcements, community meetings, services, and programs, to ensure accessibility for all community members, as appropriate.

Encourage sponsors of major development projects to have early and frequent communication, in the appropriate language(s), with affected residents and interested parties.

Engage young people in long-range planning processes and other County-administered programs and processes through outreach and partnerships with libraries, schools, and local youth organizations when possible. Actions

Hold periodic public meetings in each Equity Priority Area to hear from residents of these communities about issues impacting their quality-of-life outcomes and use that input to inform the County's annual budgeting process.

Ensure that all neighborhoods have access to safe, well-maintained public facilities, utilities, and services that meet community needs now and as the community grows.

Ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services.

Require a cost/benefit analysis for major developments to determine the fiscal impact of projects on public services and other community infrastructure.

Continue to support the Department of Animal Care and Control in its efforts to minimize pet overpopulation and abuse. Actions

Prioritize County expenditures on infrastructure, public facilities, services, recreation and open space amenities, and environmental enhancements that benefit and respond to the needs of Equity Priority Populations and residents of Equity Priority Areas.

Continue to assess existing and future needs for public facilities and services, such as internet access, meeting rooms, and libraries, and work to develop, retrofit, or expand facilities and services, as necessary, to meet those needs, prioritizing the needs of Equity Priority Populations and residents of Equity Priority Areas.

Work with utility service providers to ensure service and program offerings align with existing and planned development patterns to meet current and future community needs.

Coordinate with public utility providers to acquire adequate rights of way and co-location to facilitate expansion of services in a timely manner.

Upon each update to the Housing Element, perform an analysis of infrastructure needs and deficiencies in disadvantaged unincorporated communities (DUCs), explore funding mechanisms that could make extension of needed services and facilities feasible, and update the associated information, policies, and actions of the General Plan as needed to reflect new conditions.

In cooperation with other service providers as appropriate, develop long range facility master plans for relevant public services.

Consider the creation of additional assessment districts, county service areas, and/or special districts to fund and manage new and improved infrastructure, where needed.

Update and maintain policies and procedures that govern the County's use of artificial intelligence (AI) to ensure the County's and community's data is protected, appropriate oversight of any AI-generated products or activities, and that the use of AI does not conflict with the best interest of the County or its constituents.

Public facilities that are designed to provide quality service while minimizing impacts on the environment. Policies

Require public facilities installations and extensions to be sited and designed to minimize or avoid potential adverse impacts to the community and environment.

Ensure that County-managed spaces and facilities support a feeling of safety for users and require new development projects to provide adequate lighting, clearly marked crosswalks, and other safety-promoting features in public spaces, as appropriate.

When infrastructure, such as sewer, water, and transmission lines, must cross agricultural lands, locate the infrastructure in the public right of way or along lot lines whenever possible.

Coordinate with utility companies to minimize the visual and cultural impact of new or expanded facilities through appropriate facility sizing, design, and placement on the landscape. Generally encourage utility lines to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.

Require mitigation for inter-county regional transportation facilities, high-voltage electrical transmission lines, and energy or water pipelines that do not serve the local population and provide little or no long-term benefit to the local affected area.

Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.

Encourage public and other facilities designed for direct public use, such as libraries, to be located along major thoroughfares and/or near the center of general community activities.

Design new or redeveloped governmental and civic facilities to accommodate multiple community uses, such as recreation and community gathering spaces, and to be accessible to all users, regardless of age, ability, race, ethnicity, culture, language, gender identity, or economic status.

Encourage the development of joint school facilities, recreational facilities, and educational and service programs between school districts and other public and non-profit agencies.

Support development of local firewise communities and fire safe councils and work collaboratively to manage hazardous vegetation on private properties.

Affordable, reliable, and safe water and wastewater service that meets existing and future community needs. Policies

Discourage extension of water and sanitary sewer lines into areas outside of Community Growth Boundaries, except to serve public and semi-public uses that are not growth inducing, or when such extension is necessary to address a declared public health emergency. The related issue of water supply is

Promote the development of and connection to municipal wastewater systems where failing septic tanks, leach fields, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise.

Promote and support programs to educate homeowners on the care and maintenance of septic systems.

Prioritize water conservation measures over the development of new water sources like dams and reservoirs.

Discourage the formation of new water distribution systems unless long term fiscal and technical feasibility can be demonstrated prior to approval.

Encourage efforts to consolidate small water distribution systems to improve service and financial stability, in alignment with the County's Drought Resilience Program.

Pursue all available State and federal funding sources to upgrade publicly managed community water systems.

Work with water service providers to upgrade substandard water systems to ensure adequate fire flows and backup power sources.

Stormwater facilities that protect people, property, and the environment. Policies

Integrate green infrastructure, such as permeable paving surfaces, bioswales, and rain gardens, into County infrastructure projects, including road improvements and parks.

Encourage designs for stormwater detention basins that provide temporary or permanent wildlife habitat and/or recreational opportunities, where appropriate.

Identify damaged and/or deficient storm drainage facilities and acquire funding to restore or upgrade the facilities.

Work with appropriate agencies to develop stormwater retention/detention and recharge facilities to enhance flood protection and improve groundwater recharge.

Work with appropriate agencies to develop stormwater facility maintenance programs establishing timelines for regularly cleaning and maintaining storm drain systems.

Accessible, affordable, safe, and efficient disposal or recycling of solid waste. Policies

Encourage and support establishment of adequate sites for collection of household hazardous waste, unused pharmaceuticals, and universal wastes (commonly produced hazardous wastes, such as batteries and electronics), along with provisions for residents who are physically unable to deliver materials to a collection site.

Protect solid waste facility sites from the encroachment of sensitive and/or incompatible land uses and convert abandoned solid waste facilities to open space use.

Promote the maximum feasible solid waste reduction and diversion through recycling and composting. Strive to continually reduce commercial and industrial waste on an annual basis and pursue a financing mechanism for solid waste reduction programs to meet reduction and diversion goals.

Enforce prohibitions and fines against illegal dumping, abandoned property and vehicles, and outdoor storage, and prioritize clean-up of illegal dumping on County-owned land in community centers and in Equity Priority Areas.

Support cleanup efforts by private property owners to remove garbage and refuse from their properties, and obtain grant funding to assist in removing the refuse at no-cost waste disposal events. Actions

Seek funding to support low- or no-cost waste disposal programs for unhoused populations, low-income households, and other Equity Priority Populations.

Promote community education about responsible waste disposal, including by distributing informational resources promoting alternatives to sending waste to landfills or burning green waste, such as recycling, composting, and chipping, and by supporting educational programs to teach youth about composting..

Seek additional funding for the ongoing operation of the Abandoned Vehicle Abatement (AVA) program.

Work with the California State Association of Counties and others to lobby the State to require continued access to landline telephones.

High-quality schools and educational facilities that serve the needs of local students. Policies

Support efforts to retrofit and/or upgrade existing educational facilities to ensure safety and comfort of students and educators, including through expedited permitting reviews and fee waivers, where feasible.

Support economic development strategies that promote local procurement, strengthen business resilience to power shutoffs, encourage the adaptive reuse and site improvements of existing buildings, and expand environmental stewardship employment opportunities.

Establish incentives that encourage local ownership, investment, and development by Lake County residents.

Consult with local Tribal governments in the design of economic recovery and job creation strategies to ensure culturally appropriate, place-based employment opportunities.

Acknowledge local tribal communities as an economic stakeholder and encourage opportunities for tribal enterprises that align with cultural preservation, environmental stewardship, and community character.

Coordinate efforts with local business associations and stakeholders to attract clean industries to the area. Ensure new clean industries are located and designed to avoid Tribal Cultural Resources.

Establish incentives that encourage local ownership, investment, and development by Lake County residents.

Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.

Investigate the benefits of establishing a business license program.

Expand County support for business growth and development, including by partnering with outside agencies and associations working in economic development.

A strong and resilient tourism sector that contributes to the local economy while balancing community and visitor needs and priorities. Policies

Partner with local groups and agencies to develop and distribute resources for tourists to identify and access the many opportunities to experience Lake County, such as self-guided tour maps, farm trail maps, and/or informational kiosk installations. Exclude sensitive Tribal Cultural Resources from public maps and develop tribal-approved interpretive content, where appropriate.

## Headline Comparison Counts (Kelseyville items as anchor, n=520)

| Classification                | Count | % of 520 |
|-------------------------------|-------|----------|
| EXACT (verbatim)              | 247   | 47.5%    |
| EXACT (place-name only diff)  | 16    | 3.1%     |
| NEAR (same structure, edited) | 103   | 19.8%    |
| UNIQUE (weak match)           | 123   | 23.7%    |
| UNIQUE (no match)             | 31    | 6.0%     |

**TOTAL EXACT + NEAR** **366 70.4%**

### Statutory / Regulatory Citation Tally

*(items whose text explicitly matches known state-mandated content categories)*

| Statutory Basis                                                                                | Item Count |
|------------------------------------------------------------------------------------------------|------------|
| SB 1000-derived local implementation term (not itself a separate statute)                      | 35         |
| AB 52 (Pub. Resources Code §21080.3.1 et seq.) — Tribal Cultural Resources / CEQA consultation | 25         |
| SB 18 (Gov. Code §65352.3) — general plan tribal consultation                                  | 11         |
| CEQA (Pub. Resources Code §21000 et seq.)                                                      | 5          |
| SB 1000 (Gov. Code §65302(h)) — Environmental Justice Element mandate                          | 3          |
| SMARA (Pub. Resources Code §2710 et seq.)                                                      | 2          |
| Gov. Code §65583 — Housing Element mandate                                                     | 2          |
| SB 99 / AB 747 (Gov. Code §65302(g)(5)) — evacuation route / ingress-egress requirement        | 1          |
| PRC §4291 / Cal. Fire Code — defensible space & fire hazard severity zone mandate              | 1          |

### Global-comment corroboration

- 62 of 127 surviving reviewer comments in the Middletown draft explicitly say “global,” “add globally,” or “a
- 43 of those 62 could be anchored to a specific nearby policy code; of those, 23 independently landed in th
- The remaining 20 likely reflect timing — edits made to Middletown's live draft after Kelseyville's draft was practice, which the comments describe in the drafting team's own words regardless of current-draft alignme

## Definition

*Word-for-word identical text in both plans.*

*Identical after normalizing place/figure names — same template, only the locality differs.*

*Same structural template; substantively edited/localized wording (60–97% similarity).*

*A Middletown counterpart exists in the same element/type, but similarity is below 60% — largely distinct content.*

*No comparable Middletown item found at all.*

pply to all areas.”

his workbook's EXACT or NEAR bands.

already finalized — not a contradiction of the propagation  
nt.

# Kelseyville vs. Middletown Local Area Plan Elements — Comparison Study

## Purpose

This workbook systematically compares every numbered Goal, Policy, and Action in the Kelseyville Planning Area Elements (Public Review Draft, Summer 2026) against the Middletown Planning Area Elements (BOS Administrative Draft) to quantify how much policy content is reused verbatim or near-verbatim across the two Local Area Plans, versus genuinely custom to each community.

## Method

1. Both PDFs were text-extracted and parsed into individual coded items (e.g., K-LU-1.1, M-C-2.a) covering the six elements common to both plans: Land Use (LU), Circulation (C), Open Space/Conservation/Recreation (OS), Environmental Justice (EJ), Public Facilities & Services (PF), and Economic Development (ED). Middletown additionally contains a Special Study Areas (SSA) section with no Kelseyville counterpart.
2. Each Kelseyville item was matched to its Middletown counterpart first by identical code suffix (e.g., K-LU-1.1 to M-LU-1.1), and where that match was weak, by best-available text-similarity search across all Middletown items of the same type in the same element (catching cases where one plan inserted an extra policy and shifted subsequent numbering).
3. Text was normalized (place names, community names, figure/table numbers, and tribe names replaced with placeholder tokens) before scoring similarity, so that a policy differing only by “Kelseyville” vs “Middletown” or “Figure K-6” vs “Figure M-6” is correctly identified as the same underlying template rather than “different content.”
4. Classification bands: EXACT (verbatim) = identical text, word for word. EXACT (place-name only diff) = identical after normalization — only place/figure names differ. NEAR = same structural template with substantive edits (similarity ratio 60–97%% after normalization). UNIQUE = no good match found, or best match below 60%% similarity — genuinely distinct content.

## Independent corroborating evidence

The Middletown PDF (an earlier-stage administrative draft) retained Microsoft Word tracked-changes reviewer comments in its text layer that were not present in the more finalized Kelseyville draft. Of 127 surviving reviewer comments, 62 explicitly instruct staff to apply a specific policy or edit “globally,” “to all areas,” or “to all planning areas,” and reference a master per-element tracking spreadsheet (e.g., “LU Row 149,” “OS Row 15,” “EJ row 36”). These are reproduced in full on the ‘Global Comments Registry’ tab. This is a second, independent line of evidence — the drafting team’s own internal instructions — that corroborates the text-similarity findings on the comparison tabs.

## Sheet guide

- Summary — headline counts and statutory citation tally
- Full Comparison — all ~530 matched/unmatched rows, filterable by element and classification
- Global Comments Registry — all 62 “global” reviewer instructions with full quoted text and nearest policy code
- Exact Matches Only — filtered view of verbatim-identical items for quick citation

## Caveats

*Text extraction from PDF can occasionally merge adjacent sidebar callout boxes into main policy text or miss a line; spot-checks across ~40 items found the extraction reliable, but any individual row should be verified against the source PDF page before being quoted in a public document. The 'nearest code' attached to each Global Comment is a proximity heuristic (nearest preceding numbered item in the text stream) and may occasionally point to an adjacent item rather than the exact one the reviewer intended — the comment's own quoted text is the authoritative evidence, not the code association.*

