

# ***APPENDIX GPCT***

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## ***GENERAL PLAN CONSISTENCY TABLE***

**Appendix GPCT**

**Policy Analyses**

**Guenoc Valley Mixed Use Planned Development Project  
Consistency with Lake County  
General Plan Policies**

An EIR must discuss "any inconsistencies between the proposed project and the applicable general plans." CEQA Guidelines, §15125(d). For the Proposed Project, the applicable plan is the Lake County General Plan. The focus of this appendix is the identification of policies in the General Plan that apply to the proposed land uses of this particular project. This appendix does not discuss policies that apply to the County itself or policies that apply only to some other type of land use not included in the proposed project. Policies that are not applicable to the proposed project for either reason have not been included in the following discussion.

While this EIR analyzes the Proposed Project's consistency with applicable policies, it is the County Board of Supervisors who will make the ultimate determination in regard to the Proposed Project's consistency with the General Plan.

**TABLE 1**  
LCGP CONSISTENCY ANALYSIS – LAND USE AND AGRICULTURE

General Plan Policy	Consistency Determination	Analysis
<b>Land Use (LU) Element</b>		
<b>Growth and Development</b>		
<p><b>Policy LU-1.1:</b> The County shall promote the principles of smart growth, including:</p> <ul style="list-style-type: none"> <li>• creating walkable neighborhoods;</li> <li>• creating a strong sense of community identity;</li> <li>• mixing land uses;</li> <li>• directing growth toward existing communities;</li> <li>• taking advantage of compact building design;</li> <li>• discouraging sprawl;</li> <li>• encouraging infill;</li> <li>• preserving unique historical, cultural and natural resources;</li> <li>• preserving open space; and,</li> <li>• creating a range of housing opportunities and choices.</li> </ul>	Consistent	The Proposed Project is designed with low impact development and smart growth policies. The resort features clustered development, preservation of agricultural and cultural heritage, landscape preservation, diversification of the Lake County housing stock, and conservation of open space. The resort itself would be bikeable, feature active and passive use trails, and create a community center open to the public.
<p><b>Policy LU-1.2:</b> The County shall promote flexibility and innovation through the use of planned unit developments, development agreements, specific plans, mixed use projects, and other innovative development and planning techniques.</p>	Consistent	The Proposed Project is a planned mixed-use resort development that satisfies the County’s desire to support innovative ideas and land use techniques.
<p><b>Policy LU-1.3:</b> The County shall prevent intrusion of new compatible land uses into existing community areas.</p>	Consistent	The Proposed Project would not be introducing new compatible land uses into an existing community setting because the off-site workforce housing would be residential and therefore match the current land use in Middletown. The Guenoc Valley Site is not within an existing community area.
<p><b>Policy LU-1.5:</b> The County shall actively support the development of mixed use projects as a means to reduce travel distances and create neighborhood environments that offer a range of residential options.</p>	Consistent	The Proposed Project would offer mixed-use development including retail, residential, and agricultural.
<b>Urban/Rural Boundary</b>		
<p><b>Policy LU-2.1:</b> The County shall encourage residential growth to locate in existing urban areas where infrastructure is available and capacity is sufficient. The County shall ensure that development does not occur unless adequate infrastructure capacity is available for that area.</p>	Consistent	The Proposed Project would be entirely self-sufficient and would therefore provide adequate infrastructure for its capacity requirements.
<p><b>Policy LU-2.3:</b> The County shall maintain distinct urban edges for all unincorporated communities, while creating a gradual transition between urban uses and open space.</p>	Consistent	The proposed residential communities would be developed in clusters and preserve approximately 2,765 acres of designated open space.

General Plan Policy	Consistency Determination	Analysis
<p><b>Policy LU-2.4:</b> The County shall require adequate setbacks between agricultural and non-agricultural uses. Setbacks shall vary depending on type of operation and chemicals used for spraying. Buffers shall consider several factors including building orientation, planting of trees for screening, and unique site conditions (e.g. topography). Buffers shall be provided by the new proposed development.</p>	<p>Consistent</p>	<p>The Proposed Project utilizes native landscape plantings as buffers, stormwater mitigation, and fire preparedness. Natural buffers would be implemented between agricultural and non-agricultural uses.</p>
<p><b>Policy LU-2.6:</b> The County shall limit urban development to the areas within designated Community Growth Boundaries (as defined on Figures 3 - 2 through 3 - 13). These Community Growth Boundaries are located in the following communities: Clearlake Oaks, Clearlake Riviera, Coyote Valley, Kelseyville, Lower Lake, Lucerne, Middletown, Nice, North Lakeport, Soda Bay, South Lakeport, and Upper Lake.</p>	<p>Consistent</p>	<p>The Middletown Housing Site is within the Community Growth Boundary. Although the Guenoc Valley Site is not within a Community Growth Boundary, the development on this site would be Resort Commercial with low housing density.</p>
<p><b>Residential Development</b></p>		
<p><b>Policy LU-3.1:</b> The County shall encourage major new residential development to locate in close proximity to existing infrastructure and opportunities for employment, services, and recreation.</p>	<p>Consistent</p>	<p>See <b>Policy LU-2.1</b> for infrastructure. The Proposed Project would be located in close proximity to existing recreational opportunities and services in addition to creating its own. The Proposed Project would create job opportunities for Lake County.</p>
<p><b>Policy LU-3.2:</b> The County shall consider rural development intensity in rural areas located outside of Community Growth Boundaries according to its ability to support water and waste disposal needs, access, slope characteristics, protection of sensitive natural resources and the site's susceptibility to natural hazards.</p>	<p>Consistent</p>	<p>This EIR includes an analysis of the suitability of the development areas, including water/waste, accessibility, biological resources, and hazards.</p>
<p><b>Policy LU-3.3:</b> The County shall encourage proposed rural development to be clustered onto portions of the site that are best suited to accommodate the development, and shall require access either directly onto a public road or via a privately maintained road designed to meet County road standards.</p>	<p>Consistent</p>	<p>The circulation and fire management plan (<b>FIG 2-10</b>) shows clustered development with accessible roads and trails.</p>
<p><b>Policy LU-3.4:</b> The County shall limit lands designated for agricultural use to only allow single-family residences and quarters for farm laborers as secondary uses, agricultural tourism related uses, and agricultural support services.</p>	<p>Consistent</p>	<p>The Proposed Project's Agricultural Preserve Combining District would not include residential use exceeding single-family residences, as described in <b>Appendix GVD</b>. Furthermore, agricultural areas would only be utilized for agricultural related purposes in addition to agricultural tourism and support services.</p>
<p><b>Policy LU-3.6:</b> The County shall encourage higher building intensities (at the high end of the density range) adjacent to parks and other open spaces, along transit routes, and near activity centers such as recreational facilities, libraries, shopping centers, and entertainment areas.</p>	<p>Consistent</p>	<p>The Proposed Project's residential areas will be surrounded in open-space and have access to on-site boutique shops, restaurants, a market, entertainment areas, and recreational opportunities, such as hiking, boating, and horseback riding.</p>
<p><b>Policy LU-3.8:</b> The Rural Residential land use designation shall be subject to the following requirements:</p> <ul style="list-style-type: none"> <li>• Areas which qualify for densities greater than 1 unit per 10 acres must meet the following characteristics:</li> </ul>	<p>Consistent</p>	<p>The Proposed Project includes an amendment of the Guenoc Valley Site land use designation to Resort Commercial. New road improvements include entrances on Butts Canyon Road consistent with county standards.</p>

General Plan Policy	Consistency Determination	Analysis
<ul style="list-style-type: none"> <li>• average slopes must be below 30 percent grade; and,</li> <li>• areas not identified as a moderate-to-high landslide hazard area (special study zones).</li> <li>• Access to new development should be via an existing publicly maintained road or via a new road improved consistent with adopted county standards.</li> </ul>		
<p><b>Policy LU-3.10:</b> The County shall allow uses (not related to forest production) on lands designated Resource Conservation in forestry production areas, provided the use or uses:</p> <ul style="list-style-type: none"> <li>• are consistent with the Aggregate Resources Management Plan or mining operations;</li> <li>• are consistent with the Geothermal Resources Element for geothermal activities;</li> <li>• are consistent with preservation of unique natural landmarks;</li> <li>• are compatible with sustainable forest practices;</li> <li>• are managed so as to minimize impact on designated Lake County viewsheds;</li> <li>• minimize forest site productivity losses; and,</li> <li>• will meet standards relating to the availability of fire protection, water supply, water quality, groundwater recharge and extraction, watershed management or restoration programs, and waste disposal.</li> </ul>	<p>Consistent</p>	<p>The Proposed Project does not include lands designated Resource Conservation in forestry production areas.</p>
<b>Commercial Development</b>		
<p><b>Policy LU-4.5:</b> The County shall use the following guidelines for the proper development and location of commercial centers:</p> <ul style="list-style-type: none"> <li>• The market area should serve the community and surrounding areas</li> <li>• Typical uses include eating and drinking establishments, food and beverage sales, general personal services, entertainment services, and retail sales. Other uses such as supermarkets, administrative and professional offices, medical services, and financial, insurance, and real estate services may be included.</li> <li>• Where the surrounding area is an agricultural area, the center should include goods and services that serve agricultural needs, and venues for marketing of local, value-added agricultural products should be encouraged.</li> <li>• The center should be located where it can be easily accessed from at least one major local road.</li> <li>• Development should provide for adequate, appropriately placed parking to accommodate patrons to the market area</li> </ul>	<p>Consistent</p>	<p>The Proposed Project commercial developments would include centrally located market area featuring local produce, restaurants, winery, entertainment areas, and more. These businesses and areas would be available to the public, which would be accessible through Butts Canyon Road and ample parking would be provided for visitors.</p>

General Plan Policy	Consistency Determination	Analysis
<p><b>Policy LU-4.8:</b> The County shall require free-standing, travel oriented visitor commercial uses (e.g., entertainment, commercial recreation, lodging, fuel) to be located in areas where traffic patterns are oriented to major arterials and highways. Exceptions may be granted for resort or retreat related developments that are sited based on unique natural features.</p>	<p>Consistent</p>	<p>The Proposed Project would be accessed through a major collector road, Butts Canyon Road, and Butts Canyon Road connects to the SR-29 and SR-175 in less than 5 miles to the east of the Guenoc Valley Site.</p>
<p><b>Economic Development</b></p>		
<p><b>Policy LU-6.1:</b> The County shall actively promote the development of a diversified economic base by continuing to promote agriculture, recreation services, and commerce, and by expanding its efforts to encourage industrial and nonindustrial corporate development, and the development of geothermal resources.</p>	<p>Consistent</p>	<p>The Proposed Project will contribute to the diversification of the County's economic base through the development of a luxury agro-tourism resort that will include amenities such as vacation rentals, the Farmstead community center that will feature an amphitheater, farmers markets, and retail space.</p>
<p><b>Policy LU-6.4:</b> The County shall encourage high quality development projects that will entice visitors, businesses, and permanent residents to the area.</p>	<p>Consistent</p>	<p>The Proposed Project intends to serve guests from all over the world by creating a luxury agro-tourism resort</p>
<p><b>Policy LU-6.5:</b> The County shall pursue businesses such as upscale resorts and lodging, wineries and tasting rooms, visitor oriented retail businesses, and other businesses that would attract high income and multi-day visitors to the County.</p>	<p>Consistent</p>	<p>The Proposed Project would attract high income multi-day and long-term visitors through fractioned ownership options, boutique hotel options, and upscale resort amenities including spas, recreational uses, and a winery.</p>
<p><b>Policy LU-6.7:</b> The County shall encourage community and regional events and recreational activities to bolster community pride and identification</p>	<p>Consistent</p>	<p>The Farmstead community center provides event space for outdoor concerts in the amphitheater, farmers markets, and retail spaces. The Resort also prioritizes outdoor recreational trails and activities creating community pride and expanding existing community outdoor-use space.</p>
<p><b>Policy LU-6.8:</b> The County shall promote agro-tourism, eco-tourism, and outdoor recreation in Lake County to outside markets</p>	<p>Consistent</p>	<p>The Proposed Project promotes agro-tourism and outdoor recreation to Lake County and outside markets.</p>
<p><b>Policy LU-6.12:</b> The County shall encourage development of resorts while ensuring land suitability and compatibility with surrounding land uses. Mixed Use Resort proposals requesting increased residential density may be considered outside of Community Growth Boundaries provided that:</p> <ol style="list-style-type: none"> <li>1. The primary scope of the project is resort commercial</li> <li>2. The resort provides substantial resort and recreational facilities that will be available to the public, and the project will specifically enhance the tourism objectives of the County.</li> <li>3. The developer is able to adequately demonstrate that the additional residential units are necessary to support the infrastructure and public resort amenity costs for the overall project and the overall project is economically infeasible without the additional residential units.</li> <li>4. The residential component is secondary and subordinate.</li> <li>5. Applications are submitted as Planned Developments. For</li> </ol>	<p>Consistent</p>	<p>The Proposed Project would include Resort Commercial development compatible with surrounding land uses. The residential development supports the agro-tourism facilities.</p>

General Plan Policy	Consistency Determination	Analysis
<p>Mixed Use Resorts to include residential units, the development must be processed as a Planned Development. This process will be used to determine the appropriate number of residential units allowed.</p> <p><b>6.12.1:</b> Except as provided in 6.12.2 below, the residential component of a Mixed Use Resort shall not allow more residential units than resort units during the course of construction and at build out.</p> <p><b>6.12.2:</b> If a Mixed Use Resort is adjacent to a Community Growth Boundary and public infrastructure (sewer, water, fire, schools) are available, the number of residential units needed to support resort amenities may exceed the number of resort units, if it is determined that the project will specifically enhance tourism objectives of the County. However, the number of residential units compared to resort units shall not exceed a 2:1 ratio and in no case shall the residential density exceed one residential unit per gross acre of the total acreage of the Mixed Use Resort project area. (Resolution No. 2011-13, 1/25/2011)</p>		
<p><b>Policy LU-6.14:</b> The County shall encourage clustering and smart growth concepts that promote fewer vehicle access points and enhance visual and pedestrian access</p>	Consistent	The Proposed Project includes primary and secondary recreational trails for pedestrian access throughout the Guenoc Valley Site ( <b>Figure 2-9</b> )
<b>Design</b>		
<p><b>Policy LU-7.4:</b> The County shall ensure that new development respects Lake County's heritage by requiring that development respond to its context, be compatible with the traditions and character of each community, and develop in an orderly fashion which is compatible with the scale of surrounding structures.</p>	Consistent	The Proposed Project includes low impact development with low densities. The GVD zoning district would restrict heights to 40 feet ( <b>Appendix GVD</b> ). Additionally, the Proposed Project includes design features with high-end farm architecture to emanate the community's character.
<p><b>Policy LU-7.5:</b> The County shall encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are responsive in their location and context.</p>	Consistent	The Proposed Project includes distinct clusters of development that are designed in response to the existing natural landscape.
<p><b>Policy LU-7.9:</b> The County shall emphasize each community's natural features as the visual framework for new development and redevelopment</p>	Consistent	The Proposed Project includes designated open space and landscaping zones to highlight the existing natural features.
<p><b>Policy LU-7.10:</b> The County shall maintain visual access to views of Clear Lake, hillsides, creeks, and other distinctive natural areas by regulating building orientation, height, and bulk.</p>	Consistent	The Proposed Project would restrict building heights and include clustered development (see <b>Appendix DG</b> ). Reservoirs on the Guenoc Valley Site would be visual features of proposed development.
<p><b>Policy LU-7.15:</b> The County shall require screening of storage, trash receptacles, loading docks, and other building or site features required to reduce visual impacts from public areas. Screening shall consist of solid fencing, landscaping, or a combination of both.</p>	Consistent	The GVD Zoning Ordinance Design Guidelines ( <b>Appendix DG</b> ) includes shielding and fencing of utility facilities and structures from the public viewshed.
<p><b>Policy LU-7.17:</b> The County shall provide code enforcement that protects the cultural and historic value of existing places and</p>	Consistent	The Proposed Project includes efforts to protect culturally important resources.



General Plan Policy	Consistency Determination	Analysis
buildings. This should include demolition by neglect, lack of maintenance, overgrown landscaping, and inappropriate storage of items that may create a public safety or hazard issue.		
<b>Housing Element (HE)</b>		
<b>New Construction</b>		
<b>Policy HE-1.9:</b> The County shall place a priority on the development of new rental housing.	Consistent	On and off-site workforce housing would be leased to employees and local residents and would therefore increase the amount of new rental housing in the County.
<b>Policy HE-1.14:</b> The County shall promote infill development on appropriate sites in existing neighborhoods and reuse underutilized parcels throughout the county.	Consistent	This policy is not applicable to the Guenoc Valley Site because it is not located within an existing neighborhood. However, the Middletown Housing Area Site is located within an existing neighborhood and would constitute infill development.
<b>Policy HE-1.15:</b> Consistency with Surrounding Neighborhoods The County shall ensure that infill development maintains or enhances the positive qualities of the surrounding neighborhoods.	Consistent	This policy is not applicable to the Guenoc Valley Site because it does not constitute as infill development. However, the Middletown Housing Area site is located within an existing neighborhood and would constitute infill development. The Middletown Housing Area site would be generally consistent with the surrounding neighborhoods.
<b>Energy Conservation and Production</b>		
<b>Policy HE-6.1:</b> The County shall promote the use of energy conservation measures and energy production technology in residential units to conserve energy as well as reduce household utility costs.	Consistent	The Proposed Project would comply with all Title 24 energy efficiency standards and all electricity would be provided from on-site solar arrays.
<b>Policy HE-6.3:</b> The County shall encourage, where appropriate, energy efficient site planning in newly proposed land divisions to take advantage of the sun's natural heating abilities.	Consistent	The Proposed Project would comply with all Title 24 energy efficiency standards and all electricity would be provided from on-site solar arrays.
<b>Jobs / Housing Balance</b>		
<b>Policy HE-7.3:</b> The County shall encourage the jobs/housing linkages through the development of housing near jobs. The County shall attempt to increase the supply of affordable housing and support efforts to match job income and housing affordability levels.	Consistent	The Proposed Project would develop workforce housing, and increase the supply and diversity of housing stock options within Lake County that match the job income and affordability levels.
<b>Public Facilities and Services (PFS) Element</b>		
<b>General</b>		
<b>Policy PFS-1.3:</b> The County shall ensure that proposed developments do not create significant adverse impacts on existing natural or manmade infrastructure of the County and that the necessary man made infrastructure to support the project will be in place, bonded for, or other guarantee acceptable to the Approval Authority prior to the filing of final maps or granting of other entitlements.	Consistent	The Proposed Project would fund any necessary infrastructure improvements through mitigation measures in the EIR or through the Development Agreement.
<b>Water Supply</b>		

General Plan Policy	Consistency Determination	Analysis
<p><b>Policy PFS-2.5:</b> Development proposals that include general plan amendments and rezoning proposals that would result in increased water and wastewater demands above that projected by existing land use and zoning maps will be required to implement mitigation strategies to offset impacts to existing water and wastewater systems. Implementation of these strategies will become conditions of tentative maps and other entitlements.</p>	<p>Consistent</p>	<p>The Proposed Project includes mitigation for safe yield groundwater well monitoring to ensure less-than-significant effects to groundwater supplies.</p>
<p><b>Policy PSF-2.6:</b> The County shall not approve new use permits or subdivisions unless an adequate supply of quality water and wastewater treatment capacity is available or will be developed prior to breaking ground for construction</p>	<p>Consistent</p>	<p>As analyzed in Section 3.14 Utilities, with construction of the Proposed Project, there would be adequate water and wastewater treatment capacity</p>
<p><b>Policy PFS-2.7:</b> The County shall give priority to water conservation measures over development of additional water sources where mutually exclusive.</p>	<p>Consistent</p>	<p>The Proposed Project will include water efficient appliances</p>
<p><b>Policy PFS-2.8:</b> Proposed new development exceeding twenty (20) dwelling units using surface water or ten (10) dwelling units using groundwater (or residential equivalent dwelling units) shall be required to prepare a water supply adequacy study that identifies where the source water is to come from as well as to the sustainability of the source water. The study shall be required prior to considering the application complete for processing in order to be considered during the CEQA review process.</p>	<p>Consistent</p>	<p><b>Appendix WSA</b> is a water supply analysis for the Proposed Project.</p>
<p><b>Wastewater</b></p>		
<p><b>Policy PFS-3.1:</b> The County shall develop, periodically review, and enforce adequate standards for septic tanks to protect water quality and public health. Use of individual septic systems shall be discouraged for larger residential and commercial developments and also for smaller developments where a public wastewater treatment facility is reasonably available. Larger developments should only occur where public wastewater treatment facilities with adequate capacity are available to serve the development.</p>	<p>Consistent</p>	<p>Clustered residential and commercial development on the Guenoc Valley Site would include package water reclamation plants, sized to accommodate the proposed development. The Applicant would coordinate with the County to ensure septic tanks are compliant with the County's standards.</p>
<p><b>Policy PFS-3.2:</b> The County should promote and support programs to educate homeowners on the care and maintenance of septic systems.</p>	<p>Consistent</p>	<p>Under the Proposed Project, remote residential properties may have septic systems. Homeowners would be educated about these systems.</p>
<p><b>Policy PFS-3.3:</b> The County should investigate alternative rural wastewater systems before investing in a costly conventional sewage system. For individual homes, such systems include elevated leach fields, sand filtration systems, evapotranspiration beds, osmosis units and holding tanks. In addition, composting toilets should be considered by the County for some situations, if determined to be appropriate and found not to pose a health risk. For clusters of homes, alternative systems include communal septic tank/leach field systems, package treatment plants, lagoon systems, and land treatment.</p>	<p>Consistent</p>	<p>The Proposed Project includes package water reclamation plants for clustered development areas. More remote residential parcels will have individual systems to avoid excessive costs associated with the extension of sewer.</p>

General Plan Policy	Consistency Determination	Analysis
<b>Policy PFS-3.4:</b> The County shall require that developers meet all County wastewater requirements for adequate collection, treatment, and disposal prior to breaking ground for construction.	Consistent	The Applicant will coordinate with the County to ensure consistency with wastewater requirements
<b>Policy PFS-3.5:</b> The County shall minimize wastewater flows through water conservation efforts. Consideration should be given to allow use of gray water for landscape irrigation.	Consistent	The Proposed Project includes recycled water usage for landscape irrigation
<b>Policy PFS-3.6:</b> The County will promote the development of sewer systems and connection of land uses to sanitary sewer systems where (a) failing septic tanks, leachfield, and package systems constitute a threat to water quality and public health that cannot be remedied otherwise; or (b) future development will exceed acceptable standard for septic tanks (such as density or flow of effluent into the groundwater).	Consistent	The Proposed Project includes sewer systems for clustered development
<b>Policy PFS-3.7:</b> The County shall reduce the potential for future land use conflicts near sewer treatment facilities by minimizing development potential on surrounding parcels through zoning and land use designations that limit residential density and/or commercial intensity. Proposals for land division adjacent to sewer treatment facilities should not be approved unless large parcels can be provided with adequate, on - site buffers.	Consistent	All the proposed residential and commercial wastewater facilities are in areas that are remote for adjoining parcels and as planned will not have any potential impacts to the adjoining properties. The design and locations of these facilities will not result in any potential noise or odor nuisance conditions to adjoining property ( <b>Appendix WATER</b> ).
<b>Solid Waste</b>		
<b>Policy PFS-5.3:</b> The County shall ensure that all new facilities have the necessary provisions for solid waste storage, handling, and collection prior to issuing building permits	Consistent	The Proposed Project would utilize the Eastlake Sanitary Landfill, which has adequate capacity.
<b>Policy PFS-5.4:</b> The County shall require the proper disposal and recycling of hazardous materials and should investigate hazardous waste disposal needs for anticipated geothermal and agricultural toxic was	Consistent	During construction, undiscovered geothermal wells will be reported to the Department of Conversation and the County. Furthermore, all hazardous materials will be disposed of according to applicable federal, state, and local laws.
<b>Public Utilities</b>		
<b>Policy PFS-6.3:</b> The County shall require utility lines in new subdivisions to be placed underground, except where it is not feasible due to operational constraints.	Consistent	The Proposed Project includes underground utility lines where feasible
<b>Fire Protection and Law Enforcement</b>		
<b>Policy PFS-8.1:</b> The County shall promote expansion of fire protection service to continue to meet County needs	Consistent	The Proposed Project includes an emergency and fire response center
<b>Policy PFS-8.3:</b> The County shall require that all road networks (public and private) are designed to provide for safe and ready access for emergency fire equipment and provide an alternate route for evacuations.	Consistent	The Proposed Project includes road that are wide enough for emergency access vehicles and emergency evacuations
<b>Policy PFS-8.4:</b> The County shall ensure that all roads and buildings are properly identified by name or number with signs which are non-	Consistent	As per the Wildfire Prevention Plan (Appendix FIRE), addresses would be marked on the houses and driveways

General Plan Policy	Consistency Determination	Analysis
combustible and are clearly visible from main roadways.		
<b>Policy PFS-8.5:</b> The County shall continue to support the fire mitigation fee ordinance.	Consistent	Pursuant to Chapter 27 of the Lake County Code of Ordinances, prior to the issuance of any building permit or development permit, the Applicant will pay a fire mitigation fee proportionate to the square footage of development accounted for in the permit.
<b>Policy PFS-8.7:</b> The County shall promote public safety programs, including neighborhood watch programs, child identification and fingerprinting, public awareness and prevention of fire hazards, and other public education efforts.	Consistent	The Proposed Project includes the Wildfire Prevention Plan, which identifies wildfire prevention and response strategies for the Proposed Project. The Proposed Project does not specifically propose any further public safety programs; however, the Applicant would comply with any County initiatives regarding the development of public safety programs at the Guenoc Valley Site and the Middletown Housing Site.
<b>Policy PFS 8.8:</b> The County shall encourage the locations of fire and police stations to enable the minimum acceptable response time to service calls.	Consistent	The Proposed Project involves the development of an onsite emergency response facility, which will enable faster response times than currently existing. No existing fire or police stations will be expanded.
<b>Community Facilities</b>		
<b>Policy PFS-9.1</b> The County should work closely with local school districts to develop solutions to the burden of overcrowded schools and to the financial constraints on constructing new facilities.	Consistent	Development impact fees from the Proposed Project would fund schools to provide adequate infrastructure improvements and resources (including desks, teachers, etc.) to support the addition of the students generated by the project.
<b>Transportation and Circulation (T) Element</b>		
<b>Roads and Highways</b>		
<b>Policy T-1.2:</b> Roads should be improved and constructed to the design standards recommended by the County Department of Public Works, as shown in Table 6-1, Lake County Road Design and Construction Standards. Road design standards shall be based on the American Association of State Highway and Transportation Officials (AASHTO) standards, and supplemented by California Department of Transportation (Caltrans) and County standards.	Consistent	All proposed roadway improvements would be consistent with applicable standards
<b>Policy T-1.5:</b> The following standards should be applied to the development of roads within residential areas: <ul style="list-style-type: none"> <li>• Avoid locating facilities providing through-traffic access in residential areas.</li> <li>• Access to subdivisions proposing more than four lots should be via a paved road constructed to county standards.</li> <li>• Access to projects proposing four or fewer parcels at densities less than one dwelling unit per five acres should at a minimum be via a road improved with processed gravel consistent with county standards.</li> <li>• Roadways shall not be located on naturally occurring</li> </ul>	Consistent	All proposed roadway improvements would be consistent with applicable standards

General Plan Policy	Consistency Determination	Analysis
<p>asbestos when feasible alternative locations exist, or shall be adequately constructed and surfaced with non-asbestos materials in compliance with local and state requirements.</p> <ul style="list-style-type: none"> <li>• Adequate right-of-way to contain road improvements should be offered for dedication.</li> <li>• Parcels reconfigured through the lot line adjustment process shall contain adequate, safe, all-weather access. In cases where existing road access is not in conformance with current County standards prior to the adjustment, the level of conformity with those standards shall not be further reduced once the lot line adjustment is recorded. Lot line adjustments determined to increase development potential, including potential for future subdivision may be conditioned to require public right-of-way dedication if inadequate access exists or would force future access to a different street.</li> </ul>		
<p><b>Policy T-1.7:</b> Facilities constructed or utilized for new development shall comply with County standards in order to minimize initial and subsequent maintenance costs.</p>	<p>Consistent</p>	<p>The Proposed Project includes mitigation to pay a fair-share for traffic improvements</p>
<p><b>Policy T-1.8:</b> County maintained roadways should be improved and maintained to provide an adequate peak period Level of Service (LOS) of “C” or better for existing and anticipated traffic volumes if roadway upgrades are feasible, such as roadway widening, addition of lanes via re-striping, and other safety and operational improvements. The County shall allow a limited number of County roadway segments to operate at a level of service of “E” or better where improving the segment to LOS C are deemed infeasible due to cost, negative community and/or environmental impacts, and constructability issues. This “E” level of service for certain roadways shall not include any State Highway unless approved by Caltrans.</p>	<p>Consistent with mitigation</p>	<p>The Proposed Project includes mitigation for intersections below LOS C</p>
<p><b>Policy T-1.11:</b> Develop and maintain roads and highways in a manner that protects natural and scenic resources.</p>	<p>Consistent with mitigation</p>	<p>With mitigation, impacts to natural resources from roadways would be less than significant. The design guidelines for the GVD (<b>Appendix DG</b>) include</p>
<p><b>Public Transport</b></p>		
<p><b>Policy T-2.4:</b> The County should 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.</p>	<p>Consistent</p>	<p>The Proposed Project includes an employee shuttle.</p>
<p><b>Aviation</b></p>		
<p><b>Policy T-3.2</b> The County shall promote compatible land use planning in areas surrounding airports. Land uses involving the concentration of</p>	<p>Consistent</p>	<p>None of the development proposed for the sites or off-site infrastructure improvement areas are within 2 miles of an airport. However, all onsite aviation activities will comply with</p>

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people and/or hazardous materials should not be developed in the approach pattern. Federal and state regulations governing operations and land use restrictions related to airports shall be supported by the County.		applicable federal and state regulations governing operations, including for hazardous materials.
<b>Health and Safety (HS) Element</b>		
<b>General</b>		
<b>Policy HS-1.1:</b> The County shall permit development only in areas where the potential danger to the health and safety of people can be mitigated to an acceptable level.	Consistent	Some of the development have existing hazards, such as naturally occurring asbestos, but these can be mitigated to acceptable levels.
<b>Policy HS-1.3:</b> The County shall ensure all buildings for human habitation are designed in compliance with the Uniform Building Code and other requirements based on risk (e.g., seismic hazards, flooding), type of occupancy, and location (e.g., floodplain, fault).	Consistent	All developments will be developed according to the Uniform Building Code
<b>Policy HS-1.6:</b> The County shall continue to implement its comprehensive grading ordinance in order to address dust mitigation including special mitigation for development within Naturally Occurring Asbestos areas.	Consistent with mitigation	During grading and other dust inducing activities, the development will adhere to the County's comprehensive order in order to mitigate dust. Furthermore, special mitigation will be developed for the areas with serpentine soils and therefore NOA.
<b>Geologic and Seismic Hazards</b>		
<b>Policy HS-2.1:</b> Areas in excess of 30 percent slope or in mapped naturally occurring asbestos areas may require submittal of engineered plans for all construction and grading, at the discretion of the Community Development Department. These plans shall address roads, utility corridors, and similar off-site improvements as well as erosion and dust control. Development in other areas possessing potential landslide risk, regardless of slope, shall require engineered plans and/or geotechnical study prior to discretionary approval or approval of grading or building permits	Consistent	The Proposed Project would obtain a grading permit from the County prior to any earthwork and comply with the County's building permit process
<b>Policy HS-2.2:</b> The siting of residential, commercial, recreational, or industrial structures on or adjacent to known active or potentially active fault zones should be avoided.  In areas of known seismic hazards, building intensity should be dictated by a scale of acceptable risks as shown in Table 7-1.	Consistent	No residential, commercial, recreational, or industrial structures would be built on or adjacent to known active or potentially active fault zones as a result of the Proposed Project.
<b>Policy HS-2.3:</b> The County shall not allow development on existing unconsolidated landslide debris.	Consistent	A geotechnical investigation will be conducted prior to construction which would also recommend that buildings be located outside unstable areas and steep slopes with a setback of approximately 50-feet.
<b>Policy GR-2.4:</b> The County will encourage the development and testing of new technologies to further reduce environmental impacts. Additionally, Naturally Occurring Asbestos shall be avoided where feasible, or otherwise mitigated as necessary to minimize the release of asbestos dust.	Consistent	NOA shall be avoided if deemed feasible during construction. If not feasible, then during the construction and operation of the developments, if needed, mitigation measures shall be developed for NOA dust.

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<b>Policy HS-2.10:</b> The County shall limit construction of critical transportation structures across the trace of a known active or potentially active fault to those which cannot be reasonably constructed at another location.	Consistent	There would be no construction of critical transportation structures across the trace of a known active or potentially active fault as a result of the Proposed Project, as no known active or potentially active fault zones exist in or adjacent to areas of construction.
<b>Policy HS-2.11:</b> The County shall require that critical facilities be designed and constructed to remain functioning after the Maximum Probable Earthquake and to resist collapse in the event of the Maximum Credible Earthquake as specified in a detailed Geologic/Seismic report based on a site-specific investigation. An example includes designing utilities crossing fault zones to minimize damage by utilizing such measures as flexible units, valving, redundant lines, or automatic valves operated by differential pressure.	Consistent	A geotechnical investigation will be conducted prior to construction plan development to ensure critical facilities are resistant to collapse.
<b>Air Quality</b>		
<b>Policy HS-3.2:</b> The County shall require the use of the best available air pollution control technologies to maintain healthful air quality and high visibility standards, along with continuing compliance with State and Federal Ambient Air Quality Standards.	Consistent	The Proposed Project includes air quality mitigation
<b>Policy HS-3.3:</b> To reduce the number of vehicle trips and miles traveled, residential development should be in close proximity to places of shopping, play, and employment. Where feasible walking and bicycle trails, and cluster development should be considered.	Consistent	The Proposed Project is designed with low impact development and smart growth policies which features clustered development, resulting in fewer vehicle trips and miles traveled.
<b>Policy HS-3.4:</b> As unpaved roads are a major source of the County's particulate emissions, the County should require that all new roads and driveways for new projects that are in close proximity to adjacent residences or the public be paved or treated to reduce dust generation where feasible. Unpaved roads, driveways and parking areas should be considered for surfacing improvements when permits are granted for expanded use.	Consistent	Under the Proposed Project, newly paved and improved roadways would be constructed throughout the Project Site (refer to <b>Figure 2-11</b> ). Additionally, during construction and grading, roads would be routinely watered to prevent dust density and minimize particulate emissions.
<b>Policy HS-3.8:</b> The County shall require consideration of alternatives or amendments that reduce emissions of air pollutants when reviewing project applications.	Consistent	As part of this Draft EIR, several alternative projects are considered and analyzed, where emissions of air pollutants are discussed (refer to <b>Section 5.0</b> ). Additionally, the Proposed Project includes mitigation for emissions of air pollutants, such as a dust control plan. A full list of mitigation measures for air pollutants is located in <b>Section 3.3</b> .
<b>Policy HS-3.9:</b> The County may require an analysis of potential air quality impacts associated with significant new developments through the environmental review process, and identification of appropriate mitigation measures prior to approval of any major development project.	Consistent	<b>Section 3.3 Air Quality</b> includes an analysis of potential air quality impacts of the Proposed Project.
<b>Policy HS-3.10:</b> The County shall require dust-suppression measures for grading activities, and asbestos dust hazard mitigation plans for projects located in Naturally Occurring Asbestos Areas.	Consistent with mitigation	During grading and other dust inducing activities, mitigation measures for dust suppression and specialized mitigation measures for NOA will be implemented.

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<b>Policy HS-3.11:</b> The County shall require that all projects requiring a grading permit or a building permit that would result in earth disturbance, in areas likely to contain naturally occurring asbestos, utilize approved asbestos dust mitigation measures as required by the LCAQMD, CARB and the Lake County Community Development Department	Consistent	Construction of the development areas shall require both grading and building permits. Therefore, adherence to the LCAQMD, CARB and the Lake County Community Development Department in terms of developing mitigation measures for NOA will be done.
<b>Policy HS-3.12:</b> The County shall adopt a mandatory disclosure program, where potential buyers and sellers of real property in all areas likely to contain naturally occurring asbestos are provided information regarding the potential presence of asbestos subject to sale. Information shall include potential for exposure from access roads and from disturbance activities (e.g., landscaping), and shall also include typical mitigation measures and legal requirements.	Consistent	Mitigation requires an Asbestos Dust Mitigation Plan and that disturbed surfaces containing naturally occurring asbestos be stabilized with vegetative cover, 3 inches of non-asbestos containing material, or paving.
<b>Airport Hazards</b>		
<b>Policy HS-4.2:</b> The County shall ensure that development within the airport approach and departure zones are in compliance with Part 77 of the Federal Aviation Administration Regulations (FAA regulations that address objects affecting navigable airspace).	Consistent	None of the development proposed for the sites or off-site infrastructure improvement areas are within airport approach and departure zones. However, the developments will be compliant with Part 77 of the Federal Aviation Administration Regulations due to the onsite floating plane dock.
<b>Hazardous Materials</b>		
<b>Policy HS-5.1:</b> The County shall strive to ensure that hazardous materials are used, transported, and disposed within the County in a safe manner and in compliance with local, state, and federal safety standards. Investigations and enforcement action shall be taken as necessary for any illegal hazardous waste disposal or other violations of federal, state, or local hazardous materials laws and regulations	Consistent	The construction and operation of the development areas shall adhere to all applicable local, state, and federal safety standards. If any violations are found regarding hazardous materials, the Applicant shall comply fully to remedy these violations.
<b>Policy HS-5.2:</b> The County shall work with Caltrans and the Highway Patrol to ensure that hazardous materials transported within the County are restricted to routes that have been designated for such transport.	Consistent	Transportation of the hazardous materials will be necessary as part of the development areas construction and operation. During transportation, all applicable local, state and federal regulation regarding transportation of hazardous materials will be follow in addition to County road restrictions for hazardous materials.
<b>Policy HS-5.5:</b> The County shall prevent incompatible land uses within close proximity to hazardous waste properties.	Consistent	There are no active hazardous wastes sites in close proximity to the development areas, and therefore there will be no inconsistency with land use.
<b>Policy HS-5.6:</b> The County shall review new development proposals to ensure that soils, surface water and groundwater are protected from contamination.	Consistent	The Applicant will submit a proposal to the county for review and comply with their findings concerning soils, surface water and groundwater.
<b>Policy HS-5.11:</b> The County shall require that developers have Phase I or Phase II environmental site assessments performed during the design phase on sites known to contain hazardous materials or which had previously been utilized for the handling or storage of hazardous materials	Consistent	The Applicant shall conduct a Phase I or Phase II should it be deemed necessary. However, no active hazardous material sites are within the development areas.
<b>Flood Hazards</b>		



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<p><b>Policy HS-6.1:</b> All development within the designated floodway or floodplain zones shall conform to Federal Emergency Management Administration regulations and the Lake County Flood Plain Management Plan.</p>	<p>Consistent with mitigation</p>	<p>The Proposed Project includes mitigation to ensure development within floodplains conforms to regulations.</p>
<p><b>Policy HS-6.2:</b> The 100-year floodplain zones (as designated on maps prepared by the Federal Emergency Management Administration, refer to Figure 7-2) should be protected and maintained through strict limitation on land use. To carry out this policy, the following guidelines on development should be observed:</p> <ul style="list-style-type: none"> <li>• Critical facilities (those facilities which should be open and accessible during emergencies) should not be permitted.</li> <li>• Passive recreational activities (those requiring non-intensive development, such as hiking, horseback riding, picnicking) are permissible.</li> <li>• New development and divisions of land, especially residential subdivisions, shall be developed to minimize flood risk to structures, risk to infrastructure, and ensure safe access during flood conditions.</li> <li>• The County shall impose stringent controls on approvals of septic systems where there is a substantial likelihood of infiltration of floodwater into the systems, and/or the discharge from the systems into floodwaters.</li> </ul>	<p>Consistent with mitigation</p>	<p>The Proposed Project does not propose any critical facilities, residential structures or septic systems within a 100-year flood zone.</p>
<p><b>Policy HS-6.6:</b> Prior to the approval of urban development project sites and projects within floodplain areas, the project applicant shall demonstrate that such development will not adversely impact downstream properties or contribute to flooding hazards.</p>	<p>Consistent with mitigation</p>	<p>The Proposed Project includes mitigation to ensure development within floodplains conforms to regulations and does not contribute to flood hazards.</p>
<p><b>Urban and Wildland Fire Hazards</b></p>		
<p><b>Policy HS-7.1:</b> The County shall consult with the appropriate fire service district or California Division of Forestry in areas designated as high and extreme fire hazard, for particular regulations or design requirements prior to issuance of a building permit or approval of subdivisions (refer to Figure 7 - 3).</p>	<p>Consistent</p>	<p>The Proposed Project would actively work with CAL FIRE and local fire protection districts to establish and maintain programs for annual vegetation clearing and fuel breaks, as well provide consultation in regards to fire related regulations and design requirements.</p>
<p><b>Policy HS-7.2:</b> In areas designated as high or extreme fire hazard, the County should encourage cluster developments to provide for more localized and effective fire protection measures such as consolidations of fuel build - up abatement, firebreak maintenance, fire fighting equipment access, and water service provision.</p>	<p>Consistent</p>	<p>With the implementation of the Wildfire Prevention Plan, wildfire risks within the Project Site would be greatly reduced, as a result of adding an additional fire response center, year round grazing and vegetation removal, fire breaks along main roadways, and incorporating fire resistant landscaping. In addition, fire safe building, which would include thoughtful materials and design, would be implemented to reduce wildfire risk.</p> <p>As a result of the Proposed Project, development would be clustered where appropriate to take advantage of fuel breaks to reduce fire danger.</p>

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<p><b>Policy HS-7.3:</b> The County shall actively support fuel modification and reduction programs on public and private lands throughout the County, and shall encourage methods other than burning in order to minimize air quality impacts.</p>	<p>Consistent</p>	<p>The Proposed Project would actively work with CAL FIRE and local fire protection districts to establish and maintain programs for annual vegetation clearing and fuel breaks which would not impact air quality.</p>
<p><b>Policy HS-7.4:</b> The County shall require the development of wildland fire management plans for projects adjoining significant areas of open space that may have high fuel loads.</p>	<p>Consistent</p>	<p>A Wildland Fire Management Plan would be imposed under the Proposed Project, which would include the implementation of fire-resistant landscaping, defensible space, and fire safe building, including projects adjoining significant areas of open space. In addition, an evacuation route map would also be provided.</p>
<p><b>Policy HS-7.5:</b> Fuel breaks of at least 30 feet should be maintained around all structures. Additional fuel breaks or fuel modifications up to 100 feet around structures should be required when the fire officials find that extra hazardous conditions exist. Secondary fuel breaks up to 200 feet in width should be required when the fire authority finds that additional precautions are necessary. Fire buffers should be created along heavily traveled roads within high and extreme hazard areas by thinning, discing, or controlled burning. Parks, golf courses, utility corridors, roads, and greenbelts should be located so that they may serve a double function as fuel breaks.</p>	<p>Consistent</p>	<p>As a result of the implementation of the Wildfire Prevention Plan, techniques such as fire or fuel breaks, active landscape management, and irrigated green belts would be enforced. Typical fire breaks along roads would include 50 feet of fuel reduction zone on each side of the 25 foot primary roads. There would also be 100-foot fire breaks along particularly vulnerable areas along the Guenoc Valley Site boundary.</p>
<p><b>Policy HS-7.6:</b> The County should consider fire hazards in evaluating development proposals. Within designated areas where population or residential building densities may be inappropriate to the hazards present, measures should be developed and adopted to mitigate risk to life and property loss. Lands designated as having high and extreme wildfire hazards may be developed provided that the following guidelines are satisfied:</p> <ul style="list-style-type: none"> <li>▪ Development should be limited to Rural Residential or Rural lands only; and cluster development is encouraged.</li> <li>▪ Developers and/or subsequent owners must assume responsibility for ongoing fire prevention maintenance activities for the project, including; abatement of fuel buildup, fire break maintenance, access provision, and provision of adequate water supply to meet fire flow.</li> <li>▪ Separately developed dwellings with an individual private water supply shall provide an acceptable guaranteed minimum supply of water, in addition to the amount required for domestic needs.</li> </ul>	<p>Consistent</p>	<p>Although the development would not be rural residential, the Proposed Project is designed as cluster developments which would help to reduce fire risk. Additionally, in collaboration with the County, Cal Fire, design and engineering teams, and grazing consultants, the Proposed Project would be able to maintain an aggressive fire prevention program and would support and assist in the implementation of adopted emergency preparedness plans and regulations (Appendix FIRE). Furthermore, there would be adequate water supply on-site which would include fire hydrants which are designed to maintain a minimum of a two-hour flow, as well as surface water sources that can be drawn upon in the case of a wildfire emergency.</p>
<p><b>Policy HS-7.7:</b> The exterior of residential units should be composed of fire resistant materials and designed to reduce fire vulnerability within high and extreme fire hazard areas.</p>	<p>Consistent</p>	<p>All buildings would comply with the California Fire Code and CBC, including the use of fire resistant building materials, such as solid wood doors, and non-combustible metal and tempered glass doors and windows. In addition, all residential structures would include fire suppression systems.</p>
<p><b>Noise (N) Element</b></p>		

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<b>Noise</b>		
<p><b>Policy N-1.1:</b> The County shall consider the compatibility of proposed land uses, utilizing the standards in Table 8 - 1, with the noise environment when preparing or revising community area plans and when reviewing development proposals. Where proposed land uses are likely to produce noise levels exceeding the “normally acceptable” criteria (e.g. “conditionally acceptable”, “normally unacceptable”), the County shall require an acoustical analysis prior to development approval to ensure noise mitigation measures are included. Land uses should be prohibited from locating in areas with a noise environment within the “unacceptable” range.</p>	Consistent	Land uses are compatible with surrounding areas
<p><b>Policy N-1.2:</b> The County shall prohibit the development of new commercial, industrial, or other noise generating land uses adjacent to existing residential uses, and other sensitive noise receptors such as schools, health care facilities, and libraries if CNEL is expected to exceed 55 dBA during daytime (7Am to 10PM) or 45 dBA during nighttime (10PM to 7AM), measured at the property line of the noise sensitive land use, unless effective mitigation measures are incorporated into the project design.</p>	Consistent	The Proposed Project does not propose new commercial, industrial, or other noise generating land uses directly adjacent to existing residential uses or other sensitive noise receptors.
<p><b>Policy N-1.3:</b> Indoor noise levels for residential uses shall not exceed 45 dBA CNEL.</p>	Consistent	With standard building practices, the Proposed Project does not propose land uses that would increase indoor noise levels for residential uses above 45 dBA CNEL.
<p><b>Policy N-1.4:</b> The County should encourage proper site planning, architectural layout, and use of building materials as methods of noise attenuation. The following techniques should be considered to reduce noise impacts.</p> <ul style="list-style-type: none"> <li>▪ Increase the distance between noise source and receiver through the use of building setbacks and/or dedication of noise easements.</li> <li>▪ Place noise tolerant land uses such as parking lots, maintenance facilities, and utility areas between noise source and receiver.</li> <li>▪ Use noise tolerant structures, such as garages or carports, to shield noise - sensitive areas.</li> <li>▪ Orient buildings to shield outdoor spaces from a noise source.</li> <li>▪ Use berming and heavy landscaping to reduce noise levels.</li> <li>▪ Cluster office, commercial, or multiple family residential structures to reduce interior open - space noise levels.</li> <li>▪ Locate automobile and delivery access to commercial or industrial uses abutting residential parcels at the maximum practical distance from residential uses.</li> <li>▪ Use multi - glazed or multi - pane windows, tight fitting</li> </ul>	Consistent	The Proposed Project will adhere to all County standards for noise reduction.

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doors, and dense building materials where feasible.		
<b>Policy N-1.5:</b> The County shall consider the compatibility of existing and proposed land uses located near highways and major roads. Noise abatement measures should be implemented in these circumstances to reduce noise impacts.	Consistent	The Proposed Project does not propose any land uses near highways or major roads.
<b>Policy N-1.6:</b> Ensure that new development in the vicinity of airports will be compatible with existing and projected noise levels as set forth in the Lake County Airport Land Use Commission (ALUC) Airport Land Use Compatibility Plan.	Consistent	The Proposed Project is not within the vicinity of an airport land use plan.
<b>Policy N-1.7:</b> The County shall require contractors to implement noise-reducing mitigation measures during construction when residential uses or other sensitive receptors are located within 500 feet.	Consistent	During construction of the Phase 1, sensitive receptors shall be within 500 feet of construction in certain areas. Therefore, <b>MM 3.10-1</b> will be implemented in addition to other County requirements in order to mitigate the noise impact that would ensue.
<b>Policy N-1.10:</b> The County shall enforce the State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code.	Consistent	All construction performed as part of the Phase 1 and Future Phases shall comply with State Noise Insulation Standards (California Administrative Code, Title 24) and Chapter 35 of the Uniform Building Code as required.
<b>Policy N-1.13:</b> The County shall incorporate policies pertaining to outdoor entertainment venues into the zoning ordinance ensuring the continued operation of existing venues and siting criteria for new developments.	Consistent	The Proposed Project includes periodic outdoor entertainment as an activity at the amphitheater, equestrian center and other areas. All of these activities shall adhere to the current local noise standards during the development of these facilities.
<b>Policy N-1.14:</b> The County shall utilize existing ordinances to establish limits on boating noise, with specific allowances for tournament races or similar events.	Consistent	The Proposed Project includes boating as a possible recreational activity on Upper Bohn Lake. While this activity is not anticipated to be a substantial source of noise, all boating activities will adhere to any applicable local regulations noise regarding boating activities.
<b>Open Space, Conservation and Recreation (OSC) Element</b>		
<b>Biological Resources</b>		
<b>Policy OSC-1.1:</b> The County should ensure the protection of environmentally sensitive wildlife and plant life, including those species designated as rare, threatened, and/or endangered by State and/or Federal government.	Consistent with Mitigation	A full analysis of habitats and species occurred for the Proposed Project. Through implementation of mitigation, the Proposed Project would not result in take of rare, threatened, and/or endangered wildlife. Additionally, rare, threatened, and/or endangered plant species have been identified for the Proposed Project, and any impacts would be offset through translocation or compensatory planting of rare, threatened, and/or endangered plants. These activities would be performed and monitored by a qualified biologist that would ensure minimum success criteria are met.
<b>Policy OSC-1.2:</b> The County shall limit the encroachment of development within areas that contain a moderate to high potential for sensitive habitat, and direct development into less significant	Consistent	The Proposed Project clusters development and provides for significant open space. Significant riparian corridors are included within dedicated open space, and impacts to oaks have been minimized through extensive avoidance measures. Additional

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habitat areas.		sensitive habits were identified and avoided as possible in project design. Mitigation has been included to offset unavoidable impacts.
<b>Policy OSC-1.3:</b> When reviewing development proposals, the County should encourage cluster development in areas with moderate to high potential for sensitive habitat.	Consistent	All resort communities utilize cluster development in order to minimize the total impact footprint. Non-dedicated open space is still maximized within the development areas.
<b>Policy OSC-1.4:</b> The County shall require that buildings and other forms of development be set back from riparian corridors to avoid damage to habitat.	Consistent	The majority of the project design has clustered development away from setbacks for riparian corridors. Additionally, significant riparian corridors and setbacks have been included within dedicated open space preservation.
<b>Policy OSC-1.6:</b> The County shall support the management of wetland and riparian plant communities for passive recreation, groundwater recharge, and wildlife habitats.	Consistent	Aquatic resources on the Guenoc Valley Site would result in a variety of uses from adjacent development for recreational purposes to complete preservation within dedicated open space. The dedicated open space is intentionally contiguous to promote landscape preservation features such as groundwater recharge. The overall design would allow access to certain aquatic habitat, including manmade reservoirs, while preserving significant habitat and allowing for passive enjoyment of sensitive areas.
<b>Policy OSC-1.7:</b> The County shall encourage the planting of native trees, shrubs, and grasslands in order to preserve the visual integrity of the landscape, provide habitat conditions suitable for native vegetation, and ensure that a maximum number and variety of well - adapted plants are maintained.	Consistent	Planting associated with mitigation will occur exclusively with plants native to the Guenoc Valley Site. Operation of the Proposed Project would similarly maximize use of native plant species to increase the visual aesthetic, maintain the natural landscape, and utilize those species that would require minimal maintenance.
<b>Policy OSC-1.9:</b> The County shall require buffer areas between development projects and significant watercourses, riparian vegetation, and wetlands.	Consistent	Avoidance of watercourses, riparian vegetation, and wetlands occurred during the design phase. Construction and development buffers have been included for avoided features. Mitigation and permitting terms have been included to offset impacts in cases where encroachment into riparian and wetland areas occurs.
<b>Policy OSC-1.13:</b> The County shall support the conservation and management of oak woodland communities and their habitats.	Consistent	The Proposed Project maximizes avoidance of oaks through intentional design, incorporation into landscape, development restrictions, and cluster of development. An Oak Mitigation Plan ( <b>Appendix OAK</b> ) consistent with <b>Policy OSC-1.13</b> has been prepared for the Proposed Project subject to Lake County approval.
<b>Policy OSC-1.14:</b> Prior to approving a specific plan or project, the County shall require a biological study to be prepared by a qualified biologist for proposed development within areas containing a moderate to high potential for sensitive habitat, sensitive wildlife species, and/or sensitive plant species. As appropriate, the study shall include the following activities: (1) inventory species listed in the CNPS Manual of California Vegetation; (2) inventory species identified by USFWS, DFG, and NMFS; (3) inventory special-status species listed in the CNDDDB; and (4) conduct field surveys of the project site by a qualified biologist.	Consistent	A full analysis of biological resources on the Guenoc Valley Site and Middletown Housing Site was completed and is included as <b>Appendix BRA-Middletown</b> . Information from CNPS, USFWS, CDFW, NMFS and CNDDDB were reviewed and incorporated into the analysis presented within the Environmental Impact Report. This was done consistent with <b>Policy OSC-1.14</b> .

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<p><b>Policy OSC-1.15:</b> The County shall strive to protect natural resource areas, fish and wildlife habitat areas, scenic areas, open space areas, and parks from encroachment or destruction by incompatible development and invasive species.</p>	<p>Consistent</p>	<p>The Proposed Project would not result in the release or propagation of invasive species. Mitigation includes habitat restoration and removal of invasive species already present.</p>
<p><b>Policy OSC-1.18:</b> The County shall ensure that lighting in residential areas and along roadways shall be designed to prevent artificial lighting from reflecting into adjacent natural or open space areas.</p>	<p>Consistent</p>	<p>The Guenoc Valley Site's roadways will be designed in a way to prevent lighting from reflecting into Project Site's designated Open Space.</p>
<p><b>Policy OSC-1.19:</b> The County should incorporate the protection of sensitive habitat as nature areas where recreational facilities are proposed in these habitats.</p>	<p>Consistent</p>	<p>A significant portion of sensitive habitat is retained within designated open space. In areas where sensitive habitat occurs alongside natural recreational opportunities, such as the reservoirs, public signage will be posted to inform guests of the sensitive nature and importance of the habitat. Signage would additionally include measures to prevent degradation of habitat and restrictions on those activities allowable within and near sensitive habitat.</p>
<p><b>Scenic Resources</b></p>		
<p><b>Policy OSC-2.1:</b> In the rural areas of the County (located outside of Community Growth Boundaries) structures built within the immediate foreground view of a scenic roadway should reflect the following guidelines.</p> <ul style="list-style-type: none"> <li>• Structures should be sited back, to the extent feasible, from the roadway edge a sufficient distance to minimize intrusion upon the natural features and backdrops as viewed from the roadway or adjacent residences.</li> <li>• Structures should be sited to minimize obstruction of views of significant natural features, such as Clear Lake and Mt. Konocti. Increased height should only be allowed when building orientation provides for increased side-setbacks that provide view corridors.</li> </ul>	<p>Consistent</p>	<p>The Guenoc Valley Site would be designed to be hidden from major roadways with the structures situated back from the roadways and in a way to not obstruct views of significant natural features.</p>
<p><b>Policy OSC-2.4:</b> Within the designated scenic corridors, roadway improvements should be constructed in a manner which minimizes roadway width and thus, reduces domination of the view by road surface; and conforms to the natural contours of the land and minimizes extensive grading and removal of roadside vegetation.</p>	<p>Consistent</p>	<p>Roadway improvements for the Guenoc Valley Site would be done in a manner that minimizes roadway width and retains the natural aesthetic by limiting vegetation removal and follow natural contours of the land.</p>
<p><b>Policy OSC-2.5:</b> Where possible, on-street parking should be prohibited to minimize obstruction of and intrusion upon views from the roadway except at strategically located turn-outs.</p>	<p>Consistent</p>	<p>On-street parking would be minimized to the fullest extent possible and. Additionally, areas of parking shall be screened from view whenever possible, hidden behind trees and vertical screens, including trellises and canopies.</p>

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<p><b>Policy OSC-2.6:</b> Commercial parking areas within scenic corridors should be designed to provide attractive open areas, which complement and expand scenic views. Special consideration should be given to these parking areas as to their physical location, layout, and landscaping in an effort to make them an asset in the preservation of scenic corridor values.</p>	<p>Consistent</p>	<p>Due to the entire Guenoc Valley Site not being visible by scenic roadways, parking areas would be hidden from scenic roadways.</p>
<p><b>Policy OSC-2.9:</b> The siting of transmission lines shall avoid interfering with scenic views to the greatest extent possible, taking into account the design and size of the transmission towers, the nature of the landscape, and the placement of the transmission towers in the landscape. New high voltage transmission facilities (115 K.V. lines and above) shall not be sited along foreground views (up to 1/4-1/2 mile) of potential state and county scenic highways (as designated in the state and county scenic highways or designated in the county general plan, or community areas), or major resorts or wineries unless no feasible alternatives exist. In situations where no feasible alternatives exist, undergrounding or other visual mitigation measures shall be imposed.</p>	<p>Consistent</p>	<p>The electrical infrastructure at the Guenoc Valley Site will change from all overhead distribution service to a mix of overhead and primarily underground service, however infrastructure will largely be installed underground in the subdivisions and resort properties. Although the Proposed Project will include the installation of approximately 8 miles of overhead cables and poles to connect the development areas, they will be installed in locations that will avoid interfering with scenic views to the greatest extent possible.</p>
<p><b>Policy OSC-2.11:</b> Man-made slopes should be revegetated to reflect natural hillside conditions in the surrounding area, to the extent feasible and in accordance with the County's Grading Ordinance.</p>	<p>Consistent</p>	<p>Both the Guenoc valley site and the Middletown Housing Site would comply with the Lake County Grading Ordinance and include revegetation if necessary.</p>
<p><b>Policy OSC-2.13:</b> County shall require that all outdoor light fixtures including street lighting, externally illuminated signs, advertising displays, and billboards use low-energy, shielded light fixtures which direct light downward (i.e., lighting shall not emit higher than a horizontal level). Where public safety would not be compromised, the County shall encourage the use of low energy lighting for all outdoor light fixtures.</p>	<p>Consistent</p>	<p>The Proposed Project would incorporate lighting that is directed downward and use low energy lighting. Street lighting would be limited to areas where needed for safety.</p>
<p><b>Policy OSC-2.14:</b> Street lighting should only be utilized where needed to protect public safety.</p>	<p>Consistent</p>	<p>The Proposed Project would incorporate lighting that is directed downward and use low energy lighting. Street lighting would be limited to areas where needed for safety.</p>
<p><b>Policy OSC-2.16:</b> The County shall require the use of low glare building materials for new buildings constructed within the county.</p>	<p>Consistent</p>	<p>The Off-Site Workforce housing and the Guenoc Valley Site developments would utilize low glare building materials.</p>
<p><b>Energy Resources</b></p>		
<p><b>Policy OSC-5.1:</b> The County shall require the use of energy conservation features and clean alternative energy use in new construction and renovation of existing structures in accordance with state law.</p>	<p>Consistent</p>	<p>Energy use, including all future construction and renovation projects, shall be in accordance with state law, by requiring clean alternative energy use to the greatest extent possible. This would include the development of solar energy to meet the demand of all residential uses within the Guenoc Valley Site, as well as requiring the use of energy efficient lighting and appliances. Additionally, Mitigation Measure 3.1-7 would require commitment to solar energy to meet the demand of all commercial facilities.</p>

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<b>Policy OSC-5.2:</b> The County should encourage the planting of shade trees along streets within new residential subdivisions to reduce radiation heating. Use of native species shall be encouraged.	Consistent	The Proposed Project includes a detailed landscape plan which include the planting of shade trees and use of native species to preserve the existing natural and rural character.
<b>Parks and Recreation</b>		
<b>Policy OSC-6.5:</b> The County should encourage private interests to establish new commercial recreation opportunities and to rehabilitate and restore existing older resorts. Such facilities include, but are not limited to destination resorts, lakefront resorts, dance halls, health and athletic clubs, equestrian facilities, and recreational camps.	Consistent	The Proposed Project includes the development of resort amenities including but not limited to an outdoor entertainment area, spa and wellness amenities, sports fields, equestrian areas, a new golf course, camping area and commercial and retail facilities.
<b>Policy OSC-6.7:</b> The County shall support the continued maintenance and improvement of existing recreational facilities and expansion of new recreational opportunities on county, state, and federal lands.	Consistent	Because the Proposed Project does not include the development of park areas, the parkland dedication shortfall is proposed to be made up by the Applicant's in-lieu fee payments to the Lake County Planning Commission pursuant to Chapter 17 of the Lake County Code of Ordinances. These in-lieu fees will be used by the County for the maintenance and improvement of existing recreational facilities and expansion of new recreational opportunities on county, state, and federal lands.
<b>Policy OSC-6.12:</b> The County shall preserve natural open space resources through the concentration of development in existing communities, use of cluster development techniques, maintaining large lot sizes in agricultural areas, avoiding conversion of lands currently used for agricultural production, and limiting development in areas constrained by natural hazards.	Consistent	The Proposed Project incorporates low-impact development techniques and clustered communities. The density of the Proposed Project is low
<b>Policy OSC-6.13:</b> An integrated multi-purpose trail system should be developed that provides access to recreational facilities, as well as offering a recreational experience apart from that available at the neighborhood and community parks.	Consistent	Under the Proposed Project, recreation features, such as trails, docks, beaches, vista points, picnic areas, swimming, boating, and fishing opportunities, would be provided at Upper Bohn Lake. Additionally, a non-vehicular circulation system would be developed to connect all development areas of the project site and natural destinations. Off-road trails traversing more rugged terrain would be developed for use with hiking, horseback, and mountain bike riding.
<b>Policy OSC-6.16:</b> Create trail linkages and loops with other public facilities (such as parks, open spaces, trail systems of other jurisdictions), communities, points of interest, visitor attractions and/or with educational or historical significance.	Consistent	A non-vehicular circulation system would be developed throughout the Guenoc Valley Site. These trails would extend through the open space areas within the site to connect many of the resort planning areas and natural destinations, and will provide recreational walking, running, hiking, biking, and horseback riding opportunities.
<b>Policy OSC-6.18:</b> Create trails of different lengths and terrains to provide a variety of recreational experiences. Allow for different styles of trails (nature, hiking, equestrian, etc.) to stem off of the main system.	Consistent	A non-vehicular circulation system would be developed to connect all development areas of the project site and natural destinations. Off-road trails traversing more rugged terrain would be developed for use with hiking, horseback, and mountain bike riding.
<b>Policy OSC-6.20:</b> Provide lighting, Rest Areas, and Signage to maintain safe trails. Determine the safest areas for trail locations.	Consistent	Under the Proposed Project, off-road trails traversing more rugged terrain would be developed for use with hiking, horseback, and



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Encourage local law enforcement agencies to use the trail system as part of their physical training.		mountain bike riding. The onsite emergency response team would be encouraged to utilize the trail system as part of their physical training regime.
<b>Cultural Resources</b>		
<b>Policy OSC-8.3:</b> When planning any development or alteration of a site with identified cultural or archaeological resources, ways of protecting the resources shall be developed and implemented. Development will be permitted in these areas only after a site specific investigation has been conducted pursuant to CEQA to define the extent and value of resource, and mitigation measures proposed for any impacts the development may have on the resource.	Consistent	Investigations have been completed for Phase I development areas and mitigation measures have been developed to both protect known resources and ensure that future phase development areas are investigated in a similar fashion. Mitigation measures include development of an Unanticipated Discoveries Plan which would guide identification of extent and value of resources.
<b>Policy OSC-8.7:</b> The County shall continue to solicit views from the local Native American communities regarding cultural resources to identify locations of importance to Native Americans, including archaeological sites and traditional cultural properties. Coordination with the Native American Heritage Commission should begin at the onset of a particular project. Any changes, modifications, or additions to the Lake County General Plan will require consultation with local Native American representatives prior to adoption, as specified in California Senate Bill (SB) 18.	Consistent	The NAHC has been contacted on three separate occasions, two for the Guenoc Valley Site and once for off-site improvements. The County has initiated SB 18 and AB 52 consultation with multiple Native American tribes and is in active consultation with Middletown Rancheria.
<b>Policy OSC-8.8:</b> The County shall, within its power, maintain confidentiality regarding the locations of archaeological sites in order to preserve and protect these resources from vandalism and the unauthorized removal of artifacts.	Consistent	Cultural resources reports and resource location information have been generally discussed in the EIR, but no record search results, site record forms, or cultural resources maps have been included in publicly accessible documents.
<b>Policy OSC-8.11:</b> The County shall develop standards for monitoring of mitigation measures established for the protection of historical resources prior to development.	Consistent	The EIR includes provisions for construction monitoring in order to protect historical resources.
<b>Policy OSC-8.13:</b> In the event that archaeological/paleontological resources are discovered during ground disturbing activities, the County shall require that grading and construction work within 100 feet of the find shall be suspended until the significance of the features can be determined by a qualified professional archaeologist/paleontologist as appropriate. The County will require that a qualified professional archaeologist/paleontologist make recommendations for measures necessary to protect the find; or to undertake data recovery, excavation, analysis, and curation of archaeological/paleontological materials as appropriate.	Consistent	Mitigation Measure 3.5-2 requires procedures for the discovery of cultural resources consistent with this County policy.
<b>Policy OSC-8.14:</b> Pursuant to CEQA Guidelines (Section 15064.5), if human remains are discovered during project construction, it is necessary to comply with state laws relating to prohibitions on disintering, disturbing, or removing human remains from any location other than a dedicated cemetery (California Health and Safety Code Section 7050.5). If human remains of Native American origin are discovered during project construction, it is necessary to comply with	Consistent	Mitigation Measure 3.5-4 details the procedure to be followed if Native American burials are uncovered.

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<p>State laws relating to the disposition of Native American burials, which fall within the jurisdiction of the Native American Heritage Commission (Public Resources Code Sec. 5097). If any human remains are discovered or recognized in any location on the project site, there shall be no further excavation or disturbance of the site or any area reasonably suspected to overlie adjacent human remains until:</p> <ul style="list-style-type: none"> <li>A. The Lake County Coroner/Sheriff has been informed and has determined that no investigation of the cause of death is required; and               <ul style="list-style-type: none"> <li>1. If the coroner determines that the remains are of Native American origin,                   <ul style="list-style-type: none"> <li>a. The coroner shall contact the Native American Heritage Commission within 24 hours</li> <li>b. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant (MLD) from the deceased Native American.</li> <li>c. The MLD shall have an opportunity to make a recommendation to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.98, or</li> </ul> </li> </ul> </li> <li>B. Pursuant to Section 5097 of the Public resources Code, if the Native American Heritage Commission was unable to identify a descendant or the descendant failed to make a recommendation, or the landowner or his or her authorized representative rejects the recommendation of the descendants and the mediation provided for in subdivision (k) of Section 5097.94, if invoked, fails to provide measures acceptable to the landowner, the landowner or his or her authorized representative shall reinter the human remains and items associated with Native American human remains with appropriate dignity on the property in a location not subject to further and future subsurface disturbance. To protect these sites, the landowner shall do one or more of the following:               <ul style="list-style-type: none"> <li>1. Record the site with the commission or the appropriate Information Center.</li> <li>2. Utilize an open-space or conservation zoning designation or easement.</li> <li>3. Record a document with the county in which the property is located.</li> </ul> </li> </ul>		

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<b>Water Resources (WR) Element</b>		
<b>Groundwater Protection</b>		
<p><b>Policy WR-1.1:</b> In known groundwater recharge areas, the predominant land use and resource activities should allow for the continued recharge of the groundwater basin and protect groundwater quality. Clustered development should be encouraged to promote open space and maintain infiltration. Regulations may include, but are not limited to, the limitation of structural coverage and impervious surfaces and prohibition of uses with the potential to discharge harmful pollutants, increase erosion, or create other impacts degrading water quality. The County will, wherever feasible, incorporate groundwater recharge strategies into land use practices, project siting and design. The use of permeable surfacing materials shall be strongly encouraged in these areas.</p>	<p>Consistent</p>	<p>The Proposed Project is designed with low impact development and smart growth policies. The resort features low density clustered development which would preserve open space, allowing for groundwater recharge through the percolation of rainwater. Under the Proposed Project, impervious surfaces will be limited to the greatest extent possible.</p>
<b>Water Quality</b>		
<p><b>Policy WR-2.1:</b> All proposed land use and development plans should be evaluated as to their potential to create surface and groundwater contamination hazards from point and non-point sources. Effects include, but are not limited to: soil erosion; direct discharge of potentially harmful substances; ground leaching from storage of raw materials, petroleum products, or wastes; floating debris by runoff from the site.</p>	<p>Consistent</p>	<p>Under the CWA, the Proposed Project would implement a NPDES permit which would require continual monitoring and enforcing of provisions to control non-point and point source water pollution from surface water and groundwater supplies.</p>
<p><b>Policy WR-2.2:</b> The County shall continue to monitor and enforce provisions to control non - point source water pollution contained in the United States Environmental Protection Agency NPDES program.</p>	<p>Consistent</p>	<p>Under the CWA, the Proposed Project would implement a NPDES permit which would require continual monitoring and enforcing of provisions to control non-point source water pollution.</p>
<p><b>Policy WR-2.3:</b> The County shall continue to enforce provisions to control erosion and sediment from construction sites.</p>	<p>Consistent</p>	<p>As a result of implementing a SWPPP and an Aggregate/Concrete Monitoring and Reporting Control Program, issues related to erosion and sediment at construction sites would be less than significant.</p>
<p><b>Policy WR-2.4:</b> The County shall continue to require the use of feasible and practical best management practices (BMPs) to protect surface water and groundwater from the adverse effects of construction activities and urban runoff.</p>	<p>Consistent</p>	<p>Under the Proposed Project, the implementation of a SWPPP, an Aggregate/Concrete Monitoring and Reporting Control Program, and associated BMPs would be required, resulting in a less than significant effect on surface water and groundwater as a result of construction activities and urban runoff.</p>
<p><b>Policy WR-2.5:</b> The County shall ensure the design of facilities and management of storm water runoff in a safe and environmentally sustainable manner. This will be accomplished through the proper siting, design and operation and maintenance of storm drainage collection and drainage facilities so as to protect the people, property and environment including the quality of runoff water and receiving water.</p>	<p>Consistent</p>	<p>Under the Proposed Project, a Stormwater Design Report has been prepared to minimize impacts related to stormwater runoff as a result of development, including roadways, residential areas, and commercial areas. Methods include but are not limited to the use of vegetated swales, sediment forebays, bio-retention areas, and self-treating areas.</p>

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<b>Water Resource Sustainability</b>		
<p><b>Policy WR-3.2:</b> The County shall review new development proposals to ensure the intensity and timing of growth will be consistent with the availability of adequate water supplies. Projects must provide evidence of water availability prior breaking ground for construction</p>	<p>Consistent</p>	<p>Under the Proposed Project, off-site groundwater well hydraulic analysis and monitoring as well as a Water Supply Assessment would be required before and during all phases of construction in order to monitor current and future water availability (refer to <b>Appendix WSA</b>).</p>
<b>Conservation and Reuse</b>		
<p><b>Policy WR-5.1:</b> The County shall require the use of water conservation techniques appropriate for new development. Such techniques include, but are not limited to; requiring low flow plumbing fixtures on new construction, the use of high efficiency irrigation systems, use of gray-water for landscaping, the integration of storm water runoff into passive groundwater recharge, the use (when feasible) of reclaimed water resources for reasonable and beneficial use and the use of drought-tolerant vegetation.</p>	<p>Consistent</p>	<p>As part of a project wide measure, new development would be designed to conserve water through the use of drought resistant vegetation and low flow appliances and fixtures. Also state-of-the-art irrigation systems that reduce water consumption including graywater systems and rainwater catchment would be implemented.</p>
<p><b>Policy WR-5.5:</b> The County shall require the use of water-conserving appliances and fixtures in all new development, as mandated by State law (California Health and Safety Code, Section 17921.3; Title 20, California Code of Regulations, Section 1601(b); and other applicable sections of Title 24 of the California Code of regulations).</p>	<p>Consistent</p>	<p>As part of a project wide measure, new development would be designed to conserve water low flow appliances and fixtures, including low flow plumbing features.</p>
<p><b>Policy WR-5.8:</b> The County shall take appropriate measures in the issuance of discretionary entitlements and the application of Zoning districts to seek out opportunities to expand the utilization of reclaimed wastewater (tertiary treated and secondary treated) for other reasonable and beneficial uses. Those uses include, but are not limited to: groundwater recharge, irrigation of agricultural lands, irrigation of landscaped areas, geothermal recharge, and environmental restoration and enhancement projects.</p>	<p>Consistent</p>	<p>The Proposed Project incorporates wastewater reclamation for landscape irrigation and other outdoor uses.</p>
<p><b>Policy WR-5.9:</b> To augment groundwater supplies and to conserve potable water for domestic purposes, the County should seek opportunities to expand the use of reclaimed wastewater for all beneficial uses.</p>	<p>Consistent</p>	<p>Under the Proposed Project, small biological package style treatment systems would be installed at the Maha Farm, Redhill/Renaissance Golf Course, Resort at Trout Flat, Central Back of the House, Equestrian Center, Bohn Ridge Resort, the Spa, On-Site Workforce Housing, and the Camping Area, which would treat and recycle wastewater for future use.</p>
<b>Agricultural Resources (AR) Element</b>		
<b>Agricultural Protection</b>		
<p><b>Policy AR-1.3:</b> The County shall limit non-agricultural development in the unincorporated portions of the County designated as Primary Agricultural Areas, as follows:</p> <ul style="list-style-type: none"> <li>• For new land divisions or lot line adjustments, the County shall maintain a minimum parcel size large enough to sustain agricultural use outside of the Community Growth</li> </ul>	<p>Consistent</p>	<p>The Proposed Project includes parcel boundaries within Primary Agricultural Areas. The smallest of these parcels is 3.2 acres, which is large enough to sustain agricultural use. Additionally, Mitigation Measure 3.2-2 includes acre-for-acre permanent conservation for development upon Important Farmlands (Prime and Unique Farmlands).</p>

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<p>Boundaries.</p> <ul style="list-style-type: none"> <li>The County’s rules for parcel sizes shall be based on slope, local agricultural conditions, and the need to ensure the viability of agricultural operations.</li> </ul> <p>Residential uses in support of agricultural operations are allowed if appropriate buffers from agricultural uses are provided (see Policy AR-1.6, Buffers).</p>		
<p><b>Policy AR-1.4:</b> With the exception of allowable resort, support commercial uses, agricultural industry, and farmworker housing, non-agricultural development should be directed to appropriate areas within the Community Growth Boundaries and the cities of Clearlake and Lakeport (including areas within adopted spheres of influence).</p>	<p>Consistent</p>	<p>The Guenoc Valley Site will be resort development and the Middletown Housing Site is within a Community Growth Boundary.</p>
<p><b>Policy AR-1.5:</b> As a condition of approval of a discretionary development permit, relating to property located inside a Primary Agricultural Area or within 1,000 feet of agricultural land or agricultural operations, the County will ensure all property owners and/or applicants are informed of the potential agricultural operations in the area and agricultural conditions in the area and will be required to sign and record a deed notification containing the information in the County’s Zoning Ordinance (Section 21-4.18, Notice of Farming Practices) with the deed for the property(ies) involved.</p>	<p>Consistent</p>	<p>All residents within 1,000 feet of agricultural land would sign the Right to Farm form prior to obtaining the property deed.</p>
<p><b>Policy AR-1.6:</b> To protect current agricultural activities, the County shall require an appropriate buffer between existing agricultural uses and proposed residential dwellings or other inhabited structures in the Primary Agricultural Areas. Buffer design and maintenance will be required based on site conditions, but will incorporate, at a minimum, the following:</p> <ul style="list-style-type: none"> <li>Buffers shall be located on the parcel(s) for which a permit or approval is sought.</li> <li>Buffers shall be sized and physically designed to avoid conflicts between agriculture and non-agricultural uses. The size of the buffer shall be determined on a site-by-site basis taking into account the type of existing agricultural uses, the nature of the proposed development, the natural features of the site, and any other factors that affect the specific situation. A minimum buffer of 100 feet from a property used for commercial agricultural purposes shall be required.</li> <li>Buffer areas can be incorporated into the adjacent agricultural areas if the new development can purchase a conservation easement from the agricultural entity to restrict operations that may drive a large buffer area (e.g., eliminating spraying on the adjacent area).</li> <li>In larger buffer areas (such as along the outer edge of a</li> </ul>	<p>Consistent with mitigation</p>	<p>The majority of the Primary Agricultural Areas would be within the proposed Agricultural Preserve Combining District, which restricts residential development to one single-family dwelling (<b>Appendix GVD</b>). A small portion of Unique Farmland would occur within the Maha Farm residential estate parcels, however, there would be acre-for-acre conservation easements under Mitigation Measure 3.2-2, and the easements would have a 100 foot buffer between residential and agricultural uses.</p>

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<p>community), appropriate types of land uses for buffers include compatible agriculture, open space and recreational uses such as parks and golf courses, industrial uses, and cemeteries.</p> <ul style="list-style-type: none"> <li>• The County shall condition projects to ensure the on-going maintenance of buffers.</li> <li>• Buffer restrictions may be removed if agricultural uses on all adjacent parcels have permanently ceased.</li> <li>• Development of a residential unit owned by the agricultural operator on that (or adjacent) property is exempt from the provisions of this policy.</li> <li>• The County will encourage property owners and developers to place new homes on a site to maximize the distance of that unit from adjacent agricultural uses.</li> <li>• The County will ensure that adequate buffers are maintained when a lot line adjustment is requested.</li> <li>• For pre-existing, legally created parcels where the minimum or appropriate buffer can not be provided, the buffer shall be maximized on the site.</li> </ul>		
<p><b>Policy AR-1.7:</b> Extension of services, such as sewer and water lines and roadways, into areas preserved for agriculture use should be avoided. Where necessary, they should be located in public rights-of-way in order to prevent interference with agricultural operations and to provide ease of access for operation and maintenance. Service capacity and length of lines shall be designed to prevent the conversion of agricultural lands into urban/suburban uses.</p>	<p>Consistent</p>	<p>Where feasible, sewer and water lines would be constructed along roadways. Agricultural Preserve Combining District areas would only allow one single-family dwelling.</p>
<p><b>Policy AR-1.8:</b> The County should discourage the parcelization of land within the designated Primary Agricultural Areas that would divide land into units too small to economically support a viable agricultural operation and which contributes to the transition of agricultural lands to non-agricultural uses.</p>	<p>Consistent</p>	<p>The Proposed Project includes parcel boundaries within Primary Agricultural Areas, however the smallest of these parcels is 3.2 acres, which is large enough to sustain agricultural use. Additionally, under <b>Mitigation Measure 3.2-2</b>, the Proposed Project would require acre for acre permanent conservation, which would require that every acre of Prime Farmland or Unique Farmland converted would result in the same number of acres of equivalent Important Farmland preserved somewhere else on the property or within the vicinity.</p>
<p><b>Policy AR-1.12:</b> The County shall encourage the use of agricultural and conservation easements to preserve agricultural land.</p>	<p>Consistent</p>	<p>As a result of the implementation of <b>Mitigation Measure 3.2-2</b>, the Proposed Project would require acre for acre permanent conservation, which would require that every acre of Prime Farmland or Unique Farmland converted would result in the same number of acres of equivalent Important Farmland preserved somewhere else on the property or within the vicinity.</p>
<p><b>Agricultural Enhancement</b></p>		
<p><b>Policy AR-2.1:</b> The County should continue to support programs of</p>	<p>Consistent</p>	<p>The Proposed Project encourages the economic development of</p>

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<p>agricultural technical assistance and should cooperate with public and private groups to promote the economic development of agricultural areas.</p>		<p>agricultural areas by incorporating market gardens, and local businesses in the Maha Farm area</p>
<p><b>Policy AR-2.3:</b> The County shall encourage the development of agricultural economic zones, promoting the development of agriculturally-related uses such as wineries, olive press facilities, and other agricultural processing facilities, to increase the overall agricultural viability of the County.</p>	<p>Consistent</p>	<p>The Proposed Project includes agro-tourism features such as farm-to-table restaurants and wineries. The Maha Farm area would feature a market for local agricultural products.</p>
<p><b>Policy AR-2.4:</b> The County shall allow, by discretionary permit in areas designated Primary Agricultural Areas, agriculturally-related uses, including value-added processing facilities, and certain non-agricultural uses. Approval of these and similar uses in areas designated Agriculture shall be subject to the following criteria:</p> <ul style="list-style-type: none"> <li>a. The use shall provide a needed service to the surrounding agricultural area which cannot be provided more efficiently within urban areas or which requires location in a non-urban area because of unusual site requirements or operational characteristics;</li> <li>b. The operational or physical characteristics of the use shall not have a detrimental impact on water resources or the use or management of surrounding properties within at least one-quarter (1/4) mile radius;</li> <li>c. The activity must be found to support agricultural operations, production, or processing within the County; and Lake County General Plan September 2008 Page 12-10</li> <li>d. For proposed value-added agricultural processing facilities, the evaluation under criteria “a” above, shall consider the service requirements of the use and the capability and capacity of cities and unincorporated communities to provide the required services.</li> </ul>	<p>Consistent</p>	<p>The Proposed Project includes resort development that is not able to occur in urban areas and would support agricultural operations</p>
<p><b>Policy AR-2.8:</b> Within the Primary Agricultural Areas, the County will permit agriculturally- related commercial uses that meet the following criteria:</p> <ul style="list-style-type: none"> <li>• Uses shall be limited to those that promote agricultural production in the County</li> <li>• All agricultural processing and marketing facilities shall be encouraged to utilize products grown or derived from Lake County.</li> <li>• Direct-market stands shall be allowed in agricultural areas</li> <li>• The use is compatible with existing agricultural uses in the area and does not adversely impact agricultural operations</li> <li>• The use does not require the extension of urban services (sewer and/or water service)</li> </ul>	<p>Consistent</p>	<p>The Proposed Project shall feature local agricultural products in the Maha Farms area and will be compatible with surrounding vineyard developments</p>

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<ul style="list-style-type: none"> <li>No facilities supporting or offering off-road vehicles.</li> </ul>		
<b>Agricultural Tourism</b>		
<p><b>Policy AR-3.1:</b> The County should establish criteria for, and amend the zoning ordinance to allow development of agricultural tourism facilities, as long as the facility is secondary and incidental to the commercial agricultural use on that site and the tourism activity does not negatively impact agricultural operations on adjacent lands, based upon parcel size, proposed use and the parcels ability to provide adequate buffer zones.</p> <ol style="list-style-type: none"> <li>1. <b>Small-Scale Facilities.</b> Facilities may be permissible if they meet the following conditions (in addition to a standard site suitability assessment as part of a normal minor use permit):               <ol style="list-style-type: none"> <li>a. The facility is approved subject to maintaining an agriculturally oriented theme</li> <li>b. The use is compatible with existing agricultural uses in the area and does not adversely impact neighboring agricultural operations</li> <li>c. The use does not require the extension of urban services (sewer and/or water service)</li> <li>d. No motorized off-road vehicles for recreational purposes (no use restrictions when used to support agricultural operations)</li> </ol> </li> <li>2. <b>Large-Scale Facilities.</b> Facilities may be permissible if they meet the following conditions (in addition to a standard site suitability assessment as part of a normal major use permit):               <ol style="list-style-type: none"> <li>a. The facility is approved subject to maintaining an agriculturally oriented theme</li> <li>b. The use is compatible with existing agricultural uses in the area and does not adversely impact neighboring agricultural operations</li> <li>c. The site is accessible from a County or State maintained roadway or highway</li> <li>d. No motorized off-road vehicles for recreational purposes (no use restrictions when used to support agricultural operations)</li> </ol> </li> </ol>	<p>Consistent</p>	<p>The GVD zoning district allows for the development of agricultural tourism facilities consistent with surrounding land uses. Facilities would maintain an agricultural theme, would be accessible by Butts Canyon Road (a state maintained roadway) and would not allow motorized off-road vehicles for recreational purposes.</p>
<p>Source: Lake County, 2008</p>		