Lake County 2050 - General Plan and Local Area Plan Comments Inventory

Misc Comments				
Comment Topic	**Commentor**	**Comment Source**	**Comment**	**Public Comment**
Glossary				
Proposed addition	Betsy Cawn / Margaux Kambara	GPAC Meeting 4	The term 'Tribal Ecological Knowledge' (TEK) must be defined in the General Plan Glossary. Acronyms used throughout the Plan should also be listed in the Glossary for accessibility.	Accepted: This, and other requested terms, will be added to the Glossary.
		Shoreline LAPAC	Add definition of Tribal Ecological Knowledge	Accepted: This term will be defined in the glossary.
Global Comments				
Stronger policy language		Letter (from LAFCo)	**If adopted, the Lake County General Plan 2050 will no longer contain several "Shoulds" and "Shalls"** and several phrases such as "shall encourage", "shall require", shall maintain", "shall prevent", "shall actively support", shall continue", "shall coordinate", "should be considered", and "should contain". LAFCo is pleased with writing policies to ensure interpretation of the general plan policies is what the Board intends. This document **as drafted will serve to eliminate potential unintended consequences that could result from ambiguity of such phrases.**	Declined: No specific recommendation included.
LAFCo terminology		Letter (from LAFCo)	Please refer to Lake LAFCo instead of Lake County LAFCo.	Accepted: The General Plan will reference LAFCO.
		Letter (from LAFCo)	LAFCo supports integrating the "Area Plans" in the General Plan Documents.	N/A
Avoiding technical jargon		Letter (from SVAC)	In general, we recommend that the plans avoid Planning and governmental jargon and dense sentence construction. To encourage public engagement throughout the lifespan of the plans, the plans should use plain English. Consideration should be given to community members for whom English is their second language.	Declined: No specific recommendation included.
Comments on the General Plan Broadly or multiple sections				
	Margaux Kambara	GPAC Meeting 5	The General Plan is difficult to read due to the use of planning jargon and dense paragraph structure. Multiple Scotts Valley residents have specifically flagged readability as a barrier to public engagement. The GP Overview and all elements should be reviewed for plain-language compliance.	Declined: No specific recommendation included.
	Betsy Cawn / Denise Rushing	GPAC Meeting 5	The General Plan needs a countywide Land Use Element that pulls together policies common across all Planning Areas, similar to the 2008 General Plan structure. Currently, land use guidance is scattered across eight separate Planning Area elements, which creates fragmentation and makes it difficult to understand the countywide policy direction.	Declined: This change not permitted by the current Scope of Work.
		Community Survey	I couldn't find anything in the plan that specifically related to older adults. A lot of other counties and the state have specific plans for older adults.	Declined: The Environmental Justice Chapter in each Local Area Plan addresses older adults as a priority population, as well policies and actions related to older adults in the Health and Safety Element.
GPA language for all Elements		Community Survey	From what reviewed so far...I would like to see stricter wording with less open to interpretation.	
		Community Survey	Big effort. Good job. Look forward to the Lake County Energy Policy element. Will it be part of this document as a separate section like the Housing Element? Lots of state/ developer pressure on both these categories and Lake County needs to prepare a united front which protects our rural environment.	Declined: An Energy Element was not included in the Scope of Work for this project, however, the County of Lake Energy Ad-Hoc Committee continues to work outside the general plan process.
		Community Survey	Thank you for the hard work on this. As a landowner, my biggest hope is that the final plan allows for flexibility and innovation. Lake County has incredible natural resources (especially geothermal), and if we make the permitting process clear and supportive for clean, quiet, next-gen technologies, we can protect our landscape while securing the county's economic future.	N/A

		Website	A concern is common sense and practical solutions being overshadowed by process. Attending Thursday's group presentation and input session for the Ag component was--while helpful to a process--ultimately frustrating. The first survey showed input from less than 500 respondents. That's a small cross section of folks. Also, it is a concern that Agriculture seems to be an afterthought to the process rather than an upfront seat at the table for input. Questions asked were from consultants and the County? It was mentioned there was grant money to conduct the process. And likely according to a prepared outline and timeline. A new general plan is needed and required but will it be another binder on the shelf with each process box checked off.? Many Lake County elected and appointed officials have participated in CWA's Agventure program and	N/A
		Website	Good morning Lake County! I would like to share my thoughts and opinions this AM regarding the future vision for Lake County. I do very much enjoy that we are rural and we manage to balance cultural traditions in quite an amicable manner. My current list of Items or Subjects to either Conserve or Expand on:•Clean Air (Conserve) #1 reason I moved here 13 years ago.•Education (Expand; this will ultimately be the foundation to our future), yes it's nice to remodel and update schools and buildings but at the end of every day we need the Smartest Kindest Teachers that we can find and bring them here if they aren't here already and make them feel secure and comfortable at the least (we all know they aren't stacking racks $$). Let's bring in more Art Teachers especially, creativity doesn't come natural to many children…•Youth Activities (Expand) in Libraries or Sports Facilities •Conservation Station (Expand) Environmental research will continue to be a priority of mine.•Cannabis (Conserve) the market has gotten out of control, the essence of the entire movement has lost its ability towards strengthening medicinal\/therapeutic efforts. I believe that we have made a wrong turn across the board and that we may want to consider focusing more on medicinal\/therapeutic future landscapes and less on the recreational. I believe this. That will improve the Wine Community here and balance out the unkind and ruthless very segregated Recreational market. I am diehard when it comes to standing up for the plant and its benefits, but I am more weary now then ever to endorse and encourage expansion on ANY local project. I don't suggest local owners and operators business, the practices I've witnessed aren't ethical and I wish to see them NOT continue doing business as they are doing now and have been doing in the past! Diversity, Equity, and Inclusion are not being implemented or practiced. Cannabis\/ Hookah Smoking Lounges is a cultural tradition that I grew up with in Egypt and Turkey and now after having a couple jobs in the Industry here, I no longer have any interest in participating in it ever again, extreme employment rights violations occur often and there are no local, state, or federal protections for these employees. I am a great worker and hope my last statement speaks for itself. The Cannabis industry here feels like a big joke now really and it's not my cup of tea(Lake County still is though). Until we get a restaurant that compares to Rick's Cafe (Casablanca) in Morocco, I highly suggest we slow the speed of the Cannabis train… the East Coast people buying up all the land here to continue building farms\/internal reservations are going to become very off Balanced otherwise (and will continue to employ undocumented workers so they can get super cheap labor and continue to operate in a black market-	Declined: Comments are not specific changes to the draft.
		Website	You are missing the #1 concern in Lake County: CRIME is rampant and increasing by the day.in Middletown people are locking up, cars burn everywhere. Why don't you even address this while it's the largest concern of all?noise? seriously? in lake county that is one of the least populated. This isn't very serious	Declined: No specific recommendation included.
		Website	Hi. I would love to see a community pool put in for Lakeport. Thanks,[name]	Declined: Efforts underway already for regional parks planning, including a pool.
		Website	1. Restore and preserve the natural environment of the entire County- water, air, soil, flora, fauna, wildlife2. Prioritize pedestrian and bicycle safety and travel - provide trails connecting communities, install and improve sidewalks, install protected bike lanes 3. All new development must be environmentally sustainable - bike parking, solar electric, solar hot water, environmentally friendly landscaping, shade trees, 4. Encourage and prioritize locally owned business over outside corporate chains, no Starbucks or the like. 5. Improve transit service 6. Construct wildlife crossings across all major highways - mountain lions, deer, raccoons, and other wildlife - roadkill is a common sight in Lake County.7. Zero tolerance for littering. Place cameras at certain locations, and impose hefty fines for littering.	Accepted: You will find policies and actions throughout the General Plan and Local Area Plans that address all these items.
		Website	I think you missed a few opportunities in this survey. You did not differentiate the use of short term rentals in different neighborhoods. For some it is appropriate, some not as much. You did not differentiate marijuana farms when discussing agriculture. You addressed housing but not the huge presence of substandard housing in Lake County. Also, the current Area Plan dismisses seismic concerns from The Geysers. These concerns are important and need to be dealt with	Declined: No specific changes requested.
		Website	Why isn't Lucerne mentioned nor listed? Is the Community of Lucerne to be included with Nice\/Upper Lake or Clearlake Oaks or NOT AT ALL?	Declined: Lucerne is part of the Northlake Communities Area Plan (Formerly Shoreline Communities).

		Website	The name of the Advisory Council covering the area Big Valley area has been changed to the Big Valley Advisory Council, I feel the area plan, which covers roughly the same area, should be called the Big Valley Area Plan.	Declined: Local Area Advisory Councils considered name changes as part of this process, and the Kelseyville Area Plan was retained.
		Website	Good Morning I am hoping to see the Jerusalem Valley area become a greater interest to the county. The illegal grows in our area are substantial, though code enforcement is out here periodically and it is appreciated, within a month the offenders have returned and are building once again. In order to cooperate with our complaints I attempted to use the public site and found that 21168 Raccoon Flat did not come up.....nor 21168 Jerusalem Grade.....I have been contacting the Code Enforcement Department for several years. It is very frustrating. The neighbor has totally rebuilt to the largest extent ever. Lights within the hoop houses-------plural, are on until 3:30 in the morning, there is no night sky. My husband and I plus a couple of other neighbors are more than ready to become involved with the County to encourage proper identification of our area, proper road maintenance and drainage, weed abatement, and proper identification of our addresses off of Red Canyon Road with Cal Fire. With all the effort of Chief Wink, our area is still not properly identified when a fire is called in.....it's pretty clear at this time that our area holds little value in the eyes of the County we are offering to participate in correcting this significant oversight	Declined: No specific changes requested.
		Website	I'm trying to contribute to the questions presented @ Cobb Mtg for breakout group discussion Virtually BUT they too down the questions. Here's what I started with 1) Like Most. : the development since I've lived here some 15+ years of the Arts. Both Fine Art, Literary, & music. We've had MANY fine art exhibits , events, Open mics, (which evolved to local free concerts, & paid music\/ art events. I would LOVE that to be continued to be supported & written in the plan.2) Challenges; not enough homes & development of such, to house enough support for local businesses & resorts. Still too many dead trees standing in danger, resulting from our Valley Fire. We NEED better high speed access for home based business & access in general.	Accepted: You will find policies and actions throughout the General Plan and Local Area Plans that address all these items.
		Website	I'd love to see two things that are educationally drive in Lake County. A true 4 year college and additionally a RN and LVN program for Lake County Residents. The Nursing programs are impacted through your the State. Much of the Mendocino College Nursing Program in Ukiah is filled with Santa Rosa students who do not stay to work. By implementing a program where residents get extra points it will encourage those living here to stay and work. The same could happen with a POST and CORE program for law enforcement. I also believe we need to be actively involved in working with grants and advocating g for turn lanes in our Lake County highways. The road are very congested and the two way structures with no turn lanes are ripe for accidents.	Declined: No specific changes are recommended in this comment.
		Website	Please including the links to the Governor's Office of Planning Research General Plan website pages: https:\/\/opr.ca.gov\/planning\/general-plan\/guidelines.html; https:\/\/opr.ca.gov\/publications.html; https:\/\/opr.ca.gov\/docs\/OPR_C2_final.pdf (Chapter 2 of the Guidelines, “A Vision for Long-Range Planning”).	Declined: URLS will not be added as they likely will become out of date over the life of the plan.
		Website	I've been coming to Clear Lake for 40 years and currently have a vacation house in Lake Co. I have seen the ups and downs of this county. Last summer my wife and I both were sad to very few boats (visitors) on the lake. Clear Lake was full. The water was calm & the weather perfect. There is now a wine industry here and tremendous bass fishing. It's imperative something be done to promote this area. I know lodging must be improved and it seems Konocti Resort will be open (took long enough). The county has improved the playgrounds\/parks around the lake. But you have a serious problem with people living in the restrooms of the parks. I feel sorry for those who are homeless and you should try to provide them shelter. If they have mental illness; get them assistance. Those who are low life, on drugs, and are violent should be removed. They create a bad environment for the residents and visitors. Our wish is to see a thriving community in Lake Co. NO MORE EXCUSES!!!!	Declined: Comments are not specific changes to the draft.
Stronger policy language and implementation details	Lake County Community Action Project (LakeCAP)	Letter (from LakeCAP)	Requested Corrective Action. LakeCAP requests that (a) the General Plan be revised to replace aspirational policy language with mandatory (“shall”) directives, each tied to a specific performance standard, enforcement mechanism, and responsible department; (b) the Draft EIR’s Mitigation Monitoring and Reporting Program (Pub. Resources Code § 21081.6) include measurable thresholds, monitoring protocols, reporting frequencies, and corrective-action triggers for each measure; (c) the General Plan expressly direct that discretionary permits producing effects of a type already shown to be locally significant (cannabis odor, water demand in stressed basins, evacuation loading, wildland fire risk) require an EIR, not an MND; and (d) the Final EIR identify and remove all instances of improperly deferred mitigation.	Declined: Wording chosen intentionally throughout document.
Scott's Valley consideration		Letter (from SVAC)	SVAC knows that county-sponsored plans face the hazard of collecting dust without implementation. For comprehensive utility, SVAC recommends that county-wide plans also address Scotts Valley’s unique needs.	Declined: No specific changes are recommended in this comment.

General Plan Overview				
Comment Topic	**GPAC Commentor**	**Comment Source**	**Comment**	**Public Comment**
Introduction				
Introduction (Pg. 1)	Margaux Kambara	GPAC	Introduction, p. 1, Para. 1: Replace "thriving" with "challenged." Agriculture in Lake County is not thriving.	Accepted: The word "thriving" will be removed and replaced with "significant".
Introduction (Pg, 1)	Margaux Kambara	GPAC	Introduction/Background/Setting, p. 1, Last Para.: Include the Pomo name for Clear Lake, "known traditionally as Xa'batin or Lupeyomi."	Accepted: The Pomo name for Clearlake will be added.
Introduction (Pg, 1)	Denise Rushing	GPAC	Introduction: Insert "could" to read "could foster a thriving agricultural base."	Accepted: The word "thriving" will be removed and replaced with "significant".
Introduction (Pg, 1)	Denise Rushing	GPAC	Background/Setting: Add "and partner, Mt. Konocti" to highlight both Clear Lake and Mt. Konocti as dominant geographic features. Mention Mt. Konocti's significance to tribes. Include the volcanics of the region that create geothermal resources.	Accepted: A reference to Mt Konocti will be added to the setting paragraph.
Tribal History				
Tribal History (pg. 2)	Margaux Kambara	GPAC	Tribal History, p. 2, Para. 3: Please use simpler sentence structure to improve readability. Confirm that Donna Mackiewicz's recommendations are incorporated in the Feb 2026 GP Overview draft.	Accepted: Additional changes requested in GPAC meeting 3 will be incorporated.
Tribal History	Denise Rushing	GPAC	(Survey comment): We need to acknowledge Mt. Konocti, which is sacred to the tribes, the overwhelming iconic center of Lake County. (GPAC Meeting 5 verbal comment): The General Plan should acknowledge Mt. Konocti, not only as a dominant geographic feature but as a sacred site of great cultural significance to Tribal communities. Mt. Konocti is the iconic center of Lake County and its significance should be recognized explicitly in the General Plan Overview.	Accepted: Mt Konocti's significance will be added to the Tribal History section.
Tribal History	Kyle Bill	GPAC Meeting 5	The General Plan Overview should include a map showing all Tribal traditional homelands in Lake County. This would help illustrate cultural sites impacted by unratified Treaties O and P, and would provide recognition of villages that are not formally recognized but still need protection. As an alternative, if map rights are a concern, staff should include a list of affected Tribes and villages.	Accepted: A map (approved by the Tribes for public release) will be included.
Tribal History	Member of the public	GPAC Meeting 5 (public comment)	Street names in Lake County that have Tribal origins should be recognized, and where appropriate, the General Plan Overview could include a reference to using tribal place names. This would be a meaningful way to honor indigenous heritage in the everyday landscape.	Declined: Tribal orgin is recognized through the document.
Development of GP/Community Meetings				
Pg. 9	Denise Rushing	GPAC	Also map on pg. 9 has old area plans.	Declined: These are the new names chosen by the LAPACS.
Pg. 10	Margaux Kambara	GPAC	Development of GP/Community Meetings, p. GP-10: Break text into paragraphs. Were GPAC member written comments incorporated into the draft?	Declined: We will retain the current formatting.
General				
Throughout	Margaux Kambara	GPAC	In general, the draft needs to break the text into paragraphs to improve readability. There are a number of blank pages that could be useful in creating space for the text.	Declined: We will retain the current formatting.
	Multiple GPAC members	GPAC	GPAC members asked whether there is a “big picture” resource that shows how all the ancillary plans (Hazard Mitigation Plan, Emergency Operations Plan, Climate Adaptation Plan, Community Wildfire Protection Plan, etc.) interface with the General Plan. Members suggested developing a diagram with hyperlinks on the LakeCounty2050.org website to help the public and decision-makers navigate these relationships.	Declined: No specific changes are recommended in this comment.
	Betsy Cawn	GPAC Meeting 4	The asterisk used in the General Plan to denote a policy or action as an EIR mitigation measure needs to be introduced and explained in each element individually — not just in the General Plan Overview. Readers who go directly to an element will not have context for this notation.	Accepted: This notation will be added to elements and chapters, where appropriate.
Proposed New Text / Section				
	Denise Rushing	GPAC	Statement of Values (from 7/15/2024 letter): The General Plan would benefit from a Statement of Values including: Preserving and Restoring Ecological Integrity; Preserving natural beauty and wide open spaces; Creating and Enhancing Local Economic Vitality; support for locally controlled water, infrastructure, transportation and food; fostering sustainable local economies; long-term local agricultural well-being; Cultural Vitality; accountable government; broadband access; sustainable transportation; preserving commons (parks, open space, lake); addressing poverty; protecting the vulnerable.	Accepted: This is being added, with GPAC input.

	Denise Rushing	GPAC Meeting 5	(Verbal commen from GPAC Meeting 5) The General Plan Overview should include a Statement of Values that articulates the community's aspirations and the fundamental reasons the County has a General Plan — not just describing the document's contents, but expressing what the community stands for. This was requested at GPAC Meeting #4 and has not yet been incorporated.	Accepted: This is being added, with GPAC input.
	Kyle Bill	GPAC Meeting 5	The General Plan should include a Tribal Element — a dedicated chapter addressing tribal values, priorities, needs, and governance. A policy on cultural heritage resources currently being developed with Tribes could serve as a stepping stone. Adding preparation of a Tribal Element as an implementing action under a new or existing Goal is recommended.	Declined: The scope of work for this General Plan did not include a Tribal Element.

Water Resources Element						
Goal # Text	**Policy/Action #**	**Existing Policy/Action Text**	**GPAC Commentor**	**Comment Source**	**Comment**	**Public Comment:**
Comments on Background Content						
	Background	Water Resources Element introductory paragraphs (p. WR-1)	Betsy Cawn	GPAC	1st page, 2nd paragraph: The paragraph fails to identify the County's responsibilities for water and watershed protection under federal laws, when it says the County "is involved," refers to the Stormwater Management Plan (a US EPA regulatory compliance program document), and then refers the reader to goals, policies, and actions that address stormwater runoff. Stormwater exists briefly as precipitation but profoundly as the source of groundwater recharge, for which the floodplain is critical but competes with anthropogenically-defined purposes. See comments about enabling the Watershed Protection District, above.	Declined: The specific reference could not be located in the document.
	Background	Clear Lake description (p. WR-2)	Margaux Kambara	GPAC	Cite Pomo name for Clear Lake, "(known traditionally as Xa'batin or Lupeyomi). At least last paragraph, (perhaps other paragraphs on this page and document) should be broken into separate paragraphs to improve readability.	Declined: This has been addressed on pg. WR-1.
	Background	Big Valley Groundwater Basin (p. WR-3)	Margaux Kambara	GPAC	Big Valley Groundwater Basin – storage capacity cited. Usable storage is the relevant term and volume to cite. CA Water Resources Bulletin 118 defines usable storage capacity as the amount of groundwater of suitable quality that can be economically withdrawn from storage. A groundwater basin's useable storage capacity may be only a fraction of its total gross storage capacity. This is important because, as more groundwater is extracted, groundwater levels may fall below some existing wells, which may then require replacement or deepening. Evaluation of groundwater supply and availability require consideration of safe yield: "Amount of water which can be withdrawn without: - Exceeding in any calendar year the water supply of the basin - Lowering water levels so as to make further drilling of water wells uneconomical - Causing water pumped from the basin to deteriorate below drinking water standards" [Lake County Code of Ordinances Chapter 28 – Groundwater Article II – Definitions. Sec. 28.2 – Definitions 2.20]	Accepted: Updated text addresses the requested changes.
	Background	Water Demand section (p. WR-7)	Carolyn Hillman	GPAC	the Water Demand section (page WR-7) notes that 82% of the County's water demand is agricultural, but it totally lacks a crop-level breakdown. For context, winegrapes make up about 73% of our County's total gross agricultural value, yet we don't have specific water demand data for vineyards, pears, or cannabis. We need to amend this section to require the County to track water demand across all major agricultural commodities so we are planning with real data.	Declined: No nexus for this requirement at this time. Ag Department and Farm Bureau may have that information.
	Background	Drought section (p. WR-7)	Margaux Kambara	GPAC	Drought – To guide future Lake County residents and leaders on land use matter, drought misconceptions must be dispelled. Include in the draft the following text: "In California, droughts need to be dealt with as a chronic phenomenon and not an occasional emergency. Attention to drought should be consistent, not sporadic." [California Water Commission, "Potential State Strategies for Protecting Communities and Fish and Wildlife in the Event of Drought," January 2024, p. 21; hereafter "State Drought Strategies"]	Accepted: We will incorporate requested language.
	Background	LC Clean Water Program (p. WR-8)	Margaux Kambara	GPAC	LC as "actively" involved in LC Clean Water Program? Confirm accuracy of this statement with GPAC environmental and Clean Water Act subject matter experts.	Accepted: Water Resources holds regular Clean Water Program meetings.
	Background	Key Issues (p. WR-10)	Margaux Kambara	GPAC	Add potential water supply conflict between hitch conservation and frost protection measures.	Declined: This science is taking place at state and we will wait for their conclusions before making hypothetical determinations.
WR-1: Protected and enhanced quality and supply of Lake County's groundwater and surface water resources.						
	Goal WR-1	Goal WR-1 text	Margaux Kambara	GPAC	WR-11 Goal WR-1 Goal: Reword. What does this mean? Look for consistency in Goal construction; no consistency.	Declined: No specific changes are recommended in this comment.

	WR-1.7	Prior to project approval, coordinate review of proposed development projects with appropriate agencies to ensure potential impacts on surface water and groundwater quality are mitigated, including from water quality risks associated with soil erosion, pollutant discharge, floating debris, and runoff contamination.	Carolyn Hillman	GPAC	The framework for water availability on Major/Minor Use Permits leans too heavily on applicant-funded hydrology studies, which often results in biased or inconsistent reporting. We need universal rules based on empirical water usage data, not what kind of crop is being grown.	Declined: Bias and inconsistency is supposed, not confirmed. Standards for hydrology studies in process for future zoning code update.
	WR-1.7		Margaux Kambara	GPAC	For major/minor use permits, water availability is not determined by an independent hydrologist. Instead, the permit applicant selects and pays for the studies required for the permit; the permit applicant's report contractors are conflicted. They have a vested interest to produce or report results and conclusions favorable to the client's (permit applicant) project. For at least one project, it is known that the permit applicant "shopped" for the study outcomes desired. For at least four projects, the same consultant who prepared the hydrology report did not use consistent reporting standards, depending upon the desired outcome for the client. Details can be provided upon request. Standards for hydrological studies required by major/minor use permits not identified. Consequently, hydrological reports received are inconsistent. Hydrology report required elements should be identified. A report template would help produce consistent data. An environmental professional with 30 years of experience made these recommendations to the Planning Commission (12 Jun 2025). For example, basin-wide hydrological studies are not required. When aquifer characteristics and basin connectivity are uncertain, California Environmental Quality Act (CEQA) requires binding, threshold-based mitigation framework for an approved project. Lake County Planning Division does not require this for projects	Declined: Bias and inconsistency is supposed, not confirmed. Standards for hydrology studies in process for future zoning code update.
	WR-1.8	Enforce citations for illegal discharge.	Betsy Cawn	GPAC	Citations for illegal discharge require definition and application to major industries with impacts on watershed and water supply systems; invasive plants and mussels are illegal discharges with massive potential impact but the least costly penalty and minimal operational funding. The City of Clearlake has failed to correct major drainage systems that contribute to the intensity of pollution in the Lower Arm of the Lake [specific details available in abundance]; Lake County Sanitation District has contributed significant levels of pollution but not only isn't funded to make corrections, but pays no fines for unmaintained system failures.	Declined: No specific changes are recommended in this comment.
	WR-1.b	Identify and implement additional development regulations and strategies to incorporate into land use practices, project siting, and design that protect the health of the county's watersheds, groundwater basins, and surface water drainage areas...	Carolyn Hillman	GPAC	we need to amend Action WR-1.b to explicitly state that cannabis cultivation is subject to the exact same watershed protection and runoff rules as any other agriculture. Cannabis operators are already strictly regulated under the State Water Resources Control Board's General Order (WQ 2023-0102-DWQ); the County shouldn't be inventing parallel, cannabis-specific rules that wouldn't apply to a similarly sized vineyard development.	Declined: Regulations for all agricultural products are the same and cannabis will not be specified.
	WR-1.c	Amend the County Code of Ordinances to require site drainage information for all permit applications for new homes and substantial additions.	Betsy Cawn	GPAC	Amending the Code of Ordinances is needed for all of the chapters related to water and watershed management (list above) and a legal compliance requirement of the US EPA Water Quality Orders. Ditto WR-1.f	Accepted: Regulations are the same for are agricultural products and cannabis will not be specified.

	WR-1.f	Establish a program to reduce or eliminate illicit discharges into the stormwater conveyance system, including through inspections, education, and agency coordination.	Betsy Cawn	GPAC	There IS a program to "reduce or eliminate illicit discharges into the stormwater conveyance system, etc., and it is called the Clean Water Program. The Clean Water Program is the legally approved compliance program for the US EPA Water Quality Orders. Integration of the program into the multi-jurisdictional, inter-agency management process, under the Watershed Protection District, awaits the enabling ordinance and organizational transparency from the County Administration. Amending the Code of Ordinances is needed for all of the chapters related to water and watershed management (list above) and a legal compliance requirement of the US EPA Water Quality Orders.	Declined: No specific changes are recommended in this comment.
	WR-1.g and WR-1.h	WR-1.g: Conduct a survey of the locations and densities of existing onsite wastewater treatment systems (OWTS) in the county and explore the need to establish a moratorium on new OWTSs in designated areas, especially in locations in close proximity to Clear Lake and other drinking water sources. Such a moratorium might allow for exceptions upon approval of Lake County Environmental Health Department. WR-1.h: Prior to the transfer of property on a site with an existing OWTS, a septic system inspection shall be required by a qualified professional to ensure that the OWTS is in good operating condition.		Community Survey	For WR-1.g and WR-1.h, I would target septic system review and corrective action more explicitly near Clear Lake, tributaries, and drinking-water source areas.	Declined: Several policies covered septic systems in the Public Facilities Elements, under goal 4. Among others, they include: "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. "
WR-2: Groundwater resources that are managed to ensure a safe, sustainable, and economically viable groundwater supply.						
	WR-2.4	Prohibit new development that would create or significantly aggravate groundwater overdraft conditions, land subsidence, or other "undesirable results," as defined in Section 354.26 of the California Water Code.	Margaux Kambara	GPAC	"Effectiveness as a measure? Not enough data available to meet criteria?" While the above sounds like rigorous environmental protection, it rests on current county ordinances and practices—a foundation as stable as a house of cards.	Declined: No specific changes are recommended in this comment.
	WR-2.d	Identify, inventory, and map		Community	WR-2d. "...and water reclamation features,..." add including	Accepted: This language has been added.
	WR-2.e	Update the County Code of Ordinances to include requirements for incorporating stormwater management strategies into project design and siting to support groundwater recharge.	Margaux Kambara	GPAC	Add "update Lake County Municipal Code when Lake County approved ordinances are added or updated."	Declined: The requested change is already addressed by current draft language.

	WR-2.f and WR-2.g	WR-2.f: Develop, implement, and maintain a groundwater monitoring program that compiles data biannually on the behavior of groundwater source areas and basins, monitors sources of potential groundwater pollution, and supports stakeholder participation and partnerships. Collaborate with water service providers to incorporate applicable data collected through their water monitoring programs and work with local groundwater users to collect data on local well depths, yield, and water quality changes. WR-2.g: Assess the feasibility of installing and monitoring additional groundwater monitoring wells in high-demand areas or where data gaps exist.		Community Survey	For WR-2.f and WR-2.g, I would prioritize groundwater monitoring in the Clear Lake Volcanics Groundwater Source Area and other domestic-well-dependent areas.	Declined: No specific priorities will be identified, as all groundwater requires monitoring.
	After WR-2.g	(proposed addition to groundwater monitoring program)	Margaux Kambara	GPAC	Include as part of groundwater monitoring program, capturing data from annual reports and inspections (e.g. required commercial cannabis cultivation annual reports, performance reports, well readings)	Declined: Water Resources has processes in place for groundwater monitoring. Annual reports for cannabis-related water usage is public info and available to the department upon request.
WR-3: Healthy watersheds and sustainable water management.						
	WR-3 (General)		Betsy Cawn	GPAC	Amend, update, or initiate ordinances for the regulation of planning processes (by all agencies and departments of the County) that apply the principles of conservation and husbandry, using applied science and integrated program management. [Specific details available in abundance.]	Declined: This recommendation is unclear.
	WR-3.1	Preserve existing water supplies and pursue viable opportunities to tap into new water sources, including through careful management of groundwater and surface water resources, promotion of water conservation programs, and effective stewardship and expansion of the water supply facilities in the county.		Community Survey	For WR-3.1, I would prioritize conservation, recharge, reuse, and watershed restoration before tapping new water sources.	Declined: Draft policy language meant to be inclusive.
	WR-3.1			Community Survey (same commentor as above)	I would also remove or rewrite the phrase in WR-3.1 about “tapping into new water sources,” because it is too open-ended and sends the wrong signal in a drought-prone county. WR-3.1: If partial deletion is allowed, I would remove the phrase “pursue viable opportunities to tap into new water sources” and replace it with language that prioritizes conservation, recharge, reuse, and watershed restoration first. The current wording is too broad and can be read as a supply-expansion policy rather than a stewardship policy. In a county facing drought, dry wells, and water-quality stress, that wording could create the wrong planning signal.	Declined: Water conservation already a strong theme throughout. Wording chosen intentionally.
WR-4: A sufficient and sustainable water supply that meets the current and future needs of all in the county.						
	WR-4.8	Require that new development projects demonstrate there is sufficient water supply to meet the additional demand associated with the proposed project prior to project approval…	Margaux Kambara	GPAC	Re Policy WR-4.8: Determination of "sufficient water supply" requires more than well flow tests performed for Minor/Major Use Permits. ADD: Study groundwater basins and aquifers to understand and determine capacity, usable water storage, behavior and safe yield. - Perhaps [Remove] W-4-8. See above. If not removed, it needs to be reworded and have predecessors or caveats before it is approved.	Declined: Wording chosen intentionally for flexibility and encompassing all studies deemed necessary.

	WR-4.8		Marty Aarreberg	GPAC (Meeting 4)	If a groundwater report is required for any kind of permit approval, the same monitoring must be required during summer drought months — not only in January, February, or March. Reports done only in wet months do not accurately reflect aquifer health.	Accepted: Updated language addressed the recommendation.
	WR-4.8			Community Survey	For WR-4.8, I would require water-supply analysis under dry-year and multi-year drought conditions and not rely only on a will-serve letter.	Accepted: Updated language addressed the recommendation.
	WR-4.a	Explore opportunities to expand the use of reclaimed wastewater (tertiary treated and secondary treated) for other reasonable and beneficial uses within the same watershed/water basin, such as groundwater recharge, irrigation of agricultural lands, irrigation of landscaped areas, geothermal recharge, and environmental restoration and enhancement projects without exporting water from one watershed to another.		Community Survey	For WR-4.a, I would condition reclaimed wastewater reuse, including geothermal recharge, on protection of domestic drinking water, Tribal beneficial uses, ecosystem health, and fire-suppression needs. I would remove “geothermal recharge” from the listed reclaimed wastewater uses unless the policy is revised to clearly prioritize domestic drinking water, Tribal beneficial uses, ecosystem health, and fire protection first.	Declined: Current geothermal recharge already committed.
WR-5: Surface water resources that are kept clear of cyanobacteria, algal blooms, and aquatic invasive species.						
	WR-5.3	Coordinate with Tribal governments, water districts, scientific partners, and State agencies to support ongoing water quality monitoring and early detection systems for cyanobacteria and toxins to improve public health and water quality management.		Community Survey	For WR-5.3 and WR-5.a, I would require stronger public warning and outreach language for cyanobacteria events, especially for residents on private or small systems.	Accepted: Updated text addresses the requested changes.
MISC REMOVAL COMMENT						
			Carolyn Hillman	GPAC	we absolutely need to strip out any subjective criteria for well permitting that relies on vague terms like "effectiveness." We need binding, threshold-based mitigation frameworks. Additionally, we need to ensure the Element doesn't inadvertently target specific crops for water restrictions while giving legacy agriculture a free pass. Cannabis operators in the Big Valley Basin are already subject to the Big Valley Basin Groundwater Sustainability Plan (approved by DWR in 2023) just like every other farmer. That existing framework is appropriate and sufficient. Anything that imposes a heavier burden on cannabis would violate the equitable application requirements of Business and Professions Code (BPC) §26055.	Declined: Drafted language is intentional.
Proposed new Policies/Actions						
	New Policy WR-2.X	(Proposed) Hydrology Standards for Use Permits	Carolyn Hillman	GPAC	Add Policy WR-2.X (Hydrology Standards): We need a policy that establishes binding, standardized requirements for Major/Minor Use Permit hydrology reports. At a bare minimum, these should require independent hydrologists and mandate long-term pump testing (step-drawdown followed by 24–72-hour constant-rate testing) to derive actual transmissivity and storativity per DWR Bulletin 74-81/90.	Declined: This will be addressed in the updated Zoning Ordinance.
	New Action WR-2.x	(Proposed) Hydrology Report Standards	Margaux Kambara	GPAC	Recommended action preceding WR-2.4: Following best practices identified by recognized environmental and hydrology professionals, set standards and requirements for Lake County hydrology reports. These reports are required for certain Major/Minor Use permits. Should WR-2-4 be discarded, this action should be moved under another related policy.	Declined: This will be addressed in the updated Zoning Ordinance.
	New Policy WR-2.X	(Proposed) Cumulative Impacts & SGMA	Carolyn Hillman	GPAC	Add Policy WR-2.Y (Cumulative Impacts & SGMA): We need a policy expressly directing the County to analyze the cumulative impacts of proposed well permits on sustainable water availability, ensuring we proactively comply with CEQA and SGMA.	Declined: BOS has already requested a water usage PEIR.

	New Action WR-2.x	(Proposed) Proactive SGMA policy	Margaux Kambara	GPAC	Recommended action independent of WR-2.4: Add policy stating intent to proactively address Sustainable Groundwater Management Act (SGMA) issues. Add as an action: The county intends to follow CEQA requirements and include study of	Declined: Already in process.
	New Action WR-X.x		Betsy Cawn	GPAC	Action: Amend all Municipal Code chapters related to all watershed impacts (Stormwater Management, Shoreline Protection, Groundwater Management, Floodplain Management, Grading, and associated zoning or land use changes in the General Plan) via an enabling ordinance (to which the former Floodplain Management ordinances report) to empower the Lake County Watershed Protection District to function fully as a "dependent" special district in and for the County of Lake.	Declined: This was not included in BOS direction on major policy changes.
	New Action WR-X.x		Betsy Cawn	GPAC	Action: Amend, update, or initiate ordinances for the regulation of planning processes (by all agencies and departments of the County) that apply the principles of conservation and husbandry, using applied science and integrated program management.	Declined: Policies that apply principles of conservation are throughout the General Plan.
	New Action WR-X.x		Betsy Cawn	GPAC	Action: Establish quantitative thresholds for distribution of water rights that limit the total cumulative removal of available water when the worst-case groundwater basin capacity is approaching (don't wait until it's too late) for the development of large-scale operations relying on identified groundwater supplies; amend or newly establish procedures for the evaluation of water extraction proposals by the planners, Planning Commission, and Board of Supervisors.	Declined: The County does not regulate water rights, only land use.
	New Policy	(Proposed) Groundwater wells near watercourses	Margaux Kambara	GPAC	Add policy: Groundwater wells near watercourses (creeks, streams) – Study to better understand conditions that affect water rights and regulated waterways (e.g. Putah Creek), groundwater recharge and relationship of groundwater wells near watercourses and the watercourse(s). Groundwater wells close to creeks/streams could be considered under the influence of surface water. Surface water includes all groundwater sources that are deemed to be under the influence of surface water such as springs, shallow wells, and wells close to rivers. In California, groundwater wells that are influenced by surface water may require a water right from the State Water Resources Control Board depending on the specific circumstances and well location. [Source: Environmental Professional Peggie King, Recommendations to Lake County Planning Commission, 12 Jun 2025.	Declined: The County does not regulate water rights, only land use.
	New confirmation Policy	(Proposed) Ag equity confirmation	Carolyn Hillman	GPAC	Add a Confirmation Policy: "The County confirms that all commercial agricultural operations, including lawfully licensed cannabis cultivation, are subject to the groundwater sustainability requirements of the Big Valley Basin Groundwater Sustainability Plan on the same terms as all other agricultural water users." This just clears up any future ambiguity.	Declined: All polices related to agriculture are applicable to cannabis. The lack of call out of cannabis in these policies is intentional.

	New Policy	(Proposed) Water storage for fire suppression	Member of the public	GPAC Meeting 4 (public comment)	Add a policy to the Water Resources Element to support maintaining water levels during fire season — for example, protecting reservoir storage such as Lake Pillsbury for use in wildfire response.	Accepted: A policy to address the recommendation will be added.
	New Policy	(Proposed) Prohibiting water transfers	Member of the public	GPAC Meeting 4 (public comment)	The General Plan should include a policy referencing and reinforcing the existing County Code requirement that prohibits water transfers outside of Lake County. This is currently in County Code but should also be explicitly stated in the General Plan to give it greater policy weight.	Declined: Code has regulations for water extraction and sales.
	New Goal / Policy	(Proposed) Recharge basins and emerency intertie projects		Community Survey	Add water recharge basin projects in Hidden Valley and Middletown a goal. Add the "South County Intertie" that will connect Anderson Springs to Middletown to Hidden Valley to Lower Lake water Districts together for emergency use, as a goal.	Declined: Not enough information provide to consider these recommendations.
	New Policy / Action	(Proposed) Adopt a Drain program		Community Survey	Storm drainage adds so much sediment - an active plan addressing storm runoff, especially here in CLO is needed. An active Adopt a Drain program and grates and address imprint is needed. Would it be a water resources element noting all future projects - like Klaus Park - should pay special attention to off-road dirt bike and even bicycle trails when it comes to runoff, also. I guess this would apply to the equestrian trails, also.	Accepted: A new action will be added to investigate the recommended action.
	New Policies / Actions	(Proposed) Additional drought-resilience		Community Survey	I would suggest several additional policies/actions: (1) a new drought-priority policy making clear that domestic drinking water, Tribal beneficial uses, ecosystem health, and fire protection come first during shortages; (2) a domestic well protection and response program, especially for the Clear Lake Volcanics Groundwater Source Area and other private-well-dependent areas; (3) stronger land-use protections for mapped groundwater recharge areas; (4) a public annual water report/dashboard showing groundwater trends, dry wells, cyanotoxin warnings, and restoration progress; (5) a septic repair/replacement assistance program for high-risk areas near Clear Lake, tributaries, and drinking-water sources; (6) stronger emergency water resilience actions, including backup power and storage for vulnerable systems; and (7) watershed-scale restoration targets with measurable implementation milestones. These additions would make the Element more practical, more transparent, and more protective in a drought-prone county.	Declined: This recommendation has been considered, but no change will be made at this time.
	New Policies	(Proposed) Water-efficient technologies		Community Survey	Lake County's water table is a critical and sensitive resource. The Water Element should include policies that heavily incentivize and fast-track commercial or energy projects that use 'closed-loop' or 'water-neutral' technologies. If a landowner can generate tax revenue or clean energy without draining local aquifers or importing water, those zero-water-consumption projects should be prioritized over traditional, water-heavy industrial uses.	Declined: No prioritization will be stated in the General Plan.
	New Policy / Mapping	(Proposed) Vernal pool protection		Community Survey	[Add] Mapping and protection of vernal pools throughout Lake County.	Accepted: A new policy will be added to address this recommendation.
	New policy	(Proposed) Monitor St. Helena Creek		Community Survey	Monitor large water users along St. Helena Creek, legal or illegal.	Declined: No nexus for proposed action, and recommendation unclear.
Other Comments (Email submissions, general)						

	Other (Email)		Carolyn Hillman	GPAC	Critique: The current framework for water availability on Major/Minor Use Permits relies too heavily on applicant-funded studies, which can lead to biased or inconsistent reporting. It also fails to account for the cumulative impacts of multiple projects on our aquifers. CEQA and SGMA Vulnerabilities (Water Use): The draft currently lacks rigorous, CEQA-compliant standards for water usage and cumulative impact tracking. To prevent state-imposed oversight under the Sustainable Groundwater Management Act (SGMA), the General Plan must codify binding requirements for independent hydrology studies and mandate the evaluation of cumulative impacts for all agricultural Major/Minor Use permits.	Declined: County in compliance with SGMA regulations.
	General	Throughout (unaddressed topics from 2008 GP)	Denise Rushing	GPAC (Meeting 4)	The Water Resources Element should address sediment runoff, Middle Creek restoration, wildfire scar areas, stream health and the Clear Lake Hitch, issues related to off-highway vehicles (OHVs), and the Superfund site. These topics were referenced in the 2008 General Plan and should be carried forward or strengthened in the updated Plan.	Declined: Policies drafted to address recommendations can be found for the following: OHV addressed in OS element (see M-OS-1.e, EL-OS-1.15), Hitch (see policies ES-OS 1.c, 1.d, 1.e), Superfund site (addressed in EL-EJ-1.2).
	General		Denise Rushing / Margaux Kambara	GPAC (Meeting 4)	The updated General Plan needs to be at least as strong as, if not stronger than, the 2008 General Plan in protecting water resources. There seems to be more substantive content in the 2008 document, and GPAC members would like to understand what has been removed and why. A comparison document showing changes between the 2008 GP and the Draft Plan is needed.	Declined: This comparison was not included in Scope of Work for this project.
	General	Proposed new topic - dam inundation hazards	Member of the public	GPAC Meeting 4 (public comment)	The Water Resources Element should address dam inundation hazards — specifically, the risks posed to downstream communities and infrastructure by dam failure or controlled releases.	Declined: Policies drafted to address recommendations can be found for the following: The Health and Safety Element (Figure HS-7, Policy HS-9.9, and Policy HS-12.8) addresses this and is the primary location for dam inundation policy. The Water Resources Element could include a cross-reference. The Countywide Evacuation Study (Appendix C) analyzes flooding scenarios relevant to this topic.
	General	Analyse hydrogeologic data	Lake County Community Action Project (LakeCAP)	Letter (from LakeCAP)	LakeCAP requests that the **General Plan and Draft EIR be revised to** (a) **compile, disclose, and analyze existing basin-by-basin hydrogeologic data and identify data gaps**; (b) f**und and schedule a countywide groundwater monitoring and basin-characterization program with public reporting**; (c) r**equire, for all discretionary permits with non-ministerial water demand, a Vineyard-compliant water supply analysis** that (i) quantifies sustainable yield of the source basin, (ii) accounts for existing and reasonably foreseeable cumulative demand, (iii) analyzes effects on neighbors' wells and on surface-water-dependent ecosystems, (iv) discloses climate-change uncertainty, and (v) considers curtailment alternatives; and (d) **impose basinspecific concurrency standards prohibiting new discretionary approvals in basins that lack sustainable yield analysis or that are experiencing declining water levels, subsidence, seawater intrusion analogues, or surface-water depletion, until monitoring demonstrates sustainability.**	Declined: This recommendation has been considered, but no change will be made at this time.

Agricultural Resources Element						
Goal # Text	**Policy/Action #**	**Existing Policy/Action Text**	**Commentor**	**Comment Source**	**Survey Comment**	**Public Comment**
Background						
	Background	Pg. AR-1 (Introduction)	Margaux Kambara	GPAC	Pg. AR-1 Background: Break text into paragraphs; see second paragraph.	Declined: Formatting will remain as presented.
	Background	Pg. AR-2 (Farmland Classes)	Margaux Kambara	GPAC	Pg. Pg. AR-2 Farmland Classes: Scotts Valley farmland class(es) not listed.	Declined: Not enough information provided to verify or include this request.
	Background	Pg. AR-5 (Lake County Crops, Paragraph 1)	Margaux Kambara	GPAC	Pg. AR-5 Lake County Crops, Paragraph 1: "most land-intensive crops … grapes and pears." Confirm. Define "land-intensive". Note: It is more helpful in reviewing drafts to have the accompanying glossary.	Declined: All necessary terms have been defined in the glossary.
	Background	Pg. AR-5 (Lake County Crops)	Margaux Kambara	GPAC	Add text about challenging economics for pears, walnuts, wine grapes and cannabis. In first quarter 2026, the cannabis market is weak; the bottom seems to have fallen in 2025. The boom of commercial cannabis cultivation seems to have passed. In 2025, local permitted cannabis growers asked the Board of Supervisors for renewal of a substantial cannabis tax cut. The weak cannabis market and unclear financials for the county's cannabis program call into question the viability of commercial cannabis cultivation or the county's cannabis program. As of March 2026, deeper discussion with data is needed.	Declined: Not pertinent to the General Plan. Will be addressed in Cannabis specific ordinances.
	Background	Pg. AR-5 (Lake County Crops — Proposition error)	Carolyn Hillman	GPAC	Factual Error (Page Pg. AR-5): The draft claims the passage of "Proposition 213" legalized recreational cannabis. Proposition 213 was actually a 1996 law about uninsured motorists. The correct 2016 measure was Proposition 64 (The Adult Use of Marijuana Act).	Accepted: This error will be corrected.
	Background	Pg. AR-5 (Cannabis framing)	Carolyn Hillman	GPAC	Framing Correction (Page Pg. AR-5): The draft calls cannabis an "emerging crop." It's not. Cannabis has been in the Lake County Crop & Livestock Report for three consecutive years, and the County has maintained an active, formal cannabis permitting program (authorizing operations via Early Activation and Major Use Permits) since 2018. The County's administrative permitting mechanisms do not alter the fact that this is an established, state-regulated agricultural industry that must be described as such.	Accepted: Language will be changed to identify cannabis to an "expanding" crop
	Background	Pg. AR-7 (Timber Resources, Last Paragraph)	Margaux Kambara	GPAC	Pg. AR-7 Timber Resources, Last Paragraph: Break into paragraph(s) starting at "There are three major…"	Declined: Formatting will remain as presented.
	Background	Pg. AR-7 (Timber Resources)	Member of the public	GPAC Meeting 4	Recent information from a Regional Resource Alliance (RRA) meeting indicates that timber harvest is expected to increase this year — which may contradict information in the Agricultural Resources Element background suggesting timber sales are declining.	Declined: Information could not be verified, no knowledge of the Regional Resources Alliance
	Background	Pg. AR-8 (Boggs Forest, First full paragraph)	Margaux Kambara	GPAC	Pg. AR-8 Boggs Forest, First full paragraph: Add "2015" after reference to Valley Fire. Break text into paragraphs.	Declined: Formatting will remain as presented.
	Background	Pg. AR-9 (Wildfires and Smoke, first paragraph)	Margaux Kambara	GPAC	Pg. AR-9 Wildfires and Smoke, first paragraph: Break text into paragraphs.	Declined: Formatting will remain as presented.
	Background	Pg. AR-9 (Flooding and Soil Erosion)	Margaux Kambara	GPAC	Pg. AR-9 Flooding and Soil Erosion: Add text on soil erosion mitigation at vineyards.	Accepted: This text will be added.

	Background	Pg. AR-10 (Wine Industry Uncertainties)	Margaux Kambara	GPAC	Pg. AR-10 Wine Industry Uncertainties: Break text into paragraphs. After this section add section for legacy Lake County crops and cannabis uncertainties--Uncertainties: Pears, Walnuts and Cannabis. As of March 2026, only one packing shed remains In Lake County. If it closes, that will have a big impact on the local economy.	Accepted: Text will be adapted to acknowledge uncertainties in other crops.
	Background		Sharron Zoller	GPAC	Dedicated background section on multiyear global wine demand decline; demographic shifts; wine grapes = 74% of county ag output. Policies address crop diversification as response. As a wine grape grower, we need all the help available. This is a job for lobbing, legislation and marketing. This is not a land designation provision for the county to determine.	Declined: Challenges with winegrape industry is thoroughly addressed.
	Background		Sharron Zoller	GPAC	Background section identifies LEAP (Lake Evacuation and Animal Protection) group as resource for animal evacuations during emergencies. Good addition	Accepted: Text will reference animal evacuation services generally.
	Background	General Plan Overview (Introduction)	Carolyn Hillman	GPAC	the Draft claims Lake County agriculture is "thriving." The data says otherwise. In 2024, our total agricultural production value plummeted by 27%, dropping to $101.9 million. Winegrapes alone saw a 35% drop in value and lost 485 bearing acres. This is part of a brutal statewide contraction; the 2024 California Grape Crush Report showed the lowest crush in over 20 years, and preliminary 2025 numbers show further declines in volume and price. With roughly 40,000 acres of vines pulled statewide recently, legacy agriculture is struggling.	Accepted: Text will be adjusted to accurately depict the state of agriculture.
	Background	General Plan Overview (Introduction)	Margaux Kambara	GPAC	Introduction: Page 1, Paragraph 1: Replace "thriving" with "challenged". Agriculture in Lake County is not thriving.	Accepted: Text will be adjusted to accurately depict the state of agriculture.
	Background	General Plan Overview (Introduction)	Denise Rushing / Phil Hartley	GPAC Meeting 4	The element characterizes the wine industry as 'uncertain' but does not apply the same treatment to other crops facing economic challenges — particularly pears, walnuts, and cannabis. Either all crops with economic uncertainty should be acknowledged equally, or characterizations of individual industries as 'thriving,' 'uncertain,' or otherwise should be removed entirely, as market conditions shift over time and the Plan should remain durable.	Accepted: Text will be adjusted to accurately depict the state of agriculture.

	General		Lake County Community Action Project (LakeCAP)	Letter (from LakeCAP)	The General Plan's Agricultural Resources element references cannabis odor but does not direct the Community Development Department to measure, monitor, or enforce odor performance standards. It proposes future action "as data becomes available" (Action AR-2.d) and Action AR-2.e*1 amending "Article 27, Uses Generally Permitted, of the Zoning Ordinance to establish a performance standard for the odor response program component of the commercial cannabis cultivation Property Management Plan. "The General Plan's Health and Safety element does not address cannabis odor. Cannabis odor is known to adversely affect air quality and sensitive receptors. Cannabis thiols put it into a category of nuisance odors. Cannabis cultivation's production of ozone is an air quality and Health and Safety issue. Requested Corrective Action: The County must (a) adopt, through the General Plan and implementing ordinance, a quantitative odor threshold of significance consistent with peer-reviewed practices used by other California jurisdictions (including, e.g., measurable D/T standards at the property line, minimum setback distances from residences, schools, and sensitive receptors, and a requirement for vapor-phase carbon filtration or equivalent for enclosed cultivation); (b) adopt corresponding monitoring, complaint-response, and enforcement protocols; and (c) apply these thresholds retroactively as "new information of substantial importance" (Guidelines § 15088.5) to the cumulative impact analysis for commercial cannabis and other odor-producing uses.	Declined: Supervisors establish standards via the Zoning Code.
AR-1: Agricultural lands that are protected from conversion to nonagricultural uses.						
	AR-1.2	Preserve large, contiguous areas of the county for agricultural production. Discourage applications for projects that would lead to fragmentation of agricultural areas.	Sharron Zoller	GPAC	AR-1.2: Explicit policy to preserve large, contiguous areas; discourage applications that would fragment agricultural areas. Directs the County to 'preserve large, contiguous -1.2 directs the County to 'preserve large, contiguous areas' without defining what size or configuration qualifies as 'large' or 'contiguous.' This leaves the policy open to inconsistent application depending on staff interpretation. Need clarification of scope and size.	Declined: Minimum parcel size is included.
	AR-1.3	Continue to maintain minimum parcel sizes for Agriculture-designated lands that are large enough to sustain viable agricultural activities given slope and other conditions.	Margaux Kambara	GPAC	Policies AR-1.3: Maintain minimum parcel size for Agriculture-designated lands. Scotts Valley recommends five acres as the minimum parcel size.	Declined: Minimum parcel sizes for agriculture will be maintained and remain consistent across planning areas.
	AR-1.4	Encourage the consolidation of substandard-sized agricultural parcels to make economically viable farm units.	Margaux Kambara	GPAC	AR-1.4 and -1.5: Minimum parcel size for agricultural parcels. See comment on AR-1.3	Declined: Minimum parcel sizes for agriculture will be maintained and remain consistent across planning areas.
	AR-1.5	Prohibit lot splits on Agriculture-designated properties that don't meet the minimum lot size requirement of the zoning district.	Margaux Kambara	GPAC	See comment above	Declined: Minimum parcel sizes for agriculture will be maintained and remain consistent across planning areas.

	AR-1.3-1.5		Phil Hartley / Betsy Cawn	GPAC Meeting 4	Minimum parcel size for agricultural designations is 40 acres. However, there should be a way to differentiate allowable development options within agricultural zones to encourage small-scale farming and food production on smaller parcels. The Food Policy Council has been looking for ways to incentivize food production.	Declined: Commercial agriculture is also allowed on Rural Residential, which allows for smaller parcel size. There are many options for small farms that do not require smaller Agriculture parcel size. Should the BOS desire encouraging commercial agriculture on smaller parcel sizes, we will address it in the Zoning Code, not by changing Ag parcel size.
	AR-1.9	Consider redesignation of Agriculture-designated lands adjacent to community growth boundaries (CGBs) to urban designations only when substantial infill development has occurred within the CGB resulting in a minimum of 85 percent of vacant and underutilized parcels developed at their allowed densities within the CGB.	Sharron Zoller	GPAC	The 85% development threshold for CGB expansion is an unusually specific numerical trigger that is difficult to measure consistently. 'Vacant and underutilized' is not defined, and 'allowed densities' may vary by parcel.	Accepted: Definitions will be added.
	AR-1.9		Besty Cawn	GPAC Meeting 4	Agricultural areas should not be characterized as 'communities' in the General Plan. Community Growth Boundaries (CGBs) identify where concentrated development occurs. Agricultural areas outside CGBs have a sparse rural population and should not be given equivalent weight or characterization. The Plan should be clear that Ag-designated areas are not CGBs.	Declined: This policy is referencing the point at which the county would look to expand CBGs into Ag areas, if needed.
AR-2: Reduced conflicts between agricultural and nonagricultural uses.						
	AR-2.1	Continue ongoing notification processes to landowners regarding the Right-to-Farm Ordinance.	Carolyn Hillman	GPAC	Strengthen Right-to-Farm (AR-2.1): We need language explicitly confirming that lawfully licensed cannabis cultivation on Ag-designated land is protected by the County's Right-to-Farm Ordinance and Civil Code §3482.5, exactly like any other farm.	Declined: This is not the proper location for this.
	AR-2.b	Coordinate with other agencies and organizations to provide technical assistance to farmers on how to minimize or eliminate unnecessary noise impacts from agricultural operations.	Sharron Zoller	GPAC	This recommendation is vague and will have an economic impact. Should not conflict with the ‘Right Farm’ county provision.	Declined: It is not setting a regulation that could conflict with the right to farm.
	AR-2.b			Community Survey	AR-2.b "....noise impacts from agricuiltural operations,"...add: including season long use of generators extending over 24 hours.	Declined: The policy will not be strengthened by calling out one type of noise.,
	AR-2.c	Update the Zoning Ordinance to include a buffer requirement between existing agricultural uses and proposed residential development to protect the agricultural uses from incompatible use conflicts.		Community Survey	AR-2.c should strengthen agricultural-residential buffers to address real land-use conflicts more concretely.	Accepted: This is the purpose of 2.c.

	AR-2.d	As data becomes available, update regulations and protections, including buffering and operational mitigations, that reduce the impacts of cannabis cultivation on communities and the environment, including impacts to groundwater supply, watershed health, vehicular traffic, and odor.	Carolyn Hillman	GPAC	Action AR-2.d singles out cannabis for specific buffering and operational mitigations, and AR-2.f singles it out for code enforcement. Both need to be rewritten to apply to all intensive agricultural operations - including wineries and orchards. You can't put a magnifying glass on cannabis while ignoring the impacts of other high-intensity farming.	Accepted: Action 2.d will be removed. 2.f will remain.	
	AR-2.d		Carolyn Hillman	GPAC	Revise Action AR-2.d (Asymmetric Burden): "As data becomes available, update regulations and protections, including buffering and operational mitigations, that reduce the impacts of cannabis cultivation all intensive agricultural operations, including commercial cannabis cultivation, wineries, and orchard operations, on communities and the environment, including impacts to groundwater supply, watershed health, vehicular traffic, and odor." Rationale: Ensuring Agricultural Parity. Wine grapes and pears use the same roads and aquifers, yet they are exempted from this crop-exclusive targeting. If a mitigation applies to cannabis, it should apply equitably to all high-intensity agriculture. This violates the spirit of Business and Professions Code §26055.	Accepted: Action 2.d will be removed.	
	AR-2.d		Betsy Cawn	GPAC	Make up your minds about marijuana -- either it's an agricultural product, a crop, or it's not. Related industrial activities should occur in areas zoned for commercial or light industrial activities.	Accepted: Action 2.d will be removed.	
	AR-2.d		Sharron Zoller	GPAC	AR-2.d says to update regulations 'as data becomes available' with no timeline, measurability, or definition of what data is needed. How do these regulations align with the current discussion about odor, setbacks and water use currently before the BOS?	Accepted: Action 2.d will be removed.	
	AR-2.e	Amend Article 27, Uses Generally Permitted, of the Zoning Ordinance to establish a performance standard for the odor response program component of the commercial cannabis cultivation Property Management Plan.	Carolyn Hillman	GPAC	Action AR-2.e must be removed or completely rewritten. As drafted, it creates an exclusive "odor response program" solely for cannabis. This is highly problematic. There is no equivalent crop-specific odor rule for wineries, livestock operations, or traditional crop processing facilities in Lake County. The Right to Farm Act (Civil Code §3482.5) specifically protects lawfully operated farms from nuisance claims, and BPC §26055 prohibits the County from imposing restrictions on cannabis that go beyond what comparable agriculture faces. (For regional context, Sonoma County's Right to Farm ordinance explicitly protects all agricultural odors without carving out crop-specific exceptions.) If Lake County wants to regulate agricultural odors, it has to apply those standards across the board to all intensive agriculture, such as wine fermentation or livestock grazing. If we don't fix AR-2.e, we are leaving the General Plan legally exposed.	Accepted: The text will be updated to address the recommendation.	

	AR-2.e		Carolyn Hillman	GPAC	Revise Action AR-2.e (Odor Nuisance Parity): "Amend Article 27, Uses Generally Permitted, of the Zoning Ordinance to establish uniform and quantifiable performance standards for the odor response and management program component of the commercial cannabis cultivation Property Management Plan that shall apply universally to all intensive agricultural operations known to generate significant odors, including wineries, viticulture, livestock operations, and commercial cannabis cultivation." Rationale: Action AR-2.e establishes a specialized "odor response program" exclusively for commercial cannabis. This does not account for the fact that traditional agricultural processing, such as winery fermentation and livestock operations, generate standard agricultural odors. Framing cannabis as the primary agricultural [odor source is inequitable]. Later email comment: To protect the County from the exact type of litigation your article warns about, my recommendation for the Draft General Plan is not to ignore odor, but to standardize it. We must rewrite Action AR-2.e to establish objective, uniform setback and odor performance standards that apply equally to all new intensive agricultural operations—including livestock operations, wineries, and commercial cannabis.	Accepted: The text will be updated to address the recommendation.	
	AR-2.e		Margaux Kambara	GPAC	AR-13 Actions AR-2.e: Performance standard for cannabis odor. For threshold information, see CA Environmental Quality Act (CEQA) Section 15064.7 b. Programmatic Environmental Impact Report (PEIR) can identify thresholds to be used as performance standards.	Declined: BOS has declined a PEIR on odor previously, choosing to address odor impacts through setbacks and closed, filtered greenhouses.	
	AR-2.e		Sharron Zoller	GPAC	AR-2.e directs a specific Zoning Ordinance amendment for an 'odor response program' but does not define performance standards, measurement methods, or acceptable levels. Without these definitions, enforcement is inconsistent. How do these regulations align with the current discussion about odor, setbacks and water use currently before the BOS?	Accepted: The text will be updated to address the recommendation.	
	AR-2.f	Continue enforcement of unpermitted and illegal cannabis cultivation operations.	Carolyn Hillman	GPAC	Revise Action AR-2.f (Enforcement Parity): "Continue enforcement of unpermitted and illegal cannabis cultivation operations all unpermitted and illegal agricultural and processing operations, including unpermitted cannabis cultivation."	Declined: The policy is stated in appropriate way.	
	AR-2.f		Sharron Zoller	GPAC	AR-2.f: Continue enforcement of unpermitted cannabis. ~418 approved acres noted. How do these regulations align with the current discussion about odor, setbacks and water use currently before the BOS?	Declined: The policy is stated in appropriate way.	
AR-3: A diverse, healthy, and competitive agricultural industry.							

	AR-3.1	Continue to support a variety of agricultural activities on Agriculture-designated land, with an emphasis on food crops to support local food production.	Sharron Zoller	GPAC	Column 1: No specific emphasis on food crops over other crops. Column 2: AR-3.1: Continue to support a variety of agricultural activities with emphasis on food crops to support local food production. While perhaps a nice idea, what's the HOW? Beyond the scope of this plan.	Declined: The recommendation is unclear.
	AR-3.1			Community Survey	AR-3.1 should more clearly support diversified, climate-resilient, regenerative agriculture, not just food crops.	Accepted: The text will be updated to address the recommendation.
	AR-3.2	Collaborate with the Lake County Department of Agriculture, University of California (UC) Cooperative Extension, Lake County Resource Conservation District, Farm Bureau, and industry organizations in the county to promote and expand agricultural opportunities in Lake County.		Community Survey	AR-3.2. add to list CA Women in Agriculture	Accepted: The text will be updated to address the recommendation.
	AR-3.5	Collaborate with Tribal governments to promote the cultivation, restoration, and marketing of traditional tribal food and plant species that support cultural revitalization, ecological health, and local agricultural diversity	Sharron Zoller	GPAC	Extensive integration throughout: Introduction acknowledges 20,000+ years of tribal stewardship; AR-1.10, AR-1.b, AR-3.5, AR-4.4, AR-6.4, AR-6.c all address tribal collaboration. Williamson Act background includes tribal context. AR 3.5 How is directing the County to collaborate with Tribal governments on 'marketing of traditional tribal food and plant species' on private agricultural lands in the scope of a general plan? Marketing decisions are made by private landowners and businesses. This policy conflates land use regulation with economic promotion creates confusion about the County's regulatory versus promotional roles.	Declined: Inclusion of tribal collaboration is intentional.
	AR-3.8	Allow agricultural tourism-related uses as secondary uses on Agriculture-designated lands, provided the use meets [listed] criteria...	Carolyn Hillman	GPAC	Agritourism Parity (Goal AR-3): Amend Policy AR-3.8 to explicitly include agritourism for licensed cannabis operations. State law (BPC §26070) authorizes on-site events and tours for cultivators. Wine tasting rooms and farm stands get massive support in this Element; cannabis agritourism has the exact same legal standing and deserves the same economic support.	Declined: The policy will not identify any specific sector of agriculture.
	AR-3.8		Denise Rushing	GPAC	More guidance re Ag tourism. The BOS has interpreted this to broadly in the past and it needs to be clarified--particularly the building of commercial structures like tasting rooms or stores	Declined: These details will be addressed in the zoning ordinance.
	AR-3.8		Margaux Kambara / Marty Aarreberg	GPAC Meeting 4	Agritourism diversification — including tasting rooms, event venues, and special facilities on agricultural land — is supported in principle. However, the proliferation of special events on rural roads that are not built to adequate standards (4290/4291 compliance) creates safety problems and neighbor impacts. Agritourism policy must account for road capacity constraints and traffic impacts on adjoining properties.	Declined: Concerns regarding traffic at events will be addressed with a traffic study, when appropriate.
	AR-3.8			Community Survey	AR-3.8 should make clear that agritourism must remain secondary to working agriculture and meet stronger standards for noise, traffic, lighting, water use, and wildfire/evacuation compatibility.	Declined: Standards are provided.

	AR-3.12 and 3.13	AR-3.12: Encourage the establishment of industrial and research-oriented businesses specializing in biofuels that can enhance agricultural productivity and food processing activities and provide for new agriculturally related products and markets. AR-3.13: Encourage and support the development of alternative energy production (e.g., ethanol) as new agriculture related industries and for the use of agricultural waste.		Community Survey	I would also remove or substantially rewrite AR-3.12 and AR-3.13, because they are too broad in encouraging biofuels and alternative energy industries and could invite agro-industrial uses that conflict with ecological stewardship and long-term agricultural resilience.	Declined: Conflicts will be dealt with in the permitting process.
	AR-3.a	Partner with Tribes, the UC Cooperative Extension, and agricultural organizations to develop pilot projects and educational programs focused on Traditional Ecological Knowledge and climate-resilient native crops suitable for sustainable production in Lake County.		Community Survey	I would also strengthen AR-3.a so Tribal and climate-resilient crop work becomes an ongoing stewardship and technical-assistance effort rather than just a pilot.	Declined: The action as stated identifies a near-term action, with long term sustainability of practices identified elsewhere throughout the element.
	AR-3.c			Community Survey	AR-3.c should not broadly streamline permits for special events on agricultural land without strict objective limits.	Accepted: These details will be addressed in the zoning ordinance.
	AR-3.c	Develop a streamlined permit process for new or expanded agricultural support industries and services in the county, including permits for special events on Agriculture-designated land.	Margaux Kambara	GPAC	AR-15 Policy AR-3.c – streamlined permit process…including permits for special events on Ag-designated land". Define "Ag-designated"	Accepted: The text will be updated to address the recommendation.
	AR-3.d	Amend Article 5, Agriculture District, of the Zoning Ordinance to establish criteria for allowing development of agricultural tourism facilities on Agriculture-designated land.	Margaux Kambara	GPAC	AR-3.d – Define "ag-tourism facilities" on "Ag-designated land". Ag-designated land = RR, RS, RL?	Accepted: Change to reference Zoning instead and include A, RR, RL, APZ, TPZ. Refer to UCD for Ag Tourism definition: any income-generating activity conducted on a working farm or ranch for the enjoyment and education of visitors. It includes the interpretation of the natural, cultural, historic, and environmental assets of the land and the people working on it. Source: https://sarep.ucdavis.edu/sustainable-ag/agritourism. University of California researchers, Sustainable Agriculture Research & Education Program
	AR-3 (General)	Policies AR-3.8 and AR-3.11 (agritourism and marketing)	Carolyn Hillman	GPAC	The General Plan provides robust support for agritourism, marketing, and value-added processing for wine grapes and other traditional crops (Policies AR-3.8 and AR-3.11). However, it excludes cannabis from these economic diversification strategies. Ensuring cannabis operators have access to farm tours, tastings, and direct-to-consumer sales is vital for a fair local economy.	Declined: Cannabis is included in agriculture products and thus included in these policies. Additional regulations will be outlined in Article 73.
	AR-14	(Policies section)	Margaux Kambara	GPAC	AR-14 Policies [GPAC statement of values-> pull ag tenets and insert here.]	Declined: The requested change is unclear.

			Sharron Zoller	GPAC	2006 GP AR 2.3 was Replaced by broader policies on processing facilities (AR-3.7) and support industries (AR-3.6) Goal AR-3 needs a thorough review and reconsideration of the components. 2006 AR 2.3: AR-2.3: Encourage development of agricultural economic zones promoting wineries, olive press facilities, and processing facilities.	Declined: The requested change is unclear.
AR-4: A sustainable and resilient agricultural sector.						
	AR-4 (General)		Betsy Cawn	GPAC	Create watershed-specific land stewardship programs for agricultural valleys and use those to recover major tributary systems that add excess nutrients to the receiving water body (Clear Lake).	Accepted: A policy will be added in Goal AR-2 section.
	AR-4.1	Promote the use of cover crops to enrich soil.	Sharron Zoller	GPAC	Promoting is good – vague as to HOW?	Declined: Responsible agencies will be outlined in the Appendix.
	AR-4.2	Assist the local agricultural community in identifying ways to increase the supply of quality irrigation water and implement water conservation techniques.		Community Survey	AR-4.2 should emphasize sustainable irrigation supply, conservation, recharge, and watershed health rather than simple supply expansion.	Accepted: The text will be updated to address the recommendation.
	AR-4.5	Encourage agricultural applications that directly use geothermal resources as a heat source if properly planned and compatible with surrounding land uses.		Community Survey	AR-4.5 should add clearer protections for groundwater, air quality, noise, seismic safety, and nearby residents where geothermal direct-use applications are proposed. I would consider removing AR-4.5 unless it is rewritten to clearly incorporate the health, water, noise, and safety protections described in the Geothermal Resources Element.	Accepted: A text box has been added to reference the Geothermal Element.
	AR-4.a	Lobby the U.S. Department of Agriculture to include highly erodible hillside walnut orchards among agricultural land eligible for its federal erosion-control and conservation reserve program.	Sharron Zoller	GPAC	As a walnut grower, I would appreciate more intervention. However, this is highly specific, targets a single crop type, and is unlikely to be achievable through a county-level general plan action. Federal program criteria are set by Congress and USDA, not through county lobbying. This action is better suited for a legislative platform than a general plan.	Declined: Inclusion in the general plan will prioritize this action for the legislative platform.
	AR-4.c	Expand Ag Pass messaging to reach more farmers.	Carolyn Hillman	GPAC	Goal AR-4: Sustainable and resilient agricultural sector. Detailed background on wildfires, drought, flooding, pests/diseases, and farmworker health under climate change. References 2025 Climate Vulnerability Analysis.	Declined: Request not relevant to this action.
AR-5: An agricultural industry that sustains the housing needs of farmworkers..						
	AR-5.a	Explore options to streamline development of farmworker housing, including by updating the Zoning Ordinance to allow farm labor camps through a ministerial permit.		Community Survey	AR-5.a should not allow farm labor camps through a ministerial process unless objective standards fully address wildfire, smoke, heat, water, wastewater, and evacuation.	Declined: The state is moving toward a ministerial process.
AR-6: Protected timber resources and sustainable timber production.						
	AR-6.3	Support and promote sustainable timber production, including by promoting selective, rather than clear cutting, particularly for old-growth stands of timber, wherever possible.		GPAC	The County does not have jurisdiction over federal lands (Mendocino National Forest) and cannot require federal agencies to conform to local general plan policies. This language overstates county authority and may create false expectations. Should this be included?	Declined: Language in policy accurately describes the County's authority.
Proposed New Policies/Actions						

	New Policy AR-3.16	(Proposed) Agritourism Parity	Carolyn Hillman	GPAC	Add Policy AR-3.16 (Agritourism Parity): "Treat permitted commercial cannabis operations equally to other agricultural commodities regarding eligibility for agricultural tourism, value-added processing, and marketing programs, recognizing cannabis as a legal specialty crop in California. Ensure that state-licensed cannabis farm tours, tastings, and direct-to-consumer initiatives are supported under the same zoning frameworks as winery tasting rooms and farm stands, subject to state law."	Declined: This general plan works to NOT separate cannabis from other ag products, wherever possible.
	New Policy AR-2.g	(Proposed) Right to Farm update	Carolyn Hillman	GPAC	Add Action AR-2.g (Right to Farm Gap): "Update the Lake County Right-to-Farm Ordinance to explicitly define locally permitted and state-licensed commercial cannabis cultivation and processing as protected agricultural uses (under Civil Code §3482.5), ensuring they receive the same protections against nuisance complaints as traditional crops and livestock." Rationale: Policy AR-2.1 directs the County to notify landowners about the Right-to-Farm Ordinance. Because the draft treats cannabis differently than traditional crops, there is a significant regulatory gap. If permitted cannabis farms aren't explicitly defined as protected "agricultural uses," farmers remain vulnerable to residential neighbors complaining about standard farming dust, noise, or odor.	Declined: The Board of Supervisors will address RTF and relationship to cannabis through ordinance development.
	New Policy	(Proposed) Mandatory Cannabis Crop Reporting	Carolyn Hillman	GPAC	Mandatory Crop Reporting Parity: We need a policy directing cannabis operators to report their production data to the annual Crop & Livestock Report on a mandatory basis, just like winegrape growers do under the Food & Agricultural Code. Because reporting on cannabis is currently voluntary, we have a three-year data gap in which the production value is listed as "unknown". The County's 2025 Ag Economic Report says agriculture contributed $300.2 million to our economy, but cannabis is totally invisible in that analysis. Mandatory reporting makes cannabis economically visible in our County planning.	Accepted: We will adjust and add action language to address this request.
	New Policy	(Proposed) Right-to-Farm Buyer Disclosure for Cannabis	Carolyn Hillman	GPAC	Buyer Disclosure Parity: We should add a policy requiring that new residential developments built next to permitted cannabis farms include the same Right-to-Farm buyer disclosures required next to orchards or vineyards. New neighbors need to acknowledge the potential for standard agricultural odors and noise, regardless of the crop.	Declined: This is already addressed in Right to Farm provisions.
	New Policy	(Proposed) State-Funded Cannabis Technical Assistance	Carolyn Hillman	GPAC	State-Funded Technical Assistance: Because cannabis is federally scheduled, our farmers can't access USDA or UC Cooperative Extension programs like other farmers can. The County should add a policy committing to identifying state-funded alternatives (such as CDFA or DCC grants) so that cannabis operators receive the technical assistance they need.	Accepted: A Policy will be added.
	New Policy/Policies	(Proposed) Grading	Denise Rushing	GPAC Meeting 4	Policies are needed in the Agricultural Resources Element to address grading issues on agricultural lands. Grading — particularly for vineyard development — has been a significant source of erosion, sediment runoff, and land disturbance, and the	Accepted: A Policy will be added.
	New Policy	(Proposed) Soil Health	Member of the public	GPAC Meeting 4	The Agricultural Resources Element does not protect the soil itself. A soil improvement program should be implemented — for example, requiring soil health tests every seven years and recognizing farmers with healthy soil at the County Fair. The element needs stronger soil stewardship policy.	Accepted: A Policy will be added.

	New Action	(Proposed) Solar Farming / Agrivoltaics	Margaux Kambara	GPAC Meeting 4	There is growing interest in solar farming (agrivoltaics — farming beneath solar panels). This is an emerging topic that warrants future input from the County's agricultural representative. Request for a placeholder or action item in the Ag Element to study agrivoltaics as a compatible agricultural use.	Accepted: An Action will be added.
	Glossary addition	(Proposed) Agriculture definition in Glossary	Carolyn Hillman	GPAC	Glossary Omissions: The Glossary must explicitly define "Agriculture" to comprehensively include permitted cannabis cultivation and processing. Failure to define cannabis as a standard agricultural use creates regulatory ambiguity that undermines Right-to-Farm protections and agricultural zoning allowances.	Declined: County recognizes cannabis cultivation as an agricultural activity.
		Collaborate with Tribal governments to encourage the preservation of agricultural lands that support traditional gathering, ceremonial, and culturally significant plant resources. Encourage integration of tribal land stewardship practices into agricultural land preservation strategies.	Sharron Zoller	GPAC	2006 GP AR-1.10: Community/Area Plans shall incorporate transitional densities on outer edges of Community Development Areas adjacent to Primary Agricultural Areas. No direct equivalent retained as a standalone policy. CGB expansion threshold in AR-1.9 is related but different. Topic should be reconsidered	Declined: The language is intentional to integrate the preservation of tribal cultural resources on Ag lands.
	New Policy AR-3.X	(Proposed) Tribal sovereignty		Community Survey	I would add several new policies/actions emphasizing food sovereignty for Lake County. The Element should more clearly state that local agriculture is not only an economic sector, but also a foundation for local food security, Tribal food sovereignty, ecological stewardship, and community resilience. **I would add:** (1) a new AR-3 policy explicitly supporting local and Tribal food sovereignty;	Declined: Tribal food included in policies/actions already.
	New Action	(Proposed) Farm-to-x Action		Community Survey	(2) a farm-to-school / farm-to-hospital / farm-to-community-institutions action;	Declined: Farm to school included already.
	New Action	(Proposed) Food processing and storage		Community Survey	(3) an action to develop food-hub, cold-storage, and small-scale processing infrastructure for local growers;	Accepted: The text will be updated to address the recommendation.
	New Policy	(Proposed) Community gardens		Community Survey	(4) support for community gardens, Tribal food gardens, and land access for small growers;	Accepted: The text will be updated to address the recommendation.
	New Policy	(Proposed) Crop preservation		Community Survey	(5) stronger support for seed saving, native and culturally significant crops, and crop diversity;	Accepted: The text will be updated to address the recommendation.
	New Action	(Proposed) Circular food-system		Community Survey	(6) a more explicit compost/soil-health/circular food-system action;	Declined: The requested change is unclear.
	New Action	(Proposed) Emergency Ag Resilience		Community Survey	(7) an emergency-resilience action linking local agriculture to backup power, water, storage, and food distribution during disasters. These additions would better align the Element with a future in which Lake County can feed itself more sustainably and equitably.	Accepted: This is addressed in the Health & Safety Element.
Other Comments (General, structural, email submissions)						

	Other	Regulatory Double Standard (email)	Carolyn Hillman	GPAC	Regulatory Double Standard and Legal Contradiction: The draft imposes stringent and crop-exclusive restrictions (e.g., Action AR-2.d's specific mitigations, Action AR-2.e's "odor response program") solely on cannabis. This is done while comparable high-intensity agricultural operations, such as wine grapes, poultry, and feed yards, which use the same roads and aquifers and generate standard agricultural odors, are explicitly exempted. This framing directly contradicts the equitable treatment required by the Right to Farm Act (Civil Code §3482.5) and BPC §26055.	Declined: This general plan works to NOT separate cannabis from other ag products, wherever possible.
	Other	Systematic Regulatory Parity Failure (email)	Carolyn Hillman	GPAC	Plan Overview (Systematic Regulatory Parity Failure): The 2050 Draft General Plan outlines the long-term vision for Lake County's land use, resource management, and economic growth. However, as currently written, the Draft applies a systematic double standard to commercial cannabis, subjecting it to uniquely harsh restrictions while entirely excluding it from the economic support provided to other agricultural crops. Under the Medicinal and Adult-Use Cannabis Regulation and Safety Act (MAUCRSA) and the California Right to Farm Act (Civil Code § 3482.5), cannabis is a legal agricultural commodity. The current framing constitutes an unlawful distinction that exposes the County to legal challenges, including violations of state law principles requiring equitable treatment under Business and Professions Code (BPC) § 26055 (equitable application of state and local law).	Declined: This general plan works to NOT separate cannabis from other ag products, wherever possible.
	Other	Cannabis classification	Phil Hartley / Donna Mackiewicz	GPAC Meeting 4	There does not appear to be a clear rationale in the element for why cannabis is treated differently than other crops in various policies and actions (e.g., AR-3.8, AR-3.11, AR-2.d, AR-2.e, AR-2.f). If there is no legal or policy justification for differential treatment, cannabis should be treated the same as any other agricultural crop throughout the element.	Declined: This general plan works to NOT separate cannabis from other ag products, wherever possible.
	Other	Structural Risks (email)	Carolyn Hillman	GPAC	Structural Risks: Removing mandatory elements (like Land Use and Circulation) from the countywide chapters and burying them in eight separate Area Plans is a massive risk. OPR mandates that Area Plans be internally consistent with the rest of the General Plan. Fracturing these elements puts the burden of proof on the County to show that Kelseyville's policies don't conflict with Lakeport's, which risks violating Government Code §65300.5.	Declined: Local Area Plans are chapters of the General Plan and are internally consistent.
	Other	Health, Safety, and Noise Parity (email)	Carolyn Hillman	GPAC	the plan should explicitly confirm that all worker safety and pesticide oversight policies (which are already managed via CalAgPermits) apply equally to cannabis. Furthermore, the Noise Element must clearly classify cannabis processing alongside other agricultural and manufacturing uses (like wine processing or fruit packing) to prevent future enforcement ambiguity.	Declined: Cannabis is included in agriculture worker policies and cannabis noise issues are addressed in the Noise Element.
	Other	Readability and Formatting	Carolyn Hillman	GPAC	Readability and Formatting: From a community perspective, the draft documents are difficult to navigate. The text is characterized by dense blocks of information without adequate paragraph breaks, visual hierarchy, or bulleted lists. Critical policy directions are often buried in lengthy sentences. For the public to meaningfully participate in the CEQA or GPAC review process, the document must be more readable.	Declined: Formatting will remain as is.

	Other	Design & Functionality	Carolyn Hillman	GPAC	Design & Functionality: The final digital version must include hyperlinked tables of contents, clickable cross-references between elements, and embedded links to actual external maps (e.g., official evacuation routes).	Declined: Very few links will be provided as they will likely be out of date before the expiration of this document.
	Other	Missing "Crosswalk" Document	Carolyn Hillman	GPAC	Missing "Crosswalk" Document: As noted by fellow GPAC members, the current review timeframe is dangerously short. To avoid confusing the public and exposing the County to legal challenges, the planning team must provide a functional "crosswalk" document that clearly identifies exactly what policies have changed from the 2008 plan to the 2050 draft, and why. Pushing this through without tracking changes leaves the county wide open to legal challenges.	Declined: The proposed document was not part of the Scope of Work for this project.
	Other	Missing topic	Denise Rushing	GPAC Meeting 4	The Agricultural Resources Element should consider the cumulative effect of water usage across agricultural operations, particularly during declared periods of drought. This is not currently addressed adequately.	Declined: Water usage across ag operation is addressed in Water Resources Element.
	Other	Removed 2008 Goal	Denise Rushing	GPAC Meeting 4	The 2008 General Plan included a goal addressing agricultural research and education (Goal AR-4 in the 2008 Ag Element). This does not appear to have a clear equivalent in the updated Plan. The updated element seems to have less substantive content overall than the 2008 version. GPAC would like to understand what was removed and why.	Declined: Formatting will remain as is.
	Other	General topic additions / reinforcement		Community Survey	AG - grading concerns, steep hills and erosion and farther set backs to seasonal water courses in always a concern and needs monitoring. In the future cannabis might be legal federally so addressing setbacks, water monitoring, and protection of all watercourses - and current permitted projects adhering to stricter policies should be considered and not simply grandfathered in.	Declined: These details will be addressed in the zoning ordinance.
	Other	Composting		Website	I'm a retired mental health professional and I grew up working on a family farm. I would highly recommend agricultural practices involving composting be taught to young and older people alike. Any good mental health practitioner is basically using the raw material, presented by a person, but part of nature, and processing it in a way that results in a better use of that raw material - how to turn negative sensations into better human conversation; compost also, like nature, turns into \black gold\" when processed appropriately. The two processes are alike and share the aim and goal to take what is negative	Accepted: New text will be added to Planning Area Element - Public Facilities previously drafted policy/action 6.b.
	Other	Williamson Act Lands		Letter (from Lake LAFCo)	Williamson Act Lands: As stated in the DEIR, there are 46,359 acres of land in Lake County that are under Williamson Act contracts. These lands are also zoned as APZ (Agricultural Preserve Zone). Normally County staff reviews a proposed use in the APZ zone for compliance with various zoning requirements. However, on occasion, the APZ zoning may or may not be consistent with the underlying Williamson Act contract. A review of the underlying contract should also be considered in allowing or permitting uses on contracted land. The problem being is many times a contract review does not take place with respect to actions in APZ zones. [Recommendation:] In the event there is a change in the APZ zoning, or non-renewal or cancellation of a Williamson Act contract or the contract is modified or cancelled, a requirement should be in place to concurrently include a contract review.	Declined: These details will be noted in the Zoning Ordinance.

	Other	Williamson Act contracts		Letter (from Lake LAFCo)	A statement, policy or mitigation measure should also mention that when a Williamson Act contract modification, non-renewal or cancellation is contemplated, the underlying zoning should be made consistent with applicable statutes as approved by the County.	Declined: This is current practice.
	Other	LAFCo Prime Ag Land conversions policy		Letter (from Lake LAFCo)	LAFCo's unique policy regarding agricultural land conversions: LAFCo has a unique requirement regarding Prime Agricultural Land conversions and obligations under the LAFCo law. This requirement is applicable if there is an action (i.e. a change of organization) resulting in conversion of agricultural lands to other uses. LAFCo's unique definition of Prime Agricultural Land, as stated in the Government Code, is as follows: 56064. "Prime agricultural land" means an area of land, whether a single parcel or contiguous parcels, that has not been developed for a use other than an agricultural use and that meets any of the following qualifications: (a) Land that qualifies, if irrigated, for rating as class I or class II in the USDA Natural Resources Conservation Service land use capability classification, whether or not land is actually irrigated, provided that irrigation is feasible. (b) Land that qualifies for rating 80 through 100 Storie Index Rating. (c) Land that supports livestock used for the production of food and fiber and that has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture in the National Range and Pasture Handbook, Revision 1, December 2003. (d) Land planted with fruit or nut-bearing trees, vines, bushes, or crops that have a nonbearing period of less than five years and that will return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than four hundred dollars ($400) per acre. (e) Land that has returned from the production of unprocessed	Declined: Formatting will remain as is.
	Other			Letter (from Lake County Farm Bureau)	**Protection Against Conversion to Urban Uses** The draft element includes important policies intended to protect agricultural lands from conversion to urban development. However, we **recommend strengthening these protections by clarifying that large-scale master-planned communities or new towns should not be developed on lands designated for agriculture outside established community growth boundaries**. Across California, proposals have emerged that seek to convert large areas of farmland into entirely new communities through General Plan amendments. Explicitly directing urban-scale development to existing communities will help ensure that Lake County's agricultural landscape remains intact.	Declined: No specific changes are recommended in this comment.

	Other			Letter (from Lake County Farm Bureau)	**Agricultural Tourism and Accessory Uses** We support the continued development of agricultural tourism as a tool for supporting farm viability and diversifying farm income. However, it is important that agritourism remains clearly secondary and incidental to active agricultural production. In other regions of California, agritourism policies have unintentionally allowed large event venues, hospitality developments, or commercial uses to gradually replace agricultural production on farmland. To avoid these unintended outcomes, we r**ecommend clarifying that agritourism uses must remain subordinate to agricultural production and should not occur at a scale that creates destination resorts, commercial centers, or development patterns that displace agriculture**.	Accepted: Text will be updated to address this recommendation.
	Other			Letter (from Lake County Farm Bureau)	**Infrastructure Extensions into Agricultural Areas** We strongly **support policies that limit the extension of sewer, water, and urban-scale infrastructure into agricultural areas**. These provisions are among the most effective tools available to prevent the premature conversion of agricultural lands. We **encourage the County to maintain and strengthen this policy by clearly stating that urban-scale infrastructure should not**	Accepted: Text will be updated to address this recommendation.
	Other			Letter (from Lake County Farm Bureau)	**Buffers Between Agricultural and Residential Uses** We support the concept of buffers between new residential development and existing agricultural operations to reduce land-use conflicts. However, it is important that these buffers be **located on the new development site rather than removing productive farmland from agricultural use**. **Clarifying this**	Accepted: Text will be updated to address this recommendation.
	Other			Letter (from Lake County Farm Bureau)	**Williamson Act Lands** Lake County has long benefited from the preservation of farmland through the Williamson Act. While the draft element provides useful background information on the program, we encourage the County to **include stronger policy language supporting the continued protection of lands currently enrolled in Williamson**	Declined: This was not included in BOS direction on major policies changes.
	Other		Ag Advisory	LAPAC	LEAP is defunct. Change wording to "animal evacuation services"	Accepted: This language will be updated.
	Other		Ag Advisory	LAPAC	Strengthen Right to Farm text - include general operations, spraying, and moving farming equipment on public roads	Right to Farm text added in Agriculture element and in each Land Use section of the Planning Area elements.
	Other		Ag Advisory	LAPAC	Strengthen text regarding benefits of grazing, including hazardous vegetation management	Accepted: This language will be updated.
	Other			Community Survey	No future commercial marijuana grows/facilities near rural reisdential areas and proof of water resource before approval of grow.	Declined: These details are addressed in the zoning ordinance.

				Website	submitted on 4\/9 after 4\/8 deadline, sorry. Comment on Cannabis Impacts – Environmental and Public Health GapAfter the deadline thoughts…Lake County General Plan 2050 – Health and Safety ElementHighlight a significant gap in the current draft related to cannabis cultivation and its broader environmental and public health implications.While cannabis is referenced in the Agricultural Resources Element primarily in terms of land use, odor, and enforcement, the Health and Safety Element does not meaningfully evaluate cannabis as an environmental or public health factor. This is a critical omission.This issue is especially important in Lake County because many existing agricultural operators—including vineyards and other traditional crop producers—are transitioning to cannabis cultivation. While this shift may provide economic benefits, it represents a fundamental change in land use practices, inputs, and environmental exposure pathways that is not currently addressed in the General Plan.Cannabis cultivation differs from traditional agriculture in several key ways that have implications beyond agricultural production:Key Concern: Broader Environmental and Community Impacts Not Addressed •Non-agricultural human exposure:Cannabis operations—particularly those near residential areas—can expose nearby communities to persistent odors, pesticide drift, and airborne particulates. These impacts affect not only agricultural workers but also children, seniors, and other sensitive populations who are not part of the agricultural workforce. •Wildlife and ecosystem exposure:Unlike traditional crops, cannabis cultivation has been associated (in multiple regions) with anticoagulant rodenticides, increased water diversions, and habitat	Declined: This was not included in BOS direction on major policies changes.
General comments				RCD	Ranching, grazing, and livestock appear underrepresented. Grazing is mentioned primarily in the FMMP definitions, ranching is not substantively discussed, and livestock is mostly referenced in the context of evacuation and climate hazards. This appears to be an important opportunity for additional content given the	Accepted: Text will be added to incorporate recommended changes.
General comments				RCD	Tribal agriculture and Tribal land stewardship may benefit from a more cohesive treatment. Tribal knowledge and stewardship are highlighted throughout the Element, but some references may benefit from clearer integration with the surrounding land use and agricultural policy context. Consider a dedicated section or clearer framing around Tribal agriculture, Traditional Ecological	Declined: The current text represents a balanced recognition and integration with local Tribal Nations.
General comments				RCD	Cannabis-related language appears to focus primarily on negative impacts and enforcement. The Element should consider acknowledging licensed cannabis cultivation as part of the agricultural economy while addressing concerns related to cannabis cultivation.	Declined: Cannabis cultivation is already determined to be an agricultural activity.
General comments				RCD	Agricultural processing, infrastructure, and market development may benefit from stronger treatment. Processing capacity, equipment, value-added production, and agricultural support industries are referenced in some policies and actions, but they could be more fully developed in the background or challenges	Declined: Policies related to this request already exist: AR-3.6 - Encourage the development of agricultural support industries and services in the county, including agricultural tourism industries Also AR-3.7, AR-3.12.
General comments				RCD	The Timber Resources section would benefit from additional technical review and revision. Timber is introduced late in the Element and could be more fully integrated with earlier mapping or agricultural land discussions. The section would benefit from clearer ownership context, updated fire history, technical review by forestry professionals, clearer terminology, and better integration	Declined: Policies related to this request can be found in the Planning Area Elements - Open Space Chapter.

General comments				RCD	Climate hazards could include a stronger discussion of heat, wildfire/smoke, water, and adaptation strategies. Extreme heat should be treated more directly in relation to crop viability,	Declined: Policies related to this request can be found in the Health & Safety Element and the Climate Adaptation Plan.
Background and mapped farmland	AR-1, Background	"variety of crops, including fruits, nuts, nursery, pasture, and vegetable crops"		RCD	Revise to more clearly describe Lake County agricultural diversity, including wine grapes, orchard crops, nursery crops, pasture/rangeland, vegetable crops, livestock, timber, and licensed	Accepted: Text will be updated to provide clarification.
Background and mapped farmland	AR-2, Mapped Farmland	“52,260 acres designated Agriculture”		RCD	Include this acreage as a percentage of total county land area and/or compare it to acreage identified by FMMP as suited for agriculture and grazing.	Accepted: Text will be added to incorporate recommended changes.
Williamson Act and agricultural	AR-5, Williamson Act	“County stopped accepting new Williamson Act contracts due to cessation of State subvention		RCD	Add explanation of State subvention funding, why its cessation affected County participation, and whether the County is considering options to accept new contracts.	Accepted: Text will be updated to provide clarification.
Williamson Act and agricultural	AR-5, Williamson Act	“Farmland Security Zone contracts “		RCD	Describe Farmland Security Zone contracts and how they differ from standard Williamson Act contracts beyond contract length, including tax treatment and eligibility if relevant.	Accepted: Text will be updated to provide clarification.
Williamson Act and agricultural	AR-5, Williamson Act	“Periodic audits of active Williamson Act contracts”		RCD	Include the number of active Williamson Act parcels and/or acres, and clarify whether existing contracts are expected to continue automatically renewing.	Declined: It is understood that Williamson Act contracts automatically renew.
Williamson Act and agricultural land protection	AR-5, Williamson Act / Tribal stewardship	Traditional stewardship practices by tribes emphasized soil health, water conservation...		RCD	Relocate or reframe this discussion. If retained, include specific examples and clarify the relationship between land preservation, cultural landscapes, Tribal stewardship, and agricultural/open-space protection.	Declined: Wording is intentional and has undergone wordsmithing with Tribal governments.
Lake County crops and agricultural tourism	AR-5, Lake County Crops	“The most land-intensive crops in the county are grapes and pears.”		RCD	Revise to: “Wine grapes and pears account for the largest share of cultivated acreage and agricultural production value in the county.”	Accepted: Text will be updated as requested..
Lake County crops and agricultural tourism	AR-5, Lake County Crops	“Cannabis is an emerging crop”		RCD	Include available data on licensed cannabis cultivation, including gross value if available, and distinguish licensed cultivation from unpermitted activity.	Declined: Annual information changes and is available as an addendum to the Crop Report. Considering mandatory reporting in future in Zoning Code.
Lake County crops and agricultural tourism	AR-7, Agricultural Tourism	“looking for creative ways to reintroduce farming culture”		RCD	Revise to focus on strengthening public connection to local agriculture, expanding markets, and supporting farm viability.	Accepted: Text will be updated as requested..
Lake County crops and agricultural tourism	AR-7, Agricultural Tourism	Agritourism section structure		RCD	Rewrite to first describe Lake County’s existing agritourism assets and opportunities, then place them in statewide context. Include an estimate of economic value if available.	Declined: Drafted text will remain as is.
Lake County crops and agricultural tourism	AR-7, Agricultural Tourism	“farm-to-table meals enjoyed in the crops”		RCD	Revise to “farm-to-table meals hosted on working farms,” “outdoor farm dinners,” or similar wording.	Declined: Drafted text will remain as is.
Timber resources	AR-7, Timber Resources	Timber introduced for first time		RCD	Introduce timber earlier if it is treated as an agricultural resource, and clarify how timberlands relate to agricultural land, working lands, FMMP mapping, TPZ zoning, and county economic development.	Declined: Drafted text will remain as is.
Timber resources	AR-7, Timber Resources	Mendocino National Forest and Boggs Mountain Demonstration State Forest		RCD	Note that Mendocino National Forest is managed by the U.S. Forest Service and Boggs Mountain Demonstration State Forest is managed by CAL FIRE.	Accepted: Text will be updated as requested.
Timber resources	AR-7, Timber Resources	Fire history		RCD	Add a callout box or expanded discussion summarizing effects on merchantable timber, post-fire forest conditions, salvage	Accepted: Text will be updated as requested.
Timber resources	AR-7, Timber Resources	Mendocino Forest sentence		RCD	Break into multiple sentences, correct “Glenn,” and consistently use “Mendocino National Forest” or “MNF” after introducing	Accepted: Text will be updated as requested.
Timber resources	AR-7, Timber Resources	Planning areas		RCD	Confirm these planning areas are defined elsewhere or add a parenthetical/cross-reference.	Declined: They will be chapters of the General Plan.

Timber resources	AR-7, Timber Resources	Photo		RCD	Replace with pine, Douglas-fir, mixed conifer forest, timber operations, or post-fire/reforestation conditions.	Accepted: Text will be updated as requested.
Timber resources	AR-7, Timber Resources	61,000 acres capable, available, and suitable		RCD	Cite the source and explain how the designation was evaluated and by which entity.	Accepted: Text will be updated as requested.
Timber resources	AR-7, Timber Resources	Timber sales declining due to spotted owl		RCD	Reference protected species regulations, including northern spotted owl, and address Northwest Forest Plan, mill capacity, transportation costs, market conditions, log prices, and habitat	Accepted: Text will be updated as requested.
Timber resources	AR-7, Timber Resources	spotted owl (Strix occidentalis)		RCD	Revise to “northern spotted owl (Strix occidentalis caurina)” if appropriate.	Accepted: Text will be updated as requested.
Timber resources	AR-8, Biomass	Woody residues from timber harvests and precommercial		RCD	Verify with USFS; clarify feasibility given remoteness, transportation costs, markets, and biomass facility availability.	Accepted: Text will be updated as requested.
Timber resources	AR-8, Biomass	woody brush species / chaparral		RCD	Clarify circumstances where chaparral would be removed and whether this belongs in timber or a broader fuels/vegetation	Accepted: Text will be updated as requested.
Timber resources	AR-8, Boggs DSF	Boggs Forest		RCD	Use “Boggs Mountain Demonstration State Forest (Boggs DSF)” on first reference and “Boggs DSF” thereafter. Note CAL FIRE	Accepted: Text will be updated as requested.
Timber resources	AR-8, Boggs DSF	TPZ		RCD	Define Timberland Production Zone and briefly explain its purpose.	Accepted: The following will be added: The Timberland Preserve Zone (TPZ) is applied for the conservation and protection of land capable of producing timber and forest products.
Timber resources	AR-8, Boggs DSF	Pre-Valley Fire stocking		RCD	Revise to: “Prior to the 2015 Valley Fire, much of Boggs DSF was well stocked with ponderosa pine, ponderosa pine/Douglas-fir, and	Accepted: Text will be updated as requested.
Timber resources	AR-8, Boggs DSF	No current inventory due to ongoing salvage operations		RCD	Verify with CAL FIRE/Boggs DSF staff. If no inventory exists, clarify why. Consider adding current post-fire reforestation or	Accepted: Text will be updated as requested.
Timber resources	AR-8, Boggs DSF	minor forest products / low-value product		RCD	Define “minor forest products,” describe rules and constraints, and clarify what product is considered low-value.	Accepted: Text will be updated as requested.
Timber resources	AR-8, Biomass	County issuing permits for biomass energy facilities		RCD	Reference findings from the Lake County Biomass Supply Assessment, including supply, transportation, facility siting, and economic feasibility.	Declined: Drafted text will remain as is.
Timber resources	AR-8, Timber Resources	2024 timber sales value		RCD	Move timber production value and trend information closer to the beginning of the Timber Resources section.	Accepted: Text will be updated as requested.
Challenges and opportunities - climate, wildfire, wine	AR-9, Climate Hazards	“health and lives of humans, livestock, and crops”		RCD	Suggested revision: “threatening farmworker health and safety, livestock health, crop viability, infrastructure, and agricultural productivity.”	Accepted: Text will be updated as requested.
Challenges and opportunities - climate, wildfire, wine	AR-9, Climate Hazards / Water	Drought and groundwater		RCD	Add reference to the Sustainable Groundwater Management Act (SGMA) where groundwater basin protection, aquifer development, and sustainable water management are discussed.	Accepted: Text will be updated as requested.
Challenges and opportunities - climate, wildfire, wine	AR-9, Flooding and Soil Erosion	Flood mitigation via cover crops		RCD	Revise to: “Agricultural lands can also help mitigate flood risks through conservation practices that improve soil structure, increase water infiltration, and reduce runoff.”	Accepted: Text will be updated as requested.
Challenges and opportunities - climate, wildfire, wine	AR-9, Flooding	Repeated Health and Safety Element reference		RCD	Remove or consolidate the repeated cross-reference.	Accepted: Text will be updated as requested.
Challenges and opportunities - climate, wildfire, wine	AR-10, Climate Hazards	Heat		RCD	Consider a dedicated heat subsection addressing crop damage, livestock stress, farmworker health, irrigation demand, productivity, and long term crop suitability.	Declined: Policies related to this request can be found in the Health & Safety Element and the Climate Adaptation Plan.

Challenges and opportunities - climate, wildfire, wine	AR-10, Wildfires and Smoke	Section length		RCD	Expand to address smoke impacts on crops and wine grapes, infrastructure loss, insurance, evacuation, livestock movement, prescribed grazing, fuels management, and post-fire recovery.	Declined: Policies related to this request can be found in the Health & Safety Element and the Climate Adaptation Plan.
Challenges and opportunities - climate, wildfire, wine	AR-10, Wine Industry Uncertainties	Image		RCD	Consider using a grape/wine related image if the page primarily discusses wine industry uncertainty.	Accepted: This change will be applied.
Goals, policies, and actions - AR-1 agricultural land protection	AR-12 / AR-1.a	Consider options for policies and procedures for agricultural and conservation easements		RCD	Strengthen to “Develop policies and procedures…” or “Evaluate and develop…” Clarify whether Williamson Act is included and what mechanisms could support easements.	Declined: Drafted text will remain as is.
Goals, policies, and actions - AR-1 agricultural land protection	AR-12 / AR-1.4	Substandard-sized agricultural parcels		RCD	Define substandard-sized parcels and explain tools or incentives to encourage consolidation.	Declined: Drafted text will remain as is.
Goals, policies, and actions - AR-1 agricultural land protection	AR-12 / AR-1.5	Lot split prohibition		RCD	Clarify minimum lot size requirements and evaluate unintended consequences for agricultural viability, succession planning, financing, or farmworker housing.	Declined: No change. Sufficient as is.
Goals, policies, and actions - AR-1 agricultural land protection	AR-12 / AR-1.7	Limit extension of sewer, water, and roadways		RCD	Clarify how infrastructure limitations will be balanced with agritourism, processing, farmworker housing, and support uses.	Declined: Other policies address these concerns.
Goals, policies, and actions - AR-2 conflicts, buffers, cannabis	AR-12 / AR-2.1	Right-to-Farm Ordinance		RCD	Add brief explanation of what the ordinance does, including protection of normal agricultural activities from nuisance complaints.	Accepted: Text will be updated as requested.
Goals, policies, and actions - AR-3 agricultural diversity and agritourism	AR-13 / AR-3.5	Tribal governments and traditional Tribal food/plant species		RCD	Revise to acknowledge Tribal governments and Tribal producers as part of Lake County agriculture broadly, while also supporting traditional foods, cultural revitalization, ecological health, and local diversity.	Declined: This has been previously addressed.

Health and Safety Element						
Goal # Text	**Policy/Action #**	**Existing Policy/Action Text**	**GPAC Commentor**	**Comment Source**	**Survey Comment**	**Public Comment**
General / Background Text						
	General	Agricultural consideration	Carolyn Hillman	GPAC	Overall, the County must remember that agriculture is its economic backbone. A Health & Safety Element that designs evacuation routes, smoke protections, and hazardous material rules solely around residential subdivisions—while ignoring the logistical realities of our largest employers—will inadvertently cripple our local economy. As climate change expands the footprint of hazard zones across California, restricting commercial infrastructure solely based on mapped zones (as proposed in HS-10.5) will sterilize Lake County's economic land base. Over the 2050 horizon, the County must pivot its safety strategy from "avoiding zones" to mandating "hardened engineering and strict containment."	Accepted: An exception for Agriculture will be added to HS-10.5.
	General	Throughout - missing Tribal Cultural Landscapes	Kyle Bill	GPAC	A lot of the focus is on infrastructure and general population impacts, but it does not fully reflect how things like wildfire, flooding, and extreme heat affect cultural resources, gathering areas, and access to ancestral lands. It would be helpful to include Tribal Cultural Landscapes as areas that need protection.	Accepted: Text updated to incorporate the protection of Tribal Cultural Landscapes.
	General	General - tribal resilience strategies	Kyle Bill	GPAC	There is also an opportunity to bring in traditional knowledge, like cultural burning, as part of long term resilience and prevention.	Declined: See Policy HS-8.22.
	General	General - planning process	Kyle Bill	GPAC	Overall, I think the Element would be stronger if it moved beyond just consultation and included Tribes more directly in planning and implementation.	Accepted: Text has been updated from collaborate to coordination, to reflect synchronization between government from planning through implementation.
	General	Tribal consultation provisions	Sharron Zoller	GPAC	Reorganize the Tribal consultation provisions into a single, strong cross-cutting policy early in the element, with brief section-specific notes rather than repeating full language in every section. (HS-5.18, 5.19, 5.20, 5.21) into a single well-crafted policy.	Declined: Coordination with the local Tribes in numerous policies and actions is deliberate, where coordination is in the best interest of all community residents.
	General	Throughout - core principles and scope	Sharron Zoller	GPAC	These observations and suggestions are not to dilute underlying goals for Health and Safety. Simplification with clear direction should be the foundation of this and other plans. The 2026 plan at times drifts from its core mandate — identifying hazards, protecting life and property through land use decisions — into broader social policy territory. Promoting specific agricultural philosophies (regenerative agriculture, agroecology), committing to 'preserve and improve the cost and quality of rental insurance,' and directing County engagement in insurance market reform are beyond the Safety Element's scope. A Safety Element that overreaches into areas beyond its authority risks two problems: (1) it creates unenforceable expectations for the public, and (2) it dilutes the binding force of policies that are within the County's authority. When everything is a 'policy,' nothing is.	Declined: No specific change requested.
	General	Ag Resources Element coordination	Sharron Zoller	GPAC	There are several topics are addressed in the Health and Safety Element that logically belong in, or should at minimum be cross-referenced by, the Agricultural Resources Element and vice versa. There are topic areas that are addressed in both, H&S and Ag), elements without explicit cross-referencing, creating risk of duplicated effort, inconsistent direction to implementing agencies, or conflicting requirements.	Accepted: Cross references between elements will be added where appropriate.

	General	Policies throughout	Denise Rushing	GPAC	Good to see expanded policies in the following areas: Hazard Awareness and Public Education, Interagency Coordination, Hillside Development, County Review of Development Proposals, Air Quality Analysis (now required), Incompatible Land Uses, Flood Control Measures, Participation in Federal Flood Insurance Program, Fuel Modification Programs, Fuel Breaks, Development Guidelines, Coordinate Emergency Response Services with Local Agencies, Maintain Emergency Evacuation Plans, Emergency Centers	N/A
	General	Policy language - limited authority / scope	Sharron Zoller	GPAC	Remove or reframe policies that exceed County authority (PG&E undergrounding as County 'requirement,' employer heat protocol mandates, insurance market interventions).	Declined: All policies have been reviewed for the appropriate County responsibility.
	General	Throughout - Policy and Action implementation details	Margaux Kambara	GPAC	In general, all G/P/A need an owner and deadline.	Accepted: An appendices will be added to the General Plan identifying responsible departments, agencies and partners, as well as the timeframe for each policy and action.
	General	Throughout - policy and action language	Kyle Bill	GPAC	One of my biggest concerns is making sure we are really acknowledging the historical harms to our land and how those continue to impact the health of Tribal people today. Since time immemorial, Tribal people have understood that our physical health is directly tied to the health of the environment. When the land, water, and natural resources are impacted, our health is impacted too. That connection is still very real for our communities today. For example, in some areas the water is not safe to bathe in during certain times of the year, even during our ceremonies. Tule is also not safe to use or consume the way it traditionally was for much of the year. These are not just environmental issues, they directly affect our health, our culture, and our ability to continue our way of life. The Sulphur Bank Mercury Mine continues to negatively impact the village of Elem. I do appreciate that the Element clearly calls this out and recognizes the environmental justice concerns tied to the community. That is important. But I am not seeing that same level of attention carried into the policies and actions. There is not clear language around what support or investment will actually be provided to the community. For example, things like ongoing health screenings, access to public health services, and long term support that directly addresses these impacts are not clearly outlined. There is also a need for more	Accepted: Great effort has been expended to make sure tribal concerns are included.
	General	Throughout policies and actions	Kyle Bill	GPAC	From a Tribal perspective, I think the Element could be strengthened by more clearly recognizing Tribal communities and cultural landscapes in the policies and actions.	Accepted: Great effort has been expended to make sure tribal concerns are included.
	General	Throughout - policy and action language	Kyle Bill	GPAC	I don’t think any policies necessarily need to be removed, but I do think some of them rely too heavily on mitigation instead of prevention or avoidance. In a few places, the language allows development or activity to move forward as long as impacts are “minimized” or mitigated. From a Tribal perspective, that can be concerning because some impacts, especially to cultural areas or landscapes, can’t really be fixed once they happen. Rather than removing policies, I would suggest strengthening them by putting more emphasis on avoiding high risk or sensitive areas altogether where possible, and being clearer about limits. I also think some of the policies could be improved by more directly including Tribal communities in implementation, instead of keeping that at a general or optional level. So overall, it’s less about removing policies and more about tightening them so they are more protective and clearer in how they are applied.	Declined: Tribal Cultural Resources have been adequately addressed.

	General - Action language	Vague Action Language	Sharron Zoller	GPAC	Many Actions use language that cannot be monitored or measured. 'Explore,' 'consider,' 'seek,' 'support,' and 'encourage' appear frequently. While some aspirational language is acceptable, a plan in which the majority of Actions use these soft verbs provides minimal accountability. Best practice is to reserve 'explore' and 'consider' for genuinely uncertain activities and use 'develop,' 'adopt,' 'implement,' and 'require' for commitments the County actually intends to fulfill.	Declined: All policies have been reviewed for the appropriate County responsibility.
	General - Policy language	Policy language - Scope Creep into Regulatory Territory	Sharron Zoller	GPAC	Scope Creep into Regulatory Territory: Several policies attempt to regulate matters that are the province of state or federal agencies. Requiring businesses to develop heat illness protocols (Cal/OSHA jurisdiction), directing pest management practices on private lands (DPR/Ag Commissioner jurisdiction), and 'collaborating' with PG&E to underground transmission lines county-wide (CPUC jurisdiction) are all beyond what a county General Plan can lawfully implement. These provisions may be aspirational, but stated as 'require' or 'ensure' they misrepresent County authority and could create legal exposure.	Declined: All policies have been reviewed for the appropriate County responsibility.
	General - Policy language	Policy language - Financial commitments without funding authority.	Sharron Zoller	GPAC	Define measurable targets: Attach quantitative metrics (e.g., number of farms adopting IPM, acres under regenerative practices, pest monitoring traps installed) to at least the most critical policies.	Declined: The presence of these types of policies set up the County to pursue external funding sources or to explore new County funding or financing sources.
	General - Policy language	Policy language - Repetitive tribal consultation language	Sharron Zoller	GPAC	While Tribal integration is appropriate and legally required, the 2026 plan's approach produces significant repetition. The phrase 'work collaboratively with Tribal governments to avoid or mitigate impacts to Tribal Cultural Resources' appears in nearly identical form in the fire (HS-8.21), flood (HS-9.16), hazardous materials (HS-10.9), airport (HS-6.4), and seismic (Goal HS-12) sections. A single, strong, cross-cutting Tribal consultation policy with section-specific tailoring would be more elegant and equally effective.	Declined: Coordination with the local Tribes in numerous policies and actions is deliberate, where coordination is in the best interest of all community residents.
	General	Policy language - add metrics	Sharron Zoller	GPAC	Define measurable targets: Attach quantitative metrics (e.g., number of farms adopting IPM, acres under regenerative practices, pest monitoring traps installed) to at least the most critical policies.	Declined: This level of specificity is not appropriate for this policy, but will be noted for consideration for the zoning ordinance update.
	General	[Proposed] Add implementation details as appendix	Sharron Zoller	GPAC	Add a monitoring program appendix specifying who is responsible for each action, what success looks like, and at what reporting interval — currently absent from the document. Designate lead agencies: For all multi-agency collaborative items, name a single coordinating lead responsible for convening partners and tracking progress.	Accepted: An appendices will be added to the General Plan identifying responsible departments, agencies and partners, as well as the timeframe for each policy and action.
	General	Throughout the Appendix B Background Report	Donna Mackiewicz	GPAC	If I might share a personal thought…I feel the current draft leaves too much open to interpretation and is does not address 2026 facts in so many sections. For this reason and the fact that this is really rushed, we have not been allowed to comment through the years appropriately (my opinion only) today I wish to focus on what I see as the biggest red flag…our trees are dying and mitigation is not offsetting the carbon lost or future health of our county. At the end I have added some notes from a Mediterranean Oak Borer workshop (4/6/2026) conducted by Mike Joned and Curtis Ewing. They will be planning a workshop for Lake County and I truly hope everyone will attend or watch the recording.	Accepted: New policies on tree mortality/forestry pests and diseases were added to Goal HS-4 (HS-4.6 and 4.7). Also, the background report was updated with information to support these policies and address this comment.
	General	Technical Appendices - VA and Evacuation Study	Kyle Bill	GPAC	I would also recommend more direct inclusion of Tribes in things like vulnerability assessments, emergency planning, and response. That could look like better coordination with Tribal governments around evacuation planning, communication, and recovery efforts.	Declined: Tribal relationships identified in policies HS-1.12, 1.13, 8.23, 8.24 and action HS-1.g.

	General - Action language	Tribal specificity	Kyle Bill	GPAC (Meeting 6)	There is currently not a direct action about what specific provisions will be given to communities most impacted. Will there be ongoing health screenings provided (such as cancer screenings) for communities living next to Superfund site – what will the County be doing to mitigate impacts of superfund site and how will County be directly consulting with Tribal resources (not just acknowledging it exists)? Broader language doesn't give clarity – would like to see more specific and direct actionable language about assisting that population.	Accepted: Added new action 10.g: "Coordinate with the Environmental Protection Agency, State agencies, and Tribal governments to support communities most impacted by the Sulphur Bank Mercury Mine Superfund Site and other legacy contamination sites, including by facilitating access to health services, environmental monitoring information, and cleanup updates."
	General	Tribal section	Betsy Cawn	GPAC (Meeting 6)	Per the comment on repetitiveness on Tribal language – I believe there should be an entire separate section devoted to tribal issues and matters, rather than broad statements in the Overview and in area plans. Those don't do the issue justice – the County has an enormous amount of information for and from local Tribes, so I'm in support of having a separate chapter.	Declined: A Tribal Element was proposed by community residents, however was not included in the original Scope of Work for this project. The County will consult with local tribes to assess the support for a separated elements as well as investigate funding options to add it, if appropriate.
	General	Missing topic - brownfields	Betsy Cawn	GPAC (Meeting 6)	In hazard issues analyzed – Lake County has a unique issue called "brownfields" that are not addressed in plans so far. These need to be addressed and implementation could be funded by EPA grants.	Accepted: Brownfields will be included in the text.
	General - Policy language	Policy language	Margaux Kambara	GPAC (Meeting 6)	Requirements should cite the source (State agency, regulation, etc.) for members of public reading the plan the for the first time	Accepted: Although labeling each Goal, Policy, and Action with regulating agencies is not part of the Scope of Work for this project, language will be added to the introduction of the of the General Plan giving the reader context and instructions.
	General	Define "require"	Sharron Zoller	GPAC (Meeting 6)	Per the definition of "require": Suggest adding a footnote or something to contextualize what "require" means in the context of this plan and explicitly say the county is actively working towards this and how that is being accomplished	Declined: All verbs have been reviewed to ensure the appropriate commitment from the County.
	General	New topic on effects of cannabis		Community Survey	Add scientific studies on the effect of cannabis - all strains and ages - to Health /Safety element. As research is still developing answers this is important to follow up on.	Declined: The County will incorporate data about cannabis impacts to health and safety as the studies become available.
	General	Putah creek levee		Website	Please concern yourselves with the Putah Creek levee in HVL to assure it can withstand the atmospheric rivers we sometimes are subject to these winters.	Accepted: Text regarding levees will be updated. Also, please see HS-9.6 for policy specific to levees in the county and atmospheric rivers.
	General	Putah creek levee		Website	Please make sure that the levee in Hidden Valley Lake and the Putah Creek system are able to withstand atmospheric rivers. Thank you!	Accepted: Text regarding levees will be updated. Also, please see HS-9.6 for policy specific to levees in the county and atmospheric rivers.
	General	Missing cannabis odor	Lake County Community Action Project	Letter (from LakeCAP)	"The General Plan's Health and Safety element does not address cannabis odor. Cannabis odor is known to adversely affect air quality and sensitive receptors. Cannabis thiols put it into a category of nuisance odors. Cannabis cultivation's production of ozone is an air quality and Health and Safety issue. Requested Corrective Action: The County must (a) adopt, through the General Plan and implementing ordinance, a quantitative odor threshold of significance consistent with peer-reviewed practices used by other California jurisdictions (including, e.g., measurable D/T standards at the property line, minimum setback distances from residences, schools, and sensitive receptors, and a requirement for vapor-phase carbon filtration or equivalent for enclosed cultivation); (b) adopt corresponding monitoring, complaint-response, and enforcement protocols; and (c) apply these thresholds retroactively as "new information of substantial importance" (Guidelines § 15088.5) to the cumulative impact analysis for commercial cannabis and other odor-producing uses.	Declined: This will be addressed through revisions to Article 27 and the development of Article 73.
HS-1: To effectively prepare for and respond to natural and human-caused disasters, avoid the loss of life, and minimize the impacts to health, property, and Tribal Cultural Resources in the event of an emergency.						

	General	Emergency preparedness	Margaux Kambara	GPAC	Various studies and plans are cited, but where is the practical information for residents? (i.e. evacuation plan, G/P/As to address root causes of hazards—flooding, wildfire?) Add practical information for residents such as evacuation plans and where these plans are posted.	Declined: This information is available at the Lake County Ready website.
	Policy HS-1.1	Discourage development in hazard-prone areas, unless appropriate design and hazard mitigation provisions are included, to prevent potential danger to the health and safety of people.	Denise Rushing	GPAC	The policy: discourage or allow development only where hazard risk can be mitigated. The 2026 wording is softer than 2008 ('discourage' rather than 'permit only'). I recommend the stronger language.	Accepted: This policy language will be updated.
	Policy HS-1.2	Maintain current and effective mutual aid and Joint Power Agreements (JPA) for fire, police, medical response, hazardous materials, mass care, heavy rescue, or other functions as appropriate.	Margaux Kambara	GPAC	Fine aspiration. Where's the teeth for enforcement? We have situations today where development has been approved in high-severity hazard-prone areas without appropriate design. What is the recourse for neighbors? Especially if project applicants are granted use permits that do not expire?	Declined: This policy references the mutual aid agreements necessary for disaster and recovery efforts, and are managed by OES.
	Policy HS-1.2		Paul Duncan	GPAC	References 'Mass Care'. This is not a standard definition. This should be changed to an industry standard of 'Mass Casualty'.	Accepted: This policy language will be updated.
	Policy HS-1.6	Incorporate the Lake County Multi-Jurisdictional Hazard Mitigation Plan, as approved by the Federal Emergency Management Agency, into this Health and Safety Element by reference, as permitted by California Government Code Section 65302.6."	Margaux Kambara	GPAC	Please use plain English and not Government-ese; translate "...as permitted by California Government Code Section 65302.6." How does this affect the average resident? Or what are the parameters of "as permitted by" the code cited?	Declined: This language is necessary for compliance with CalOES requirements.
	Policy HS-1.12	Coordinate with the cities, school districts, utility providers, Tribal governments, and community-based organizations to establish and maintain equitably located emergency shelters, community resilience centers, and alternate care sites throughout the county for natural disasters and other highly hazardous conditions, ensuring they are outside of areas at risk from hazards. Such facilities should be in easily accessible locations, available to all community members, served by alternate independent drinking water systems and cooling water systems for electric generators, and equipped with renewable energy generation and backup power supplies.	Carolyn Hillman	GPAC	I strongly support Policy HS-1.12 and Action HS-7.e regarding the funding and establishment of Community Resilience Centers for extreme weather and smoke events. I ask that the language in these sections be slightly amended to explicitly list the "outdoor agricultural workforce" alongside seniors and disabled populations as priority groups for these cooling and clean-air facilities, as our farmworkers are uniquely vulnerable to climate stressors, which will help the County secure targeted CDFA and state climate resilience grants.	Accepted: Suggested policies and actions will be updated for priority groups.
	Policy HS-1.12, and Actions HS-1.e, HS-1.h, HS-1.i, and HS-1.j			Community Survey	HS-1.12, HS-1.e, HS-1.h, HS-1.i, and HS-1.j: I strongly support the resilience-center concept, but these policies and actions should be made more operational. I would add clearer commitments regarding lead agencies, implementation timelines, funding strategy, backup water and power, clean-air filtration, ADA accessibility, transit access, multilingual outreach, and continuity of medical and behavioral health services. Otherwise, these are good ideas that may remain aspirational.	Accepted: This policy will be updated to reflect more concrete actions.
	Policy HS-1.13	Collaborate with Tribal governments regarding emergency planning, hazard mitigation, and evacuation-related improvements to protect or mitigate impacts to Tribal Cultural Resources.	Paul Duncan	GPAC	All these sites need redundant communication systems for evacuees, with a recommendation for satellite-based Wi-Fi. When large-scale events occur, local wired internet and cellular infrastructure can be damaged and unusable. Satellite systems do not have this limitation, allowing evacuees and staff to maintain critical communications.	Accepted: Reliable communications will added to HS 1.12.
	Action HS-1.I	Continue to analyze, and consider for possible implantation, the FLASHES (Firefighting Linked Auxiliary Supply Hydraulic Energy Storage) project to provide water storage capacity and supply renewable energy to communities as both firefighting and emergency resources.		Community Survey	HS-1.I: I would revise or possibly remove this action unless the County is ready to describe it much more concretely. As written, the FLASHES project reads as unusually speculative compared with the rest of the Element, and it does not yet feel like a mature implementation action. At minimum, it should be rewritten with clearer feasibility criteria, responsible parties, and timing	Accepted: Language will be revised to be more concrete.
HS-2: To ensure safe and effective evacuation throughout Lake County during emergencies and disasters.						
	Figure HS-1	Potential Evacuation Routes map	Margaux Kambara	GPAC	Add or point to actual evacuation routes.	Declined: The introduction (pg. HS 4) makes clear that evacuation information is provided on Ready Lake County.

	Background Text	Page HS-5, top paragraph	Paul Duncan	GPAC	The top paragraph misses the SR-175 connection from Lakeport to Hopland. The road is a state highway and a route out of the County.	Accepted: This connection will be added to the text description.
	HS-2.2	Require new residential development of 10 units or more in High and Very High Fire Hazard Severity Zones identified on Figure HS-3 or in flood-prone areas identified on Figure HS-6 to have access to at least two points of ingress and egress.		Community Survey	HS-2.2: I would revise this policy so evacuation-capacity review is not limited to new residential development of 10 units or more. In Lake County, and especially in areas like Cobb and Middletown, smaller projects can still add serious evacuation risk where there are route constraints. I would require any new subdivision or hazard-constrained residential project in High or Very High Fire Hazard Severity Zones or flood-prone areas to demonstrate adequate evacuation capacity, with at least two routes where feasible, or a	Declined: Municipal code oversees access to parcels already in Subdivision Ordinance, and fire district review included in all dwelling building permits.
	Action HS-2.c	Implement public awareness campaigns encouraging residents to limit the number of vehicles used during evacuations to reduce roadway congestion and encourage development of community-based assistance networks to connect neighbors who need transportation with those who have extra vehicle capacity.	Carolyn Hillman	GPAC	Regarding Evacuation Logistics (Policy HS-2.c): The draft encourages residents to limit vehicles during evacuations to reduce congestion. This models residential behavior but completely ignores the logistics of commercial agriculture. [See recommended policy addition below]	Declined: Drafted text will remain the same.
	Action HS-2.d	Conduct targeted outreach to evacuation-constrained residential neighborhoods to promote preparation of household evacuation plans, go-bags, and shelter-in-place plans.	Margaux Kambara	GPAC	Revise HS-2.d: Add responsible party for this action and deadline or target dates for completion.	Accepted: An appendices will be added to the General Plan identifying responsible departments, agencies and partners, as well as the timeframe for each policy and action.
HS-3: To ensure that forests and agricultural lands in the county can better adapt to agriculture and forestry pests and diseases.						
	Appendix B - Background Report	Agriculture and Forestry Pests and Diseases Section (pp. B-9 – B-12)	Donna Mackiewicz	GPAC	This comment addresses the Agriculture and Forestry Pests and Diseases section of the Lake County General Plan 2050 Health & Safety Element. While the section correctly identifies major threats such as invasive pests, tree mortality, and climate-driven stressors, it remains descriptive and does not establish enforceable policies or adequate baseline requirements. Key Red Flags and Deficiencies 1. Lack of Enforceable Policy Framework The section identifies major threats but does not establish mandatory tree protection standards, monitoring requirements, or mitigation triggers tied to development. 2. Mediterranean Oak Borer (MOB) – Underrepresented Severity The document acknowledges spread but omits critical scientific context.	Declined: These comments have already been addressed in various areas of the document.
	General	Reporting timelines	Sharron Zoller	GPAC	Establish reporting timelines: Set a review cadence (e.g., biennial implementation report) for Goals HS-3 and HS-4 specifically. No metrics or timelines: No specific performance indicators, reporting frequencies, or measurable targets are attached to any agricultural goal or policy. This makes it difficult to assess progress during General Plan implementation reviews.	Accepted: An appendices will be added to the General Plan identifying responsible departments, agencies and partners, as well as the timeframe for each policy and action.
	Actions 3.b and 3.c	HS-3.b: "Partner with UC Cooperative Extension to develop demonstration sites showcasing climate-adapted crop varieties suited to Lake County's current and projected growing conditions. Include opportunities for Tribal participation in demonstration sites, training programs, and regenerative agriculture recognition, particularly where projects involve native or culturally important species." HS-3.c: "Coordinate with the Lake County Resource Conservation District to create a recognition program for local farms implementing regenerative agriculture practices that enhance soil health, water retention, and ecosystem resilience. The program should highlight farms that use integrated pest management strategies to minimize pesticide use and reduce exposure risks for farmworkers and surrounding communities."	Sharron Zoller	GPAC	Voluntary participation: Recognition and demonstration programs (HS-3.b, HS-3.c) rely on voluntary farm and industry uptake, with no incentive structure or minimum participation targets defined.	Declined: These actions relay on partnerships and available funding.

	Action HS-3.e	Support and expand early detection and rapid response efforts led by the Lake County Department of Agriculture to prevent the introduction and spread of invasive species and plant diseases that threaten local agriculture and ecosystems.	Sharron Zoller	GPAC	Invasive Species and Pest Exclusion: The HS Element (HS-3.e) calls for early detection and rapid response to invasive species. The Ag Element does not address this topic despite the Lake County Department of Agriculture operating a Pest Exclusion Program.	Accepted: We will add cross references to the Ag Element where appropriate.
	Policy HS-3.3	Promote regenerative agriculture techniques that improve soil health and ecosystem functioning, enhance groundwater recharge, and improve stormwater management.	Margaux Kambara	GPAC	Add granular actions. “improve stormwater management” is broad. Add: Jim Steele’s recommendations for stormwater management as actions for this policy (e.g. in Clearlake Oaks and Clearlake Keys area change direction of the stormwater drains. Throughout the County, make wetlands preservation a key strategy to reducing soil erosion that enters creeks and tributaries and improve the health of Clear Lake. Stormwater management – BLM’s proactive participation in preventing soil loss and sedimentation, that is moving soil high in phosphorous into Clear Lake is imperative. BLM collaboration is also needed to identify potential solutions to groundwater depletion. Add as a new policy: Work with agencies such as BLM and Resource Conservation District (RCD) to reduce and eliminate soil erosion going into Scotts Creek. o Responsible Agencies: Lake County Water Resources Dept. (WRD), BLM, RCD; o Funding Source: General Fund (grants? BLM funds? Caltrans mitigation funds?); o Priority: High; Timeframe: Immediate	Declined: There are stormwater sections in the 'Public Facilities and Services' Elements of each Area Plan, including a dedicated stormwater management Goal.
	Policy HS-3.9	Implement pest and disease management practices that minimize impacts to Clear Lake's water quality and aquatic ecosystems, with special attention to preventing pesticide runoff and protecting native species from invasive aquatic pests.	Margaux Kambara	GPAC	Add Proposed Action: “Draft and propose an ordinance that prohibits moving dead wood or firewood into and within the County. This measure is aimed at reducing the spread of pests such of Mediterranean Oak Bore Beetle.”	Accepted: A policy will be added to educate the public on proper firewood transportation and storage.
HS-4: To promote forest health and resilience through sustainable timber harvesting practices and active forest management that reduces vulnerability to pests, diseases, and wildfires.						
	Policies HS-4.2 and HS-4.4	HS-4.2: "Collaborate with federal, Tribal, State, and regional partners to proactively manage forested lands to reduce fire risks and pest outbreaks." HS-4.4: "Coordinate with timber companies, State agencies, and federal land managers to ensure timber harvest plans incorporate pest-resistant species selection and climate adaptation strategies and avoid or mitigate impacts to Tribal Cultural Resources."	Denise Rushing	GPAC	Diffused multi-agency responsibility: Items involving five or more agencies (HS-4.2, HS-4.4) list no designated lead, creating coordination risk and potential inaction.	Accepted: An appendices will be added to the General Plan identifying responsible departments, agencies and partners, as well as the timeframe for each policy and action.
	HS-3.a, HS-4.3, HS-5.18, HS-7.6, HS-8.22	HS-4.3: Collaborate with local Tribal governments to incorporate traditional ecological knowledge and cultural heritage into the management for forested lands throughout the county	Margaux Kambara	GPAC	Revise: Provide more guidance or examples of what “incorporate traditional ecological knowledge” looks like.	Accepted: TEK will be defined in the document.
	Action HS-4.a	Continue implementing the Tree Mortality Program as funding allows to coordinate pest management activities across jurisdictions, support early detection of forest pests, and develop rapid response protocols for emerging forest health issues.	Sharron Zoller	GPAC	Funding contingency: HS-4.a (Tree Mortality Program) is explicitly conditioned on "available funding" with no fallback provision. Secure baseline funding: For the Tree Mortality Program (HS-4.a) and the wood processing facility exploration (HS-4.b), identify existing or pending funding sources to reduce contingency risk.	Declined: Funding sources not easily identified ahead of time.
	Action HS-4.b	Explore opportunities to establish facilities in Lake County that can process pest-damaged and fuel-reduction wood into usable products, supporting both forest health and local economic development. This includes pursuing grant opportunities, public-private partnerships, and coordination with local Tribal governments and timber operators.	Sharron Zoller	GPAC	HS-4.b (wood processing facilities) is exploratory "explore" language with no binding commitment.	Declined: Drafted wording is intentional.
HS-5.3: To reduce the generation of air pollutants and promote non polluting activities to minimize impacts on human health and the economy of the county.						

	Policy HS-5.3	Require that all new roads and driveways for new projects that are adjacent to residences or sensitive receptors be paved or treated to reduce dust generation, consistent with development standards in the Lake County Zoning Ordinance. Unpaved roads, driveways, and parking areas should be considered for surfacing improvements when permits are granted for expanded use.	Margaux Kambara	GPAC	Expand language to include all roads not just “new” roads. Omit “new” from the text. The principle is that new development will have impact on the road whether new or not (e.g. development will increase dust generation with increased traffic if the road isn’t paved).	Declined: No nexus for requirement on existing roads.
	Actions HS-5.d and HS-5.e, and Policy HS-1.9	Policies related to air quality and dust mitigation	Denise Rushing	GPAC	Dust mitigation and serpentine education carried over from 2008, but not the same specific construction-permit inspection language tied to naturally occurring asbestos. Recommend inclusion of specific inspection language.	Declined: Inclusive of serpentine soil areas.
	Policy HS-5.6	Require project applicants of discretionary projects, as appropriate, to prepare technical assessments…	Margaux Kambara	GPAC	“As appropriate” is vague. Define or refer reader to where criteria is provided.	Declined: Determined on case by case basis.
	Policy HS-5.12 and HS-5.13	HS-5.12: Work with local agencies and community-based organizations to provide resources to help residents respond to poor air quality events (e.g., transportation to resilience centers and supply free N95 masks). HS-5.13: Support and secure funding for clean air facilities that provide refuge during poor air quality events. This includes incorporating air filtration systems in new and renovated resilience centers, supporting comparable private facilities, and prioritizing locations accessible to transit-dependent and vulnerable populations.		Community Survey	HS-5.12 and HS-5.13: I would revise these air-quality response policies so they do more than rely on fixed clean-air facilities. The County should also plan for distributed rural access, transportation support, free N95 distribution, and direct outreach to isolated communities and vulnerable households during smoke and poor-air-quality events. That would better fit Lake County’s geography and social realities.	Accepted: We will add mobile response to other response efforts, when needed.
	HS-5.19, HS-5.20, and HS-5.21	HS-5.19: Include Tribal members and communities practicing outdoor cultural activities in Equity Priority Areas in air quality advisories, N95 mask distribution, and access to clean air facilities. HS-5.20: Include Tribes in educational outreach programs on air quality hazards, hazard reduction strategies, and emergency response during poor air quality events. HS-5.21: Work collaboratively with Tribal governments to protect Tribal Cultural Resources, including culturally important landscapes and traditional		Community Survey	HS-5.19, HS-5.20, and HS-5.21: I support these policies and would strengthen them by making Tribal inclusion more clearly ongoing and implementation-based, not only advisory. That could include regular coordination protocols for air-quality advisories, distribution planning, protection of outdoor cultural activities, and review of projects or practices that may affect culturally important landscapes.	Accepted: Language will be changed to represent and more coordinated effort.
HS-7: To minimize risk of loss of life, injury, and property damage from extreme temperatures.						
	Policy HS-7.3	Ensure that local businesses employing outdoor workers and those in spaces without air conditioning develop workplace heat safety protocols and provide training for employers and employees in heat-exposed occupations, as required by the California Office of Environmental Health Hazard Assessment.	Carolyn Hillman	GPAC	The draft directs the County to ensure businesses develop workplace heat safety protocols. It completely omits wildfire smoke. Under Cal/OSHA Title 8 §5141.1, smoke exposure is a heavily regulated hazard requiring AQI monitoring and N95 distribution. I recommend amending HS-7.3 to read: "Ensure businesses employing outdoor workers develop workplace heat and wildfire smoke safety protocols, providing adequate training and protective equipment in accordance with Cal/OSHA standards."	Accepted: We will add wildfire smoke to this policy.
	Policy HS-7.3 and HS-7.4	HS-7.4: Ensure local businesses employing outdoor workers develop extreme cold protocols for those employees directly exposed to cold temperatures.		Community Survey	HS-7.3 and HS-7.4: I would strengthen the extreme heat and extreme cold worker-protection policies by naming farmworkers, outdoor laborers, and workers in unconditioned indoor spaces more explicitly and by requiring stronger multilingual outreach, employer education, and practical protections. The Agricultural Resources Element already identifies farmworkers as highly vulnerable to heat, smoke, overcrowding, and evacuation problems, so the Health and Safety Element should respond more directly to that reality.	Accepted: We will add additional language about groups that will benefit from this policy.
HS-8: To avoid and minimize risk of loss of life, injury, and property damage from fire hazards.						

	General (Goal 8 series)			Community Survey	I would like to see stronger language supporting private landowners who proactively build 'fire-resilient infrastructure.' Specifically, the county should encourage or fast-track projects that underground power lines, clear heavy brush, or create independent, high-pressure water sources for fire suppression. Private investment in these areas is crucial for Cobb Mountain's safety, and the General Plan should make it easier for landowners to develop these types of fire-hardened projects.	Accepted: Policy language on incentivizing home-hardening will be developed.
	Policy HS-8.2	Actively support fuel modification and reduction programs on public and private lands throughout the county.	Margaux Kambara	GPAC	Add Proposed Action: “Lake County to collaborate with the Bureau of Land Management (BLM) on maintaining and creating fire breaks– Wildfire in 2018 almost burned Lakeport. At least one CalFire chief supports BLM mastication. BLM fire breaks along the south fork of Scotts Creek to Glen Eden Trail are prime for collaborative management. A massive joint** controlled burn is recommended, with a minimum of 100-foot wide fire break. This area could be a major controlled burn training site. Add Proposed Action: “Maintain fuel breaks between federal lands and community areas.”Add Proposed Action: “Authorize and manage prescribed burns along Scotts Creek south fork.” Add Proposed Action: “Support education about wildfire risks, wildfire safety, and fire inspections.” Add Proposed Action: “Brush abatement, community firebreaks, wildfire prevention, roadside vegetation clearing – Create incentives for landowners to mow fields (e.g.. tax breaks as Fire District fees increase).”Add Proposed Action: “Fire-safe roads in Scotts Valley – Determine and inform residents of fire hazard risk of roads. Consider adding turnouts to increase safety of roads that are not fire safe 4290 Public Resource Code compliant.” Add Proposed Action: “Community Wildfire Prevention Plan (CWPP) – Developing a local CWPP can be a tool for hillside erosion remediation. Vegetation management near and in watercourses can be part of the CWPP, promoting hillside erosion restoration. CWPP can identify vulnerabilities and points where practical interventions can occur.”	Accepted: Additional Policy and Action will be incorporated.
	Policy HS-8.3	Require defensible space around all structures in accordance with California Public Resources Code Section 4291 and applicable regulations established by CAL FIRE, including requirements for Zone 0 (0 to 5 feet), Zone 1 (5 to 30 feet), and Zone 2 (30 to 100 feet) where applicable. In High or Very High Fire Hazard Severity Zones, the ember-resistant Zone 0 must be maintained free of combustible materials such as plants, mulch, wood piles, and flammable fencing.	Carolyn Hillman	GPAC	I do not recommend removing the fire safety goals, but the County must remove its own contradictory bureaucratic barriers that prevent farmers from complying with them. Specifically, Policy HS-8.3 requires defensible space around all structures in accordance with California Public Resources Code Section 4291. Mandating PRC 4291 is legally correct. However, when agricultural operators attempt to cut these legally mandated firebreaks on large rural parcels, they are frequently blocked by overlapping, cost-prohibitive County grading permit requirements. If the General Plan is going to mandate strict vegetation clearance in Fire Hazard Severity Zones, the County must remove local barriers to compliance. Instead of removing the policy, I recommend adding a companion action: "Amend the County Grading Ordinance to establish a streamlined, ministerial permit process for the creation of agricultural firebreaks, provided they align with an approved CAL FIRE or Resource Conservation District (RCD) fuel management plan."	Accepted: A new action has been added to Fire Hazards Section - HSE-8.j.

	Policy HS-8.6:	Require that existing public and private roadways in High and Very High Fire Hazard Severity Zones or the wildland-urban interface be maintained to comply with street signage and vegetation management fire safety regulations, including vegetation management fuel reduction within 50 feet of roadways on either side.	Margaux Kambara	GPAC	Various studies and plans are cited, but where is the practical information for residents? (i.e. evacuation plan, G/P/As to address root causes of hazards—flooding, wildfire?) Add practical information for residents such as evacuation plans and where these plans are posted. Add Goals/Policies/Actions to address root causes of wildfire and flooding hazards. Policy HS-8.6: “Require that existing public and private roadways in High and Very High Fire Hazard Severity Zones or the wildland-urban interface be maintained to comply with street signage and vegetation management fire safety regulations, including vegetation management fuel reduction within 50 feet of roadways on either side.”Comment: Requiring vegetation management on private roads will be handled how? Is this an unfunded mandate? What is the enforcement mechanism? Revise text to incorporate answers to these questions.	Declined: The introduction (pg. HS 4) makes clear that evacuation information is provided on Ready Lake County.
	Policy HS-8.10	Limit new development in the High or Very High Fire Hazard Severity Zones or wildland urban interface identified by CAL FIRE (see Figure HS-3 and Figure HS-4). If development is proposed in these zones, require review by the Community Development Department and appropriate fire service district prior to the issuance of development permits for proposed development projects and conceptual landscaping plans. Plans for proposed development in such areas shall include, at a minimum: ▪ Site plan, planting plan, planting palette, and irrigation plan to reduce the risk of fire hazards and with consideration to site conditions, including slope, structures, and adjacencies. ▪ Development and maintenance of defensible space, including defensible space within 100 feet of all structures, stricter vegetation management within 0 to 30 feet of a structure, and an ember resistant zone within 5 feet of all structures, as defined by California Government Code, Sections 51181 to 51189, and California Code of Regulations, Title 14, Division 1.5, Chapter 7, Subchapter 3. ▪ More than one point of ingress and egress to improve evacuation, emergency response, and fire equipment access, and adequate water infrastructure for water supply and fire flow that meets or exceeds the standards in the California State	Sharron Zoller	GPAC	Conflating General Plan Policies with Development Code Standards: Policy HS-8.10 is the clearest example of a policy that belongs in the Zoning Ordinance or Fire Safe Regulations, not a General Plan. Listing required elements of a fire site plan — including 'planting palette and irrigation plan' — at the GP level creates ambiguity about where the County's actual development standards reside. California planning law is clear that GPs set broad direction and zoning implements it. When GPs become too specific, they either duplicate zoning (creating conflicts when one is updated without the other) or they effectively become the operative standard, which is inappropriate at the policy level.	Declined: This policy was written to meet State guidelines.
	Policy HS-8.10		Paul Duncan	GPAC	Last Bullet - “Require new construction to install alternative water storage for interior sprinkler systems if new construction is connected to a public water system.” By consensus of the Lake County Fire Chiefs, this recommendation should be removed entirely. The claim that residential sprinklers connected to a municipal water system require an alternative water storage is incorrect. Research shows that this recommendation originated from Special Districts, who believe that residential sprinklers will strain the municipal water system. However, this is not the case. Residential sprinklers are the most effective fire suppression tool, using an average of 100 gallons to extinguish a small fire. Adding the requirement for auxiliary storage would unnecessarily increase the cost of each home by $6,000 to $10,000. Special Districts argued that during a wildland fire, residential sprinklers would use too much water. This is incorrect because	Accepted: Deleted last bullet of Policy 8.10.

	HS-8.10 and HS-8.11	HS-8.11: Require discretionary project applicants to prepare fire protection plans consistent with requirements in Chapter 49 of the California Fire Code, including a risk analysis, fire response capabilities, fire safety requirements (defensible space, infrastructure, and building ignition resistance), fire hazard mitigation measures and design considerations for non-conforming fuel modifications, wildfire education maintenance and limitations, and evacuation plans for new development in High or Very High Fire Hazard Severity Zones or wildland urban interface designated by the County and CAL FIRE (		Community Survey	HS-8.10 and HS-8.11: I would strengthen these policies so the Plan creates a stronger presumption against new development in High and Very High Fire Hazard Severity Zones and the wildland-urban interface, rather than relying mainly on review and mitigation after a project is proposed. If development is allowed, it should have to demonstrate not only parcel-level compliance, but also cumulative adequacy of evacuation, water supply, road access, defensible space, and fire-safe design.	Declined: The policies in the HSE collectively address your concerns.
	Policy HS-8.12	Work with fire protection districts and departments to minimize risks to existing development by identifying existing non-conforming development and assisting property owners to upgrade buildings and properties to current fire safe standards, in terms of road standards, vegetative hazards, and street and building signage, requiring all development to meet or exceed State Responsibility Area and Very High Fire Hazard Severity Zone Fire Safe Regulations.	Margaux Kambara	GPAC	Add Proposed Action: “Prioritize a list of roads in the County (public and private) that need to be upgraded to be CA Public Resources Code 4290 compliant. Establish criteria for prioritization for 4290-compliance improvement. Establish schedule for prioritized road improvement. Integrate this list with the County’s other lists for road improvements.”	Declined: Public Works maintains its own documentation on road specs and quality.
	HS-8.17 and HS-8.d	HS-8.17: Coordinate with water providers to maintain and enhance water supply infrastructure to ensure adequate, long-term water supplies for existing and future daily demands and firefighting suppression requirements. HS-8.d: Identify and improve areas lacking adequate water service for firefighting, including capacity for peak load under a reasonable worst-case wildfire scenario determined by the appropriate fire service district.		Community Survey	HS-8.17 and HS-8.d: I would revise these fire-water policies so they state more clearly that long-term water supplies for fire suppression and future development must also be sustainable and consistent with watershed health and other water needs. Otherwise, the fire section could unintentionally be used to justify growth in hazard-prone areas without adequately reckoning with long-term supply limits.	Declined: Drafted text is sufficient.
	Policy HS-8.22	Collaborate with Tribal governments to incorporate Tribal Ecological Knowledge into fire hazard reduction programs.	Carolyn Hillman	GPAC	Second, I strongly support Policy HS-8.22, which directs the County to collaborate with Tribal governments to incorporate Tribal Ecological Knowledge into fire hazard reduction programs. This is a massive step forward for wildland management.	N/A
HS-9: To avoid and minimize risk of loss of life, injury, and property damage that may result from flood hazards.						
	Policies HS-9.2, HS-9.3, HS-9.4, and HS-9.5	Policies related to flood risk and development / infrastructure	Denise Rushing	GPAC	Most components carried forward from 2008: subdivision safety, passive recreation, septic controls. Critical facilities changed from 'should not be permitted' to 'outside flood zones where feasible.' I recommend the stronger language.	Accepted: The stronger language will be returned to this policy.
HS-10: To protect residents, visitors, and property from hazardous materials release.						
	Background Text	Page HS-41	Margaux Kambara	GPAC	Revise Hazardous Waste, HS-41, last paragraph. After “small-scale sewage overflows,” add “and the Robin Lane (January 2026) 2.9 million gallon sewage spill”	Accepted: The Robin Lane Sewer Spill will be added.
	Background Text	Page HS-45, first paragraph	Margaux Kambara	GPAC	Replace “harmful algal blooms” with clarifying text. Note that algal blooms are normal for Clear Lake. Identify the harmful elements (e.g. certain cyanobacteria strains and anoxic conditions caused by algal die off). As written, the text incorrectly characterizes algal blooms as harmful; not all algal blooms are harmful.	Accepted: We will add clarifying language to make this distinction.

	Goal HS-10 Series	Hazardous materials considerations	RISE	Letter (from RISE)	In the countywide Health and Safety Element, we encourage staff to consider the following, specifically in Goal HS-10 policies and actions: ○ The draft indicates the county is justifiably concerned about “freight and delivery transporters carrying quantities of hazardous materials below reporting thresholds.” The draft offers as example the deliveries to local hardware stores of “retail-packaged herbicides, pesticides, paint products, motor oils, etc.” We encourage staff to consider also naming electronic cigarettes/vapes and nicotine products, which are filled with acute hazardous chemicals. ○ Nicotine and nicotine salts are legally classified as an acute hazardous waste under the federal Resource Conservation and Recovery Act (RCRA) and California law, because human exposure to it, even in small quantities, can cause death or permanent injury/illness.i, ii This is the case regardless of whether the products are spent or if they are unused in their original packaging.iii, iv, v ○ E-cigarettes generally use lithium-ion batteries, chargers, and atomizers. These items contain nonrenewable metals and chemicals that are toxic to landfills, so they should be handled as either recyclable e-waste or characteristic hazardous waste where they cannot be recycled.vi ○ Lithium batteries can catch on fire when damaged, which often happens when disposed of in trash or recycle bins, resulting in increased fire risk during transport and at waste facilities.vii Given the small size of vapes, it can be particularly challenging for solid waste personnel to notice them and remove them from the waste stream prior to compaction or other treatment. ○ Fires caused by lithium batteries pose a unique challenge to	Accepted: Lithium batteries will be included.
	Policy HS-10.5	Prohibit any new facilities that use or store hazardous materials in quantities that would list them in the State’s Toxics Release Inventory or Small Quantity Generators databases from being in a located in high-risk hazard areas, including areas within a high or very high fire hazard severity zone, 100- or 500-year floodplains, and areas with high landslide susceptibility.	Carolyn Hillman	GPAC	As written, this policy bans agricultural processing. HS-10.5 prohibits new facilities that use or store hazardous materials (such as Small Quantity Generators) from locating in Very High Fire Hazard Severity Zones (VHFHSZ). As Figure HS-3 shows, nearly all of Lake County's agricultural land falls into these fire hazard zones. Standard farming operations store diesel and fertilizers, and value-added agricultural processing (including wineries and state-licensed cannabis extraction) utilizes refrigerants and solvents that trigger these thresholds. This policy must be amended to add: "Exempt agricultural and processing operations that maintain an active Hazardous Materials Business Plan (HMBP) overseen by the Lake County Certified Unified Program Agency (CUPA)." We must rely on proper containment engineering, not blanket zoning bans.	Accepted: Change made.
HS-11: To effectively protect the health of Lake County residents by reducing exposure to human health hazards.						
	Actions HS-11.b and HS-11.c	HS-11-b: Support existing coordinated monitoring systems for harmful algal blooms in Clear Lake and other water bodies, with an alert protocol to notify residents, especially those on private or small state water systems, when unsafe conditions are detected. HS-11.c: Collaborate with local healthcare providers, including Tribal health providers, to offer training on identifying and treating climate-sensitive diseases, including vector-borne illnesses and conditions related to harmful algal bloom exposure.	Margaux Kambara	GPAC	Revise. As written, the text can give the reader the incorrect notion that all algal blooms are harmful. Algal blooms can become harmful.	Accepted: We will add clarifying language to make this distinction.
HS-12: To avoid risks to life and minimize impacts to property, including cultural and Tribal Cultural Resources, that may result from seismic and geologic hazards.						
	HS-12.3	Encourage continued studies by the United States Geological Survey and California Geological Survey on fault location, activity, and seismicity (including induced seismicity) within the county.		Community Survey	HS-12.3 ..."(including induced seismicity)"... add within the parenthetical phrase...due to geothermal energy production	Accepted: The definition of induced seismic activity will be added.
Proposed New Policies/Actions						

		Proposed: Tribal Cultural Landscapes policies	Kyle Bill	GPAC	There are a few additional policies or actions that would help better reflect the community's vision, especially from a Tribal perspective. One would be to include policies that recognize and protect Tribal Cultural Landscapes as part of hazard planning, not just built infrastructure. This would help make sure cultural areas are considered when planning for wildfire, flooding, and other risks.	Accepted: Draft language intends to capture Tribal Cultural Resources and Landscapes.
	[NEW] Policy HS-1.X	Proposed: Tribal Government Coordination in Emergency Planning	Kyle Bill	GPAC	Another would be to include more direct coordination with Tribal governments in emergency planning and response. This could include evacuation planning, communication systems, and recovery efforts that are developed in partnership, not just through consultation.	Accepted: Added policy (HS-1.13).
		Proposed: Traditional knowledge in long-term safety planning	Kyle Bill	GPAC	It would also be helpful to include traditional knowledge as part of long-term safety and resilience strategies. For example, cultural burning and other land stewardship practices can help reduce wildfire risk.	Declined: Coordination with the local Tribes in numerous policies and actions is deliberate, where coordination is in the best interest of all community residents.
			Kyle Bill	GPAC	I also think it would be important to look at how impacts build up over time, especially as climate change continues to increase risk. These kinds of additions would help make sure the Element reflects not just infrastructure and systems, but also people, culture, and long-term community well-being.	Declined: Recommended change is unclear.
	[2008 GP Policy]	Re-instate: Policy on critical facilities mapping	Denise Rushing	GPAC	Draft GP clearly retains incorporation of critical facilities into contingency planning, Recommend the 2008 explicit 'identify and map all critical facilities' policy sentence.	Declined: This information is housed in the MJHMP, which is updated every five years.
	[2008 GP Policy]	Re-instate: Policy on earthquake protection warnings	Denise Rushing	GPAC	2008 had a policy re: planning for earthquake prediction warnings. Rationale for removing?	Declined: This information is housed in the MJHMP, which is updated every five years.
	[2008 GP Policy]	Re-instate: Policy on cluster development	Denise Rushing	GPAC	2008 had a policy re: encouraging cluster-development. Draft GP focuses instead on access, evacuation, defensible space, and permit review. Q: Rationale for removing "encouraging cluster development"?	Declined: Cluster development is good in some areas but not all. Update reflects this complexity.
		Proposed: Seismic activity Policy	Denise Rushing	GPAC	Background discussion of faults and seismicity appears, but no policy specifically encouraging outside agencies to continue studies.	Declined: This is addressed in HS 12.3.
	[NEW] Policy HS-2.X	Proposed: Ag Pass Policy	Carolyn Hillman	GPAC	Furthermore, the 2026 Draft Glossary defines the term "Ag Pass," but the actual element never uses it. I recommend amending the evacuation policies to add: "Formally integrate the existing Lake County 'Ag Pass' program into County evacuation protocols (Policy HS-2). Ensure the program establishes standardized, secure re-entry procedures for all commercial agricultural operators, explicitly including state-licensed cannabis facilities, to safely secure highly regulated inventory, manage livestock, and protect critical infrastructure."	Accepted: Added policy as suggested (HS-2.6).
	[NEW] Policy HS-2.X	Proposed: Roadside Vegetation Maintenance/Reduction		Community Survey	Add Vegetation Maintenance/Reduction on the sides of all streets, roads, trails, lanes, highways of 5 feet to 100 feet as a goal. To support sight/vision distance and evacuation route safety during emergencies.	Declined: This will be addressed through County Ordinance.
	[NEW] Action HS-13.X	Proposed: PSPS Generator Penalties Action	Carolyn Hillman	GPAC	Add Action HS-13.X (PSPS Generator Penalties): Action HS-13.b discusses coordinating with PG&E to develop microgrids for Public Safety Power Shutoffs (PSPS). Microgrids are years away. Right now, commercial agriculture survives a PSPS by running diesel backup generators to prevent hundreds of thousands of dollars in	Accepted: Added policy (HS-13.8).
	[NEW] Policy HS-8.X	Proposed: Ag Ponds as Firefighting Assets Policy	Carolyn Hillman	GPAC	Add Policy HS-8.X (Ag Ponds as Firefighting Assets): Policy HS-8.18 requires new developments to ensure adequate water flow for fire protection, but the draft ignores the millions of gallons of water already stored on existing commercial agricultural properties. The County should add a policy to: "Incentivize and collaborate with agricultural operators to install dry hydrants and standard CAL FIRE-compatible drafting connections on existing agricultural ponds and water storage tanks, integrating private agricultural infrastructure into the local fire suppression network as community defense assets."	Accepted: Added action as suggested (HS-8.i).

	[NEW] Actions HS-9.X	Proposed Actions to support Policy HS-9.6	Margaux Kambara	GPAC	Add Proposed Action: “Identify root cause of flooding in Scotts Valley and develop plan to address flooding (e.g. from levee breaches), identifying responsible parties for levee maintenance and repair, communicating levee liability to responsible parties.” Add Proposed Action: “Levee maintenance responsibility and liability – Lake County constructed levees in Scotts Valley. Levee maintenance falling to property owners needs to be addressed by the County and its various plans. Among the issues to be resolved If a property has a levee breach, who is required to repair it? Property owner or the County?o How will the levee be repaired during flood conditions?o Is the property owner liable for damages from flood water?o What are the consequences for the property owner for not repairing the levee if the property owner is responsible for levee maintenance? “ Add Proposed Action: “Add pilings (about one-third into the current) in the stream of Scotts Creek to protect the culvert. CA Dept. Fish& Wildlife is expected to be supportive of this recommendation.” Add Proposed Action: “To address problems with culverts, levees and overgrown vegetation, track progress on tasks identified in the Scotts Valley Watershed Assessment (part of the Clear Lake Integrated Watershed Management Plan) Add Proposed Action: “Upstream of Eickhoff Bridge – dredge and	Declined: All county levees are privately owned. Text has been clarified.
	[NEW] Actions HS-9.X	Proposed Action to support Policy HS-9.12	Margaux Kambara	GPAC	Add Proposed Action: “Require more full and complete real estate disclosure of flood history, flood hazard risk, and levee issues and maintenance are needed. Current disclosure measures are not adequate; they are not detailed enough. At least one current Scotts Valley property owner did not receive notification of property’s flood potential and history.”	Declined: This is not in th County's purview.
	[NEW] Actions HS-10.X	Proposed Action to support Policy HS-10.8	Margaux Kambara	GPAC	Add Proposed Action: “Publish and or point to location of evacuations routes maps and descriptions.”	Declined: The introduction (pg. HS 4) makes clear that evacuation information is provided on Ready Lake County.
	[NEW] Action HS-11.X	Proposed: HAB Alerts		Community Survey	Public promotion of HAB's as they occur.	Declined: Included in HS-11.b.
	[NEW]	Ecological Importance of Oak Woodlands	Donna Mackiewicz	GPAC	Oak woodlands support over 300 wildlife species and provide essential ecosystem services including carbon storage, soil stabilization, and habitat for birds, bats, and pollinators. Valley Oaks are considered keystone species, and their loss results in disproportionate ecological impacts. Recommended Corrections and Improvements 1. Adopt a Strong Tree Protection Ordinance GPAC Draft General Plan Survey - Health & Safety Element 6 / 24 Protect mature and heritage trees, require replacement standards, and include long-term monitoring. 2. Integrate Mediterranean Oak Borer into Policy Require updated scientific data and risk assessment in environmental review. 3. Require a county-wide, enforceable fines, Tree Ordinance with strong language for Oaks and Heritage Trees, have a complete inventory, establish baseline conditions and track mortality trends. 4. Strengthen CEQA Baseline Requirements Require current, site-	Accepted: Will add development of Chapparal Ecosystem Protection Plan to Actions, which already includes development of an Oak Preservation Plan.
	[NEW] Policy / Action HS-1.X			Community Survey	New policy/action under emergency preparedness and resilience centers: Require resilience centers, alternate care sites, and emergency shelters to include behavioral health and trauma-informed support, not only physical shelter and medical continuity. That could include psychological first aid, private space for crisis counseling, tele-behavioral-health access, culturally responsive support, and referral pathways for people experiencing acute distress, trauma reactions, or relapse risk during disasters. The draft already includes resilience centers, alternate care sites, and continuity of essential medical services, so this would build naturally on what is already there.	Accepted: Language about mental health services to be provided at Resilience Centers to be added.

	[NEW] Action			Community Survey	New action on disaster behavioral health recovery: Add an action to prepare a post-disaster behavioral health recovery plan for wildfire, smoke, flood, prolonged outage, and evacuation events. This should include outreach for grief, trauma, depression, anxiety, family stress, and suicide prevention in the weeks and months after disasters, not just during the initial emergency phase. Lake County has already experienced repeated large-scale fires, smoke, heat, and other disruptions, so this is not hypothetical.	Accepted: Language about mental health services to be provided at Resilience Centers to be added.
					MGT: I STOPPED HERE FOR THE DAY.	
	[NEW] Policy / Action			Community Survey	New policy/action on substance use and overdose resilience: Add an action to ensure that resilience centers, shelters, libraries, and other public-serving emergency sites have access to naloxone, overdose-response training, and continuity pathways for medications related to mental health and substance use treatment. In real emergencies, disruption of medication access, counseling access, and social supports can quickly become a safety issue. This is a glaring omission in the current draft.	Accepted: Language about mental health services to be provided at Resilience Centers to be added.
	[NEW] Action			Community Survey	New action on continuity of behavioral health care: Expand the existing continuity-of-medical-services language so it explicitly includes behavioral health services, psychiatric medications, medications for substance use treatment, peer support, and mobile crisis response during and after disasters. The draft already refers to continuity of essential medical services for older adults, people with disabilities, and medically vulnerable residents; behavioral health should be named directly rather than treated as implicit.	Accepted: Language about mental health services to be provided at Resilience Centers to be added.
	[NEW] Action			Community Survey	New action on community-based peer support and social connection: Add support for community health workers, promotores, peer support specialists, and neighborhood-based mutual aid/check-in systems that can reduce isolation and connect people to help before situations become crises. The draft already supports neighbor check-in programs for extreme temperatures; I would broaden that logic into a more year-round community mental health resilience strategy.	Declined: No section in this element for overall mental health. H&S topics focus on hazards and responses.
	[NEW] Policy / Action			Community Survey	New policy/action on youth prevention and healthy environments: Add a countywide health/safety action that addresses youth substance-use prevention and smoke-free environments in coordination with schools, parks, events, and youth-serving facilities. The Cobb Environmental Justice section already includes tobacco/cannabis retail and smoke-exposure protections; similar preventive public-health language should not be left only at the planning-area level.	Declined: Youth programs and tobacco smoke are addressed in other areas of the General Plan.
	[NEW] Policy / Action			Community Survey	New policy/action on culturally grounded healing and Tribal partnership: Add language that behavioral health and recovery efforts should include culturally appropriate, community-based, and when appropriate land-based healing approaches developed in collaboration with Tribal governments and community organizations. That would fit the Element's stated commitment to Tribal collaboration and community well-being, while also moving beyond a narrow clinic-only model.	Declined: Coordination with Tribes and co-management practices are addressed in other areas of the General Plan.
	[NEW] Goal (Policy?)	(Proposed) Safe evacuation of schools		Community Survey	Add a goal of safe evacuation of schools, including a secondary emergency route in circulation designs.	Accepted: Language about school evacuations to be added.
	[NEW] Action			Community Survey	Action: work with school districts to create circulation designs which are monitored and defensible.	Accepted: This will be addressed in the Circulation Element.
	[NEW] Action	(Proposed)		Community Survey	Install outdoor warning sirens.	Declined: This is addressed in the County's Emergency Operation Plan.

	[NEW] Policies / Actions	(Proposed) Prohibit approval of discretionary permits for parcels in SRA or VHFHSZ	Lake County Community Action Project (LakeCAP)	Letter (from LakeCAP)	The General Plan contains no implementation action directing the County to deny discretionary permits for parcels served by roads that do not comply with 14 C.C.R. §§ 1273.00–1273.11, and no program to require or fund public road upgrades and secondary egress where warranted. **Requested Corrective Action.** The County must (**a) adopt General Plan policies and implementing ordinances expressly prohibiting approval of discretionary permits for parcels in SRA or VHFHSZ** served by roads that do not comply with 14 C.C.R. §§ 1273.00–1273.11 unless an exception is granted on the case-by-case basis and with the specific findings required by 14 C.C.R. §§ 1270.07 and 1270.06; (b) **require and fund secondary-egress analyses for all communities and project areas with single-ingress access, and condition future approvals on secondary-egress feasibility;** (c) incorporate a transparent, peer-reviewed evacuation model (including sensitivity analysis for time-of-day, fire-spread scenarios, vulnerable populations, and concurrent incidents) into the Draft EIR and recirculate; and (d) **adopt an annual Fire Safe Compliance Report identifying roads, subdivisions, and permits out of compliance and the County's plan to remedy each.**	Declined: County has authority in the Zoning Code to require any studies deemed necessary.

Geothermal Resources Element						
Goal # Text	**Policy/Action #**	**Existing Policy/Action Text**	**Commentor**	**Comment Source**	**Comment**	**Public Comment**
General						
	General	Policies throughout	Kyle Bill	GPAC	I think the draft does a good job recognizing that geothermal development can impact things like groundwater, air quality, and seismic activity. But when it comes to the actual policies, it still leans pretty heavily toward supporting expansion and future development without really putting clear limits in place for protecting sensitive areas.	Declined: Draft lanaguage has been reviewed and will remain the same.
	General	Geogthermal areas	Kyle Bill	GPAC	From a Tribal perspective, these geothermal areas are not just energy resources. They are part of our cultural landscape. These are places tied to ceremony, healing, and identity, and that piece does not show up in the Element in a meaningful way.	Declined: Draft lanaguage has been reviewed and will remain the same.
	General	Minimizing vs avoiding impacts	Kyle Bill	GPAC	I am also concerned about the focus on minimizing impacts instead of avoiding them where possible. Once certain areas are impacted, especially culturally, that cannot really be undone.	Declined: Draft lanaguage has been reviewed and will remain the same.
	General	Cumulative impacts	Kyle Bill	GPAC	Another big gap for me is cumulative impacts. Lake County already has a major geothermal presence, and it feels like the Element looks at future projects one at a time instead of asking what all of this adds up to over time, especially for the Clear Lake watershed and surrounding areas.	Declined: Draft lanaguage has been reviewed and will remain the same.
	General	Tribal involvement	Kyle Bill	GPAC	I would also like to see more around Tribal involvement, not just consultation, but being part of monitoring, oversight, and decision making where these projects affect our communities and landscapes.	Declined: Draft lanaguage intentionally chosen to the limits of County authority.
	General	Tribal co-management	Betsy Cawn	GPAC Meeting 5	The existing co-management agreement between the State, County, and Tribes covers Clear Lake and its watersheds. Since watersheds include geothermal hot springs and related areas, there may be grounds to interpret the co-management agreement as already extending to geothermal resources. The County should examine whether the co-management agreement can be expanded or interpreted to cover geothermal resource management.	Declined: Staff researched but could not find support for this change.
	General	Geothermal development boundaries	Member of the public	GPAC Meeting 5	There are known areas of interest for new geothermal development near Clearlake, including near the wastewater treatment plant and residential areas. The General Plan should not merely encourage geothermal development broadly — it should clearly define where new geothermal development is and is not appropriate, be transparent about known areas of geothermal interest, and describe both the financial benefits and the potential impacts of new	Accepted: Text will be added to acknowledge that geothermal has historically been located in Kville-Mtown region, and acknowledge that growing interest around the county.
	General	Geothermal activity on Ag Land		Community Survey	Expand the Geothermal activity to be allowed on Agricultural and Rural Lands.	Declined: The Ag and Land Use Elements address this.
	General	Geothermal drilling prevention		Community Survey	Prevent geothermal and/or lateral directional drilling within the exclusion area around the lake. Specifically, Clear Lake Oaks Keys neighborhood is built on a marsh and is at risk in geothermal activity.	Declined: These details are including in the Zoning Ordinance.
	General	Geothermal project language throughout		Community Survey	I don't have a specific policy number, but the county should review the draft and remove or update any outdated language that assumes all geothermal projects are massive, noisy, steam-venting industrial plants from the 1980s. Please ensure there is no language that accidentally bans or over-regulates small, silent, closed-loop technologies just because they fall under the broad 'geothermal' umbrella.	Declined: Draft lanaguage has been reviewed and will remain the same.

	General		Sterling Williams	Letter	The proposed geothermal area is within a region influenced by multiple fault lines and near the Sulphur Bank Mercury Mine (Superfund), Chalk Mountain, and Walker Ridge (historical mercury mining areas). Ground disturbance could mobilize contaminants and affect groundwater. **Infrastructure Risk** The site is near outdated wastewater and water infrastructure, including force mains. Development could increase strain and risk failure unless infrastructure is upgraded. **PRA / Development Activity** Public Records Act information indicates geothermal interests including EGX are actively working in Lake County, with proposed drilling exceeding 2 miles underground and capacity around 100 MW. **Required Energy Policy Protections** A proper Energy Policy must include: financial benefit to the County, setbacks from homes and fault lines, water and groundwater protections, contamination safeguards, noise and pollution limits, restrictions on high-risk extraction methods, and required tribal consultation and cultural protection. **Financial Benefit Requirement** If Lake County is expected to power surrounding regions, it must receive a defined percentage of revenue annually, reinvested into roads, water, and wastewater systems. **Infrastructure Requirement** No major energy development should proceed in areas with outdated infrastructure unless developers contribute to upgrading those systems.	Accepted: A policy will be added to the Open Space Element, Energy Goal, to add a Energy Element to the GP when resources allow.
	General	Direct benefits for residents		Community Survey	Is there any way to codify "direct electricity benefits" to Lake County residences as a primary result of new geothermal development"???	Accepted: Text will be added to discuss Community Benefit Agreements.
GR-1: Research and innovation that optimize the use of geothermal resources to generate sustainable energy and benefit Lake County.						
	GR-1.1	Support the use of new technological and operational measures that better conserve geothermal resources, increase efficiencies in power generation, and/or otherwise expand geothermal energy development potential.	Margaux Kambara	GPAC	Supporting use of new technology and operational measures should not compromise environmental standards, thresholds established by a PEIR. Add this thought to GR-1.1.	Declined: Draft lanaguage has been reviewed and will remain the same.
	GR-1.1			Community Survey	GR-1.1: I would revise the phrase “and/or otherwise expand geothermal energy development potential.” As written, it makes expansion sound like a co-equal goal with conservation and efficiency. I would change it so innovation is supported only when it clearly reduces impacts, protects community health, and stays within	Accepted: This language will be updated based on recommended change.
	GR-1.2	Encourage development and testing of new technologies to reduce environmental impacts of geothermal activities.	Margaux Kambara	GPAC	Lake County should not be the guinea pig for untested technologies with unknown consequences and impacts. Proof of concept must clearly identify risks, expected outcome and evidence supporting	Declined: This can be addressed in the Energy Element, when developed.
	GR-1.a	Review current geothermal setback map and requirements in Article 27 of the Zoning Ordinance for potential updates and amendments to accommodate technological and industry advances to support geothermal and other sustainable power generation options.	Margaux Kambara	GPAC	GR-1.a needs to reflect a balance, to preserve environment, and scenic and ridgeline assets. Please revise GR-1.a accordingly.	Accepted: This policy will be updated to reflect the recommended language.

	GR-1.a		Denise Rushing	GPAC	Policy GR-1.a proposes reviewing geothermal setback requirements in the Zoning Ordinance to accommodate technological and industry advances. Setbacks play an important role in protecting: - nearby residential areas - environmental resources - public safety and noise impacts If the County intends to revise geothermal setback standards, the General Plan should clarify: - the policy objectives guiding potential changes - the criteria that would be used to evaluate revised setback distances - how potential impacts to surrounding communities would be addressed Additional explanation would help clarify how industry development	Accepted: This action will be revised to read: Review current setback requirements and amend as necessary; taking into account technological and industry advances, and preservation of residential communities, water supply, environmental and Tribal Cultural resources.
	GR-1.a		Denise Rushing	GPAC	GR-1.A — Geothermal setbacks (Clear Lake and sensitive resources): The shift from established standards to a discretionary "review and update" approach weakens long-term policy direction. Recommend: Maintain or strengthen setback standards from Clear Lake and other sensitive water bodies, consistent with or exceeding 2008 standards.	Accepted: This action will be revised to read: Review current setback requirements and amend as necessary; taking into account technological and industry advances, and preservation of residential communities, water supply, environmental and Tribal Cultural resources.
	GR-1.a		Carolyn Hillman	GPAC	**2026 Draft General Plan:** Action GR-1.a directs staff to amend setbacks specifically to "accommodate technological and industry advances." **GPAC Insights:** Both Margaux and Denise explicitly objected to this. Setbacks exist to protect communities and agricultural groundwater, not to accommodate corporate expansion. Under the Warren-Alquist Act, the State Energy Commission preempts local permitting for large thermal power plants, but they are required to use objective local General Plan standards as their baseline for conditions of certification. If our GP explicitly states we will "accommodate industry," the State will use that to override our local protections entirely. **Recommendation:** Revise Action GR-1.a to read: "Review current setback requirements to ensure they adequately protect surrounding residential communities, agricultural water supplies, and	Accepted: This action will be revised to read: Review current setback requirements and amend as necessary; taking into account technological and industry advances, and preservation of residential communities, water supply, environmental and Tribal Cultural resources.
	GR-1.a			Community Survey	GR-1.a: I would revise the action on reviewing setback maps and Article 27 requirements so that updates are not framed mainly to “accommodate technological and industry advances.” Any updates should be required to maintain or strengthen protection for residents, Tribal Cultural Resources, scenic resources, habitat, and emergency response needs.	Accepted: This action will be revised to read: Review current setback requirements and amend as necessary; taking into account technological and industry advances, and preservation of residential communities, water supply, environmental and Tribal Cultural resources.
	GR-1.a			Community Survey	GR-1.a needs to reflect a balance, to preserve environment, and scenic and ridgeline assets. Please revise GR-1.a accordingly.	Accepted: This action will be revised to read: Review current setback requirements and amend as necessary; taking into account technological and industry advances, and preservation of residential communities, water supply, environmental and Tribal Cultural resources.
	GR-1.b	Provide staff with ongoing training opportunities to maintain their awareness of the latest technology and regulations affecting the geothermal industry.	Margaux Kambara	GPAC	What does this look like? What is the metric for success? As it stands, this is a broad action. It would be more meaningful to draft a more specific and measurable action.	Declined: Draft lanaguage has been reviewed and will remain the same.

GR-2: Well-defined and consistent geothermal planning processes that involve collective participation of residents, industries, and public agencies.						
	GR-2 series (General)	GR-2 series — cumulative impacts	Denise Rushing	GPAC	Cumulative impacts are less explicit than in 2008. Recommend: Include clear policy language requiring explicit cumulative impact	Accepted: Policy language will be added.
	GR-2 series (General)	GR-2 series — cumulative impacts	Multiple GPAC members	GPAC Meeting 5	When evaluating new or expanded geothermal projects, the County should assess their cumulative impacts, including plans for additional future projects by the same applicant, rather than evaluating each project in isolation. Development agreements should be used as a tool in all commercial geothermal development to secure conditions and community benefits over time.	Accepted: Policy language will be added.
	GR-2.1	Provide comprehensive information to the public regarding geothermal permitting procedures and current and proposed projects in a clear and timely manner.	Margaux Kambara	GPAC	What does "provide comprehensive information to the public regarding… current and proposed [geothermal] projects in a clear and timely manner" look like? Notification early in project development? Presentations at Municipal Advisory Councils? If yes, list as examples. Revise text to add more information on "clear and	Declined: Methods of public notification vary dependent on staff resources.
	GR-2.1 – GR-2.3	GR-2.1 – GR-2.3 — Environmental protections GR-2.1 listed above GR-2.2: Coordinate with federal, Tribal, state, regional, and local agencies exercising local geothermal responsibilities to ensure consistency between their policies and regulations and this General Plan. GR-2.3: Coordinate geothermal planning and management activities with neighboring counties.	Denise Rushing	GPAC	GR-2.1 – GR-2.3: Increased use of non-binding language reduces enforceability. Recommend: Replace "encourage/support/consider" with "require/shall/ensure" where public health and environmental protection are involved.	Declined: Draft lanaguage has been reviewed and will remain the same.
	GR-2.4	Encourage the cooperative exploration of opportunities for providing wholesale power to local agencies (e.g., community service districts) from transmission lines constructed in their vicinity, as well as local geothermal energy distribution in the county.	Margaux Kambara	GPAC	Policies in Geothermal Resources should point to the county's Energy Policy, under development as of March 2026. The energy model and terms of energy sale are to be determined. For example, Lake County may wish to follow a hybrid Energy Sovereign Wealth Fund model. Revise GR-2.4 or add new policy or add new policy for the following thought: To realize energy cost savings, Lake County should insist that county residents get first right of refusal of locally produced energy; Lake County residents to pay wholesale energy rates for locally produced energy.	Declined: This can be addressed in the Energy Element, when developed.
	GR-2.6	Encourage geothermal developers and operators to purchase from and contract with local vendors and support development of auxiliary businesses to the geothermal industry.	Margaux Kambara	GPAC	If the county is serious about getting support for local vendors and businesses from the geothermal developer, then the language in GR-2.6 needs to be stronger. The county can set minimum hiring levels and headcount and metrics for spend with local vendors when the developer signs agreements with the county.	Declined: This can be addressed in the Energy Element, when developed.
	GR-2.c	Convene the Geothermal Advisory Committee on a periodic basis to review geothermal issues and explore opportunities for increased public and private partnerships that would promote economic development.	Margaux Kambara	GPAC	"Promote economic development" is vague. It would be more helpful to reference the county's energy policy on economic development. [In 2025, Lake County Board of Supervisors appointed an ad hoc committee to develop the county's energy policy.]	Declined: Economic development not a mandate of this ad hoc committee.
	GR-2.c			Community Survey	GR-2.c. Expand the "Geothermal Advisory Committee" to develop a permanent "Energy Policy" for Lake County, including a Energy Policy Advisory Committee made up of scientists, local stakeholders and elected representatives.	Declined: This can be addressed in the Energy Element, when developed.
	GR-2.b and GR-2.c			Community Survey	GR-2.b and GR-2.c: I would strengthen the community-meeting and Geothermal Advisory Committee actions so they require more than periodic outreach. They should include regular public reporting, accessible notices, Tribal participation, and public access to monitoring data and permit-compliance information. Community participation should be ongoing and operational, not just informational.	Declined: This can be addressed in the Energy Element, when developed.
GR-3: Geothermal resource development and operations that minimize impacts on the local environment.						

	GR-3 series (General)	"Direct Use" policies	Denise Rushing	GPAC	GR-3 series (Direct Use): Introduces new policies that are not clearly defined and require clarification. Rather than removal, the priority should be to strengthen, clarify, and restore enforceable policy language consistent with the 2008 General Plan.	Declined: Draft lanaguage has been reviewed and will remain the same.
	GR-3.1	Support the development and use of geothermal battery energy storage projects in Lake County.		Community Survey	GR-3.1: I would revise the support for geothermal battery energy storage projects so it explicitly requires strong fire-safety, emergency-response, decommissioning, and siting standards. Battery storage may be useful, but this Element should not support it in a blanket way without acknowledging cumulative hazard concerns.	Declined: This will be addressed in the Zoning Ordinance.
	GR-3.3	Require the removal or conversion of all geothermal facilities and site reclamation upon completion of the life of the facility. To ensure sufficient funding for facility removal, require adequate financial assurances as part of the project's final development plan.	Margaux Kambara	GPAC	Replace "financial assurances" with "bond." Bond must be more than $5,000, the amount proposed for other projects to restore the project site.	Declined: The language in the policy in intentionally flexible for a variety of agreement types.
	GR-3.4	Encourage geothermal resource developers to use measures designed to minimize land disturbance, such as directional drilling, wherever feasible and appropriate to avoid environmental impacts.	Margaux Kambara	GPAC	Address environmental concerns with directional drilling (e.g., puncturing contained aquifers/basins). [Comment submitted under Q4 — Additional Policies/Actions.]	Accepted: Text will be added to define directional drilling.
	GR-3.9	Require geothermal resource developers to provide roadway access to operations from public thoroughfares via new or existing roads, requiring any new roads to be built and maintained in conformance with County standards. Encourage the use of existing roads and trails for geothermal projects whenever feasible.	Marty Aarreberg	GPAC	Remove use of "trails" from GR-3.9: "Encourage the use of existing roads for geothermal projects whenever feasible."	Accepted: This change will be made.
	GR-3.9		Margaux Kambara	GPAC	What are road requirements if the geothermal project is using a county maintained road that does not meet firesafe road requirements (Public Resources Code §4290)? Who is responsible for road upgrade costs when residents use the road? Who is responsible when there are no residences on the road? Who pays for required improvements on a private road with residences? Either provide the reader with answers to these questions or point the reader to the	Declined: No specific changes are requested in this comment.
	GR-3.9		Denise Rushing	GPAC	Policy GR-3.9 encourages geothermal developers to use existing roads and trails for project access where feasible. While encouraging the use of existing roads may reduce the need for new road construction, the reference to trails raises several questions. Trails often serve important functions such as: - recreation - public access - non-motorized transportation - habitat protection The policy would benefit from clarification regarding: - what types of trails are intended (for example, informal service routes versus designated recreational trails) - whether recreational or multi-use trails could be used for industrial access - how conflicts between geothermal operations and public recreation would be managed Clarifying this language would help ensure that geothermal development policies remain consistent with broader county goals for	Accepted: Trails will be removed from this policy.

	GR-3.9		Denise Rushing	GPAC	Policy GR-3.9 also requires geothermal developers to provide roadway access from public thoroughfares via new or existing roads built to County standards. While ensuring adequate access for industrial operations is important, this policy may have significant implications for rural areas if geothermal projects require upgrading rural or semi-rural roads to industrial standards. Potential concerns include: - expansion of industrial traffic into rural areas - widening or upgrading rural roads that currently serve residential or recreational uses - increased maintenance and infrastructure impacts Additional clarification would be helpful regarding: - how road upgrades would be evaluated - whether rural road character and surrounding land uses would be considered - how road expansion could affect future development patterns	Declined: These details will be included in the Zoning Ordinance.
	GR-3.9		Carolyn Hillman	GPAC	Policy GR-3.9 encourages developers to use "existing roads and trails" for geothermal projects. **Recommendation:** Denise flagged this infrastructure issue. Strike the word "trails" from Policy GR-3.9. Require geothermal developers to build and maintain access roads to County industrial standards.	Accepted: Trails will be removed from this policy.
	GR-3.9			Community Survey	GR-3.9: I would revise the roadway-access policy so that the use of existing roads and trails is allowed only where it does not create unacceptable impacts on habitat, erosion, cultural resources, recreation, or neighborhood quality of life. “Use existing roads and trails whenever feasible” is too loose for sensitive mountain	Accepted: Trails will be removed from this policy.
	GR-3.a	Conduct annual monitoring inspections of permitted geothermal power generation facilities. As a part of annual monitoring, require geothermal operators to submit reports summarizing information related to operations, power generation, seismic activity, noise, air quality, and similar data and demonstrating compliance with all use permit conditions of approval, environmental mitigations, and State regulations.	Margaux Kambara	GPAC	Annual monitoring inspections are a good idea. It is imperative that inspectors are geothermal professionals with the expertise to conduct monitoring inspections. Add action or add to GR-3.a that annual monitoring inspectors must have professional and relevant geothermal energy operations experience and competence to conduct annual monitoring inspections. (Follow-up at GPAC Meeting 5): The frequency of mandatory inspections of geothermal facilities should account for both the availability of qualified inspectors and the rate at which conditions could change between inspections. Annual inspections are the current County practice for The Geysers use permit conditions; the County is also looking to increase inspector training.	Declined: This is current practice and will not be addressed in the General Plan.
GR-4: Geothermal resource development and operations that support healthy and safe communities and a high quality of life in Lake County.						
	GR-4.1	Prohibit new geothermal operations near residences, commercial resorts, or other sensitive receptors unless sufficient measures to mitigate impacts are incorporated into the project design, as determined by the County. Discourage development of sensitive receptors in the primary geothermal resource areas (shown in Figure GR-1), where there is reasonable likelihood of future geothermal development.	Margaux Kambara	GPAC	"Sensitive receptors" — are these people? If so, the sentence doesn't make sense: "Discourage development of sensitive receptors in the primary geothermal resource areas." Is this policy discouraging people from locating near geothermal operations or prohibiting geothermal operations from populated areas? Text is not clear. Please revise. Residents are not going to know what "sensitive receptors" are. Keep jargon to a minimum and explain at first reference.	Accepted: Sensitive receptors will be defined.
	GR-4.1			Community Survey	GR-4.1: I would strengthen the policy on new geothermal operations near residences, resorts, and other sensitive receptors. The current wording relies too much on discretionary mitigation “as determined by the County.” I would replace that with clearer objective performance standards and a stronger presumption against siting new operations near sensitive receptors unless strict health, noise, air, seismic, visual, and emergency-response standards can be met.	Declined: The policy, as drafted, discourages sensitive receptors in the mapped geothermal area.

	GR-4.2	Require information on geothermal resources and related activities to be included in real property sale disclosures in the unincorporated county, including: ▪Information on health risks associated with the county's geothermal resources and a map of areas at highest risk of exposure to geothermal gases (to be prepared under Action GR-4.b), and ▪A map with accompanying information on primary steam-dominated geothermal resource areas (shown in Figure GR-1), direct-use areas, and new technology areas where there is reasonable likelihood of future geothermal development.		Community Survey	GR-4.2: I would revise the disclosure policy so it is not limited to real-property sale disclosures. It should also require clear disclosure and notice for renters, long-term occupants, and nearby residents who may be affected by new or expanded geothermal activity.	Declined: This policy would not be enforceable by the County.
	GR-4.11	To offset the cumulative effects of geothermal development on tourism and recreation, seek community benefits agreements negotiated with geothermal project applicants to enhance tourism and recreation in the area.		Community Survey	GR-4.11: I would revise the community-benefits-agreement policy so that CBAs do not function as a substitute for substantive environmental and public-health protections. If retained, they should be framed as supplemental and should also be able to support community health monitoring, emergency preparedness, and neighborhood mitigation, not only tourism and recreation. I would remove GR-4.11 as currently written, because community benefits agreements aimed at tourism and recreation should not function as a way of "offsetting" geothermal impacts that are really about health, safety, air quality, water, seismicity, and quality of life.	Declined: CBAs are not a substitute for required CEQA processes.
	GR-4.d	Evaluate the need to comprehensively assess the effects of induced seismicity from geothermal operations and develop mitigation recommendations. As part of this evaluation, consider available data from the U.S. Geological Survey.		Community Survey	GR-4.d: I would strengthen the action on induced seismicity. The County should not merely "evaluate the need" to comprehensively assess induced seismicity. Given the chapter's own recognition that injection can contribute to induced seismicity, the action should require a comprehensive assessment and mitigation framework.	Accepted: The language has been updated.
GR-5: Geothermal resource development and operations that protect water quality and supply.						
	GR-5.1	Ensure that future geothermal projects do not adversely impact groundwater or surface water quality or diminish supply needed for domestic and agricultural uses and seek opportunities to minimize adverse impacts of any existing geothermal operations.	Margaux Kambara	GPAC	There is no action to support this policy. How is water quality to be protected? How will impacts be minimized? Who will identify and implement these minimization efforts? For Goal GR-5 and its four policies, there is only one action: GR-5.a (coordinate with geothermal industry to determine long-term water needs). This is not sufficient for a county serious about developing its geothermal resources. This goal and its policies and action need more thought.	Declined: All future geothermal projects will be evaluated based on CEQA.
	GR-5.1		Carolyn Hillman	GPAC	Policy GR-5.1 states projects must not impact agricultural uses. **GPAC Insights:** While the policy intent is good, it lacks an enforcement mechanism. The geothermal industry is testing deep-injection "Hot Rock" technologies (Enhanced Geothermal Systems). Our local farmers are held to incredibly strict SGMA and State Water Board pumping limits. We cannot allow a subsidized power plant to accidentally depressurize our shared aquifers, leaving our farmers to pay the price. I want to explicitly voice my support for Policy GR-5.1 in the Geothermal Element, which states that projects must not adversely impact water needed for agricultural uses. This is a critical foundation for protecting our farming economy; we simply need to pair it with the Agricultural Impact Report (AIR) to ensure it is fully enforceable.	Declined: Draft lanaguage has been reviewed and will remain the same.
	GR-5.1			Community Survey	See previous	
	GR-5.1, GR-5.2, GR-5.3	GR-5.2: When reviewing applications for geothermal development permits, require the development and application of technologies that use less water. GR-5.3: Require an analysis of the geothermal industry's current and future water needs prior to initiation of an expanded reservoir injection program involving the increased use of surface or groundwater.		Community Survey	GR-5.1, GR-5.2, and GR-5.3: I would strengthen the water-protection policies so they explicitly prioritize domestic drinking water, Tribal beneficial uses, ecosystem health, and fire protection before expanded geothermal water demand or expanded reservoir injection involving surface or groundwater. This is especially important because the Water Resources Element notes that The Geysers still uses Clear Lake "make up" water when recycled supplies are insufficient.	Declined: These recommendations can be addressed in the Zoning Ordinance update and Energy Element.

	GR-5.a	Coordinate with the geothermal industry and other interested agencies to determine long term water needs for proper geothermal reservoir maintenance.		Community Survey	GR-5.a: I would revise the long-term water-needs action so it requires drought-scenario planning and public-facing reporting, rather than coordination alone.	Declined: Draft lanaguage has been reviewed and will remain the same.
GR-6: Geothermal resource development and operations that protect air quality.						
	GR-6.1	Require geothermal resource activities to avoid or otherwise minimize and mitigate ground disturbance of areas with naturally occurring asbestos.	Margaux Kambara	GPAC	Disturbed areas with naturally occurring asbestos are subject to California Air Resources Board (CARB) regulations — more than just encouraging avoidance/minimization or mitigation for ground disturbance. Link to CARB page on naturally occurring asbestos rulemaking: https://ww2.arb.ca.gov/resources/documents/naturally-occuring-asbestos-rulemaking.	Declined: Draft lanaguage has been reviewed and will remain the same.
	GR-6.1		Carolyn Hillman	GPAC	Policy GR-6.1 changes the 2008 mandatory "shall avoid" to "encourage geothermal resource activities to avoid or otherwise minimize" NOA ground disturbance. **GPAC Insights:** Asbestos is a known human carcinogen. Downgrading protection from "shall avoid" to "encourage" violates state air quality mandates and endangers the health of our outdoor agricultural workforce. **Recommendation:** Restore the mandatory language: "Require strict avoidance or full mitigation of NOA ground disturbance, in mandatory	Declined: Stringent policies regarding serpentine soils already exist.
	GR-6.2 and GR-6.3	GR-6.2: Encourage geothermal operators to monitor air quality to ensure the rapid detection of air pollution events. GR-6.3: Require geothermal operations to use the best-available air pollution control technology in all operations where feasible or otherwise required to be consistent with the requirements of the Lake County Air Quality Management District. Ensure operations minimize emissions, avoid vegetation damage and increased fog or haze conditions, prevent nuisance odors, and control dust.		Community Survey	GR-6.2 and GR-6.3: I would strengthen the air-quality policies so they require publicly accessible monitoring and rapid community notification, not just operator monitoring and control technology. The chapter itself notes that geothermal gases can travel significant distances without dilution, that some are odorless and colorless, and that children and pets are particularly vulnerable. That calls for stronger public-warning language.	Accepted: The text will be updated to address the recommendation.
Proposed New Policies/Actions						
	New Policy (Goal GR-2)	(Proposed) Governance and financial infrastructure for energy resources	Margaux Kambara	GPAC	Add policy and action to Goal GR-2: "Develop the financial and governance infrastructure to manage the county's energy resources, including geothermal." Proposed Action: "Contract with geothermal and finance professionals for the expertise required to establish the county's energy	Declined: This can be addressed in the Energy Policy Ad Hoc and/or Energy Element Development.
	New Policy (after GR-3.2)	(Proposed) Applicant qualification requirements	Margaux Kambara	GPAC	Add new policy after GR-3.2: "Require prospective geothermal project applicants to demonstrate sufficient geothermal expertise and experience, sufficient business expertise and experience (e.g., minimum successful operation for five years), financial stability, and proven technology to support proposed (and if relevant, existing) power generation."	Declined: The County currently has authority to evaluate land use, not professional standards.
	New Policy (Goal GR-3)	(Proposed) Fracking / hydraulic fracturing tolerance and contaminant thresholds	Margaux Kambara	GPAC	Tolerance for fracking (if any) needs to be identified; thresholds for contaminants introduced by fracking, geothermal development.	Declined: Draft lanaguage has been reviewed and will remain the same.
	New / Stronger Policy Language (Goal GR-3)	(Proposed) Contaminant thresholds	Member of the public	GPAC Meeting 5	There must be a threshold beyond which mitigation is insufficient and a project simply cannot move forward. Underground water pollution is of particular concern — specifically, injection wells that use proprietary fracking fluids, the chemical composition of which is not publicly disclosed. The element should include stronger language prohibiting the use of chemical fracking fluids, proprietary undisclosed fluids, or fluids containing Proposition 65 chemicals in geothermal injection operations.	Declined: Draft lanaguage has been reviewed and will remain the same.
	New Policy (Goal GR-2)	(Proposed) Standalone cumulative impact analysis policy	Denise Rushing	GPAC	Add a standalone cumulative impact policy: Establish a clear policy requiring evaluation of cumulative impacts across the geothermal field or basin, not just project-by-project review. Ensure cumulative conditions inform approval decisions.	Declined: CEQA establishes clear guidelines on analyzing cumulative impacts.

	New Policy (Goal GR-4)	(Proposed) Emergency notification system	Marty Aarreberg	GPAC	Installation of an emergency notification system, such as a siren linked to an air monitoring system.	Declined: This is addressed in the County's Emergency Operation Plan.
	New Policy (Goal GR-4)	(Proposed) Ongoing monitoring and public transparency	Denise Rushing	GPAC	Add policy on monitoring and transparency: Require ongoing monitoring of geothermal impacts (e.g., air, water, seismic). Ensure public access to monitoring data and reporting to support transparency and accountability.	Declined: These recommendations have been addressed in GR-3.a (annual monitoring action) and GR-4.b (community notification actions).
	New Policy (Goal GR-5)	(Proposed) Protect Clear Lake and sensitive resources	Denise Rushing	GPAC	Add/strengthen policy protecting Clear Lake and sensitive resources: Establish clear policy direction prioritizing the protection of Clear Lake and other sensitive water bodies. Affirm the use of setbacks and buffers as essential, long-term protective measures.	Accepted: Policy GR-4.1 has been revised to explicitly mention water resources as sensitive receptors.
	New Action (Goal GR-5)	(Proposed) Action GR-5.b	Carolyn Hillman	GPAC	Add Action GR-5.b: "Require all new geothermal extraction facilities to submit a standardized Agricultural Impact Report (AIR) to demonstrate via hydrogeologic modeling that deep-injection activities will not communicate with or deplete shared agricultural groundwater aquifers."	Accepted: New policy language will be added to assess new geothermal extraction facilities for potential impacts to shared agricultural groundwater aquifers.
	New Policy	(Proposed) Agricultural protection	Carolyn Hillman	GPAC	While geothermal energy is an asset, its expansion must not come at the expense of our agricultural land base or shared groundwater aquifers. Add Policy GR-X.X (Agricultural Protection): “Ensure that new geothermal exploration and extraction facilities include strict setback and mitigation standards so they do not supersede, deplete, or negatively impact adjacent agricultural water supplies, soil quality, or permitted agricultural operations. All new projects shall require an Agricultural Impact Report (AIR) to assess potential conflicts and	Accepted: New policy language will be added to assess new geothermal extraction facilities for potential impacts to shared agricultural groundwater aquifers.
	New Policy	(Proposed) Broader energy policy or element	Denise Rushing / Betsy Cawn / Margaux Kambara	GPAC Meeting 5	The General Plan should include a new policy and/or action directing the County to prepare a broader energy policy or General Plan element covering all energy types — not just geothermal. The goal would be to support sustainable, lower-cost energy options for Lake County. Community Choice Aggregation (CCA) has already been raised and declined by the Board of Supervisors; this should not be assumed as the model in the GP. Any energy policy should explicitly state its assumptions rather than implicitly steering toward a particular	Accepted: A policy to develop a Energy Element has been added.
	New Policy	(Proposed) Superfund site prohibition		GPAC Meeting 5	The geothermal element should specifically prohibit geothermal resource activity on or adjacent to the Sulphur Bank Mercury Mine Superfund site until the site has been fully remediated.	Accepted: Policy GR-4.1 now explicitly mentions the Sulphur Bank Mine and environmental clean-up sites as sensitive receptors.
	New Polic(y/ies)	(Proposed) Geothermal technologies		Community Survey	The element is generally strong, but it needs to explicitly support 'Next-Generation' or 'Closed-Loop' geothermal technologies, not just the traditional steam plants we are used to. These newer technologies have a much smaller footprint, are quieter, and don't consume local groundwater. The General Plan should have specific policies that fast-track these low-impact technologies, especially on properties that already have legacy/abandoned wells on them (brownfield sites).	Accepted: New policy language will be added to address recommendations.
	New Policies	Ecological limits and community accountability		Community Survey	I think the Geothermal Resources Element would be stronger if it added several new policies/actions that treat geothermal as something that must be governed within ecological limits and with stronger community accountability, not just managed project by project. The current draft already includes public information, community meetings, an advisory committee, annual facility monitoring, and policies on water, air, and subsidence/seismic safety, but it still lacks enough on cumulative impacts, public-facing	Accepted: New policy language previously mentions will address recommendations.

	New Policy	Co-location of infrastructure		Community Survey	The General Plan should include an action item that encourages the co-location of advanced technology or high-value infrastructure (like small data centers or research hubs) directly next to geothermal power sources. This 'Behind-the-Meter' approach takes the strain off our fragile local power grid while still bringing high-paying jobs and major tax revenue to Lake County.	Declined: Draft lanaguage has been reviewed and will remain the same.

Noise Element						
Goal # Text	**Policy/Action #**	**Existing Policy/Action Text**	**GPAC Commentor**	**Comment Source**	**Survey Comment**	**Public Comment**
General						
	General	Throughout	Denise Rushing	GPAC	The 2026 draft places greater emphasis on land use "compatibility," which introduces subjectivity and may allow noise-sensitive uses in higher-noise environments with mitigation rather than avoidance. Recommend: Ensure compatibility frameworks do not replace clear, enforceable noise standards, and retain policies that prevent incompatible land uses.	Declined: The recommendation is unclear.
	General	Background text	Denise Rushing	GPAC	The 2026 draft emphasizes mitigating noise impacts rather than avoiding land use conflicts at the outset. Recommend: Prioritize avoidance of noise conflicts in siting and land use decisions, with mitigation as a secondary measure.	Declined: Minimizing noise impacts already exists in Code.
	General	Throughout policy language	Denise Rushing	GPAC	Increased use of discretionary terms such as "encourage," "minimize," and "consider" reduces clarity and enforceability. Recommend: Use "require," "shall," or "ensure" in policies affecting public health and residential quality of life.	Declined: Wording choice intentional throughout documents; action verbs used where possible.
	General	Throughout	Denise Rushing	GPAC	The draft places more emphasis on siting new development to avoid noise exposure, with less focus on protecting existing residents from new noise sources. Recommend: Ensure policies prioritize protection of existing residents and require new noise-generating uses to avoid or minimize impacts on established communities.	Declined: Noise avoidance exists in Zoning Code already.
	General	Throughout	Denise Rushing	GPAC	The 2026 draft appears to rely more on general references to noise standards, with less specificity than the 2008 General Plan. This may reduce clarity and consistency in application. Please clarify: How applicable noise standards and thresholds (e.g., dB limits, CNEL) are defined and incorporated, and whether any reduction in specificity from 2008 is intentional.	Declined: Gov. Code §65302(f) requires use of CNEL or Ldn metrics. The current draft does include CNEL tables (Table N-2) and roadway noise data (Tables N-3/N-4). Table N-2 standards are referenced in Policy N-1.1.
	General	Agricultural noise and right-to-farm consistency	Denise Rushing	GPAC	The Noise Element should clearly recognize that normal agricultural operations generate noise (e.g., equipment, seasonal and early-hour activities). Recommend: Ensure consistency with right-to-farm protections. Avoid policies that could inadvertently constrain standard agricultural	Accepted: Text will be added to address this recommendation.
	General	Policy language throughout	Denise Rushing	GPAC	Rather than removing policies, my concern is that several introduce ambiguity or reduced protections compared to the 2008 General Plan. These include: increased reliance on compatibility and mitigation rather than avoidance; use of non-binding language; less explicit protection of existing residents; need to ensure consistency with right-to-farm protections. Overall: The priority should be to strengthen and clarify policies,	Declined: Wording choice intentional throughout documents; action verbs used where possible.
	General	Glossary	Sharron Zoller	GPAC	**Loss of the Key Terms glossary.** The 2008 plan formally defined CNEL, Ldn, Leq, and noise contours in a dedicated section. The 2026 draft drops this and uses these terms throughout without definition, assuming the reader understands them. For a public-facing general plan, this is a meaningful accessibility regression.	Accepted: These terms will be added to the Glossary.

	General	Policy Implementation details table (2008 GP Table 8-2 equivalent)	Sharron Zoller	GPAC	**Loss of the implementation accountability table.** The 2008 Table 8-2 named responsible departments and assigned five-year timeframes to each measure. The 2026 draft has no equivalent. This removes two critical accountability mechanisms: who does it, and when. Policies without assigned owners and deadlines tend not to get	Declined: An Appendix will be provided outlining responsible department and timeframes.
	General	Policy language throughout (wildlife / biological resources)	Donna Mackiewicz	GPAC	The Noise Element provides a structured framework for evaluating noise impacts on human receptors; however, it does not appear to address the effects of noise on biological resources. Policies focus exclusively on residential, commercial, and institutional uses, with no consideration of wildlife, including nesting birds, migratory species, or aquatic ecosystems. Repeated reliance on mitigation measures (e.g., “unless effective mitigation measures are incorporated”) suggests that otherwise incompatible noisegenerating uses may be allowed to proceed, without evaluating whether such mitigation is effective for sensitive biological resources. The element also does not include seasonal restrictions or timing considerations for construction or operational noise, which are critical for protecting nesting birds and other species during sensitive life stages. Additionally, provisions allowing exceptions for noise-generating activities, such as boating events, raise concerns for areas such as Clear Lake,	Accepted: Text will be added to address this recommendation.
	General (Noise and Geo Elements)	Policy language throughout	Carolyn Hillman	GPAC	At our last meeting, we reviewed the Agricultural Resources element and saw how several policies were rewritten in ways that stripped out objective standards and enforcement mechanisms. I have reviewed the advance survey comments from Denise, Sharron, and Margaux, and it is clear we are all seeing the exact same trend in the Noise and Geothermal elements. The 2026 drafts of these two chapters rely heavily on discretionary language like "encourage" rather than "require," and they quietly drop critical baseline protections that our	Declined: All policies have been reviewed for appropriate level of County responsibility.
	General	Zoning Ordiance Article 27 references	Carolyn Hillman	GPAC	The 2026 Draft frequently references Article 27 for noise, odor, and setback standards. While Article 27 is an active document, it is currently undergoing revision. Tying the 2050 General Plan policies to these specific standards is contingent on the Board of Supervisors first passing the pending amendment. Until that BOS vote occurs, the General Plan is pointing to revisions that are not yet operative.	Declined: Correct citation for now. May need to amend when Article 73 is adopted.
	General		Carolyn Hillman	GPAC	I am formally requesting that the following documents be provided to the committee. If they do not exist, their absence must be noted in the administrative record: - 2026 Noise Element Acoustic Justification: Needed to understand the technical basis for reducing the construction noise mitigation buffer from 500 feet to 300 feet. - Updated Airport Land Use Commission (ALUC) Noise Contours: Needed to ensure our noise compatibility standards around Lampson Field are not relying on 1992 data, as flagged by Sharron Zoller.	N/A
	General	Zoning Code references	Margaux Kambara	GPAC Meeting 5	Wherever the Noise Element references noise standards, it should include direct references to the specific Zoning Code sections where those standards are specified. This will help users understand how General Plan policy translates into enforceable standards without	Accepted: Text will be added to address this recommendation.

	General	Tribal impacts	Kyle Bill	GPAC	For the Noise Element, it is clear in how it looks at impacts to homes, schools, and businesses, but it does not really reflect how noise affects Tribal communities. For us, noise is not just about annoyance. It affects our ability to practice culture. Ceremony, prayer, and gathering often require quiet spaces, and those spaces are not recognized in the same way as other sensitive areas in the Element. There is also a heavy reliance on mitigation, which assumes impacts can be reduced enough to be acceptable. But in some cases, especially culturally, that is not really true. If a ceremony is disrupted,	Accepted: Text will be added to address this recommendation.
	General	Cumulative noise	Kyle Bill	GPAC	I am also thinking about cumulative noise. In areas where you have geothermal operations, traffic, and new development, noise starts to layer and becomes constant. Over time, that changes the character	Declined: No specific change recommened.
	General	Timing of operations (unaddressed)	Kyle Bill	GPAC	Timing matters too. Construction or operations during certain times of year or during cultural gatherings can have a much bigger impact, and I did not see that really addressed.	Accepted: Text will be added to address this recommendation.
	General	Cannabis harvesting hours		Community Survey	Cannabis harvesting should not receive special night time hours.	Declined: Hours of operation are outlined in the Zoning Ordinance.
	General	Enforcement		Community Survey	Available online reporting of violators with fast follow-up would mean more personnel and this is currently needed. Ex: By the time Code enforcement followed up on a cannabis grow noise complaint the noise action work had been completed so there was no violation	Declined: No specific change recommened.
	General	Policies throughout		Community Survey	Aligning with CA State policy is good for enforcement.	Declined: No specific change recommened.
N-1: An acceptable noise environment in all areas of the county**.**						
	Policies N-1.1 through N-1.12		Carolyn Hillman	GPAC	Policies N-1.1 through N-1.12 contain no references to protecting existing agricultural operations from noise complaints.	Accepted: A new policy was added in the AR element to ensure new regulations on noise don't negatively impact existing ag operations.
	Policies N-1.1	Consider the compatibility of proposed development with the noise environment. Require projects that would locate land uses in areas where the projected ambient noise level is greater than the “normally acceptable” noise level indicated in Table N-1 to provide an acoustical analysis that recommends appropriate mitigation to meet the noise compatibility standards.		Community Survey	Policy requiring project-specific acoustical studies: I would strengthen this policy so acoustic studies address not only average conditions, but also peak-event noise, low-frequency/bass noise, cumulative noise, and post-occupancy monitoring/enforcement where appropriate. That is especially important for entertainment venues, industrial uses, and other intermittent but disruptive noise sources.	Accepted: Text will be added to address this recommendation.

	Policy N-1.2 and N-1.4	**N.1.2:** Prohibit the development of new noise-sensitive land uses in areas where current or projected CNEL from existing noise-generating uses exceed 55 dBA during daytime hours (7:00 a.m. to 10:00 p.m.) or 45 dBA during nighttime hours (10:00 p.m. to 7:00 a.m.), as measured at the property line of the proposed use, unless effective mitigation measures are incorporated into the project design. **N.1.4:** Prohibit the development of new noise-generating land uses adjacent to existing sensitive noise receptors, such as housing, schools, and health care facilities, if CNEL is expected to exceed 55 dBA during daytime hours (7:00 a.m. to 10:00 p.m.) or 45 dBA during nighttime hours (10:00 p.m. to 7:00 a.m.), measured at the property line of the noise-sensitive land use, unless effective mitigation measures are incorporated into the project design. **N.1.8:** Promote effective noise abatement measures along highways and major roads to reduce noise impacts on adjacent existing and proposed land uses. Potential noise abatement measures could include: ▪ Installation of walls or landscaped berms. ▪ Increased setbacks from major roads and/or	Sharron Zoller	GPAC	Define 'Adjacent' in Policies N-1.2 and N-1.4. Add a distance definition (e.g., within 500 feet or within the 55 dB Ldn contour, whichever is greater) to trigger acoustic analysis requirements. Without a defined threshold, "adjacent" is discretionary and inconsistently applied.	Declined: Adjacent definition is not discretionary and is consistent with Noise Article in Zoning Code.
	Policy N-1.3	Require residential uses to have an indoor noise level below 45 dBA CNEL.		Community Survey	Policy on residential indoor noise levels below 45 dBA CNEL: I would strengthen this by also addressing the quiet enjoyment of outdoor residential spaces, not just indoor environments. In a rural county like Lake County, protecting backyards, porches, and other outdoor living	Declined: Please submit as a PRA request.
	Policy N-1.7	Require contractors to use noise reducing measures when construction occurs within 300 feet of residential uses or other sensitive receptors, such as using hydraulic- or electric-powered impact tools (e.g., jack hammers and hoe rams) wherever possible or selecting haul routes that avoid the greatest amount of sensitive-use areas.	Carolyn Hillman	GPAC	2008 General Plan Baseline: (SIMILAR) Policy N-1.7 required contractors to use noise-reducing measures when construction occurred within 500 feet of residential uses or other sensitive receptors. 2026 Draft General Plan: (SIMILAR) Policy N-1.7 reduces this mitigation trigger buffer down to 300 feet. QUESTION for MIREYA / CONSULTANTS: What acoustic data or CEQA analysis justifies stripping 200 feet of construction noise protection away from our residents by reducing the buffer from 500 feet to 300 feet?	Declined: No specific change recommened.
	Policy N-1.7			Community Survey	Policy requiring construction noise-reduction measures within 300 feet of sensitive receptors: I would revise this policy so the 300-foot distance is not treated as a hard limit. In a rural county where ambient sound levels are often low, disruptive construction noise can travel farther than 300 feet. I would allow the County to require stronger limits based on context, including proximity to homes, schools, churches, health care facilities, and especially quiet rural neighborhoods.	Declined: Draft lanaguage has been reviewed and will remain the same.

	Policy N-1.8			Community Survey	Policy promoting highway and major-road noise abatement: I would revise this policy so it does not rely mainly on walls, setbacks, and insulation. It should also consider speed management, quieter pavement where feasible, context-sensitive road design, and truck-routing strategies, since source reduction is often better than simply	Declined: Noted for future project noise analysis.
	Previous Policy N-1.9 (2008 GP Baseline)		Carolyn Hillman	GPAC	2008 GP Policy N-1.9 directed the County to inform existing residents and new developments about agricultural noises specifically to preserve one of the County's most important economic industries, in accordance with the Right to Farm Ordinance.	Declined: Ongoing public education covered in County Code.
	N-1.10	Support California Highway Patrol's and Lake County Sheriff's enforcement of California Vehicle Code related to compliance with vehicle noise emissions and modified exhaust systems standards.		Community Survey	Policy supporting enforcement of vehicle noise and modified exhaust standards: I would strengthen this language so it supports more proactive enforcement and data collection regarding modified exhaust systems and repeat problem corridors, especially where roadway noise already affects residential areas.	Declined: This is covered in existing policy.
	Action N-1.a	Amend the County's noise regulations pertaining to boats in Chapter 15 (Boats and Boating), Article I, Section 15-4 (Boats and Boating, Excessive Noise) of the County Code of Ordinances to allow for exceptions for certain events, such as tournament races.		Community Survey	N-1.a: I would revise this action substantially. I would not broadly allow exceptions to boat-noise regulations for events such as tournament races. If any exceptions are retained, they should be very narrow and include strict limits on location, hours, frequency, amplification, cumulative impacts, advance public notice, and enforcement. As written, this action cuts against the stated goal of an acceptable noise environment and against the chapter's own acknowledgment that boating and event activity on Clear Lake can be a significant noise source.	Declined: Draft lanaguage has been reviewed and will remain the same.
	Action N-1.b	Update the County Code of Ordinances to address noise impacts from outdoor entertainment venues, ensuring the continued operation of existing venues and establishing siting criteria for new venues while protecting nearby noise-sensitive uses.	Carolyn Hillman	GPAC	2026 Draft General Plan: Action N-1.b proposes to update the County Code to address noise impacts from outdoor entertainment venues (an aspirational Action). GPAC Insights: Under BPC §26070, cannabis agritourism and events are legal and expanding. We need firm, objective policies for agritourism noise right now, not a vague promise to update the code later. Recommendation: Request that N-1.b be elevated to an enforceable	Declined: These details will be addressed in the Zoning Ordinance update.
	Action N-1.b			Community Survey	N-1.b: I would revise this action so that "ensuring the continued operation of existing venues" does not become a blanket grandfathering provision. Existing venues should still be expected to meet clear standards where nearby residents or other sensitive receptors are affected. I would add objective criteria for hours of operation, amplified sound, outdoor speaker orientation,	Accepted: Text will be added to address this recommendation.

	Policies N-1.6, N-1.8. N-1.9, N-1.10, and N-1.11	Policy langauge - aspirational verbs	Sharron Zoller	GPAC	The following verbs appear throughout the policies and carry the primary burden of directing County action. Each has problems: "Encourage" (N-1.6) — Used for the site planning techniques section. "Encourage" is not a regulatory standard. It creates no obligation, no enforceable outcome, and no recourse if a developer ignores the techniques entirely. In a mandatory plan document, this word effectively means "we would prefer this, but will not require it." "Promote" (N-1.8) — Same problem. "Promote effective noise abatement measures along highways." Promote how? Through what mechanism? With whose funding? This is a press release aspiration, not a policy. "Coordinate" (N-1.9) — "Coordinate with Caltrans." Coordination without a defined outcome, timeline, or measurable product is not a policy. It is a standing permission to have meetings. "Support" (N-1.10) — "Support California Highway Patrol's and Lake County Sheriff's enforcement." The County has no jurisdiction over CHP enforcement priorities. A policy that tells the County to "support" something it cannot direct is not a policy; it is a statement of sympathy. "Ensure" (N-1.11) — Slightly stronger, but "ensure new equipment... is equipped with best available noise-reduction technology, when feasible" immediately undermines itself. The qualifier "when feasible" eliminates the mandatory force of "ensure." Any procurement officer can declare any alternative technology infeasible. Reccomendation: Convert “encourage,” “support,” and “consider” in health-affecting noise policies to “require,” “shall,” or “must.” Reserve	Declined: Implementation language has been carefully reviewed.
	Policy Gap	Policy Gap (2008 GP deleted policy N-1.6)	Sharron Zoller	GPAC	**Airport policy gap.** The 2008 plan contained an explicit policy (N-1.6) requiring airport-adjacent development to comply with ALUC noise standards. The 2026 draft drops this as a standalone policy and only mentions the ALUC plan parenthetically in the background discussion. This is a substantive omission, not just a formatting	Declined: Airport compatibility is addressed in the Circulation Elements of Kville and Lakeport.
	Policy Gap		Phil Hartley / Denise Rushing	GPAC Meeting 5	Airport noise should be addressed in the Noise Element in addition to the Planning Area Circulation Elements. The airport is a major noise source in the county, and the loss of a standalone airport noise compatibility policy from the Noise Element (previously Policy N-1.6 in the 2008 GP) is a significant gap.	Declined: Airport compatibility is addressed in the Circulation Elements of Kville and Lakeport.
Proposed New Goals, Policies, and Actions						
	New Goal	(Proposed) New Goal N-0 Rural Quiet	Sharron Zoller	GPAC	Adopt the GPAC Rural Quiet Goal. Adopt a new Goal N-0 recognizing rural quiet as a Lake County community value. This provides interpretive guidance for discretionary decisions without creating enforcement conflicts with mandatory	Declined: Unclear on how conflicts with Right to Farm entitlements.
	New Policy	(Proposed) Rural character and quiet as community values	Denise Rushing	GPAC		Accepted: Text will be added to address this recommendation.
	New Policy	(Proposed) Integration of noise into land use decisions	Denise Rushing	GPAC	Ensure noise considerations are directly integrated into zoning, siting, and project approval decisions.	Declined: Noise already considered in relevant discretionary permits.
	New Policy	(Proposed) Siting of new development near existing noise sources	Denise Rushing	GPAC	Require new development to acknowledge and plan for existing noise conditions, without placing constraints on established uses.	Declined: This is addressed in Zoning Code for discretionary permits.
	New Policy	(Proposed) Expanded roadways for traffic flow / noise reduction	Marty Aarreberg	GPAC	Expand roadways to facilitate legal passing in areas of high vehicle traffic areas, especially commuter traffic.	Declined: Please see Circulation Chapters in Local Area Plans.
	New Policy	(Proposed) Rumble strips on highways	Marty Aarreberg	GPAC	Limit use of or find alternative to rumble strips on highways and areas of excessive vehicle traffic to reduce traffic noise levels.	Accepted: Text will be added to address thisin the Circulation Chapters of the Local Area Plans.

	New Policy	(Prposed) Agricultural Right to Farm Ordinance.	Sharron Zoller	GPAC	**Agricultural Right to Farm Ordinance.** The 2008 plan specifically required informing new residents and developments about agricultural noise and referenced the Right to Farm Ordinance. The 2026 draft is silent on agricultural noise. This should be reinstituted.	Declined: Noise entitlements not excluded.
	New Policy	(Proposed) Agricultural Noise Protection	Carolyn Hillman	GPAC	The Noise Element should clearly protect existing agricultural operations that use equipment such as tractors, processing machinery, and climate-control fans from new, sensitive residential developments. Add Policy NE-X.X (Agricultural Noise Protection): “Ensure that noise standards apply universally across all commercial and agricultural sectors. The County shall protect existing, lawful agricultural operations, including the use of standard processing machinery and climate control equipment, from noise complaints generated by	Accepted: Text will be added to reference the Right to Farm Ordinance.
	New Actions	(Prposed) Strengthen actions.	Margaux Kambara	GPAC Meeting 5	There is only one action under Goal N-1 to protect the community from noise. Additional policies and/or actions with specific, enforceable direction are needed to give this goal real effect.	Declined: Specific recommendations missing.
	New Policies			Community Survey	I would add several new policies/actions. The draft already addresses compatibility, acoustical studies, construction noise, roadway noise, vehicle noise, and outdoor venues, and it recognizes that Lake County communities are especially sensitive to noise because of the county’s generally quiet rural setting. I would add: (1) a policy explicitly protecting quiet rural areas and sensitive community spaces such as homes, schools, churches, parks, libraries, and health care facilities; (2) a Countywide event-noise policy with standards for hours, amplification, frequency, public notice, and cumulative impacts; (3) a public-facing noise complaint and enforcement tracking system; (4) stronger Countywide policies for heliports, private airfields, and recurring overflight noise, including impacts in Cobb; (5) more emphasis on source reduction such as speed management, truck-routing, quieter pavement where feasible, and stronger modified-exhaust enforcement; (6) equity-oriented assistance for residents already burdened by chronic noise; and (7) recognition of natural soundscapes and wildlife-sensitive areas as part of long-term	Declined: Specific recommendations missing.

Land Use Element						
Goal # Text	**Policy/Action #**	**Topic or Existing Policy/Action Text**	**Planning Area Affiliation**	**Comment Source**	**Comment**	**Public Comment**
General						
			Cobb Mountain	Community Survey	Please remove any 'blanket bans' on commercial or energy uses in Rural Lands (RL) that don't take modern engineering into account. If a landowner can prove a project is visually hidden by the terrain, uses no local water, and creates no noise at the property line, it shouldn't be automatically blocked just because of an old zoning definition. We need flexibility for clean innovation.	Declined: We are not aware of any such bans. The Zoning Ordinance provide details about the Geothermal Setbacks.
	General	Figures	Cobb Mountain	LAPAC	would be helpful to repeat the color coding on the map - LU map on CM-11, by the time you get to CM-14 and 15 we forget what the colors mean. Add same on CM-19 with the chart and on the road map too? Add red, yellow and green color to the chart to match the map	Accepted: Maps will be updated.
			East Lake Communities	Shoreline LAPAC	Move Land Use and Circulation to Countywide Elements with a subchapter in the Planning Area Element	Declined: Formatting will remain the same, as time and scope of works do not allow for these changes.
			East Lake Communities	Shoreline LAPAC	Change formatting to have G/P/A's after each narrative section, rather than all at the end of each chapter. Too much flipping back and forth.	Declined: Formatting will remain the same, as time and scope of works do not allow for these changes.
			East Lake Communities	Shoreline LAPAC	the section font color/size is too similar and could be lost in a black and white copy. Needs changing to either something not depending on color variation, or a numbering system.	Declined: Formatting will remain the same, as time and scope of works do not allow for these changes.
			East Lake Communities	Shoreline LAPAC	Remove industrial references throughout element - there is no industrial in this planning area	Accepted: The text will be updated to address recommendation.
			East Lake Communities	Shoreline LAPAC	Intro: add description of Mt. Konocti as the backdrop to all the area's iconic views	Accepted: The text will be updated to address recommendation.
			East Lake Communities	Shoreline LAPAC	Area description is missing specificity to the Planning area. Location and setting: missing oak trees/woodlands	Accepted: The text will be updated to address recommendation.
			East Lake Communities	Shoreline LAPAC	Pull in everything we can from the description of the community in the current area plan.	Discussed with internal writing team and done as much as could be verified.
			East Lake Communities	Shoreline LAPAC	Pull in history of area from current plan.	Discussed with internal writing team and done as much as could be verified.
			East Lake Communities	Shoreline LAPAC	EL-4: This picture needs to be changed. It is from Upper Lake which is in North Lake element.	Accepted: The photo will be updated.
			East Lake Communities	Shoreline LAPAC	Community Lists: missing Clearlake Park and Windflower Point. Add Berryessa Snow Mountain National Monument	Accepted: The text will be updated to address recommendation.
			East Lake Communities	Shoreline LAPAC	Add mention of Klauss Park - in development now.	Accepted: Recommended text will be added.
			East Lake Communities	Shoreline LAPAC	EL-5: double check the list of largest employers, doesn't look right.	Accepted: Data reference will be provided.
			East Lake Communities	Shoreline LAPAC	Destination Centers: Redbud Park, Judge Davis Trailhead, Redbud Trailhead	Accepted: The text will be updated to address recommendation.
			East Lake Communities	Shoreline LAPAC	EL-5: Add horseback riding and hiking	Accepted: The text will be updated to address recommendation.
			East Lake Communities	Shoreline LAPAC	What retreat centers? Don't think there are any. Remove.	Accepted: The text will be updated to address recommendation.
			East Lake Communities	Shoreline LAPAC	Residential subdivision: Stubb Subdivision is not mentioned - add it. Remove Clearlake Highland since that is now City of Clearlake	Accepted: The text will be updated to address recommendation.

			East Lake Communities	Shoreline LAPAC	Hard to navigate: when citing EL-6, figure EL-12 is on page 95	Accepted: Text will be added for clarification.
			East Lake Communities	Shoreline LAPAC	Bring in LUD acreage, existing and proposed table like in the current plan	Accepted: Text will be added for clarification.
			East Lake Communities	Shoreline LAPAC	Add zoomed in LUD map (EL-11) of downtown	Declined: Land Use maps will be available on GIS.
			East Lake Communities	Shoreline LAPAC	Add FAR visual to LU section	Accepted: Text will be added for clarification.
			East Lake Communities Area	Community Survey	Having a comparison chart from past plans to current policy would be helpful	Declined: Drafts will remain the same, as time and scope of works do not allow for these changes.
			East Lake Communities Area	Community Survey	Updated zoning keeping all ag protected and identifying all water courses.	Declined: An updated zoning ordinance will follow the adoption of the General Plan.
			Kelseyville	LAPAC	Add more emphasis on Right to Farm protection in both the Agriculture Element and K'ville Element; also same comment for Williamson Act and water preservation in Big Valley	Declined: This is addressed in the Ag and Water Resources Elements.
		Pg. K-5. 'History and Planning Context' section	Kelseyville	LAPAC	The group rewrote the History section.	Accepted: Recommended text will be added.
	Map	Figure K-4	Kelseyville	LAPAC	Figure K-3, p. K-10 - the 29 is right on top of K'ville - can we move this?	Accepted: The requested change will be made.
			Lakeport	LAPAC	Page L-4: Need to emphasize the large scale of the watershed and not let folks think it is just a point source. Add in the paragraph about "shaped by its natural features"	Accepted: The text will be updated to address recommendation.
			Lower Lake	LAPAC	make sure that the "new" name for McVicar Trail be including in the Language for Anderson Marsh State Park. Dawa Qanoq' ana pronounced Dawa -Kana-quan-a	Declined: Unable to verify with Public Works and State.
			Lower Lake	LAPAC	ADDRESS ONLY MENTIONING KOI FOR COLLABORATION, MAKE SURE ALL IT INCLUDES ALL THE TRIBES	Declined: Tribes who participated in the creation of this General Plan are acknowledged here. All local tribes are referenced in Goals, Policies, and Actions.
			Middletown Area	Community Survey	The County should market area's/Zones available for commercial and residential development to outside areas/Counties to encourage people to come here and develop.	Declined: This will be addressed in the Housing Element.
			Middletown Area	Community Survey	Provide more parking areas for the proposed and current businesses.	Accepted: The text will be updated to address recommendation.
			Middletown Area	LAPAC	Beef up protection of water resources	Declined: This is addressed in the Water Resources Elements.
			North Lake	Upper Lake / Nice LAPAC	Reword the History section of North Lake to remove Stone and Kelsey reference	Accepted: Changes made.
			North Lake	Upper Lake / Nice LAPAC	NL-5 Narrative - largest employers. Confirm that UL Unified School District is one of the top. Lisa will look at it. Also, check on Worldmark	Accepted: Data reference will be provided.
			North Lake	Upper Lake / Nice LAPAC	Communities section: add sentence about significant amount of tribal lands and communities	Accepted: The text will be updated to address recommendation.
			North Lake	Upper Lake / Nice LAPAC	Make sure to include that UL is gateway to Mendocino National Forest and Lake Pillsbury, and Lucerne is gateway to Snow Mountain National Monument.	Accepted: The text will be updated to address recommendation.
			North Lake	Upper Lake / Nice LAPAC	Add description of agriculture to Upper Lake	Accepted: The text will be updated to address recommendation.
	Misc.		North Lake	Upper Lake / Nice LAPAC	Change name of Bachelor Valley Grange to Upper Lake Grange	Accepted: The text will be updated to address recommendation.

	Maps		North Lake	Upper Lake / Nice LAPAC	CAN WE DO ZOOM INS OF SHORELINE AND LAKE PILLSBURY TO ENHANCE COVERAGE OF CGBs.	Declined: Land Use maps will be available on GIS.
LU Designations						
			East Lake	Community Survey	Clearlake Oaks along why 20 between Stubbs Island to Sulphur Bank, property that fronts why 20 on both sides of the highway, should be local commercial to encourage small business while protecting the community.	Accepted: This change will be recommended for approval.
			East Lake	LAPAC	BLM Land is Public Lands, not PF	Accepted: This correction will be made.
			East Lake	LAPAC	Parcel south of Orchard Shore - change to reflect current use of trees/orchard	Accepted: This change will be recommended for approval.
			East Lake	LAPAC	Clearlake Keys: Butler to Keys: Change to Community Commercial to reflect current use	Accepted: This change will be recommended for approval.
			East Lake	LAPAC	Clearlake Keys: Change the 2 HDR parcels to MDR	Accepted: This change will be recommended for approval.
			East Lake	LAPAC	Change SOS parcels to Resource Conservation, not Public Facilities	Accepted: This change will be made for all undeveloped SOS parcels throughout the county.
			East Lake	LAPAC	Remove developed SOS parcels from LUD amendment	Accepted: Remove all developed SOS parcels from the list for LUD changes.
			East Lake	Community Survey	Zone the Shannon Wetlands LLC parcels for protection as they are a very important Pacific Flyway area for migration birds protected under the Migratory Bird Act.	Declined: APN and well as property owner request needed.
			East Lake	LAPAC	Change Klauss Park APNs to Public Facilities to reflect new park	Accepted: This change will be recommended for approval.
			Cobb Mountain	Community Survey	The Land Use Element for Cobb Mountain should maintain the 'Rural Lands' (RL) designation but specifically clarify that 'Next-Generation Renewable Energy Production' and 'Co-located Digital Infrastructure' are highly compatible conditional uses within RL zones. These uses require large acreage for buffering, which RL zones provide, and they don't bring the heavy daily traffic of commercial retail.	Declined: We will consider this suggestion for a new policy or action.
			Cobb LAPAC	LAPAC	APNs 013-036-12 and 013-036-18 and 013-003-82 - Change the smaller parcels to MDR and Sree for the larger parcel. Owner ok with LDR instead of MDR if it makes a difference to the EIR	Accepted: This change will be recommended for approval.
			Kelseyville LAPAC	LAPAC	Scanned map of two additional parcel and portion of parcel to add to CGB if it won't negatively impact the EIR. 008-038-44: non vineyard portion of parcel; and 008-038-06 entirely added	Accepted: This change will be recommended for approval.
			Kelseyville LAPAC	LAPAC	Kelseyville Presbyterian is HDR - does not reflect use - change back to what it was….see Elizabeth Larson's letter	Accepted: This change will be recommended for approval.
			Middletown	Website	I have property 5 lots, at the South end of Washington st in Middletown will. I live on one and have Star Gardens Nursery on the rest. They were C2 lots. In the new plan, they are zoned community commercial. If the nursery closes can I or my children still build another home(s) on the lots. I want that to be an option.	Accepted: Additional density to be added in CL and CC to account for mixed used development.
			Middletown Area	LAPAC	Which LUD is appropriate for a public parking lot	N/A
			Middletown Area	Website	I asked my family for some ideas for the Middletown Area Town Hall. For the vacant lot that Sutter gifted to us my son is suggesting we build a multi-use sports complex, my granddaughter (13) wants a place to hang out with friends, so perhaps a teen club house or center? I would like to see a roller rink and\or an ice skating rink. Snoopy comes to town? For the look of our town, I would like us to follow the lead of Victoria BC known as the \Garden City\". We have the fantastic Star Gardens in town	Declined: Suggestion not specific or presented to the LAPAC.
			Middletown Area	LAPAC	Move the scenic corridor to just past the fire house on Hwy 175	Declined: Already there.

			Middletown LAPAC	LAPAC	21443 Pine St - APN 014-122-19 - to current use as Church and Church-related buildings	Declined: After review, this change will not be made at this time.
			Middletown LAPAC	LAPAC	Lack of water in all Ag parcels south of town - change the LUD?	Declined: We will consider this suggestion for a new policy or action.
			Middletown LAPAC	LAPAC	APN 024-386-01 - Possible County park - change LUD to PF	Declined: No concrete plans for this parcel have been solidified. Park development can happen regardless of zoning.
			Middletown LAPAC	LAPAC	Change to Cr: APNs 013-031-06 and 013-031-07	Accepted: This change will be recommended for approval.
			North Lake Communities	Upper Lake/Nice LAPAC	We need to add a spectrum of allowed residential densities to the commercial mixed use areas - to allow folks to put in one SFD on a commercial parcel. So Cl and Cc would allow LDR/MDR (Cl) and LDR/MDR/HDR (Cc)	Accepted: Additional density to be added in CL and CC to account for mixed used development.
			North Lake Communities	Upper Lake/Nice LAPAC	How about adding the mixed use opportunities to Cr, up to MDR	Declined: Already allowance for accessory residential. No further change at this time.
			North Lake	Upper Lake / Nice LAPAC	Change APN 004-010-46 from MDR to A to reflect current use	Accepted: This change will be recommended for approval.
			North Lake	LAPAC	APNs 031-072-49 and 031-072-48 - up to HDR to reflect current use - Collier Apts.	Accepted: This change will be recommended for approval.
			North Lake	LAPAC	Change Middle Creek Restoration Project APNs to Resource Conservation	Accepted: This change will be recommended for approval.
			North Lake	LAPAC	Change from HDR to Cc: APNs 004-058-09, 004-058-19, 004-058-25	Accepted: This change will be recommended for approval.
			Rivieras	Rivieras LAPAC	The Riv does not want HDR - how can they keep this out of their Cc as an option? Ok with MDR.	Accepted: We will limit to LDR and MDR mixed use options in CC in the Rivieras.
			Rivieras	Website	I am writing regarding the proposed rezoning of my privately owned property located at: 9555 State Hwy 281 & 4619 Kaweah Rd., Parcel No.: 009-004-220-000 & 009-017-070-000, currently zoned as Rural Residential use, which I understand is being considered for rezoning to “Resource Conservation” use. I am writing to formally oppose the current rezoning proposal, given the thoughtful development planning, extensive expenses already underway, significant economic upside, as well as the substantial legal, financial, and cultural implications. I have invested considerable time and resources in developing a master plan for a 4-star, 157-key destination resort, involving mounting expenses, extensive planning, and significant investments. This project is expected to generate at least one hundred million dollars in economic value, creating significant local employment opportunities, increasing tourism, and enhancing the county’s tax base. Attached for your review is an abbreviated master plan prepared by my designer, HWCD Barcelona, a worldly renowned design firm, showcasing a comprehensive and sophisticated development that not only aims to contribute positively to the local economy through job creation, increased tourism, and tax revenue, but also dedicates efforts to promoting and celebrating the local Pomo culture. The resort includes planned cultural elements and programming to preserve and share Pomo ancient indigenous heritage, fostering community engagement and cultural education. Importantly, the resort planning has carefully considered environmentally conscious design features, including environmental aesthetic and recreational elements, advanced	Accepted: The LUD for the listed parcel will remain as is. We will not recommend the draft change for approval.

			Rivieras	LAPAC	Problem with LDR in APNs 009-006-03, 009-006-30, and 009-006-88: No water here.	Accepted: The LUD for the listed parcel will remain as is. We will not recommend the draft change for approval.
				Website	Attention Mireya Turner! Please update our Upper Jerusalem Valley Map! Our road names and addresses were changed October 2020 by the BOS and Public Works Department. Please contact Cara Salmon, PW tech for the map and info. Thank you!!	N/A
			Lakeport	Website	I would like to attend the LAPAC Lakeport meeting to propose a Rezone of 215 Soda Bay Rd, APN# 008-019-53 from Ag to Commercial. I have a Commercial property at 255 Soda Bay Rd. APN# 008-019-64 that shares an east side property line and on the South side is also a Commercial property. Hopefully, this rezoning would help us all correct some of the drainage issues. Please inform me of the next meeting date. Any information regarding what rezoning steps I need to take would be helpful. Thank you for your prompt attention. John Kalua 707 337 9919info@nutrendenterprises.com	Declined: This change was not presented or approved by the LAPAC.
			CeRTH/LAPAC	LAPAC	APNs 034-231-13, 034-231-03, 034-231-06, and along shoreline from 034-141-12 to 034-211-08 - Change from Resort Commercial to LDR to reflect current and historical use	Accepted: This change will be recommended for approval.
			WRTH	LAPAC	Property Tax Implications for LUDA to SOS parcels	N/A
			WRTH	LAPAC	Prepare Ad Notice to SOS Property owners	N/A
		Planning Area Boundary	Middletown	LAPAC	Keep current boundary line at the Socrates Mine Road area - no change w/Cobb Mtn there	Declined: This change was not presented or approved by the LAPAC.
Cobb Mountain						
	Action CM-LU-1.a	Work with the community to consider establishing Community Growth Boundaries in the Cobb Mountain Planning Area.	Cobb Mountain	Community Survey	CM-LU-1.a: If Community Growth Boundaries are considered, I would clarify that they should be based on clear criteria such as wildfire and evacuation constraints, water and wastewater capacity, slope and landslide risk, groundwater recharge protection, and preservation of open land between communities. In Cobb, a CGB should help guide coherent community form, not just generic growth.	Declined: There are no CGB in Cobb.
	Policy CM-LU-1.6	Prohibit uses not related to timber production on lands designated Resource Conservation in Timberland Preserve Zones unless the use: ▪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.	Cobb Mountain	Community Survey	CM-LU-1.6: I would tighten the exception allowing non-timber uses in Timberland Preserve Zones when they support a biomass utilization business. If retained, it should be clearly limited to appropriately scaled local vegetation-management and forest-health purposes, with strong protections for air quality, truck traffic, noise, and watershed health.	Declined: Drafted language addressed recommenders concerns.
	Policy CM-LU-1.6		Cobb Mountain	LAPAC	LU-1.6 Add "unless the use protects sustainable and resilient forest ecosystem health."	Accepted: The text will be updated to address recommendation.

	Policy CM-LU-2.6 and Action 2.b	CM-LU-2.6: Support the development of land uses with increased densities and mixed uses to reduce vehicle miles traveled and promote walking, biking, and transit use. CM-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.	Cobb Mountain	Community Survey	CM-LU-2.6 and CM-LU-2.b: I would revise the “higher-density housing, transit-oriented development, and mixed-use development” language so it fits Cobb more realistically. Given the Planning Area’s very limited transit service and minimal pedestrian infrastructure, this should be framed more as small-scale infill and mixed-use clustering in existing community nodes than as conventional transit-oriented development.	Accepted: The text will be updated to address recommendation.
	Policy CM-LU-3.4	Promote the creation of community focal points and gathering places in Pine Grove, Whispering Pines, and Siegler Springs, and maintain and support community focal points in Cobb and Loch Lomond.	Cobb Mountain	LAPAC	CM-22 LU-3.4: add public parks and golf courses	Accepted: The text will be updated to address recommendation.
	Policy CM-LU-3.5	Encourage and support the arts in the Cobb Mountain Planning Area with music and art installations, public art, and programming throughout each community, prioritizing areas that lack them.	Cobb Mountain	Community Survey	CM-LU-3.5: I would not make this more restrictive in a way that undercuts tourism or community life. Instead, I would revise it to say that community and regional events should be encouraged in ways that are well-sited, community-serving, and compatible with surrounding neighborhoods and emergency access needs. Cobb does need tourism support, and events can be part of that. I would just make the policy a bit more explicit that support for events should be paired with good siting and operational planning.	Declined: No specific change is recommended.
	Policy CM-LU-3.11	Continue to fund code enforcement programs and periodically evaluate enforcement priorities based on community needs.	Cobb Mountain	LAPAC	3.11 Add "as conveyed by the local community advisory council." at the end	Accepted: The text will be updated to address recommendation.
	Action CM-LU-3.b	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 CM-LU-3.8 to ensure compatibility with the Cobb Mountain Area Commercial and Industrial Design Guidelines, and revisions to Article 54, Design Review Permit, as needed.	Cobb Mountain	Community Survey	CM-LU-3.b: I would be cautious about eliminating Article 53 and reducing design-review tools before the updated Cobb Mountain commercial and industrial design guidelines are completed. I would revise this action so streamlining does not come at the cost of rural character, visual quality, and compatibility with the existing communities.	Declined: Existing design tools will be utilized until new ones are adopted.
	Policy CM-LU-4.1	Ensure that permitting procedures and regulations are consistent, timely, and cost effective.	Cobb Mountain	Community Survey	CM-LU-4.1: I would revise “consistent, timely, and cost-effective” permitting language so it also explicitly says permitting should remain protective, transparent, and accountable, especially where wildfire risk, evacuation constraints, water limitations, and Tribal Cultural Resources are involved.	Declined: This is intentional to address the state mandate for eliminating government obstacles.
	Policy CM-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.	Cobb Mountain	LAPAC	LU 4.2 Add "Cobb Area County Water District, the local school districts, South Lake Fire Protection District"	Accepted: The text will be updated to address recommendation.
	Policy CM-LU-5.4 and 5.7	5.4: Encourage medium-density residential development that is compatible with the neighborhood character, is close to services, and where adequate infrastructure is available or can be made available. 5.7: 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.	Cobb Mountain	Community Survey	CM-LU-5.4 and CM-LU-5.7: I support workforce and affordable housing, but I would revise these housing policies so they more clearly state that new housing should be encouraged where hazard, evacuation, water, and wastewater conditions are genuinely adequate. That is especially important in Cobb.	Declined: Drafted language addressed recommenders concerns.

	Policy CM-LU-6.7	Encourage development of larger commercial centers within established urban areas and future 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.	Cobb Mountain	Community Survey	CM-LU-6.7: Rather than deleting this policy, I would revise it so that any future commercial centers in Cobb are understood as modest, appropriately scaled, community-serving centers that fit the mountain setting and road network. Cobb needs more services, but probably not large-format commercial growth.	Accepted: The text will be updated to address recommendation.
	Policy CM-LU-6.11	Require proposals for budget retailers and discount chains to include a community meeting 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.	Cobb Mountain	Community Survey	CM-LU-6.11: I would remove or narrow the waiver allowing the County to skip the economic/blight analysis for budget retailers and discount chains if a "public benefit" is found. That waiver is too subjective and could weaken the community-input and local-economy protections that the policy is trying to create.	Accepted: The text will be updated to address recommendation.
	Action CM-LU-6.b	Amend the Zoning Ordinance to diversify the types of resort uses allowed and conditionally permit resort/recreational uses in commercial land use districts.	Cobb Mountain	Community Survey	CM-LU-6.b: I would actually support this action, but I would refine it so diversification of resort uses and resort/recreational uses in commercial districts is tied to compatibility with the surrounding community, water and wastewater realities, and emergency access. I would not frame this as restricting tourism. I would frame it as helping tourism grow in ways that fit Cobb.	Accepted: The text will be updated to address recommendation.
	Policy CM-LU-7.4	Support development of biomass facilities in industrial areas to support economic development and vegetation management.	Cobb Mountain	Community Survey	CM-LU-7.4: I would revise the biomass-facilities policy so it supports only appropriately scaled facilities tied to vegetation management and forest resilience, with strong standards for emissions, truck trips, noise, and watershed protection.	Declined: Draft text has been reviewed and will remain as is.
	Policy CM-LU-7.4		Cobb Mountain	LAPAC	LU 7.4 Change to industrial areas, or close to biomass sources and with appropriate buffers from sensitive receptors	Accepted: The text will be updated to address recommendation.
	Policy CM-LU-7.8	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:	Cobb Mountain	Community Survey	CM-LU-7.8: I would revise the asphalt-batch-plant/resource-processing language to make it more cautious and more clearly an exception rather than a normal industrial option in a mountain watershed area.	Accepted: This Policy will be removed.
	Policy CM-LU-7.8				I would remove CM-LU-7.8 (p. CM-12), which allows asphalt batch plants and similar processing facilities at the source of the resource. In my view, that is not a good fit for Cobb's mountain watershed setting, tourism/retreat economy, wildfire constraints, and quality-of-life goals.	Accepted: This Policy will be removed.
	Policy CM-LU-7.8		Cobb Mountain	LAPAC	7.8 remove	Accepted: This Policy will be removed.
Rivieras Area GPAs						
	Policy R-LU-5.4 and R-LU-5.5	R-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. R-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.	Rivieras Area	Community Survey	R-LU-5.4 and R-LU-5.5 call for developing medium density and high density residential development. This type of development would be in sharp contrast to existing residential development and would not be welcome. R-LU-2b, R-LU-5.4, & R-LU-5.5 are inconsistent with current residential developments and would distract from the character and values of the Riviera Planning Area.	Declined: This change will not be made at this time.

East Lake Communities Area GPAs						
	General		East Lake Communities	Community Survey	Clearlake Oaks along hwy 20 between Stubbs Island to Sulphur Bank, property that fronts why 20 on both sides of the highway, should be local commercial to encourage small business while protecting the community.	Accepted: The text will be updated to address recommendation.
	Policy El-LU-3.5 and Action El-LU-3c	EL-LU-3.5: Encourage and support the arts in Clearlake Oaks and along the shoreline with music and art installations, public art, and programming throughout the community, prioritizing areas that lack them. EL-LU-3.c: Update the Special Study Areas for the East Clearlake Oaks Commercial District and “The Plaza,” working in collaboration with the community to reflect current values and priorities.	East Lake Communities	Shoreline LAPAC	Remove El-LU-3.5 and 3c	Accepted: Policies will be updated to address recommendation.
	Policy El-LU-3.8	Review commercial and industrial development to ensure compatibility with the East Lake Area Commercial and Industrial Design Guidelines to be prepared in accordance with Action EL-LU-3.e, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.	East Lake Communities	Shoreline LAPAC	LU 3.8 remove industrial	Accepted: Policies will be updated to address recommendation.
	Policy El-LU-3.8 and Action El-LU-3b, 3c, and 3e	L-LU-3.b 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 EL-LU-3.8 to ensure compatibility with the East Lake Communities Area Commercial and Industrial Design Guidelines, and revisions to Article 54, Design Review Permit, as needed. EL-LU-3.c Update the Special Study Areas for the East Clearlake Oaks Commercial District and “The Plaza,” working in collaboration with the community to reflect current values and priorities. EL-LU-3.e Prepare Commercial and Industrial Design Guidelines to support development throughout the Planning Area that is thoughtfully designed and compatible with the existing environment.	East Lake Communities	Shoreline LAPAC	Remove: LU 3.8 industrial, LU 3.b and 3.c industrial, 3.e	Accepted: Policies will be updated to address recommendation.

	Policy El-LU-6.11	EL-LU-6.11 Require proposals for budget retailers and discount chains to include a community meeting 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	East Lake Communities	Shoreline LAPAC	LU-6.11 remove	Accepted: This Policy will be removed.
	Policy El-LU-6.7	EL-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.	East Lake Communities	Shoreline LAPAC	Lu 6.7 remove	Accepted: This Policy will be removed.
	Action EL-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.	East Lake Communities	Shoreline LAPAC	4.a add Municipal Area Councils in addition to the other stakeholders agencies.	Accepted: The text will be updated to address recommendation.
	Goal LU-7	Industrial areas that are compatible with their surrounding environment while supporting the economy.	East Lake Communities	Shoreline LAPAC	LU-7 remove	Accepted: This Policy will be removed.
Lakeport Area						
	Policy L-LU-1.7	Consult with Tribal governments on discretionary development projects to protect and preserve areas with known Tribal Cultural Resources.	Lakeport	LAPAC	LU-1.7 consult w/tribal govts. this comment applies to other similar GPAs - revise to indicate source of authority	Accepted: The text will be updated to address recommendation.
	Action L-LU-3.b	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 L-LU-3.8 to ensure compatibility with the Lakeport Area Commercial and Industrial Design Guidelines, and revisions to Article 54, Design Review Permit, as needed.	Lakeport	LAPAC	L-LU-3.b Confirm the article number references. In some places its 53 and other 54.	Accepted: Confirmed.

	Policy L-LU-3.10 and 3.11	L-LU-3.10: 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. L-LU-3.11: When new development requires a permit for tree removal, require removed trees to be replaced with comparable tree species at a two-to-one ratio—i.e., each removed tree is replaced with two new trees, unless it is demonstrated new trees would exacerbate risk of fire.	Lakeport	LAPAC	LU-3.10 and 3.11 - adding a new policy: once the tree ordinance is adopted, the guidance will be followed for tree removal and other tree matters. ...use existing language of LU-3.10 and Make sure tree preservation is included.	Accepted: An additional action will be added for tree preservation.
	Policy L-LU-5.6	Promote development of affordable housing near public transit and essential services whenever possible.	Lakeport	LAPAC	LU-5.6 add HD housing to accommodate a mix of income levels.	Accepted: The text will be updated to address recommendation.
	Policy L-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.	Lakeport	LAPAC	LU-6.7 remove	Accepted: This Policy will be removed.
	Policy L-LU-6.11	Require proposals for budget retailers and discount chains to include a community meeting 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.	Lakeport	LAPAC	LU-6.11 highlight the municipal advisory councils to use as a tool for meeting with the community	Accepted: The text will be updated to address recommendation.
	Policy L-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.	Lakeport	LAPAC	LU-7.7 delete	Accepted: This Policy will be removed.
Lower Lake GPAs						

	Policy LL-LU-6.11	Require proposals for budget retailers and discount chains to include a community meeting 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.	Lower Lake	LAPAC	LL-LU-6.11 p. L-30 - Remove the last sentence.	Accepted: The text will be updated to address recommendation.
	All		Lower Lake	LAPAC	Look for repetition of tribal communities and Equity Priority Areas	Declined: These topics are not mutually exclusive and current language is intentional.
	Action LL-LU-6.a	Update regulations for cannabis retail uses to maintain setbacks from sensitive receptors, including schools, parks, and residential neighborhoods.	Lower Lake	LAPAC	LL-LU-6a - This one doesn't make sense.	Accepted: This Policy will be removed.
Middletown GPAs						
	Policy LL-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.	Middletown	LAPAC	LU 1.5 What is the follow up, does it apply to all residential?	Accepted: The text will be updated to address recommendation.
	Policy LL-LU-6.11	Require proposals for budget retailers and discount chains to include a community meeting 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.	Middletown	LAPAC	LU 6.11 remove the line about the waiver	Accepted: The text will be updated to address recommendation.
	Policy 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.	Middletown	LAPAC	LU-1.5 the two access routes to a road - remove because it is also addressed C-4.5 -looking at opportunities is better than the requiring in 1.5	Accepted: The text will be updated to address recommendation.
Rivieras GPAs						
	Policy R-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.	Rivieras	LAPAC	LU-2.4 remove	Accepted: This Policy will be removed.

	Action R-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.	Rivieras	LAPAC	2.b remove	Accepted: This Policy will be removed.
	Policy R-LU-3.5	Encourage and support the arts in the Rivieras Planning Area with music and art installations, public art, and programming throughout the community, prioritizing the communities of Kelseyville Riviera and Soda Bay.	Rivieras	LAPAC	LU 3.5 remove the priority areas listed. Promote throughout the planning area	Accepted: The text will be updated to address recommendation.
	Policy R-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.	Rivieras	LAPAC	LU 5.5 remove	Accepted: This Policy will be removed.
	Policy R-LU-5.7	Encourage the development of housing for seniors and other Equity Priority Populations.	Rivieras	LAPAC	LU 5.7 add: consistent with LDR and MDR	Accepted: The text will be updated to address recommendation.
	Action R-LU-5.b, 5.c, and 5.d	R-LU-5.b: Develop incentives for affordable housing, in addition to density bonuses, to further encourage its development. R-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. R-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.	Rivieras	LAPAC	5.b, c, and d - remove if density bonus only includes HDR - there is no HDR in the Riv	Accepted: The text will be updated to address recommendation.
	Policy R-LU-6.7	Encourage development of larger regional commercial centers within Community Growth Boundaries (CGBs) 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.	Rivieras	LAPAC	LU 6.7 leave out reference of large regional commercial center - prefer the small business environment	Accepted: The text will be updated to address recommendation.
	Goal R-LU-7	Industrial areas that are compatible with their surrounding environment while supporting the economy.	Rivieras	LAPAC	Goal LU-7 and its policies: remove	Accepted: This Policy will be removed.
North Lake GPA						

	Policy NL-LU-6.11	Require proposals for budget retailers and discount chains to include a community meeting 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.	North Lake	LAPAC	NL-LU-6.11 - remove the waiving sentence	Accepted: The text will be updated to address recommendation.
Proposed New Goals, Policies, and Actions						
			Cobb Mountain	Community Survey	New action tied to the substandard older subdivisions discussion (Land Use introduction / designation section, before Goal CM-LU-1): Develop a program for lot consolidation, acquisition, restoration, trail access, or watershed protection on the paper subdivisions that were redesignated because they are not realistically developable. The draft already redesignates many such parcels away from development, but it would help to add an implementation action so this does not remain just a map change on paper.	Declined: This is already addressed in the Paper Subdivision Management Plan .
			Cobb Mountain	Community Survey	New policy/action under Goal CM-LU-1 or CM-LU-3 (pp. CM-1 to CM-6): Add a clearer land-use policy protecting dark skies, scenic viewsheds, and the visual quiet of the mountain communities as part of Cobb's identity and visitor appeal. The broader chapter already values natural beauty, community character, native landscaping, and design compatibility, and later sections of the Cobb chapter also address scenic quality and light pollution. Bringing some of that more explicitly into Land Use would strengthen siting and redevelopment decisions.	Accepted: See Goal CM-OS-8 "Preserve and enhance scenic resources and viewsheds in the Cobb Mountain Planning Area".
			Cobb Mountain	Community Survey	New action under Goal CM-LU-3 or CM-LU-6 (pp. CM-4 to CM-6; CM-10 to CM-11): Add an event-support and compatibility action that helps community and regional events succeed by planning for parking, traffic circulation, temporary sanitation, waste handling, signage, and emergency access. I would frame this as support infrastructure, not restriction. Cobb needs events and tourism, but it also needs them to be organized well enough that they do not create avoidable friction with neighbors or public safety needs.	Accepted: New Policy 3.14 will Encourage community and regional events which comply with parking, traffic, sanitation, and emergency regulations.
			Cobb Mountain	Community Survey	New action under Goal CM-LU-3 and/or CM-LU-6 (pp. CM-4 to CM-6; CM-9 to CM-11): Prepare small community-node plans for Cobb, Loch Lomond, Whispering Pines, Pine Grove, and Seigler Springs that identify where modest infill, mixed-use, public gathering spaces, signage/wayfinding, shared parking, pedestrian improvements, and tourism-serving uses make the most sense. The draft already supports community focal points, events, restaurants/retail, and resort restoration, but this would help translate those ideas into place-specific guidance.	Accepted: New policy will be added in LU-3: Collaborate with municipal advisory council regarding development of identification of preferred locations for infill, mixed use, public gathering spaces, pedestrian improvements, and tourism related uses.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-LU-5 and Goal CM-LU-6 (pp. CM-8 to CM-11): More explicitly support small-scale workforce housing tied to community nodes, such as cottages, live-work units, apartments over shops, and mixed-use infill, where water, wastewater, and emergency access are adequate. The existing housing policies support workforce and affordable housing, and the commercial policies support mixed use, but the Element could do more to connect those two things for the local tourism and service economy.	Declined: This is included in LU-5.1.

			Cobb Mountain	Community Survey	New action under Goal CM-LU-6 (pp. CM-10 to CM-11): Create a permit-assistance / adaptive-reuse program for older resorts, retreat centers, and underused commercial properties. The draft already supports historic resort redevelopment and adaptive reuse, but many of these properties likely need more than general encouragement. A one-stop technical assistance pathway would better support the kind of tourism and local-serving reinvestment Cobb actually needs.	Accepted: A new action will be added to Investigate options for permit technical assistance for older resorts, retreat centers, and underused commercial properties.
			All (City SOIs)	Letter (LAFCo)	It is recommended to add an additional policy regarding entitlements within a City Sphere of Influence. The County and a City should coordinate to address any concerns regarding development within a LAFCo determined City Sphere of Influence boundary. A **policy suggestion is as follows:** **"Within a Sphere of Influence of a city, any development and/or entitlements shall first be referred to the City for comment regarding possible annexation and development within the City"** The **policy below is also suggested**, in addition to Policy CM-LU-4.5 on Page 3.14-11. **"Prior to development in a City's Sphere of Influence, the County and a City shall develop and jointly adopt a plan for territory within LAFCo's adopted Sphere of Influence for a City and shall consider consistent joint planning and development standards between a city and the county for the purpose of promoting city/county cooperation and orderly development".**	Accepted: The text will be updated to address recommendation in appropriate Planning Areas.
			All	Letter (LAFCo)	A policy should be considered regarding available infrastructure as follows: "Residential growth proposed at densities higher than one residential unit equivalent per five-acres shall be located in existing territory where infrastructure is available (or readily available) and applicable source capacity is adequate".	Accepted: The text will be updated to address recommendation.
			All (CGB)	Letter (LAFCo)	A policy should be considered regarding Community Growth Boundaries as follows: "The County shall require development within designated Community Growth Boundaries which are served by special service districts having a demonstrated capacity to sustain growth".	Accepted: A new policy will be added to indicate Development within designated Community Growth Boundaries served by special service districts shall demonstrate capacity to sustain growth.
			All	Letter (LAFCo)	A policy should be considered regarding Additional Public Water and Public Wastewater Systems as follows: "New public or expanded public service districts may be formed or expanded in conjunction with new development and/or in an existing developed area in need of a service".	Declined: This is included in PF-4.
			Cobb Mountain	Cobb LAPAC	CM-20 Add Policy: Promote co-management of public lands with local tribal governments.	Accepted: The text will be updated to address recommendation.
			Cobb Mountain	Cobb LAPAC	Add Policy somewhere: Work with community to establish residential design standards	Declined: This is included as LU-5.f.
		LU-4	Cobb Mountain	Cobb LAPAC	LU-4 Add Policy: Support the establishment of a Community Services District.	Accepted: This policy will be added.
			East Lake Communities	Shoreline LAPAC	Policy/Action: Add Scenic Corridor overlay to all parcels bordering Clear Lake to preserve viewshed from the water	Declined: Will be included in viewshed protection activities. May result in this amendment to the Zoning Map, but it takes a process.
			East Lake Communities	Shoreline LAPAC	EL-1 Add Policy: Develop educational materials regarding TEK practices	Accepted: Please make the edit.
			East Lake Communities	Shoreline LAPAC	Add action to encourage potential developers	Declined: No location or specifics identified.
			Kelseyville	LAPAC	Add Action: Work with community to develop Objective Design and Development Standards for multifamily residential development for both MDR and HDR	Accepted: This policy will be added.

			Kelseyville	LAPAC	Add Action: Consult with community and Kelseyville Business Association to update Design Guidelines if desired	Accepted: The text will be updated to address recommendation.
			Middletown	LAPAC	Add action for development of grey water usage ordinance - I THINK WE ALREADY ALLOW GREY WATER USAGE PER BUILDING CODE	Declined: Already allow grey water usage, see Building Division website for details.
			Middletown	LAPAC	LU-3.a Add a policy of Investigate a 1% assessment on development permits or other types of permits/assessments to fund 3.a art installations	Accepted: This policy will be added.
			Lower Lake	LAPAC	Add Action: Work with community to establish design guidelines for commercial development on Main Street.	Accepted: This action will be added.
			North Lake	WRTH	Include Goal: Good and standard water quality from private/public water districts	Declined: This is addressed in the Water Resources Element.

Circulation Element						
Goal # Text	**Policy/Action #**	**Topic or Existing Policy/Action Text**	**Planning Area Affiliation**	**Comment Source**	**Comment**	**County Notes/Direction**
General						
			Cobb Mountain	Community Survey	Regarding traffic and road maintenance (like on Bottle Rock Road), the plan should prioritize developments that generate high tax revenue with very low daily traffic. For example, automated energy or tech facilities require very few daily employees compared to a resort or a housing development. The Circulation Element should look favorably on these low-impact, high-value projects.	Declined: Public Works has a criteria for establishing the road maintenance plan that is approved by the BOS, not the General Plan.
			NA	Website	Hoping we have a better Bus Service, for all.	N/A
			Middletown Area	Community Survey	More Round Abouts.	Declined: No specific change is recommended.
			East Lake Community Areas	Community Survey	Consistency: Fix policies that conflict with the Housing Element or environmental goals.	Declined: The new Housing Element (2027) will align with the adopted General Plan.
			East Lake Community Areas	Community Survey	Our school zones are so very dangerous as is crossing to go to the post office on Highway 20 in CLO. For years and years High Valley Road problems have been talked about and action for safety and	Declined: No specific change is recommended.
			East Lake Community Areas	Community Survey	Education- some people do not care about policy	Declined: No specific change is recommended.
				Website	IL Rt 22 needs to be expanded from 2 lanes to 5 lanes from Quentin Rd to IL Rt 80, a 3-mile stretch.	Declined: The referenced route is not in county jurisdiction.
			Rivieras	Website	I'm in Kvile Rivera. I'm interested in working on a bike plan.	Declined: No specific change is recommended.
			East Lake Communities	Shoreline LAPAC	Move Land Use and Circulation to Countywide Elements with a subchapter in the Planning Area Element	Declined: Drafts will remain the same, as time and scope of works do not allow for these changes.
			East Lake Communities	Shoreline LAPAC	Roadway classifications: Missing High Valley Road, EL-36 not in APC - why 20 is a minor arterial all along the North Shore in 2026 APC plan	Accepted: The text will be updated to address recommendation.
			East Lake Communities	Shoreline LAPAC	Caltrans is developing the Konocti Corridor to get traffic off minor arterial along Hwy 20 - this info is missing from the element. Stress removing through truck traffic	Accepted: The text will be updated to address recommendation.
			East Lake Communities	Shoreline LAPAC	EL-45Table EL-4 planned bicycle facilities, 4.2 mile loop foothill does not go up to High Valley	Accepted: The text will be updated to address recommendation.
			East Lake Communities	Shoreline LAPAC	Remove City of Clearlake circulation stuff. not relevant EL-54	Accepted: The text will be updated to address recommendation.
			East Lake Communities	Shoreline LAPAC	existing transit service - it talks about the countywide, not specific to East lake. doesn't talk about the need for mail order services.	Declined: Speed or efficiency of mail delivery is not under County purview.
			East Lake Communities	Shoreline LAPAC	no mention of dam inundation which is a threat to Spring Valley	Declined: Please see the Health & Safety and Public Facilities Elements.
			Middletown Area	LAPAC	CHECK GLOSSARY FOR DFN OF SMALL INDUSTRIAL	Accepted: The text will be updated to address recommendation.
			Rivieras	LAPAC	R-43 - There are not several private airfields in this area.	Accepted: The text will be updated to address recommendation.

			Middletown Area	LAPAC	M-43 Develop multi use trails	Declined: Recommended changes are already addressed in this Element.
			NA	Website	Please include these in County wide road design. Class I bikeways (bike paths) are facilities with exclusive right of way, with cross flows by vehicles minimized. Motor vehicles are prohibited from bike paths per the CVC, which can be reinforced by signing.	Declined: The description of Class I bike paths are already included in the document.
			NA	Website	Specify bike, ped and horse accommodations in road maintenance and creation. Safe routes to schools creation.	Declined: Recommended changes are already addressed in this Element.
			All	Letter (CalTrans)	Revisions to Circulation Element Figures Within each of the eight community elements, in chapters 8 through 15, a countywide map is shown with roadway functional classifications. In these maps, always labeled as figure 4, every State Highway in Lake County is identified as a Principal Arterial. However, several segments of State Highways in Lake County are designated as either a Minor Arterial or a Major Collector. Corrections to the map are needed as follows: -HWY 29 Lower Lake to Napa County line, Minor Arterial -HWY 175 Lakeport to Lake County Line, Minor Arterial Middletown to Bottle Rock Road, Major Collector Bottle Rock Road to HWY 29, Minor Arterial -HWY 281 For its entire length, Major Collector “Provide a safe and reliable transportation network that serves all people and respects the environment” To view the roadway functional classifications, please go to the	Accepted: The maps will be updated to address recommendation.
		Figure CM-35 (Circulation Map)	Cobb Mountain	Cobb LAPAC	The Circulation Map is missing Harrington Flat Road and Bottle Rock Road	Accepted: The maps will be updated to address recommendation.
			East Lake Communities	Shoreline LAPAC	Why is North drive a major collector and Sulphur bank drive a minor collector - confirm this.	Accepted: The tables will be updated to address recommendation.
		Figure EL-6 Countywide Designated Truck Routes	East Lake Communities	Shoreline LAPAC	EL-41 - figure work with CHP/Sheriff on truck routes...high valley road excluded - is it excluded as a truck route?	Declined: According to CalTrans, High Valley Road is not a truck route.
		Figure EL-5 Existing East Lake Communities Area Ro	East Lake Communities	Shoreline LAPAC	In circulation, need zoomed in map of EL-37	Declined: The map is provided.
Cobb Mountain						
	Policy CM-C-2.1, CM-C-2.4	CM-C-2.1: Plan and construct a road network to accommodate projected growth in traffic volumes resulting from residential, commercial, industrial, and other development. CM-C-2.4: Prioritize roadway improvement or maintenance projects as follows: ▪Priority One: Urgent Projects... ▪Priority Two: Safety Projects... ▪Priority Three: Reconstruction/Maintenance Projects... ▪Priority Four: Capacity Improvements.... ▪Priority Five: New Construction Projects...	Cobb Mountain	Community Survey	CM-C-2.1, CM-C-2.4, and CM-C-2.5: I would revise these so the emphasis is less on accommodating traffic growth and maintaining roadway LOS D or better, and more on maintenance, safety, evacuation reliability, and climate/fire resilience. In Cobb, “uncongested and efficient” should not quietly outrank safe evacuation, keeping roads passable, and reducing risk on mountain roads.	Accepted: The text will be updated to address of this recommendation.

	Policy CM-C-2.5	CM-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.	Cobb Mountain	Community Survey	I would remove the “LOS D or better” language in CM-C-2.5, because that kind of traffic-throughput target can push the County toward widening/speed priorities that do not fit Cobb’s safety, climate, and rural-character goals	Declined: The drafted text choice is intentional.
	Policy CM-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.	Cobb Mountain	Community Survey	CM-C-3.2: I would revise the language about amenities such as “sidewalks on both sides of the street.” That reads too much like urban boilerplate. In Cobb, the policy should instead call for context-sensitive pedestrian improvements in community nodes and along key walking routes: one-side sidewalks where appropriate, widened shoulders, marked crossings, traffic calming, shade, benches, and pedestrian-scale lighting where those make sense.	Accepted: The text will be updated to address of this recommendation.
	Policy CM-C-3.5 and Action CM-C-3.b	CM-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. CM-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.	Cobb Mountain	Community Survey	CM-C-3.5 and CM-C-3.b: I would revise the VMT language so it is more realistic for a rural mountain area. I support reducing unnecessary driving, but Cobb is not a place where residents can simply stop relying on cars. I would make clear that VMT reduction should focus on small-scale infill in community nodes, telecommuting, ridesharing, better local services, and better transit connections, rather than imposing generic mitigation expectations that fit suburban or urban development better than Cobb.	Declined: The drafted text choice is intentional.
	Action CM-C-3.e	Amend Article 46 of the Zoning Ordinance to create EV charging and parking requirements for new development (e.g., one EV space per every 15 non-EV spaces and one charging station for large development based on square footage).	Cobb Mountain	Community Survey	CM-C-3.e: I would keep the action, but revise it so the General Plan does not hard-wire a specific EV parking/charging ratio. The General Plan should simply require EV-ready infrastructure standards for new development, while leaving the exact ratios to the Zoning Ordinance or implementing regulations, where they can be updated more easily.	Accepted: The text will be updated to address of this recommendation.
	Policy CM-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.	Cobb Mountain	Community Survey	CM-C-4.5: I would strengthen this policy. It currently says to “consider opportunities” to expand emergency access so all residential areas have at least two means of emergency access. Given Cobb’s wildfire history and road constraints, I would make this more proactive by requiring the County to identify one-way-in/one-way-out neighborhoods, prioritize them, and pursue practical secondary access, turnouts, signage, or other evacuation improvements where feasible.	Declined: Drafted language has been reviewed and will remain as is.
	Policy CM-C-4.7	Pursue funding for a Safe Routes to School program and implement improvements, such as traffic-calming measures and high-visibility sidewalks and crosswalks.	Cobb Mountain	Community Survey	CM-C-4.7: I support Safe Routes to School, but I would broaden it slightly so it is not only about the school trip. In a place like Cobb, the same improvements often also support access to community destinations more generally. I would revise it to emphasize safe walking and biking routes around schools and nearby community centers, especially where children, elders, and families already move	Declined: Safe Routes to schools is a specific program name.
	Policy CM-C-5.3, CM-C-5.4, and CM-Action C-1.d	CM-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. CM-C-5.4: Prioritize support for the following transit service efforts outlined in the Regional Transportation Plan and Lake County Transit Development Plan... CM-C-1.d: Work with Lake County Transit to expand Dial-a-Ride services, particularly for Equity Priority Populations.	Cobb Mountain	Community Survey	CM-C-5.3, CM-C-5.4, and CM-C-1.d: I would strengthen the transit language. The draft says Route 2 currently provides only two weekday morning round trips, Flex Stop is limited, Dial-a-Ride is not available in Cobb, and the Transit Development Plan recommends reducing Route 2 service because of low ridership. I would revise these policies/actions so the County explicitly supports retaining and improving basic service to Cobb, especially for older adults, people with disabilities, medical trips, workers, and out-of-county connections. Otherwise, the transit policies sound supportive, but the background trends point in the opposite direction.	Declined: Drafted language has been reviewed and will remain as is.

	Action C-2.g	Pursue opportunities for native plant restoration and habitat protection along rights-of-way and medians.	Cobb Mountain	Community Survey	CM-C-2.g: I like this action, but I would strengthen it by specifying that roadside habitat and native-plant restoration should be fire-safe, low-water, erosion-controlling, and, where appropriate, informed by Tribal Ecological Knowledge. That would make it more consistent with Cobb's actual ecological and wildfire realities.	Accepted: The text will be updated to address of this recommendation.
	Policy M-C-6.9	Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.	Middletown	Community Survey	Hi Shannon: re wording related to Middletown planning elements # M-C-6.9 perhaps Linda would accept…"benefitting Equity Priority Areas, including Tribal rancherias." ????	Declined: Drafted language has been reviewed and will remain as is.
	Policy C-2.5 and Policy C-2.6	Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better. 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.	All	Letter (from CalTrans)	Caltrans requests Lake County to consider providing additional language to policy items C-2.5 and C 2.6 found in Chapters 8-15, located on page 46, 50, 51, 52, 53, 54 or 55, depending on the chapter. **Policy C-2.5,** existing language: "Work with Caltrans to support maintenance and improvements to Caltrans-managed roadways to support these roadways operating at LOS D or better." **Consider adding: "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.**" **Policy C-2.6,** existing language: "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.**" Consider adding: "The County is best able to assess the feasibility of making roadway connections to local or lower order roads, however, Caltrans**	Accepted: The text will be updated to address of this recommendation.
East Lake GPAs						
	Policy EL-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.	East Lake	Shoreline LAPAC	EL C 2.4 add unless a health or safety issue occurs to move the bridge project up in priority	Declined: Drafted language already addresses the recommendation.
Lakeport GPAs						
	Goal L-C-6 Policies	A continuous and easily accessible active transportation system that facilitates safe, equitable, and connected walking, biking, and micromobility options.	Lakeport	LAPAC	L-C-6: Comment: Use language stronger than as feasible or as funds become available.	Declined: Work is dependent on the available and feasible conditions.

	Goal L-C-7 and Policies	Safe and viable aviation activities that meet community needs.	Lakeport	LAPAC	C-7 Delete goal and policies. Airport is in K'ville Element Area	Declined: This policy will be retained because of the proximity of the airport to the lakeport area and ALUCP zones extending into this planning area.
Lower Lake GPAs						
	Action LL-C-3.g	LL-C-3.g Coordinate with local Tribal governments when siting public EV charging infrastructure, roads, or transit facilities.	Lower Lake	LAPAC	LL-C-3.g Add "and local community organizations" AND LOOK FOR WHERE IT NEEDS TO BE ADDED ELSEWHERE	Accepted: The text will be updated to address of this recommendation.
Middletown GPAs						
	Policy 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 the County.	Middletown	LAPAC	C-2.6 remove "as determined by the County and/or public input or Caltrans	Accepted: The text will be updated to address of this recommendation.
	Policy 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.	Middletown	LAPAC	C-4.3 Add "while maintaining dark skies"	Accepted: The text will be updated to address of this recommendation.
	Policy M-C-4.8	Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and other sensitive uses.	Middletown	LAPAC	M-57 C-4.8 remove	Accepted: This policy will be removed.
	Policy 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).	Middletown	LAPAC	C-3.e number too specific - maybe replace with a percentage or as determined by Lake APC	Declined: These details will be addressed in the Zoning Ordinance update.
	Policy M-C-3.e		Middletown	LAPAC	C-3.e - doesn't mention one vehicle charging station and doesn't mention the type of facility being developed - should depend on proposed development. tighten this up to roll out in the Zoning Code	Declined: These details will be addressed in the Zoning Ordinance update.
	Policy M-C-3.f	Encourage and support annual maintenance to unpaved rural, ranch, and fire roads.	Middletown	LAPAC	C-3.f: on county roads? Or private?	Declined: Drafted language has been reviewed and will remain as is.
	Policy M-C-6.3 through 6.6		Middletown	LAPAC	C-6.3 through 6.6 change Require to Encourage	Declined: Drafted language has been reviewed and will remain as is.
	Policy M-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. 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.	Middletown	LAPAC	C-6.4 - concerned about affecting development with requiring sidewalks, maybe only in CGBs with only paths outside of CGBs or just along one side of the street	Accepted: The text will be updated to address of this recommendation.
	Policy M-C-6.5	Require new residential and commercial development to incorporate bike lanes and sidewalks, as appropriate.	Middletown	LAPAC	C-6.4 change Require to Encourage	Accepted: The text will be updated to address of this recommendation.
	Policy M-C-6.9	Prioritize active transportation improvements benefitting tribal communities and Equity Priority Areas.	Middletown	LAPAC	C-6.9 remove "tribal" - redundant	Accepted: The text will be updated to address of this recommendation.
North Lake GPAs						

	Goal NL-C-1	Effective intergovernmental communication and cooperation on transportation issues.	North Lake	Upper Lake / Nice LAPAC	NL-C-1 Goal intergovernmental collaboration - needs to add communication with the tribe	Accepted: The text will be updated to address of this recommendation.
Proposed New Goals, Policies, and Actions						
			East Lake Communities Area	Community Survey	Safety & Traffic Calming: Add policies to reduce traffic speeds in residential neighborhoods - have enforcement and high fines.	Accepted: A policy will be added to address recommended change.
			East Lake Communities Area	Community Survey	Multi-Modal Options: Increase support for bike lanes (Class IV), better sidewalks, or electric vehicle charging.	Declined: Drafted language has been reviewed and will remain as is.
			East Lake Communities Area	Community Survey	Transit Improvements: Improve bus service frequency or create better transit shelters.	Declined: This is addressed C-5.3.
			East Lake Communities Area	Community Survey	Complete Streets: Adopt policies that require streets to serve all users, not just cars.	Declined: This is addressed C-3.1.
			East Lake Communities Area	Community Survey	Parking Changes: Change parking requirements along Highway 20 with enforcement - especially follow thru on dumping.	Declined: Parking enforcement along Hwy 20 is the responsibility of CalTrans.
			Cobb Mountain	Community Survey	New action under Goal CM-C-4 or CM-C-5 (evacuation and neighborhood access): Add an action to prepare a Cobb Mountain local access and evacuation improvement priority list that identifies one-way-in/one-way-out neighborhoods, key choke points, needed pullouts, signage, vegetation management needs along evacuation corridors, and practical secondary-access opportunities where feasible. The current Element supports emergency access in general, but a more place-specific implementation list would better reflect	Declined: Evacuation addressed in HSE in Goal HS-2.
			Cobb Mountain	Community Survey	New action under Goal CM-C-5 (community connector transit): Add an action to explore a community connector or flexible shuttle service linking Cobb, Loch Lomond, Whispering Pines, Pine Grove, and key destinations such as grocery stores, clinics, community gathering places, trailheads, and transfer points. The Element already notes that Cobb has limited transit, that Route 2 runs only two weekday morning round trips, and that service reductions have been recommended. That argues for more creative rural mobility options,	Declined: This is addressed C-5.1.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-C-5 (food and medical access): Add a policy explicitly tying transit and mobility planning to food access, pharmacies, clinics, and telehealth access points. The Environmental Justice section already identifies food access barriers and limited access to services as real concerns in Cobb. The Circulation Element should name those as priority destinations when	Accepted: The text will be updated to address of this recommendation.
			Cobb Mountain	Community Survey	New action under Goal CM-C-3 or CM-C-4 (community-node walking improvements): Add an action to prepare small-area walkability and crossing plans for the main community nodes along SR 175, especially around Cobb, Loch Lomond, and Whispering Pines, focusing on crossings, shoulders, traffic calming, bus-stop access, and safer walking routes between everyday destinations. The current policies talk about complete streets and Safe Routes to School, but a node-based implementation action would fit Cobb better than a one-	Accepted: An action will be added to address recommended change.
			Cobb Mountain	Community Survey	New action under Goal CM-C-4 or CM-C-6 (visitor circulation and parking management): Add an action to plan for tourism- and event-related circulation needs in a way that supports local business without creating avoidable safety or neighborhood problems. That could include trailhead parking management, event parking plans, temporary wayfinding, shuttle or overflow strategies for larger events, and coordination with businesses and retreat centers. Since the Planning Area economy relies partly on visitors, this would help	Accepted: An action will be added to address recommended change.

			Cobb Mountain	Community Survey	New action under Goal CM-C-3 or CM-C-6 (wayfinding): Add a circulation-specific action for coordinated roadway and destination wayfinding, including clear signs to community nodes, trailheads, emergency routes, non-through roads, and public facilities. A similar signage idea already appears in the Open Space section, but it would also make sense in the Circulation Element because it affects visitor	Accepted: This is addressed in OS-9.b, but will be updated.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-C-3 (telecommuting and digital access as mobility strategy): Strengthen the existing telecommuting/trip-reduction logic by adding an action that coordinates transportation planning with broadband expansion and public Wi-Fi access points. In a rural mountain area, reducing some trips may depend less on formal transit than on enabling remote work, telehealth, online services, and hybrid access. The Public Facilities	Declined: This is addressed in PF-7.
			Cobb Mountain	Community Survey	New action under Goal CM-C-3 or CM-C-4 (equestrian and trail connections): Because the Element explicitly says the network should support walking, biking, and equestrian travel, I would add an action identifying where roadside improvements, trail crossings, or shoulder design should better account for equestrian use and trail connectivity. That is easy to overlook, but it fits Cobb much better than generic suburban circulation assumptions.	Declined: Drafted language has been reviewed and will remain as is.
			Kelseyville	LAPAC	Add Goal/Priority: traffic calming measures on Main Street	Accepted: An action will be added to address recommended change.
			Lakeport	LAPAC	3.1 Policy: New Action: LC PW cut back veg on Scotts valley rd. leaving room for bikes (designate bike route) and improve health and safety.	Accepted: An action will be added to address recommended change.
			Lakeport	LAPAC	2.4 New Action: Study and plan to address route cause of flooding in Scotts valley, correct perennial flooding of roads such as Scotts valley rd., making safer the roads for residents, preventing the trapping of	Accepted: An action will be added to address recommended change.
			Lakeport	LAPAC	ADD POLICY IN C-4 TO ENCOURAGE TRAFFIC CALMING TO ADDRESS SPEEDING ALONG HWY 29	Declined: Hwy 29 is under the purview of CalTrans.
			Middletown	LAPAC	Add Seek traffic solution for Middletown High School for student drop off from Hwy 29 and Wardlaw Streets	Accepted: An action will be added to address recommended change.
			Middletown	LAPAC	Same for 6.5 - change to Encourage - Add Policy about how it is important for horse travel and permeable surface	Accepted: Polices will be added to address recommended changes.
			North Lake	LAPAC	Circulation/Roads: Add policy to prioritize road improvement for unsafe roads.	Declined: This is addressed in C-2.4.
			Rivieras	Website	Please include in the plan, a class 1 bike path going from Clearlake State Park along Soda Bay to Clearlake Queen Ann Way in Clearlake.	Accepted: A policy will be added to address recommended change.

Open Space, Conservation, & Recreation Element

Goal # Text	Policy/Action #	Topic of Existing Policy/Action Text	Planning Area Affiliation	Comment Source	Comment	County Notes/Direction
General						
			Cobb Mountain	Community Survey	Overall, this is one of the stronger Cobb sections, so my suggestions are mostly about tightening implementation and making sure recreation and tourism grow in ways that still protect habitat, watersheds, Tribal Cultural Resources, and Cobb's distinctive mountain character.	Declined: No specific change requested.
			Cobb Mountain	Community Survey	The element should encourage 'Conservation through Development.' If a landowner is willing to permanently dedicate 80-90% of their parcel to a wildlife and conservation easement, the County should offer streamlined permitting and flexibility for high-density, clean commercial/energy development on the remaining 10-20% of the land. This ensures we get both economic growth and guaranteed open space.	Accepted: A policy will be added to address the recommendation.
			North Lake Communities Area	Community Survey	Continue to implement more bike lanes	Declined: Please reference the Circulation Element.
			North Lake Communities Area	Community Survey	Safe streets, calming of traffic , middlecreek area trails open	Declined: No specific change requested.
			Middletown Area	Community Survey	Lands that become part of Open Space, Conservation or Recreation should be required to continue to pay property taxes, mitigation fees, direct charges, bonds and similar. We cannot have lands being removed from supporting the financial needs to the County.	Declined: Taxation of public lands not under BOS jurisdiction.
			East Lake Communities Area	Community Survey	Stronger wording to protect and increase open space and conservation identifying the protection of the bats, birds, amphibians, etc. that get overlooked. Have a list of qualified professionals available for all projects especially cannabis that can actively correctly DI our species - just say a nest survey will be done before construction is very weak with no accountability. Go stronger for protecting the environment. Identify and increase wetlands!	Declined: This recommendation is addressed in OS-1.1.
			Lakeport	LAPAC	Page L-60: Add text about wetlands restoration and protection as a means to reduce soil erosion and sediment release into creek and tributaries leading to Clear Lake.	Accepted: The text will be updated to address this recommendation.
			North Lake	LAPAC	In Open Space, talks about scenic resources - add text about our valuing Dark Skies	Declined: This recommendation is addressed in Background section and Goal NL-OS-9, Action OS-10.a.
			North Lake	LAPAC	Julia: turning levee bank trails into an educational center and open to hiking.	Accepted: A policy will be added to address the recommendation.
			North Lake	LAPAC	3605 Lakeshore - encourage and support the old Marina to be turned into a public boardwalk.	Accepted: A policy will be added to address the recommendation.
			Rivieras	Website	I would like to see a lookout tower in the Clearlake state park in on of the remotely areas of the park, so people can rent the tower by the hour for bird watching. It would a attraction peculiar to Clearlake.	Declined: The Clearlake State Park is under State jurisdiction.
			Rivieras	Website	An issue to consider: Bird watchers, Clear Lake State Park, Anderson Marsh State Park and the desire to make bird watching facilities, or a bird watching tower. Also the CL State Park has 10 benches ready to install, but for bureaucratic reasons the project is stalled	Accepted: A policy will be added to address the recommendation.

			Lake fronting Areas	Website	#1 Implement a dangerous, derelict and dilapidated dock ordinance. The current policy encourages property owners to NOT remove their dangerous docks if the cost of repair is some percentage of its assessed value. (see code for exact language) . The bottom line is people believe their abandoned, derelict docks have some value. Policy and action item should provide incentives and funding source to remove these navigational and environmental hazards. Restoration of shore line vegetation, especially tules should be prioritized by County to increase the natural function of lake shore vegetation including fisheries and wildlife habitat and aesthetics and cultural values. #2 explore a zoning code update :a) Number of birds chickens, ducks, Guinea fowl, turkeys permitted in R1 zoned areas.b) Code Enforcement recapture of costs for houses spent on abating vehicles, RV, trailers and boats. c) Code Enforcement recapture of costs for cases where interaction with property owners takes years but no actually 'County abatement' occurs. ie the ongoing dance between staff and offending owner is a years long game of cat and mouse. Additionally cost recapture for other involved agencies in Code Enforcement cases such as Animal Control, Building and Lake Bed Management.	Accepted: A policy will be added to address the recommendation.
Cobb Mountain GPAs						
	Policy CM-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 in the buffer zone when appropriate.	Cobb Mountain	Community Survey	CM-OS-1.13 (p. CM-25): I would revise the policy on ecological buffer zones along significant watercourses, riparian vegetation, and wetlands. The current language says to consider multiuse trails and recreation in the buffer zone “when appropriate.” I would tighten that so resource protection clearly comes first and trails are allowed only where they will not impair riparian function, water quality, habitat, or Tribal Cultural Resources. In Cobb, these buffers should not quietly become recreation corridors by default.	Declined: TCRs and riparian habitat protected in many priorities. Proposed use would go through required CEQA to mitigate/avoid impacts.
	Policy CM-OS-5.2, CM-OS-5.4, and CM-OS-5.5	CM-OS-5.2: Prioritize remediation, monitoring, and restoration of historic mine sites located within or near tribal ancestral territories. CM-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. CM-OS-5.5: Promote the use of Best-Available Control Technology to minimize dust, smoke, fumes, and odors associated with mining and processing operations.	Cobb Mountain	Community Survey	CM-OS-5.2, CM-OS-5.4, and CM-OS-5.5 (p. CM-33): I would strengthen the mining-related policies. Since the Planning Area has historic mines and the Aggregate Resources Management Plan identifies two potential quarry sites in the Cobb area, I would revise these policies so any future extraction or processing must meet a stricter standard for watershed protection, truck-traffic impacts, air quality, noise, and Tribal cultural landscape protection. Buffering and Best-Available Control Technology are good, but in Cobb they are not enough by themselves.	Declined: Word choice is intentional to allow for flexibility of oversight.

	Policy CM-OS-6.3 and CM-OS-6.6	CM-OS-6.3: Maintain a level of service standard of 5 acres per 1,000 residents for parks. CM-OS-6.6: When constructing new County parks, use the following guidelines: ▪Locate the park to promote an equitable distribution of facilities in 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.	Cobb Mountain	Community Survey	CM-OS-6.3 and CM-OS-6.6 (pp. CM-34 to CM-35): I would revise the parks standards so success is not measured only by the acreage standard of 5 acres per 1,000 residents. I would add language about quality, equitable access, shade, ADA accessibility, safe gathering space, and resilience value. I would also revise the park siting guideline on lighting so it requires dark-sky, shielded, minimum-necessary lighting, rather than simply saying to provide night lighting when feasible. That would better fit Cobb's rural character, wildlife concerns, and retreat/tourism identity.	Accepted: The text will be updated to address accessibility.
	Action CM-OS-6.c	Identify public lands suitable for off-road recreation and explore opportunities to develop these uses.	Cobb Mountain	Community Survey	CM-OS-6.c (p. CM-35): I would revise the action to identify public lands suitable for off-road recreation so that it is clearly conditional on habitat, erosion, watershed, wildfire, noise, and Tribal cultural review. I would not frame this as a broad expansion item. In a mountain watershed landscape, this needs to be handled cautiously and site by site. The one item I would seriously consider removing is CM-OS-6.c (p. CM-35), which calls for identifying public lands suitable for off-road recreation and exploring development of those uses. In my view, that is too open-ended for a mountain watershed area like Cobb with habitat, erosion, wildfire, noise, and Tribal cultural-resource concerns.	Declined: The policy as drafted addressed the recommendation.
	Action CM-OS-6.f	Enforce prohibitions of drug use and overnight and/or long-term camping in parks, recreation, and open space areas.	Cobb Mountain	Letter	CM-OS-6.f: staff may want to consider including enforcement of existing tobacco and nicotine use restrictions.	Declined: This is addressed in Policy EJ-1.2.
	Policy CM-OS-7.2, CM-OS-7.3, and Action CM-OS-7.b	CM-OS-7.2: Encourage landowners to create easements along waterways or across lands that would connect existing and proposed trails. CM-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. CM-OS-7.b: Develop trails consistent with the County Bikeway Plan and the Konocti Regional Trails Plan for hiking, bicycling, and riding.	Cobb Mountain	Community Survey	CM-OS-7.2, CM-OS-7.3, and CM-OS-7.b (pp. CM-36 to CM-37): I support the trail system goals, but I would strengthen them so trail easements and new trails are developed with clearer standards for erosion control, stream and riparian protection, wildlife sensitivity, and Tribal consultation, especially where trails may cross waterways or connect onto State and federal lands. Cobb does need better trail connectivity, but not in a way that degrades the very landscapes people come to enjoy.	Accepted: A policy will be added to address the recommendation.
	Policy CM-OS-8.3 and Action CM-OS-8.e	CM-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 Cobb Mountain Planning Area and region. CM-OS-8.e: Work with local Tribal governments to establish a sacred viewshed preservation policy, balanced with economic development and private property rights.	Cobb Mountain	Community Survey	CM-OS-8.3 and CM-OS-8.e (pp. CM-37 to CM-38): I would revise the scenic-viewpoint and sacred-viewshed language so interpretive access and signage are developed with Tribal governments in ways that educate without exposing, trivializing, or commodifying sensitive places. The current language is directionally good, but this should be said more explicitly.	Declined: The drafted language is sufficient.

	Policy CM-OS-9.3 and Action CM-OS-9.a	CM-OS-9.3: Require lighting that enhances visibility, convenience, and public safety without creating glare or light pollution. CM-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.	Cobb Mountain	Community Survey	CM-OS-9.3 and CM-OS-9.a (p. CM-38): I would strengthen the dark-sky language by explicitly requiring fully shielded, downward-directed, warm-color, minimum-necessary lighting. The current language on glare and light pollution is good, but it could be more specific. For Cobb, dark skies are not a minor aesthetic issue; they are part of community identity, ecological quality, and visitor appeal.	Declined: This will be addressed in the Zoning Ordinance update.
Lakeport GPAs						
	Policy L-OS-1.2	Support protection and restoration of wetland, riparian, and other significant natural areas in the Lakeport Planning Area for wildlife habitats, groundwater recharge, and passive recreation.	Lakeport	LAPAC	L-OS-1.2 Add: “reducing soil erosion into creeks and Clear Lake” after “groundwater recharge”.	Accepted: The text will be updated to address recommendation.
Middletown GPAs						
	Policy M-OS-1.12 and M-OS-1.17	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-1.17: 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.	Middletown	LAPAC	OS-1.12 and 1.17: change whenever possible to required with variances if not possible	Accepted: The text will be updated to address recommendation.
	Action 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.	Middletown	LAPAC	OS-3.c viewsheds are important to everyone, remove the TCR reference	Declined: The drafted language is intentional.
	Action M-OS-6.g	Develop an outdoor recreation facility at the confluence of Dry and St. Helena Creeks on property owned by the water district at the Big Canyon Bridge.	Middletown	LAPAC	OS-6.g - Not St. Helena Creek, Its Dry Creek and Putah Creek	Accepted: The text will be updated to address recommendation.
	Policy 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.	Middletown	LAPAC	OS 8.5 Add after roadways: discourage the use of herbicides	Accepted: The text will be updated to address recommendation.
	Action M-OS-9.c	Work with PG&E to form an underground utilities district along Calistoga Street and Main Street in the Middletown community.	Middletown	LAPAC	OS- 9.c Clarify that Main Street is Highway 175	Accepted: The text will be updated to address recommendation.
North Lake GPAs						
	Goal NL-OS-8	An interconnected multiuse trail system that serves a variety of recreational needs in the North Lake Communities Planning Area.	North Lake	LAPAC	NL-OS-8: trail system: emphasize Middle Creek Trails - part of Konocti Regional Trails.	Accepted: The text will be updated to address recommendation.
Rivieras GPAs						
	Action R -OS-6.b	Develop a new community park in the Rivieras Planning Area on the land designated Resource Conservation along Soda Bay Road north of Tenino Way.	Rivieras	LAPAC	OS 6.b End sentence at Area - remove designation and location to be more general	Accepted: The text will be updated to address recommendation.

	Action R -OS-7.a	Continue to maintain the Clear Lake public launch and marina facilities to ensure easy and safe access by the public.	Rivieras	LAPAC	7.a no public launch and marina facilities - those are private	Accepted: This action will be removed.
Proposed New Goals, Policies, and Actions						
			Cobb Mountain	Community Survey	New action under Goal CM-OS-6 (parks and recreation, pp. CM-34–35): Add an action stating that the proposed County park in Cobb should be designed as a multi-benefit community commons: a park, gathering place, and resilience asset, with shade, seating, restrooms, clean-air refuge capacity, backup power/water where feasible, and space for community events and cultural programming. This fits the background section, which notes that Cobb currently has no County-owned park and that the County is pursuing property that could potentially incorporate a resilience hub or emergency staging function. It would also build well on CM-OS-6.4 and CM-OS-6.b.	Declined: Planning for Cobb park is already underway/completed.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-OS-6 or CM-OS-7 (pp. CM-34–37): Add a stewardship and maintenance partnership program for parks, trails, trailheads, and creek/open-space areas, involving Tribal governments, community volunteers, youth, nonprofits, schools, retreat centers, and State/federal land managers. The draft is good on building and expanding facilities, but long-term stewardship is where plans often fall apart. This would make the recreation system more durable and community-based.	Accepted: A policy will be added to address the recommendation.
			Cobb Mountain	Community Survey	New policy under Goal CM-OS-6 (pp. CM-34–35): Add a policy explicitly supporting accessible passive recreation and nature access for older adults, people with disabilities, and others who are not well served by more rugged trails. That could include short loop trails, benches, shade, accessible viewpoints, quiet picnic areas, and gentle interpretive walks. This would deepen the intent already present in CM-OS-6.7 and CM-OS-6.11 and would fit both a community-health and wellness-tourism vision for Cobb.	Accepted: The text will be updated to address recommendation.
			Cobb Mountain	Community Survey	New action under Goal CM-OS-1 (p. CM-25): Add a more explicit post-fire watershed and habitat restoration action focused on headwaters, riparian corridors, erosion-prone slopes, invasive-species removal, and native revegetation, with Tribal Ecological Knowledge integrated where appropriate. The biological-resources section is already strong, but given Cobb's fire history and sensitive headwater landscapes, I think the Plan should name restoration more directly as an ongoing priority.	Accepted: The text will be updated to address recommendation.
			Cobb Mountain	Community Survey	New action under Goal CM-OS-7 or CM-OS-8 (pp. CM-36–38): Add a trailhead and scenic-site management action that plans for parking, waste handling, toilets where needed, wayfinding, cultural-sensitivity messaging, and low-impact visitor education at popular access points. Cobb does need recreation and tourism support, but it will work better if visitor use is guided rather than left to drift. This would complement the trail and scenic-resource policies already in the chapter.	Declined: Drafted language has been reviewed and will remain as is.
			Cobb Mountain	Community Survey	New action under Goal CM-OS-9 (p. CM-38): Add a dark-sky education and incentive program for businesses, retreat centers, and homeowners, not just zoning regulation. The chapter already includes CM-OS-9.3 and CM-OS-9.a on glare, light pollution, and dark skies. A practical follow-through action could help with fixture replacement, shielded-lighting education, and recognition of dark-sky-friendly properties. That would protect both ecological quality and Cobb's retreat / mountain identity.	Accepted: A policy will be added to address the recommendation.
			Cobb Mountain	LAPAC	Add mention of Boggs State Demonstration Forest and its hiking trails. This is an important part of the Cobb community.	Accepted: The text will be updated to address recommendation.

			Lakeport	LAPAC	page L-63: New Action: Energy sovereignty as a policy needs to be explored. It offers the greatest opportunity to for Lake County residents to access energy at lower prices and earn revenue from its energy resources.	Declined: This may be addressed in the upcoming Energy Policy or Element.
			Lower Lake	LAPAC	Goal LL-OS-6 - Add Policy: Seek opportunities to develop a town center-type of park gathering space.	Accepted: A policy will be added to address the recommendation.
			Middletown	LAPAC	OS Add policy to work with community to identify valued viewsheds	Accepted: A policy will be added to address the recommendation.
			North Lake	LAPAC	OS/C section: add policy for wetlands protection, serving as our water filtration system for the lake. and point to the development and acceptance of oak, landmark, and heritage tree preservation ordinance	Accepted: An action will be added to address the recommendation.
			North Lake	LAPAC	Develop Groundwater District regulations, similar to the Lakeport 5.c and add Action to create a Conservation Plan for the watershed, ... look at Lakeport's	Declined: Unable to find Lakeport's conservation plan.
				Website	Please add a strong tree and all oak protection ordinance to the General Plan 2050.	Accepted: A policy will be added to address the recommendation.

Environmental Justice Element						
Goal # Text	**Policy/Action #**	**Topic or Existing Policy/Action Text**	**Planning Area Affiliation**	**Comment Source**	**Comment**	**County Notes/Direction**
General/Background						
	General		East Lake Communities Area	Community Survey	Strengthen policies regarding buffer zones between new industrial projects and sensitive receptors (schools, homes, parks). The policy should mandate a minimum setback distance or require air filtration systems in new residential developments built near freeways or industrial zones. Providing incentives (like reduced permitting fees or tax credits) to bring fresh food retailers into "food deserts" or "food apartheid" areas. Recognize that low-income residents and seniors often cannot attend evening meetings due to work/childcare; providing stipends makes engagement accessible. Increase all tribal involvement - all tribal partners.	Declined: Setback are covered in the Zoning Ordinance. Also, please refer to Land Use Element.
			East Lake Communities Area	Community Survey	Have flags placed behind the dais of all our tribes to show respect.	Declined: The recommendation is unclear.
	Figure R-13		Rivieras Area	Community Survey	Figure R-13 identifies a single, odd shaped Equity Priority Area in the Planning Area. What qualifies this small area as a EPA?	Declined: Drafted language includes description and definition.
			Cobb Mountain	Community Survey	I do not think the Cobb Environmental Justice Element needs any outright deletions. It is one of the stronger sections, and it is generally better revised than reduced. It already addresses health, telehealth access, senior care, food security, housing conditions, and	N/A
			Middletown Area	Community Survey	I appreciate the inclusion of Tribal Governments in this section, and all the other sections as well. I believe identifying Tribal input separately from other Equity groups emphasizes the special relationship of sovereign Tribal Governments and Lake County and	N/A
			All	Letter - RISE	staff may want to consider using these definitions: Secondhand smoke is the smoke from burning tobacco products, like cigarettes, cigars, hookahs, or pipes. Exposure occurs when people breathe in the smoke breathed out by people who smoke or smoke emitted from the burning tobacco products themselves. (See CDC | About Secondhand Smoke.) Secondhand smoke can seep through walls, vents, and plumbing, whereas thirdhand smoke is the residual toxic chemical accumulation of secondhand smoke that becomes embedded in building materials, walls, furniture, carpets, etc. Exposure occurs when the toxic particles re-emit from these contaminated surfaces into the air or can be absorbed through the	Accepted: The text will be updated to address recommendation.
	Figure CM-11		Cobb Mountain	Cobb LAPAC	Map on CM-11 refers to CM-6 - Equity Priority Areas not visible on CM-11	Declined: The map is a county-wide map.
	Figure EL -14		East Lake Communities Area	Shoreline LAPAC	Equity Priority Areas – Can include Double Eagle? Map on pg. 99 re: Census blocks –	Declined: Spring Valley demographics do not match criteria.
	Background - Table EL-5	Census blocks	East Lake Communities Area	Shoreline LAPAC	Can they have a table outlining the census blocks and some demographics i.e. how many people, income levels, etc.	Accepted: The document will be updated to address recommendation.
	Background - Table EL-5	Census blocks	East Lake Communities Area	Shoreline LAPAC	Where is tract 602 seems to be missing? Overall more information here.	Declined: This has been reviewed and correct census data inclusion has been confirmed.
	Background text - Environmental Indicators		East Lake Communities Area	Shoreline LAPAC	Pg 102 – Call out methylmercury, cyanobacteria and arsenic.	Declined: Not sure if this is possible since it seems like a pre-made category list for determinations.

	Background text - Socioeconomic Indicators		East Lake Communities Area	Shoreline LAPAC	Pg 103 – what does relative unemployment mean?	Accepted: The text will be updated to address recommendation.
			East Lake Communities Area	Shoreline LAPAC	Health outcome information – should include obesity and diabetes stats as community identified issues – pull in our own data over the Cal Enviro screen	Declined: No additional data source could be identified.
			East Lake Communities Area	Shoreline LAPAC	EJ 68 and 104 - Water pollution due to illegal grading, storm runoff, OHV usage – Hold space for data coming from EPA (may 6th) regarding superfund site.	Declined: This is addressed in OS-1.e.
			Middletown Area	LAPAC	SHO: re encouraging the arts - encourage recreation and outdoor activities and sports activities	Declined: This is addressed in Land Use and Open Space Elements.
			Middletown Area	LAPAC	SHO: asbestos roads - we have a lot of Serpentine - may not be able to avoid it - reword it to include the mitigations	Declined: Serpentine soils are covered in the Health & Safety Element.
Cobb Mountain GPAs						
	Policy CM-EJ-1.1	Promote efforts to improve community health outcomes and ensure that County investments support community health goals whenever possible.	Cobb Mountain	Community Survey	CM-EJ-1.1 (Chapter 8, Environmental Justice, pp. CM-39–40): I would revise this policy so “community health outcomes” more explicitly includes mental health, trauma recovery, substance-use prevention, and overdose prevention, especially in light of the long recovery arc from the Valley Fire and repeated smoke/fire	Declined: The drafted language is sufficient.
	Policy CM-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.	Cobb Mountain	Letter-RISE	CM-EJ-1.2: staff may want to consider using more clarifying language. For example: “Reduce secondhand smoke exposure, including from electronic smoking devices, tobacco smoke, and cannabis smoke, by creating local mechanisms that enforce state and local laws and regulations, and by strengthening local laws and regulations. Expand youth protections through a more comprehensive tobacco retail licensing program and through cannabis sales permit requirements.” (For comprehensive best practice policy approaches and language, see PHLC Comprehensive Tobacco Retail Licensing	Accepted: The text will be updated to address recommendation.
	Policy CM-EJ-1.3 and CM-EJ-1.5	CM-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. CM-EJ-1.5: Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.	Cobb Mountain	Community Survey	CM-EJ-1.3 and CM-EJ-1.5 (pp. CM-39–40): I would strengthen these telehealth-related policies so they are not only about broadband in the abstract. They should explicitly support reliable cell service, public Wi-Fi, private telehealth-capable spaces, digital assistance, and transportation support for people who still cannot access care remotely. Cobb’s own draft notes that many residents are concerned about limited cell phone and high-speed internet service.	Declined: The drafted language is sufficient.
	Policy CM-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.	Cobb Mountain	Community Survey	CM-EJ-1.4 (pp. CM-39–40): I would revise this policy so expansion of medical and senior-care facilities also more clearly includes mobile care, visiting behavioral health services, medication access, and pharmacy access, not only fixed-site facilities. For a dispersed rural community like Cobb, “more facilities” is not always the whole answer.	Accepted: The text will be updated to address recommendation.
	Policy CM-EJ-1.9	Work with local Tribal governments on mitigation strategies for asthma-related environmental hazards.	Cobb Mountain	Community Survey	CM-EJ-1.9 (p. CM-40): I would broaden this policy beyond asthma-related hazards alone. Given the section’s own discussion of wildfire smoke, geothermal emissions, and other air-quality concerns, I would revise it to address smoke, poor air quality, and respiratory vulnerability more broadly, especially for older adults, outdoor	Declined: The drafted language is sufficient.
	Action CM-EJ-1b	CM-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.	All	Letter-RISE	CM-EJ-1.b: staff may want to consult with their legal counsel before adopting this policy. In general, license fees may only be used for administration/implementation and compliance of the requirements of the licensing program itself. Usually, these fees cannot be used to fund other programs or policies without being considered a tax. In this draft, the current wording suggests using the tobacco retail license fees to enforce smoke-free outdoor restrictions.	Declined: The drafted language is intentional.

	Action CM-EJ-1.c	CM-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.	All	Letter-RISE	CM-EJ-1.c: ○ It is best practice to have smokefree multi-unit housing policies separate from smokefree public space policies, as they will have different implementation and enforcement mechanisms. ○ For the greatest health protection for multi-unit housing residents, consider including all common areas of the complex in a proposed ordinance. ○ Staff may want to consider including smokeless nicotine product use (e.g. nicotine pouches) in outdoor space restrictions. These products are often littered in parks and other community areas presenting risk of harm to children, pets, wildlife, and the environment. ○ For clarity, staff may want to consider rephrasing "public property" to "spaces open to the general public." "Public property" can be interpreted to mean "owned by the county." Venues like parks and event centers are not always owned by the county, they can also be owned by private operators even if they are open to the general public. ○ For comprehensive best practice policy approaches and language	Accepted: The text will be updated to address recommendation.
	Policy CM-EJ-2.4 and Action CM-EJ-2.g	CM-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. CM-EJ-2.g: Work to identify appropriate camping options for unhoused individuals and eliminate camping where prohibited.	Cobb Mountain	Community Survey	CM-EJ-2.4 and CM-EJ-2.g (pp. CM-41–42): I would revise these so the unhoused response language is more clearly housing-first, service-connected, and trauma-informed. "Identify appropriate camping options and eliminate camping where prohibited" is too enforcement-forward by itself. I would reframe it so temporary options are tied to sanitation, safety, outreach, behavioral health, and pathways to stable housing.	Declined: Drafted text has been reviewed and will remain as is.
	Action CM-EJ-2.b and CM-EJ-2.c	CM-EJ-2.b: Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing. CM-EJ-2.c: Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.	Cobb Mountain	Community Survey	CM-EJ-2.b and CM-EJ-2.c (p. CM-42): I support removing barriers to farmworker housing and adopting standards, but I would revise these to make clear that any streamlining must still address wildfire, smoke, heat, water, wastewater, and evacuation realities. Farmworker housing should be easier to create, but not in a way that places already-vulnerable residents in unsafe conditions.	Declined: This will be addressed in the Zoning Ordinance update.
	Policy CM-EJ-3.2	Encourage new healthy food retailers near existing transit connections.	Cobb Mountain	Community Survey	CM-EJ-3.2 (pp. CM-42–43): I would revise this policy. In Cobb, encouraging healthy food retailers "near existing transit connections" is not enough, because transit service is minimal. I would change it to emphasize community nodes, places people already gather, mobile food access, and locations accessible by walking or short local trips, rather than relying too much on transit logic that fits urban areas	Accepted: The text will be updated to address recommendation.
	Policy CM-EJ-3.1, CM-EJ-3.3, and Action CM-EJ-3.a	CM-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, and school lunch access. CM-EJ-3.3: Expand local food access and agriculture by supporting and encouraging certified farmers' markets, urban farming, community gardening, and other similar activities. CM-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.	Cobb Mountain	Community Survey	CM-EJ-3.1, CM-EJ-3.3, and CM-EJ-3.a (pp. CM-42–43): I would strengthen these food-access policies/actions by explicitly naming local food sovereignty, Tribal food access, community gardens, and locally grown food distribution as core strategies. The draft is already close to this, but it could say more clearly that food access in Cobb should not depend entirely on outside supply chains.	Accepted: The text will be updated to address recommendation.
	Policy CM-EJ-4.1 through CM-EJ-4.4 and Action CM-EJ-4.a		Cobb Mountain	Community Survey	CM-EJ-4.1 through CM-EJ-4.4 and CM-EJ-4.a (pp. CM-43–44): I would revise the public-engagement policies so they commit more concretely to hybrid participation, transportation support, childcare where feasible, follow-up reporting back to the community, and early outreach before decisions are substantially formed. The draft is strong on inclusion, translation, and multiple communication channels, but it could do more to make participation actually workable for low-income residents, elders, working people, and those without strong	Accepted: An action will be added to address recommendation.

East Lake Communities GPAs						
	Policy EL-EJ-1.6	Support facilities enhancements to optimize libraries and other public spaces to support telemedicine appointments.	East Lake	Shoreline LAPAC	EJ: Policies 1.6 no library in planning area – specify senior centers as remote places for telemedicine?	Accepted: The text will be updated to address recommendation.
	Policy EL-EJ-1.3	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.	East Lake	Shoreline LAPAC	EJ:1.3 need policy comparable to the one on smoking for other drugs.	Declined: Drafted text has been reviewed and will remain as is.
	Policy EL-EJ-1.7	Support efforts to attract medical professionals to the East Lake Communities Planning Area.	East Lake	Shoreline LAPAC	EJ: 1.7 more focus on satellite offices	Accepted: A policy will be added to address recommendation.
	Policy EL-EJ-1.5 and 1.9	EL-EJ-1.5: 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. East Lake Communities Planning Area Elements | Environmental Justice EL-109 EL-EJ-1.9: Design and improve County facilities and programs to meet the needs of older adults and other Equity Priority Populations.	East Lake	Shoreline LAPAC	EJ: 1.5 & 1.9 – Peer center is closing June 1st in CLO (county program)	N/A
	Policy EL-EJ-1.10	Work with local Tribal governments on mitigation strategies for asthma-related environmental hazards.	East Lake	Shoreline LAPAC	EJ:1.10 – why only tribes, why only asthma - go broader	Declined: Drafted text has been reviewed and will remain as is.
	Action EL-EJ-1.b, 1.c, and 1.d	EL-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. EL-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. EL-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.	East Lake	Shoreline LAPAC	EJ: 1.b, c, d – already have these for a few years, under supervisor green	Declined: Drafted text has been reviewed and will remain as is.
	Action EL-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.	East Lake	Shoreline LAPAC	EJ: 1.e area council on aging?	Declined: Commission on Aging and Adult Services and the Area Council on aging are difference entities.

	Action EL-EJ-1.h	Work with North Coast Opportunities (NCO) to activate the AmeriCorps/Senior Corps Retired Senior Volunteer Program (RSVP) 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.	East Lake	Shoreline LAPAC	EJ: 1.h – name NCO?	Declined: The drafted language is intentional.
	Policy EL-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.	East Lake	Shoreline LAPAC	EJ: 2.2 – prioritize Lake County Residents?	Declined: The drafted language is intentional.
	Action EL-EJ-2.b and 2.c	EL-EJ-2.b: Review and update the Zoning Ordinance to remove unnecessary barriers to the development of farmworker housing. EL-EJ-2.c: Amend the Zoning Ordinance to adopt development and maintenance standards for farmworker housing.	East Lake	Shoreline LAPAC	EJ: 2.b &c – what changes? Condense	Declined: This will be addressed in the Zoning Ordinance update.
	Action EL-EJ-2.a and 2.d	EL-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. EL-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.	East Lake	Shoreline LAPAC	EJ: A&d – condense	Accepted: The text will be updated to address recommendation.
	Policy EL-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.	East Lake	Shoreline LAPAC	EJ: 3.2 Assistance with bus passes for seniors	Accepted: A policy will be added to address recommendation.
	Action EL-EJ-3.d	Streamline permitting processes for grocery stores and markets in Equity Priority Areas and food deserts.	East Lake	Shoreline LAPAC	EJ: 3D – use by right?	Declined: The drafted language is intentional.
	Goal EL-EJ-4?	Effective decision making that seeks and incorporates the voices of East Lake Communities Planning Area residents, including from Equity Priority Populations and those living in Equity Priority Areas.	East Lake	Shoreline LAPAC	EJ: 4 – include Macs and Mac websites	Accepted: A policy will be added to address recommendation.
	Action EL-EJ-4.b	Regulate the location of private airfields and heliports to protect public safety and minimize impacts on nearby residents and other sensitive uses.	East Lake	Shoreline LAPAC	EJ 4.B – would like to include MACs and for ERTH 2 subcommittees on land use and road safety.	Accepted: The text will be updated to address recommendation.
	Action EL-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 Mendocino County Policy 51, Formation/Operation of Municipal Advisory Councils.	East Lake	Shoreline LAPAC	EJ: 4.d – don't we already have this?	Declined: The drafted language is intentional.

	General	Housing/rent stabilization	East Lake	Website	Hi and thank you for this opportunity. I'm not sure if it's too late to fill out the survey? My community is Lake Village Estates Senior Park, 400 Sulphur Bank Drive, Clearlake Oaks, CA. Our community would like to participate in the survey. We generally attend the monthly ERTH meeting at the Moose Lodge. Our park was recently purchased by a corporation, BoaVida (headquartered in Sacramento), after many years of being privately owned by an onsite owner. Many things have changed for the seniors here under the new corporate ownership. Our park is 55+ with most of the owners between the ages of 60-70 yrs, though we have a large percentage of owners in their 80's, 90's, and 100's. This change in ownership has brought to the forefront issues with regard to space rent stabilization and space rent caps. Retired seniors are generally on a fixed income and the uncertainty about space rent increases as well as park improvement charges that have been passed through to us have lead us to search for Lake County Services that can assist us in the fight for fair and equal treatment. We are also having security issues. Our park has entrance and exit security gates, but now that we no longer have an onsite owner we have been left with gates that are not working properly and no one onsite to fix them. Thus, we have experienced a huge uptick in thefts throughout the park by thieves and vagrants that enter at will. So, if protections are not put in place to prevent space rent gouging in mobile parks, and particularly senior parks, many in Lake County will be left homeless. Threats of eviction for those who cannot afford the space rent increases are real and evictions throughout the county are	Accepted: Actions will be added to address recommendation.
Middletown GPAs						
	Action 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.	Middletown	LAPAC	EJ-2.e remove	Accepted: The action will be removed.
	Action 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.	Middletown	LAPAC	EJ-3.c remove if there is no food desert	Declined: The drafted language is intentional.
	Policy 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.	Middletown	LAPAC	EJ 4.2 this could be where we mention an outdoor or electronic bulletin board in a town gathering area that serves the community	Accepted: A policy will be added to address recommendation.
North Lake GPA						
	NL-EJ-1.6	Support efforts to attract medical professionals to the North Lake Communities Planning Area.	North Lake	LAPAC	EJ goal attracting medical professionals to North Lake - change this to establish local medical facilities to increase local public access.	Accepted: Change made in multiple elements.
Proposed New Goals, Policies, and Actions						
			Cobb Mountain	Community Survey	New policy/action under Goal CM-EJ-1 (community health, pp. CM-39–41): Add a policy explicitly addressing behavioral health, trauma recovery, grief support, substance-use prevention, and overdose prevention as environmental-justice issues in a post-fire rural community. The draft already recognizes lasting mental-health impacts from the Valley Fire and already includes behavioral-health facilities in CM-EJ-1.4, but it does not yet name recovery and	Accepted: A policy will be added to address recommendation.

			Cobb Mountain	Community Survey	New action under Goal CM-EJ-1 or cross-referenced to Health and Safety (pp. CM-39–41): Add an action to establish community resilience / clean-air / cooling / telehealth access sites in or near Cobb's community nodes, especially for older adults, low-income residents, and people with disabilities. The countywide Health and Safety Element already supports resilience centers and alternate care sites with backup power, water, and accessible locations. The Cobb EJ Element should link more directly to that infrastructure because	Declined: Please refer to the Health & Safety Element.
			Cobb Mountain	Community Survey	New action under CM-EJ-1 and CM-EJ-4 (pp. CM-39–44): Add a digital inclusion and navigation action: public Wi-Fi points, device lending, digital-skills help, and telehealth support staff or volunteers at libraries, bookmobile stops, and community spaces. The draft already points to broadband barriers, telehealth needs, and the Bookmobile's public Wi-Fi / hotspot role, but it does not yet create a practical access strategy for people who are not well served by broadband	Accepted: A policy will be added to address recommendation.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-EJ-3 (food access, pp. CM-42–43): Add a policy explicitly supporting local food sovereignty in Cobb, including Tribal food access, community gardens, food forests, mutual-aid food distribution, mobile markets, and stronger pathways for local growers to supply local residents. The current EJ section addresses food access, but it would be stronger if it said more clearly that reducing food insecurity in Cobb should not depend only on outside retail supply chains. That would also align well with the General Plan's broader treatment of agriculture as a food source and not only an economic sector.	Declined: Drafted text has been reviewed and will remain as is.
			Cobb Mountain	Community Survey	New action under Goal CM-EJ-2 (safe and healthy living spaces, pp. CM-41–42): Add a post-fire housing recovery and habitability support action for households living in temporary structures, older housing, or financially stressed conditions. That could include legal/permit navigation, insurance navigation, healthy-home remediation, smoke/air-filtration support, and connections to repair funding. The EJ issue narrative already says many residents returned after the Valley Fire but are still living in RVs or other temporary structures and that	Accepted: An action will be added to address recommendation.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-EJ-4 (participation, pp. CM-43–44): Add a requirement for a "you said / we did" feedback loop for major County outreach in Equity Priority Areas: plain-language summaries of what residents raised, what changed, what did not change, and why. The draft already recognizes barriers like transportation, internet access, time, and language. The next step is accountability, so	Accepted: An action will be added to address recommendation.
			Cobb Mountain	Community Survey	New action under Goal CM-EJ-4 (pp. CM-43–44): Add support for community health workers, peer navigators, promoters, and trusted messengers who can help connect residents to services, benefits, food resources, telehealth, fire-recovery assistance, and civic processes. For a rural mountain community, trusted local intermediaries are often more effective than expecting residents to navigate fragmented systems alone. That fits the element's concern	Accepted: A policy will be added to address recommendation.
			Cobb Mountain	Community Survey	New policy under CM-EJ-1 or CM-EJ-4 (pp. CM-39–44): Add a policy that environmental-justice implementation in Tribal communities should support Tribal-led stewardship, restoration, and cultural-health projects, not only consultation. The EJ narrative already says environmental justice for tribal communities includes protection of ancestral lands, restoration, cleanup, Tribal participation, and tribal-led stewardship programs. Turning that narrative into a named	Accepted: A policy will be added to address recommendation.
			East Lake Communities Area	Shoreline LAPAC	EJ: Food – add an action for classes on how to cook with fresh ingredients. Acknowledge farmers market at Nylander park which takes EBT	Accepted: A policy will be added to address recommendation.
			East Lake Communities Area	Shoreline LAPAC	EJ: Throughout the planning area – extensive illegal dumping. Policy or action for the county to block off/gate off areas prone to illegal dumping.	Accepted: An action will be added to address recommendation.

			East Lake Communities Area	Shoreline LAPAC	EJ: Healthcare – much out of county , lacking transportation, policy to support more medical satellite offices.	Accepted: The text will be updated to address recommendation.
			East Lake Communities Area	Shoreline LAPAC	EJ: Community Engagement – make another reference to the MACs as a main place to get involved.	Accepted: The text will be updated to address recommendation.
			East Lake Communities Area	Shoreline LAPAC	EJ: Add a 1.I – development of a peer support center, warming, cooling, workforce, resiliency center	Declined: Please refer to the Health & Safety Element.
			North Lake	LAPAC	EJ: Add supporting ACA regulations of limiting rent increases in Senior housing parks	Accepted: An action will be added to address recommendation.

Public Facilities and Services Element						
Goal # Text	**Policy/Action #**	**Topic or Existing Policy/Action Text**	**Planning Area Affiliation**	**Comment Source**	**Comment**	**County Notes/Direction**
General						
	General	Tribal representation	East Lake Communities	Community Survey	Have tribal representation on every Board and Council.	Declined: The BOS did not give direction for this as a significant policy change.
	General	Add energy production companies	Cobb Mountain	LAPAC	include new energy production companies to the local community oversight groups.	Declined: The recommendation was unclear.
	General	Picture on Pg. 115	East Lake Communities	Shoreline LAPAC	PF: p. 115 Angela - need a picture of a public facility in East Lake - not Woodland college	Accepted: The photo will be updated to address recommendation.
	General	Background text	East Lake Communities	Shoreline LAPAC	PF: at bottom of p. 115, add sentenced referencing the DUCs in East Lake community	Declined: DUCs are addressed later in the Element.
	General	Background text	East Lake Communities	Shoreline LAPAC	PF: p. 116, 2nd paragraph, talks about stations but misses station in Spring Valley. Also add sentence that CALFIRE station is in E. Lake community. 3rd paragraph, add this fire jurisdiction is the 3rd largest	Accepted: The text will be updated to address recommendation.
	General	Background text	East Lake Communities	Shoreline LAPAC	WW: In the current plan, bring in a lot of the narrative re treating water, high lake levels, and other issues that remain relevant. Also, how downstream people should not be affected by residential use of	Accepted: The text will be updated to address recommendation.
	General	Background text	East Lake Communities	Shoreline LAPAC	WW: p. 117 add statement about how old the infrastructure is. Make sure this is also covered in GPAs - like supporting the water companies in their grant apps	Accepted: The text will be updated to address recommendation.
	General	Background text	East Lake Communities	Shoreline LAPAC	WW: CLO County Water District also serves Paradise Cove	Accepted: The text will be updated to address recommendation.
	General	2008 GP Goal	East Lake Communities	Shoreline LAPAC	WW: In old plan: Goal finding funding sources to map groundwater resources should be sought -bring into this one	Declined: Drafted text has been reviewed and will remain as drafted.
	General	Background text	East Lake Communities	Shoreline LAPAC	WW: Add a statement about how many small water systems we have in the communities	Declined: Data source for community level breakdown is not available.
	General	Background text	East Lake Communities	Shoreline LAPAC	WW: GPA Add include Glenhaven to connect to the municipal sewer pipeline	Accepted: A policy will be added to address recommendation.
	General	Background text	East Lake Communities	Shoreline LAPAC	WW: p. 118: Not sure if we are able to collect runoff via stormwater retention. This may conflict with the Yolo entitlement.	Declined: Please see Water Resources Element.
	General	Background text	East Lake Communities	Shoreline LAPAC	WW: p. 119: Add mention of Starlink which services many in this community	Accepted: The text will be updated to address recommendation.
	General	Background text	East Lake Communities	Shoreline LAPAC	Educational Facilities: add clarification re Konocti Unified that this is where our high schoolers go	Accepted: The text will be updated to address recommendation.
	General	Background text	East Lake Communities	Shoreline LAPAC	Educational Facilities: p. 120 Redbud Library - add mention of mobile library van. add GPA to support increased participation with the mobile library van.	Accepted: A policy will be added to address recommendation.
	General	Background text	East Lake Communities	Shoreline LAPAC	Educational Facilities: Add as there are no library services in the E.L area, the mobile library van is the only direct access to these services.	Accepted: A policy will be added to address recommendation.
	General	Background text	East Lake Communities	Shoreline LAPAC	Educational Facilities: Make sure there is a detailed description of the services the library provides like bus passes and park passes and a lot of their services are online. also offer work training and arts and crafts.	Accepted: The text will be updated to address recommendation.
	General	Background text	East Lake Communities	Shoreline LAPAC	Educational Facilities: DUCs this is generic - do we have any specific info yet? If so, add here.	Declined: DUC analysis will be updated in the Housing Element.
	General	Background text	East Lake Communities	Shoreline LAPAC	Maps: make a zoomed in of the Planning area that excludes the neighboring planning area	Declined: Updated land use maps will be available on GIS.

	General		East Lake Communities	Shoreline LAPAC	PF: Not sure of section: do we have anything re County working with Yolo to reduce hazards to Spring Valley from the crack in the Indian Valley Reservoir. Health and Safety Element? Needs to be in this	Declined: Please refer to policy HS-9.6.
			North Lake	Upper Lake / Nice LAPAC	PF - NSFire: says that Lucerne is headquarters, which it is not, and UL is not manned - needs updating.	Accepted: The text will be updated to address recommendation.
Cobb Mountain GPAs						
	Policy CM-PFS-1.1 and Action CM-PFS-1.a	CM-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. CM-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.	Cobb Mountain	Community Survey	CM-PFS-1.1 / CM-PFS-1.a (water systems & service provision): I would revise these so they more clearly prioritize long-term water sustainability and drought resilience, not just service expansion. New or expanded service should demonstrate adequacy under multi-year drought conditions, impacts on nearby domestic wells, and consistency with watershed protection. This would better align with the Water Resources Element.	Declined: Please refer to the Water Resources Element.
	Policies under PF-3	CM-PF-3.2 Locate new fire and police stations to minimize response times to the Cobb Mountain Planning Area, while prioritizing effective use of existing facilities. CM-PF-3.3 Support efforts to expand fire protection service to continue to meet the needs of the Cobb Mountain Planning Area.	Cobb Mountain	Community Survey	CM-PFS-2.1 / CM-PFS-2.3 (fire protection services): I would revise these to make clear that service expansion and development approvals must be tied to demonstrated fire-service capacity, including staffing, water supply, access, and response times. In Cobb, fire protection is not just a service issue—it is a land-use constraint.	Accepted: A policy will be added to address recommendation.
	Action CM-PFS-2.a		Cobb Mountain	Community Survey	CM-PFS-2.a (fire infrastructure and fuels management): I would strengthen this action by explicitly supporting local workforce development and stewardship-based jobs in fuels reduction, defensible space, and forest health. This connects public safety with economic resilience and aligns with the broader stewardship	Accepted: A policy will be added to address recommendation.
	Policy CM-PFS-3.1		Cobb Mountain	Community Survey	CM-PFS-3.1 (solid waste and recycling): I would revise this policy so it more clearly supports a local circular-economy approach, including composting, green waste reuse, and reduction of illegal dumping in rural areas. The Element touches this, but it could be more explicit.	Accepted: A policy will be added to address recommendation.
	Policy CM-PFS-4.1 and Action CM-PFS-4.a	CM-PF-7.1 Encourage and support efforts to expand and enhance internet and broadband service throughout the Cobb Mountain Planning Area and encourage co-location of infrastructure and marketplace competition from multiple service providers, while minimizing visual and cultural impacts. CM-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.	Cobb Mountain	Community Survey	CM-PFS-4.1 / CM-PFS-4.a (broadband and telecommunications): I would strengthen these so broadband is treated as essential infrastructure, not optional service. The policy should explicitly support telehealth, remote work, education, and emergency communication, especially given that parts of Cobb still lack reliable high-speed internet.	Declined: Please see the Health& Safety Element.
	Action CM-PFS-4.e	CM-PF-4.e 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.	Cobb Mountain	Community Survey	CM-PFS-1.e (on-site wastewater systems): I would strengthen this action so septic system upgrades and inspections are prioritized in high-risk areas (near creeks, steep slopes, high groundwater, or dense older subdivisions) and are tied to actual repair/replacement pathways, not just study. Otherwise, the County may identify problems without solving them.	Declined: Drafted text has been reviewed and will remain as drafted.
	Policy CM-PFS-5.1		Cobb Mountain	Community Survey	CM-PFS-5.1 (schools and community facilities): I would revise this so schools and community facilities are recognized not only as service providers but also as multi-use community hubs and emergency resources (cooling centers, clean-air spaces, shelter coordination points).	Declined: This policy will be removed.

	Policy CM-PFS-6.1 and Action CM-PFS-6.a		Cobb Mountain	Community Survey	CM-PFS-6.1 / CM-PFS-6.a (law enforcement and emergency response): I would strengthen this to include community-based prevention and response capacity, including coordination with behavioral health services, crisis response alternatives, and neighborhood-level preparedness—not just traditional enforcement.	Accepted: A policy will be added to address recommendation.
	Policy CM-PFS-7.1		Cobb Mountain	Community Survey	CM-PFS-7.1 (libraries and community services): I would expand this policy slightly to emphasize libraries and community spaces as access points for digital services, telehealth, workforce training, and social connection, especially in a rural area with limited service access. This section is already strong conceptually. The main opportunity is to make it more explicitly tied to resilience, equity, and day-to-day functionality in a rural mountain setting, rather than leaving	Accepted: A policy will be added to address recommendation.
East Lake Communities GPAs						
	Policy EL-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.	East Lake Communities	Shoreline LAPAC	PF 1.2 Add Community Resiliency Centers and community hub	Accepted: The text will be updated to address recommendation.
	Policy EL-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.	East Lake Communities	Shoreline LAPAC	PF 1.5 add that they will work to not pose a safety hazard to residents	Declined: Drafted text has been reviewed and will remain as is.
	Policy EL-PF-1.6	Coordinate with public utility providers to acquire adequate rights of way to facilitate expansion of services in a timely manner.	East Lake Communities	Shoreline LAPAC	PF 1.6 add and land owners and timely and safe manner	Accepted: The text will be updated to address recommendation.
	Policy EL-PF-1.7	Require new subdivisions in the Community Growth Boundary to include dark sky compliant streetlights.	East Lake Communities	Shoreline LAPAC	PF 1.7 Add require all development to comply with dark sky - not limited to subdivision	Accepted: The text will be updated to address recommendation.
	Policy EL-PF-1.9, EL-PF-1.10, and EL-PF-1.11	EL-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. EL-PF-1.10: Ensure new development projects pay their fair share of public improvement costs for infrastructure, facilities, and services. EL-PF-1.11: Require a cost/benefit analysis for major developments	East Lake Communities	Shoreline LAPAC	PF 1.9, 1.10, 1.11 - Add Impact on privately owned and maintained infrastructure - either add or reword	Declined: This section deals only with public facilities.
	Action EL-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	East Lake Communities	Shoreline LAPAC	PF: 1.d remove	Declined: This policy is intentional and already underway.
	Policy EL-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 be co-located and to follow property lines and avoid residential areas, ridgetops, open space, and other sensitive areas.	East Lake Communities	Shoreline LAPAC	PF 2.3 add undergrounding	Declined: Please refer to the Open Space Element OS-10.6 and OS-10.d.
	Policy EL-PF-2.5	Minimize vulnerability of public service facilities to natural and human-caused hazards and threats.	East Lake Communities	Shoreline LAPAC	2.5 Add Consider the fire hazard severity maps when applying conditions of Haz veg clearance for public utility infrastructure	Declined: State law regulates this.
	Policy EL-PF-3.8	Promote public safety programs and activities, including neighborhood watch programs, child identification kits, fire hazard prevention and awareness, and other public education efforts.	East Lake Communities	Shoreline LAPAC	PF 3.8 remove child identification kits - add human trafficking outreach	Accepted: The text will be updated to address recommendation.
	Policy EL-PF-4.4	Prioritize water conservation measures over the development of new water sources like dams and reservoirs.	East Lake Communities	Shoreline LAPAC	PF: 4.4 remove	Accepted: This policy will be removed.

	Policy EL-PF-4.5	Discourage the formation of new water distribution systems unless long term fiscal and technical feasibility can be demonstrated prior to approval.	East Lake Communities	Shoreline LAPAC	PF: 4.5 remove	Accepted: This policy will be removed.
	Policy EL-PF-4.7	Partner with water service providers to ensure that low-income households maintain continuity of service and are offered financial relief if prices rise.	East Lake Communities	Shoreline LAPAC	PF: 4.7 change to Encourage	Declined: Drafted text has been reviewed and will remain as is.
	Policy EL-PF-4.11	Encourage the 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.	East Lake Communities	Shoreline LAPAC	PF: 4.11 change Encourage to Investigate and change to add documented to violations of water quality standards of Clear Lake.	Declined: Drafted text has been reviewed and will remain as is.
	Action EL-PF-4.i	Require renovations requiring a building permit to install low-flow water fixtures to reduce the amount of water usage.	East Lake Communities	Shoreline LAPAC	PF: 4.i can we make a notation that if you don't put enough water into the septic tank, it causes issues. Should this be limited to municipal wastewater system users?	Accepted: The text will be updated to address recommendation.
	Action EL-PF-4.h	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.	East Lake Communities	Shoreline LAPAC	PF: 4.h how is this possible if there is insufficient water? How does this solve the problem of capacity?	Declined: Drafted text has been reviewed and will remain as is.
	Action EL-PF-4.j	Require new development projects to obtain a will-serve letter from the wastewater agency within the project's service area prior to project approval to ensure that the agency has the capacity to accept wastewater from the project and provide water for	East Lake Communities	Shoreline LAPAC	PF: 4.j can we add water and wastewater agencies? it does refer to sprinkler systems in the action	Accepted: The text will be updated to address recommendation.
	Action EL-PF-5.b	Explore development of an Adopt-a-Drain program, which may take inspiration from the program administered by the City of Oakland.	East Lake Communities	Shoreline LAPAC	PF: 5.b could use more detail on the program	Declined: Additional detail no necessary for the General Plan.
	Policy EL-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.	East Lake Communities	Shoreline LAPAC	PF: 6.8 separate these out. and change support to	Declined: The recommendation was unclear.
	Action EL-PF-6.e	Partner with community organizations to host community clean-up days, as needed, prioritizing events in downtown areas and Equity Priority Areas.	East Lake Communities	Shoreline LAPAC	PF: 6.e remove prioritizing events in downtown areas and EPAs	Accepted: The text will be updated to address recommendation.
	Action EL-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.	East Lake Communities	Shoreline LAPAC	PF: 6.d change to install signage and/or cameras	Accepted: The text will be updated to address recommendation.
	Action EL-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.	East Lake Communities	Shoreline LAPAC	PF: 7.b remove	Accepted: This action will be removed.
Middletown GPAs						
	Policy 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.	Middletown	LAPAC	PF-1.5 overlapping - carrier r of the last resort PF-7 - Action 7.a and aligned with that is PF 1.5: add, including a carrier of last resort".	Declined: The recommendation was unclear.
	Action 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	Middletown	LAPAC	PF-1.d using AI - add including data centers...and the use of AI...	Declined: The draft language of this action will remain.
	Goal M-PF-8	High-quality schools and educational facilities that serve the needs of local students.	Middletown	LAPAC	PF-8 Goal: high quality schools - add action Work with the school district to develop a circulation plan that for Mdtn Unified schools that provides for two evacuation routes for each school campus.	Accepted: A policy will be added to address recommendation.

	Action M-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.	Middletown	LAPAC	Pf-6.d signage-dumping - there is a chronic location at St. Helena Lane - secluded road - trail cams would be helpful here. Add "prioritizing locations of chronic dumping.	Accepted: The text will be updated to address recommendation.
	Policy M-PF-8.5	Encourage and support efforts to incorporate tribal cultural education and awareness in school curriculums.	Middletown	LAPAC	PF-8.5 Linda: tribal education - this is great. elaborate on it more. to highlight the importance. and leverage the education for tourism benefits.	Declined: The draft language of this policy will remain.
Proposed New Goals, Policies, and Actions						
			Cobb Mountain	Community Survey	New action under Goal CM-PF-1 or CM-PF-2 (pp. CM-45–48): Add an action to develop one or more community resilience hubs / multi-use civic spaces in Cobb that can function in daily life as gathering and service spaces and in emergencies as clean-air, cooling/warming, charging, information, and mutual-aid coordination sites. The current PF section already supports multi-use public facilities and equitable investment, and the countywide Health and Safety Element already supports Community Resilience Centers.	Accepted: An action will be added to address recommendation.
			Cobb Mountain	Community Survey	New action under Goal CM-PF-4 (pp. CM-49–51): Add a domestic-well and small-system resilience action for drought, outage, and wildfire conditions. This could include backup power for critical pumps, emergency storage, technical assistance, and planning for households or neighborhoods dependent on vulnerable private systems. In Cobb, water service is not just an infrastructure issue; it	Declined: Please refer to the Drought Resilience Plan.
			Cobb Mountain	Community Survey	New action under Goal CM-PF-4 or CM-PF-5 (pp. CM-49–52): Add a septic repair / replacement assistance pathway for older, high-risk areas, especially where failing systems may affect creeks, slopes, or drinking-water quality. The Plan already addresses wastewater and stormwater, but the missing piece is practical help for implementation	Accepted: A policy will be added to address recommendation.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-PF-7 (pp. CM-53–54): Strengthen communications infrastructure by adding a policy that treats broadband and reliable cell service as essential public-serving infrastructure for telehealth, remote work, education, emergency communication, and social connection. I would also add an action supporting public Wi-Fi access points or digital-access hubs at community facilities. This is strongly supported by the draft's own finding that much of Cobb lacks high-speed internet access and by the Environmental Justice section's attention to telehealth barriers.	Declined: A policy is already included to address recommendation.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-PF-8 (pp. CM-54–55): Add language supporting libraries, bookmobile service, school facilities, and other public-serving spaces as digital-access and telehealth support points, not just educational amenities. The draft already notes that the bookmobile provides free public Wi-Fi, hotspots, and Chromebooks. That is a strong foundation for a broader community-services role.	Declined: A policy is already included to address recommendation.
			Cobb Mountain	Community Survey	New action under Goal CM-PF-3 (pp. CM-48–49): Add an action to support community-based emergency readiness and neighborhood response capacity, including local volunteers, communications trees, evacuation support for isolated residents, and coordination with community organizations. The countywide Health and Safety Element already leans this direction, and it fits Cobb well.	Declined: A policy is already included to address recommendation.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-PF-6 (pp. CM-52–53): Add a stronger green-waste / chipping / composting / circular-materials action for the Cobb area, especially given wildfire-related vegetation management needs. The current solid-waste section already supports diversion and composting; a more place-based action could connect waste reduction, fire-safe vegetation management, and local soil	Accepted: The text will be updated to address recommendation.

			Cobb Mountain	Community Survey	New policy/action under Goal CM-PF-2 or CM-PF-8 (pp. CM-47–55): Add explicit support for behavioral health, pharmacy, and basic clinic access points in Cobb, including telehealth-enabled public spaces and partnership strategies for visiting services. The Environmental Justice section is actually stronger than the PF section on this point, because it already calls for expansion of clinics, urgent care, behavioral health facilities, pharmacies, and telemedicine-supporting public spaces. That should be tied more directly into Public Facilities and Services.	Declined: A policy is already included to address recommendation.
			Cobb Mountain	LAPAC	Add Goal and Policies for development of Sustainable Energy Resource Element to get ahead of the new and more innovative	Accepted: Included in various sections.
			East Lake Communities	Shoreline LAPAC	PF: Add: Development should include native, drought and fire resistant plants	Declined: Please refer to the Land Use and Circulation Elements LU-3.10 and C-2.g.
			East Lake Communities	Shoreline LAPAC	PF: Add goal to support upgrades to Spring Valley and CLO water and wastewater systems	Accepted: A policy will be added to address recommendation.
			East Lake Communities	Shoreline LAPAC	PF: Add: repaving projects should include rectification of roadside drainage	Accepted: A policy will be added to address recommendation.
			East Lake Communities	Shoreline LAPAC	PF: Add goal of supporting establishment and maintenance of recycling redemption centers	Accepted: A policy will be added to address recommendation.
			East Lake Communities	Shoreline LAPAC	PF: Add support implementation of universal trash collection	Accepted: A policy will be added to address recommendation.
			East Lake Communities	Shoreline LAPAC	PF: Add investigate establishment of small transfer stations in each community	Accepted: An action will be added to address recommendation.
			Middletown	LAPAC	Add policy: Investigate development of regulations to allow composting toilets - possibly at PF-4.d?	Accepted: A policy will be added to address recommendation.
				Website	I would like to offer an environmental perspective regarding an important gap: the lack of clear policy direction related to residential garbage collection and its connection to watershed health, wildlife habitat, and community resilience. While solid waste is acknowledged as a public service, the current draft does not appear to address how waste is managed at the household level or how gaps in service may impact the environment—particularly in rural and shoreline communities. In Lake County, and especially around sensitive areas such as Clear Lake and its tributaries, unmanaged or inconsistently managed waste has direct environmental consequences: - Water Quality Impacts: Improper disposal and illegal dumping can introduce plastics, toxins, and nutrients into creeks and wetlands that flow into Clear Lake, contributing to water quality degradation and harmful algal blooms. - Wildlife Impacts: Birds and mammals—including species that rely on shoreline, tule, and oak woodland habitats—are affected by ingestion of plastics, entanglement, and attraction to unsecured waste. - Fire Risk: Accumulated waste, particularly in rural areas, can contribute to wildfire fuel loads. - Environmental Justice: Inconsistent or inaccessible waste services can disproportionately affect rural and lower-income communities, leading to greater environmental burdens. From a planning perspective, this represents an opportunity to strengthen the General Plan by connecting solid waste services more directly to environmental protection goals. Suggested Improvements To better align with the County's environmental and public safety	Accepted: A policy will be added to address recommendation.

				Website	Here are some of my ideas for the 2050 project and what I think our community would benefit from. Land to build 2 new animal shelters that match the needs of the current and future county populations. One piece of land for the Clearlake Animal Shelter. The current one is not working they are already out of space again, and have no proper kennels for cats\/kittens. The same situation with the County Shelter it needs to expand to serve the current and future needs. With the huge resort project coming to Middletown they are building more housing and this means an increase in the size of the population and more animals. \r\nWe need land for a fix it surgery center to begin to address the overpopulation of animals in this county. The schools should be asked what needs they have?\r\n\r\nI would like to have:\r\nA multi-use sports complex\r\nA ice arena\/roller skating complex \r\nA Teen Center\r\nMore sports playing fields A Town Hall building that could be used for Community Activities A movie theater \r\nDog ParkA cat sanctuary \r\nFunding and a place to park a Mobile Veterinary Clinic We need additional parking in town\r\nLand to build new storefronts with a store on the ground floor and living quarters above. I would like to see us decorate our lampposts with huge hanging baskets of flowers and to build planter boxes around town. We have the magnificent STAR gardens here in town. Just a few of my ideas.	Declined: No specific changed are recommended.

Economic Development Element						
Goal # Text	**Policy/Action #**	**Topic or Existing Policy/Action Text**	**Planning Area Affiliation**	**Comment Source**	**Comment**	**County Notes/Direction**
General						
			Cobb Mountain	Community Survey	Yes. I would suggest a few targeted changes. Overall, the Cobb Economic Development Element is pretty good and already reflects a lot of what I would want to see: local business support, Tribal partnership, a circular economy, historic resort restoration, and a tourism sector that is supposed to balance community and visitor needs. My changes would mostly make those good ideas more	Declined: No specific change has been recommended.
			Cobb Mountain	Community Survey	For the Cobb Mountain area, we need to balance our rural beauty with the need for a strong tax base. The plan should support 'Invisible Industrial' or 'Ag-Tech' developments. If a landowner can bring in a high-revenue, low-traffic business (like a clean-energy tech hub) that is visually hidden and acoustically buffered, the county should support that. We shouldn't rely solely on tourism; we need to attract clean,	Declined: The recommendation is unclear.
			Middletown Area	Community Survey	The County should market area's/Zones available for commercial and residential development to outside areas/Counties to encourage people to come here and develop.	Declined: No specific change has been recommended.
			Kelseyville Area	Community Survey	Why is there 8 different districts and we only have 5 supervisor districts?	Declined: No specific change has been recommended.
			Lower Lake	LAPAC	DOUBLE CHECK THE BIGGEST EMPLOYER - IT SHOULD SAY THE LL SCHOOL DISTRICT.	Accepted: The data has been confirmed.
			North Lake	Upper Lake / Nice LAPAC	NL-126 - Recreation mentions Wild West Days - it is now Summer Days	Accepted: The text will be updated to address the recommendation.
Cobb Mountain GPAs						
	Policy CM-ED-1.1	Continue to develop a diversified economic base for the Cobb Mountain Planning Area by promoting agriculture, recreation services, and tourism and by expanding efforts to increase entertainment options and encourage geothermal resource development.	Cobb Mountain	Community Survey	CM-ED-1.1 (p. CM-57): I would revise this policy so it does not simply say to “encourage geothermal resource development.” In Cobb, that should be framed more carefully as support for responsibly managed geothermal-related economic activity that protects community health, water, scenic quality, and nearby residents while still supporting jobs and local revenues. That would make the policy more consistent with the rest of the General Plan’s environmental and health protections.	Declined: See Geothermal Resources Element for more details policy guidance.
	Action Policy CM-ED-1.a	Prepare and implement an economic development strategy for the Cobb Mountain Planning Area that emphasizes advantages associated with the geothermal, agriculture, 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.	Cobb Mountain	Community Survey	CM-ED-1.a (p. CM-58): I like this action, but I would strengthen it by making the economic development strategy more explicit about community wealth-building, local procurement, business resilience after wildfire/power shutoffs, adaptive reuse of existing properties, and stewardship-based employment such as restoration, forest-health, and land-care work. The current action already mentions a circular economy and minimizing environmental degradation; I would push it a little further in that direction.	Accepted: A policy will be added to address recommendation.
	Action Policy CM-ED-1.e	Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.	Cobb Mountain	Community Survey	CM-ED-1.e (p. CM-58): I would revise this action so development fee discounts or other incentives are not based only on a broad showing of “economic benefits for the community.” Incentives should be tied to clearer public-interest criteria such as living-wage jobs, local hiring, Tribal partnership, adaptive reuse, low water demand, environmental compatibility, and compatibility with Cobb’s wildfire and infrastructure realities. Otherwise, this could become too loose.	Declined: Drafted language has been reviewed and will remain as is.

	Policy CM-ED-2.4	Consider approval of proposals for mixed-use resorts requesting increased residential density outside of any future 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.	Cobb Mountain	Community Survey	CM-ED-2.4 (p. CM-59): I would revise this policy, but not remove it. I understand why Cobb may need some flexibility for economically feasible resort projects. But if mixed-use resorts are going to request increased residential density outside any future Community Growth Boundaries, the policy should require stronger findings related to water, wastewater, evacuation, wildfire safety, traffic, neighborhood compatibility, and protection of sensitive natural and cultural resources. I would support tightening this, not eliminating it. I would remove CM-ED-2.4 (p. CM-59) because it creates too broad a loophole for mixed-use resorts with increased residential density outside future Community Growth Boundaries based on "economic	Accepted: This policy will be removed.
	Action CM-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, 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.	Cobb Mountain	Community Survey	CM-ED-2.a (p. CM-60): I would keep this action but revise it so promotional efforts emphasize longer-stay, lower-impact, place-based tourism rather than just more visitor volume. Cobb's strengths are its mountain setting, retreat culture, scenic quality, trails, and slower pace. The promotional strategy should reflect that.	Accepted: A policy will be added to address recommendation.
	Action CM-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, hot springs, and camping areas. Ensure that any new or expanded uses are compatible with the surrounding environment.	Cobb Mountain	Community Survey	CM-ED-2.d (p. CM-60): I support encouraging more lodging options, but I would revise this action so it gives stronger preference to restoration, adaptive reuse, and redevelopment of existing historic or underused properties before greenfield expansion. I would also add clearer language that lodging expansion should be compatible not only with the surrounding environment in a general sense, but specifically with water availability, wastewater capacity, emergency access, and wildfire realities.	Accepted: The text will be updated to address the recommendation.
	Action CM-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.	Cobb Mountain	Community Survey	CM-ED-2.e (p. CM-60): I would strengthen this action. Rather than only saying to "explore options" to dedicate a portion of TOT revenue to conserving natural resources, I would suggest more explicit language supporting use of some tourism-related revenue for watershed protection, scenic-quality protection, trailhead and visitor management, dark-sky protection, and post-fire landscape stewardship. That would create a clearer link between tourism and	Accepted: The text will be updated to address the recommendation.
	Action CM-ED-2.g	Explore partnership opportunities with Calpine to establish a geothermal visitors center in the Cobb Mountain Planning Area.	Cobb Mountain	Community Survey	CM-ED-2.g (p. CM-60): I would revise the geothermal visitors center action so it is not just an industry-promotion item. If pursued, it should include balanced public education about geothermal history, energy production, environmental and health issues, Tribal history and stewardship, and the broader landscape of Cobb. That would fit better with Cobb's educational, ecological, and cultural identity than a purely	Accepted: The text will be updated to address the recommendation.
	Policy CM-ED-2.5	Support development and redevelopment activities that would enhance and expand views of geothermal activity in the area to support tourism and economic development.	Cobb Mountain	Community Survey	I would also seriously consider removing CM-ED-2.5 (p. CM-59), which supports expanding views of geothermal activity for tourism, because it reads as overly promotional given the real health, safety, and quality-of-life issues associated with geothermal operations.	Declined: Drafted language has been reviewed and will remain as is.
Middletown GPAs						
		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 industrial and non industrial corporate uses and geothermal resource development.	Middletown	LAPAC	ED- first page ED 1.1 Add to encourage.."small industrial and nonindustrial uses"...	Accepted: The text will be updated to address the recommendation.
		Purchase products and services for County operations from locally owned businesses whenever possible.	Middletown	LAPAC	Ed-1.3 change Whenever to As much as possible	Accepted: The text will be updated to address the recommendation.

		Support workforce-development partnerships benefiting tribal citizens and incorporating traditional ecological knowledge, protecting Tribal Cultural Resources, and/or promoting sustainable land stewardship, where appropriate.	Middletown	LAPAC	ED-1.6 - workforce development - make sure this is inclusive in benefits	Declined: The recommendation is unclear.
		Encourage and support efforts to develop a South County airport business park, as a complement to a new potential airport, which could potentially include a fly-in residential subdivision. Support could include facilitation of appropriate changes to zoning and land use designations.	Middletown	LAPAC	Ed. 1.7 remove	Accepted: This policy will be removed.
		Identify or develop programs to expand economic opportunities to Equity Priority Populations, including through outreach efforts and incentives for local small business owners and tribal citizens and enterprises.	Middletown	LAPAC	ED-1.d EPP - these populations would include tribal communities, no need to call them out.	Accepted: The text will be updated to address the recommendation.
		Explore options to offer development impact fee discounts or exemptions or other incentives when applicants can demonstrate economic benefits for the community.	Middletown	LAPAC	Ed 1.f emphasize - this is very important	Declined: No specific emphasis on one policy versus another.
		Identify and eliminate barriers to supporting home-based business as part of the local, circular economy.	Middletown	LAPAC	ed-1.j add, including home kitchens	Accepted: The text will be updated to address the recommendation.
		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	LAPAC	Ed-1.l - what public airport? remove	Accepted: This policy will be removed.
		Encourage tourism initiatives that interpret, respect, and help protect tribal cultural heritage.	Middletown	LAPAC	Ed-2.6 tribal heritage - important we are highlighting tribal cultures for education and tourism. SHO: educational signs about the law of not disturbing sensitive sites - and add other history in signage: geothermal, mining for educational and tourism - and Chinese culture	Accepted: The text will be updated to address the recommendation.
		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.	Middletown	LAPAC	Ed-2.b - why is this in here? remove	Accepted: This action will be removed.
Proposed New Goals, Policies, and Actions						
			Middletown Area	Community Survey	Provide adequate parking plans for current and future proposed businesses.	Declined: This will be addressed in the Zoning Ordinance update.
			East Lake Communities Area	Community Survey	more grant applications in all areas	Declined: The recommendation is unclear.
			Middletown Area	Community Survey	1) Strengthen small business policies into a defined pipeline Applies to policies/actions related to small business support, entrepreneurship, and local job creation. Current policies emphasize supporting small and local businesses but do not define how businesses are generated, launched, or scaled. Add an action that establishes a local entrepreneurship pipeline that includes: identification of viable business opportunities aligned with local demand; founder support (training, mentorship, early validation); and guided launch pathways for new businesses. This would operationalize the plan's goal of increasing local employment and	Declined: The draft language is intentional.

			Middletown Area	Community Survey	2) Expand tourism policies into a targeted inbound strategy Applies to policies/actions related to tourism, downtown vitality, and economic activity. Current actions focus on increasing tourism and enhancing downtown areas. Expand these to include a targeted visitor and part-time resident strategy aimed at Bay Area visitors and remote workers, second-home owners, and purpose-driven visitors (wellness, retreats, creative events). Include actions such as coordinated programming (events, retreats, festivals) and partnerships with regional organizations and operators. This shifts tourism from general promotion to a designed economic inflow strategy, increasing spending and longer-term engagement with the community.	Declined: Drafted language has been reviewed and will remain as is.
			Middletown Area	Community Survey	3) Add a Creative Economy strategy within economic development Applies to policies/actions related to downtown development, tourism, and community character. Add a policy and supporting actions that define and develop a creative economy sector, including support for artist studios, galleries, and live/work spaces; development of events and cultural programming; and exploration of a regional arts or cultural district designation. The plan references community character and tourism but does not position arts and culture as an economic driver. This addition would create jobs, attract visitors, and	Accepted: A policy will be added to address recommendation.
			Middletown Area	Community Survey	4) Introduce an implementation and coordination layer across actions Applies to all economic development policies and actions. Add an action to create a coordination framework connecting the County, local organizations, nonprofits, and businesses. This could include mapping existing organizations and initiatives, aligning efforts to shared economic priorities, and identifying gaps and partnership opportunities. Many actions rely on collaboration, but the plan does not define how coordination occurs. This addition would improve execution and reduce fragmented efforts.	Declined: Drafted language has been reviewed and will remain as is.
			Middletown Area	Community Survey	5) Clarify pathways to higher-paying jobs Applies to policies/actions referencing job creation or economic growth. Where the plan calls for increasing higher-paying jobs, add actions that define which sectors and mechanisms will deliver them, such as digital and remote-enabled work, small business scaling support, and targeted industry development. The current language sets an important goal but lacks a clear pathway for achieving it.	Declined: Drafted language has been reviewed and will remain as is.
			Cobb Mountain	Community Survey	I think a few additional policies/actions would help, especially if the goal is to build a more locally rooted, resilient, and non-extractive economy in Cobb rather than just chasing visitor volume. Chapter 8's Economic Development Element already points in a good direction with its emphasis on a circular economy, local business support, Tribal partnership, historic resort restoration, and possible dedication of Transient Occupancy Tax revenue to conservation. My suggestions are mostly about making that vision more concrete. (Chapter 8, Economic Development, pp. CM-57 to CM-60.)	Declined: Drafted language has been reviewed and will remain as is.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-ED-1 (pp. CM-57–59): Add a community wealth / local procurement policy that encourages County departments, schools, retreat centers, resorts, clinics, and other large institutions to buy locally and tribally produced food, goods, and services whenever feasible. The draft already supports a circular economy, home-based business, and shopping locally. This would make that vision more real and would also support local food resilience and small-business development.	Declined: Drafted language has been reviewed and will remain as is.

			Cobb Mountain	Community Survey	New action under Goal CM-ED-1 or CM-ED-2 (pp. CM-57–60): Create a small-business and adaptive-reuse assistance program for older resorts, retreat centers, and underused commercial properties. Cobb has a long resort history and several historic properties, and the draft already supports restoration and redevelopment. What is missing is a practical “how”: permit navigation, financing assistance, grant-writing help, insurance/recovery assistance, and technical	Accepted: A policy will be added to address recommendation.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-ED-1 (pp. CM-57–58): Add a stronger stewardship-economy / resilience-jobs policy that supports paid local and Tribal employment in forest health, prescribed fire support, watershed restoration, trail stewardship, ecological monitoring, native plant work, and cultural interpretation. The draft already supports Tribal workforce partnerships and sustainable land stewardship; I would make that a more visible economic pillar for	Accepted: A policy will be added to address recommendation.
			Cobb Mountain	Community Survey	New action under Goal CM-ED-1 (pp. CM-57–58): Add a post-disaster business continuity and recovery program for small businesses, resorts, retreat centers, and home-based businesses. Cobb’s economy is still shaped by the Valley Fire recovery context, and future fire/smoke/power-outage disruptions are likely. This action could include continuity planning, backup-power and water planning,	No change: Addressed elsewhere.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-ED-1 or linked to Environmental Justice (pp. CM-57–59; CM-39–44): Add a policy supporting broadband-enabled economic development, such as remote work, telework hubs, coworking space, digital entrepreneurship, and online business support in Cobb and Loch Lomond. The Environmental Justice section already connects broadband barriers to health access and telehealth. In a rural mountain economy, digital access is also an	Accepted: A policy will be added to address recommendation.
			Cobb Mountain	Community Survey	New action under Goal CM-ED-2 (pp. CM-59–60): Add a visitor-management and reinvestment action so tourism growth is tied to infrastructure and stewardship: trailhead management, parking, restrooms, signage, dark-sky protection, waste handling, fire-safety messaging, and watershed protection. The draft already contemplates using a portion of TOT revenue for conservation. I would extend that logic so tourism support and resource protection are visibly linked rather than treated as separate tracks.	Declined: Drafted language has been reviewed and will remain as is.
			Cobb Mountain	Community Survey	New policy/action under Goal CM-ED-2 (pp. CM-59–60): Add language supporting a wellness, retreat, and learning economy that is compatible with Cobb’s mountain character. The background section makes clear that Cobb is already a place of retreat centers, hot springs, camping, and spiritual/wellness activity. I would name that more explicitly as a distinctive economic niche, while also tying it to compatibility, local hiring, and ecological stewardship.	Declined: Drafted language has been reviewed and will remain as is.
			Kelseyville	LAPAC	Add in Economic Development: Establish incentives to support development by Lake County residents.	Accepted: A policy will be added to address recommendation.
			Kelseyville	LAPAC	Economic Development: Add Goal/Policy: Support ongoing economic development. Policy: Work with municipal advisory council, business organizations and community to update the Planning Area Element in an timely manner. Action: same as policy but add timeline of 5-8	Accepted: A policy will be added to address recommendation.
			Lower Lake	LAPAC	Add: Investigate the benefit to establishing a cannabis retail license for oversight	Accepted: A policy will be added to address recommendation.
			Lower Lake	LAPAC	Add Goal for update Zoning Code to encourage diversification of business uses to compete with the businesses in the city.	Accepted: A policy will be added to address recommendation.
			Middletown Area	LAPAC	With so much pressure for geothermal development in South County, how do we emphasize that the development should benefit the community FIRST - maybe add a policy?	Accepted: A policy will be added to address recommendation.

			Middletown Area	LAPAC	Nanette: add Policy wording to avoid negative impacts to the community if not adding it to 1.f	Declined: The recommendation is unclear.

Special Study Areas						
Goal # Text	**Policy/Action #**	**Topic or Existing Policy/Action Text**	**Planning Area Affiliation**	**Comment Source**	**Comment**	**County Notes/Direction**
Lakeport						
	Action L-SSA-4.f	Rezone larger lots along Lakeshore Boulevard to Resort Commercial and smaller lots to residential.	Lakeport	LAPAC	L-130 4.f remove	Accepted: The action will be removed.
	Action L-SSA-4.a	Designate the section of Lakeshore Boulevard within 1,000 yards of the Clear Lake shoreline as a County Scenic Highway.	Lakeport	LAPAC	N. Lakeshore sSA: 4.a, L-130 - remove	Accepted: The action will be removed.
		New Policy/Action	Lakeport	LAPAC	L-SSA-5.c County does not have a Conservation Plan. Add Action: Create Scotts Valley Conservation Plan to address the entire watershed. collaborate with federal, tribal, and local participation to protect all groundwater recharge drainage area and should be the responsibility of the Watershed	Accepted: An action will be added to address recommendation.
		New Policy/Action	Lakeport	LAPAC	Change name of Planning Area to West Lake	Declined: Planning Area name changes needed to be decided earlier in the process.
		New Policy/Action	Lakeport	LAPAC	There is no mention of the Scotts Valley Water Conservation District	Declined: Drafted language has been reviewed and will remain as is.
		New Policy/Action	Lakeport	LAPAC	add recognition of Scotts Creek Watershed as #1 source of sediment loss going into the creek and then into the lāke.	Accepted: The text will be updated to address the recommendation.
		New Policy/Action	Lakeport	LAPAC	Add in SSA for Scotts Valley: include goal for comprehensive restoration of levies and flood control systems. or plan for its reversion.	Declined: Please refer to the Health & Safety Element HS-9.6.
Middletown						
		General	Middletown	LAPAC	PULL IN THE DESCRIPTION OF THE DOWNTOWN AREA FROM CURRENT PLAN	Accepted: The text will be updated to address the recommendation.
		General	Middletown	LAPAC	Coyote Valley SSA - add a line about protection of the riparian corridor of Putah Creek and other water courses.	Accepted: The text will be updated to address the recommendation.
		General	Middletown	LAPAC	Need something about protecting the HVL from erosion of the levee from Putah Creek. - LAP? Health and Safety Element?	Declined: Please refer to the Health & Safety Element HS-9.6.
	Policy M-SSA-5.4	Encourage project designs that include sidewalks, crosswalks, curb bulb outs, traffic safety signage, lighting, and other pedestrian amenities.	Middletown	LAPAC	SSA-5.4 - remove this - but add protect dark sky compliant lighting	Accepted: This policy will be removed.
	Policy M-SSA-5.7	Review commercial and industrial development to ensure compatibility with the Coyote Valley Design Guidelines, consistent with Article 54, Design Review Permit, of the Zoning Ordinance.	Middletown	LAPAC	SSA-5.7 where are the Coyote Valley design guidelines? pull them in from the current plan	Declined: Coyote Valley Design Guidelines begin on page M-167 of the Middletown Area Elements.
	Policy M-SSA-7.1	Pursue acquisition, or encourage offers of dedication, of additional vacant land along the riparian corridor of Putah Creek in Coyote Valley to preserve the corridor.	Middletown	LAPAC	SSA-7.1 take out pursue acquisition and leave the rest	Accepted: The text will be updated to address the recommendation.