

Open Space and Resource Conservation Element

Revised Public Review Draft LCP – June 2021	Public Review Draft LCP – September 2019	Reason for Change	Existing LCP – December 2001
No change	<p>GOAL C-OSRC-1: Retain the largely open, scenic character of Scenic Landscape Units and views from Vista Points.</p> <p>Objective C-OSRC-1.1: Retain a rural, scenic character in Scenic Landscape Units with very low intensities of development.</p> <p>Objective C-OSRC-1.2: Protect the ridges and crests of hills in Scenic Landscape Units and views from Vista Points from the silhouetting of structures against the skyline.</p> <p>Objective C-OSRC-1.3: Protect hills and ridges in Scenic Landscape Units and views from Vista Points from visible cuts, fills, and vegetation removal.</p>	No change	No corresponding LCP goals or objectives previously identified
Policy C-OSRC-1a: Continue to apply the Scenic Resources Combining Zoning District to the entire Coastal Zone all lands located within Scenic Landscape Units and views from Vista Points. (GP2020 Revised)	Policy C-OSRC-1a: Continue to apply the Scenic Resources Combining Zoning District to all lands located within Scenic Landscape Units and views from Vista Points. (GP2020)	Clarification of policy. Entire Coastal Zone is a Scenic Landscape Unit.	No corresponding LCP policy previously identified
Policy C-OSRC-1b: Development which will significantly degrade the scenic qualities of Scenic Landscape Units and views and from Vista Points shall be prohibited. <u>Allow an exception for transportation or public safety facilities where no feasible alternatives to the project can be identified, project impact is reduced to the maximum extent feasible, and an opportunity is identified to restore or improve an existing view that will fully mitigate the project impact.</u> (Existing LCP Revised)	Policy C-OSRC-1b: Development which will significantly degrade the scenic qualities of Scenic Landscape Units and views and from Vista Points shall be prohibited. (Existing LCP Revised)	There are generally not feasible alternatives for road repair and public safety facility locations. Mitigation allows these projects to be developed if visual resources are restored as part of the project.	D/VR 2: Prohibit development which will significantly degrade the scenic qualities of major views and vista points.

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<p>Policy C-OSRC-1c: Development (including buildings, structures, fences, paved areas, signs, and landscaping) shall be prohibited from obstructing views of the coastline from coastal roads, bikeways, Vista Points, recreation areas, and beaches <u>Allow an exception for transportation or public safety facilities where no feasible alternatives to the project can be identified, project impact is reduced to the maximum extent feasible, and an opportunity is identified to restore or improve an existing view that will fully mitigate the project impact.</u> (Existing LCP Revised)</p>	<p>Policy C-OSRC-1c: Development (including buildings, structures, fences, paved areas, signs, and landscaping) shall be prohibited from obstructing views of the coastline from coastal roads, bikeways, Vista Points, recreation areas, and beaches. (Existing LCP Revised)</p>	<p>There are generally not feasible alternatives for road repair and public safety facility locations. Mitigation allows these projects to be developed if visual resources are restored as part of the project.</p>	<p>D/VR 1: Prevent development (including buildings, structures, fences, paved areas, signs, and landscaping) from obstructing views of the shoreline from coastal roads, vista points, recreation areas, and beaches.</p> <p>D/VR 17: Prohibit the planting of vegetation west of Highway 1 which could block coastal views.</p>
<p>Policy C-OSRC-1d: Amendments to increase residential density in Scenic Landscape Units shall be one unit per 10 acres or greater in excess of one unit per ten acres shall be avoided. The Local Coastal Plan Land Use Map may designate a lower density or larger minimum lot size. (GP2020 Revised)</p>	<p>Policy C-OSRC-1d: Amendments to increase residential density in Scenic Landscape Units in excess of one unit per ten acres shall be avoided. The Local Coastal Plan Land Use Map may designate a lower density or larger minimum lot size. (GP2020)</p>	<p>Strengthens Public Review Draft policy protecting visual resources</p>	<p>No corresponding LCP policy previously identified</p>
<p>Policy C-OSRC-1e: Commercial or industrial uses in Scenic Landscape Units, other than those which are permitted by the agricultural or resource land use categories, is prohibited s shall be avoided. (GP2020 Revised)</p>	<p>Policy C-OSRC-1e: Commercial or industrial uses in Scenic Landscape Units other than those which are permitted by the agricultural or resource land use categories shall be avoided. (GP2020)</p>	<p>Strengthens Public Review Draft policy protecting visual resources</p>	<p>No corresponding LCP policy previously identified</p>
<p>No change</p>	<p>Policy C-OSRC-1f: Development within Scenic Landscape Units, Major Views, and views from Vista Points shall be required to meet the Scenic View Guidelines in addition to all other applicable design guidelines. In the case of conflict, the most restrictive design standards shall apply. (GP2020 / Existing LCP Revised)</p>	<p>No change</p>	<p>D/VR 20: Require design review for:</p> <p>A. All new development within designated scenic view shed areas as depicted on the Coastal Visual Resource Maps (incorporated herein by reference and on file in County PRMD. The following criteria shall be used in evaluating the projects:</p> <p>I. New structures proposed within a scenic view shed area shall, to the maximum extent</p>

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			<p>feasible, be designed and sited to preserve existing views of the ocean and shoreline as viewed from scenic corridor routes.</p> <ol style="list-style-type: none"> 2. New structures proposed within a scenic view shed area shall, to the maximum extent feasible, be screened from scenic corridor route view by existing topography and vegetation. by existing topography and/or vegetation. 5. Agricultural structures are exempted from scenic view protection policies if they are to be located landward of scenic corridor routes from which there are ocean or river views. 6. Development proposed upon a parcel mapped in more than one view shed rating category shall, whenever feasible, be located within the area with the lowest view rating. 7. Any satellite dish that requires a building permit shall be sited so that it is not visible from scenic corridor routes. 8. Subdivisions proposals within scenic view shed areas shall be subject to the following: a) lots shall be clustered where potential visual impacts can be

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			<p>reduced (unless clustering is prohibited in agricultural districts), b) building envelopes shall be established so that residences are located upon the least visually sensitive areas, and c) driveways and access roads are hidden from public view whenever feasible.</p> <p>B. All new projects in areas mapped as Outstanding and Above Average View Areas on the Coastal Visual Resource Maps (incorporated herein by reference and on file in the County Planning Department). The following criteria relate to landform and vegetation categories identified on the View shed Composition Maps, and shall be used in evaluating the projects. Figures on Figure VII-10 graphically depict a number of the View shed Protection Criterion and policies...</p>
<p>Policy C-OSRC-Ig: The following standards shall be used in addition to those of Policy C-OSRC-If for new subdivisions within Scenic Landscape Units, other Major Views, and views from Vista Points:</p> <p>(1) All maps must designate B building envelopes shall be established for new residential structures so that they are located in the least visually sensitive areas, and <u>with</u> height limitations as a note on the map shall be established if necessary to <u>adequately</u> further mitigate visual impacts.</p>	<p>Policy C-OSRC-Ig: The following standards shall be used in addition to those of Policy C-OSRC-If for new subdivisions within Scenic Landscape Units, other Major Views, and views from Vista Points:</p> <p>(1) Building envelopes shall be established for new residential structures so that they are located in the least visually sensitive areas, and height limitations shall be established if necessary to further mitigate visual impacts.</p> <p>(2) Lots shall be clustered to reduce visual impacts where consistent with the Land Use Element.</p>	<p>Clarifies Map Act requirement that building envelopes be shown on recorded map. The word “so” is included in the recommended policy – removal was due to a typo.</p>	<p>D/VR 14: Discourage the removal of significant trees except through legitimate logging operations.</p>

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<p>(2) Lots shall be clustered to reduce visual impacts where consistent with the Land Use Element.</p> <p>(3) Building sites and roads are to be constructed to preserve significant tree stands and significant oak trees.</p> <p>(4) Driveways and access roads shall be hidden from view from public roads and <u>other public</u> use areas where practical. (GP2020 / Existing LCP Revised)</p>	<p>(3) Building sites and roads are to be constructed to preserve significant tree stands and significant oak trees.</p> <p>(4) Driveways and access roads shall be hidden from view from public roads and use areas where practical. (GP2020 / Existing LCP Revised)</p>		
No change	<p>GOAL C-OSRC-2: Preserve roadside landscapes which have a high visual quality.</p> <p>Objective C-OSRC-2.1: Provide visual links to major recreation areas, give access to historic areas, or serve as scenic entranceways to communities.</p> <p>Objective C-OSRC-2.2: Ensure future land uses, development, and roadway construction are compatible with preserving scenic values along designated Scenic Corridors.</p>	No change	No corresponding LCP goals or objectives previously identified
No change	<p>Policy C-OSRC-2a: Continue to apply the Scenic Resources Combining Zoning District to those portions of properties within Scenic Corridor setbacks. (GP2020 Revised)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Policy C-OSRC-2b: Continue to protect the unique scenic qualities of Highway 116 as outlined in the September 1988 <i>116 Scenic Highway Corridor Study</i>. (GP2020)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Policy C-OSRC-2c: Outside of rural communities and urban service areas, the minimum setback of a new structure from a Scenic Corridor shall be 30 percent of the depth of the lot to a maximum of 200 feet from the centerline of the road. (Existing LCP Revised)</p>	No change	D/VR 3: Except in rural community and urban service areas, require a minimum setback of 100 feet from the right-of-way along scenic corridors and greater where possible. However, permit a 50 foot setback when sufficient screening exists to

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			shield the structure from public view. Where the General Plan policies and standards are more restrictive than the above standards, development shall comply with the General Plan or Coastal Plan policies, whichever are more restrictive, provided that no development shall be approved which does not comply with Coastal Plan policies.
No change	Policy C-OSRC-2d: For development on parcels located both within a Scenic Landscape Unit and adjacent to a Scenic Corridor, the more restrictive siting and setback policies shall be applied to preserve visual quality. (GP2020)	No change	No corresponding LCP policy previously identified
Policy C-OSRC-2e: Prohibit Highway-oriented billboards or offsite signs along Scenic Corridors shall be prohibited. (GP2020 Revised)	Policy C-OSRC-2e: Highway-oriented billboards or offsite signs along Scenic Corridors shall be prohibited. (GP2020 Revised)	Language revised for clarity.	No corresponding LCP policy previously identified
Policy C-OSRC-2f: Public works projects shall be designed to minimize damage and removal of trees along Scenic Corridors <u>except where necessary to maintain Scenic View Easements in The Sea Ranch.</u> Where trees must be removed along highways, replanting programs shall be designed so as to accommodate ultimate planned highway improvements. Replanting and revegetation shall be required following grading and road cuts. (GP2020)	Policy C-OSRC-2f: Public works projects shall be designed to minimize damage and removal of trees along Scenic Corridors. Where trees must be removed along highways, replanting programs shall be designed so as to accommodate ultimate planned highway improvements. Replanting and revegetation shall be required following grading and road cuts. (GP2020)	Added exception for “Tree Lots”, consistent with the Bane Bill.	No corresponding LCP policy previously identified
No change	GOAL C-OSRC-3: Preserve and maintain views of the night time skies and visual character of urban, rural, and natural areas, while allowing for night time lighting levels appropriate to the use and location. Objective C-OSRC-3.1: Maintain night time lighting levels at the minimum necessary to provide for security	No change	No corresponding LCP goals or objectives previously identified

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	and safety of the use and users to preserve night time skies and the night time character of urban, rural, and natural areas. Objective C-OSRC-3.2: Ensure that night time lighting for new development is designed to avoid light spillage offsite or upward into the sky.		
Policy C-OSRC-3a: All new development projects, County projects, and signage shall be required to use light fixtures which shield the light source so that light is cast downward, and that are no more than the minimum height and power necessary to adequately light the proposed use. <u>Illumination of signs is discouraged, and shall only be approved where illumination is maintained at the minimum level necessary for sign visibility. Internally illuminated signs are prohibited, including signs using LED or similar light sources that directly face the viewer.</u> (GP2020 Revised)	Policy C-OSRC-3a: All new development projects, County projects, and signage shall be required to use light fixtures which shield the light source so that light is cast downward, and that are no more than the minimum height and power necessary to adequately light the proposed use. (GP2020)	Added second sentence to strengthen policy and bring policy into consistency with inland regulation of illuminated signs.	No corresponding LCP policy previously identified
No change	Policy C-OSRC-3b: Continuous all night exterior lighting in rural areas shall be prohibited, unless it is demonstrated to the decision-making body that such lighting is necessary for security or operational purposes, or that it is necessary for agricultural production or processing on a seasonal basis. Where lighting is necessary for the above purposes, glare onto adjacent properties and into the night sky shall be minimized. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-3c: Light levels that are in excess of lighting manufacturers’ standards for specific uses and the California Outdoor Lighting Standards in Title 24 of the California Code of Regulations shall be prohibited. (GP2020)	No change	No corresponding LCP policy previously identified

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No change	Policy C-OSRC-3d: In evaluating proposed development, the potential impact of any proposed artificial night lighting on the coastal ecosystem should be considered using the best available science. (New)	No change	No corresponding LCP policy previously identified
	Policy C-OSRC-3e: All exterior lighting shall be Dark Sky Compliant. Lighting shall be fully shielded, directed downward, low mounted, and use bulbs that do not exceed 700 lumens and color temperature less than 3000 Kelvin. Light trespass shall not exceed one lux at the property line when all exterior lighting is operated. Night lighting that would increase existing ambient light levels in Environmentally Sensitive Habitat Areas (ESHAs) shall be prohibited. Light fixtures shall not be located at the periphery of the property, shall not wash out structures or any portions of the project site, and shall not be directed toward other properties. (New)		No corresponding LCP policy previously identified
	<p>GOAL C-OSRC-4: Preserve, retain, and enhance the unique character of each of the communities on the Sonoma County coast, while accommodating projected growth and housing needs.</p> <p>Objective C-OSRC-4.1: Establish community character as a primary criterion for review of projects in coastal communities.</p> <p>Objective C-OSRC-4.2: Protect and preserve community character by Coastal Design Guidelines which call for development that preserves existing site features, contributes to community character, sites buildings and development features so they blend in with the surrounding landscape, provides connections to surrounding development, provides opportunities for community interaction and pedestrian activity, provides attractive public views, provides safe and comfortable infrastructure and streetscape improvements for bikes and pedestrians, and maintains or increases public safety.</p>		No corresponding LCP goals or objectives previously identified

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No change	Policy C-OSRC-4a: Design review shall be required for all new development outside of Urban Service Areas and Rural Community Boundaries. The Director of Permit Sonoma may waive this requirement on parcels not visible from and east of State Highway 1. (Existing LCP Revised)	No change	D/VR 19: Require design review for all new development in Urban and Rural Community Service areas. This requirement may be waived by the Director of PRMD on parcels not visible from and east of Highway 1.
No change	Policy C-OSRC-4b: The Coastal Design Guidelines (Appendix A-1) shall be used for new development throughout the coast except where more restrictive community design guidelines have been adopted. (Existing LCP Revised: Recommendations 4-25 on pages 173-180)	No change	<p>D/LU 14: Apply site and design guidelines contained in the visual section to development in urban areas and coastal zone scenic view sheds.</p> <p>D/VR 4: Minimize visual destruction of natural landforms caused by the cutting, filling, and grading for building sites, access roads and public utilities by:</p> <ul style="list-style-type: none"> • Concentrating development on level areas so that steeper hillsides are left undisturbed. • Prohibiting new development which requires grading, cutting, or filling that would significantly and permanently alter or destroy the appearance of natural landforms • Restoring landforms as completely as possible after any permitted temporary alteration during construction, timber harvesting, or mineral extraction • Constructing roads, buildings, and other structural improvements to fit the natural topography • Sharing private roads and driveways

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			<p>D/VR 5: Minimize visual impact of development on hillsides by:</p> <ul style="list-style-type: none"> • Requiring construction or grading to follow the natural contours of the landscape • Prohibiting development and grading on hillsides with grades more than 30 percent • Designing structures to fit hillside sites rather than altering the landform to accommodate buildings designed for level sites • Concentrating development near existing vegetation • Promoting roof angles and colors which blend with hillsides <p>D/VR 6: Minimize the visual impacts of development on terraces by:</p> <ul style="list-style-type: none"> • Prohibiting development in open fields in rural areas • Minimizing the number of structures and clustering them near existing natural or man-made vertical features • Designing structures to be in scale with the rural character of the region <p>D/VR 7: Minimize the visual impact of development on ridges by:</p> <ul style="list-style-type: none"> • Prohibiting development in rural areas that projects above the ridgeline silhouette

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			<ul style="list-style-type: none"> • Locating development adjacent to existing vegetation • Prohibiting the removal of tree masses which destroy the silhouette of the ridgeline form <p>D/VR 8: Minimize the visual impact of development on inland valleys by:</p> <ul style="list-style-type: none"> • Concentrating development within existing communities • Requiring development outside of communities to be located on the edge of the valley or within existing tree clusters leaving the valley floor and agricultural land open <p>D/VR 9: Locate and design development to fit the setting and to be subordinate to the pre-existing character of the site.</p> <p>D/VR 10: Design structures to be compatible with existing community characteristics.</p> <p>D/VR 11: Relate structures in size and scale to adjacent buildings.</p> <p>D/VR 12: Locate and design all development to minimize the impacts of noise, light, glare, and odors on adjacent properties and the community at large.</p> <p>D/VR 13: Require that all new distribution line extensions be placed underground.</p>

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			<p>D/VR 14: Discourage the removal of significant trees except through legitimate logging operations.</p> <p>D/VR 15: Locate and design new development to minimize tree removal.</p> <p>D/VR 16: Prohibit removal of windbreaks unless required because of the disease.</p> <p>D/VR 17: Prohibit the planting of vegetation west of Highway 1 which could block coastal views.</p> <p>D/VR 18: Encourage the use of appropriate native plants for landscaping. A Native Plant List for the Sonoma County Coast will be made available at Sonoma County PRMD.</p> <p>D/VR 19: Require design review for all new development in Urban and Rural Community Service areas. This requirement may be waived by the Director of PRMD on parcels not visible from and east of Highway 1.</p> <p>D/VR 20: (see Policy C-OSRC-1f, above)</p> <p>D/VR 21: Require compliance with community design guidelines, when applicable, or the overall Coastal Zone Design Guidelines.</p> <p>D/VR 22: Apply Coastal Zone Design Guidelines to all new coastal zone development in areas described in 19. and 20. except Bodega</p>

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			<p>Harbour subdivision and The Sea Ranch. The guidelines apply to Bodega Bay town with the amendments described in 26.</p> <p>D/VR 23: Encourage formation of local design review committees to apply the Coastal Zone Design Guidelines.</p> <p>D/VR 24: Encourage adoption of local design criteria to augment or replace the Coastal Zone Design Guidelines, subject to County Design Review Committee review and approval.</p> <p>D/VR 25: Coastal Zone Design Guidelines</p>
No change	<p>Policy C-OSRC-4c: Existing tree windbreaks which are oriented predominantly east-west and do not block or interrupt views to the coast shall be retained; and development of new tree windbreaks which would block or interrupt views to the coast shall be discouraged. (Existing LCP Revised)</p>	No change	<p>E/ER 56: Promote retention and proper management of existing windbreaks which are predominantly east-west oriented and do not block extensive coastal views.</p> <p>E/ER 57: Discourage new windbreaks that would interrupt coastal views.</p> <p>D/VR 16: Prohibit removal of windbreaks unless required because of the disease.</p>
No change	<p>Policy C-OSRC-4d: New development located within Bodega Bay outside of the Bodega Bay Core Area shall be consistent with the following Bodega Bay Non-Core Design Guidelines (Appendix A-2) in addition to the Coastal Design Guidelines (Appendix A-1). In the case of conflict, these community specific guidelines shall supersede the Coast Community Design Guidelines:</p>	No change	<p>D/VR 26: Bodega Bay Core Area (includes Taylor Tract and the residential area between Taylor Tract, Highway I and the proposed bypass). In addition to the Coastal Zone Design Guidelines, the following guidelines will be applied to Badaga Bay development. (Where</p>

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	<p>(1) The exterior of structures shall be designed to reflect the nautical character of the harbor with wooden exteriors, stained or painted white or subdued earth colors.</p> <p>(2) For heavy commercial structures, textured metal in subdued colors with proper architectural detailing and landscaping shall be encouraged to add visual interest and soften building lines. (Existing LCP Revised)</p>		<p>conflicts occur, these guidelines supersede the general guidelines).</p> <p>General. Site and design structures to take advantage of bay views without blocking views of neighboring structures.</p> <p>Architectural Form. Encourage traditional building forms of coast buildings including Greek Revival, Salt Box, and simple cottage styles similar to existing homes. Encourage pitched roofs. Flat roofs may be appropriate where compatible with existing structures. Where a building is between two existing structures, the design should act as a transition between the two existing structures.</p> <p>Height. Limit building height to 16 feet except that in major developments up to 15% of the units may exceed the height limit. Height for residential structures is measured as the vertical distance from the average level of the highest and lowest point of that portion of the lot covered by the building to the topmost point of the roof. (See Figure VII-11.) Where these requirements conflict with the height, site, and bulk criteria of Appendix B (Bane Bill), for those properties listed, the requirements of Appendix B shall be followed.</p>

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			<p>Fences. Discourage property line fences over three feet in height and encourage traditional picket fences.</p> <p>Materials and Colors. Encourage wood board or shingle siding. Encourage painted exteriors in colors similar to those existing in the town of Badaga Bay (i.e., rust, red, white, green, beige, brown, gray, yellow, and blue). Other colors must be approved by the Design Review Committee. Natural wood exteriors may be intermixed but should not dominate the new development area. Encourage wood trim windows painted in a contrasting, harmonizing color.</p> <p>Streets. Encourage minimum paved street widths consistent with circulation, safety, and parking requirements to provide a sense of continuity between the new development and the original town.</p> <p>Pedestrian Access. Require separated bike paths and walkways on one side of the street in new development areas.</p>
No change	<p>Policy C-OSRC-4e: New development located within the Bodega Bay Core Area shall be consistent with the Bodega Bay Core Design Guidelines in addition to the Coastal Design Guidelines (Appendix A-2). (Existing LCP Revised) In the case of conflict, the Bodega Bay Core Area Design Guidelines shall supersede the Coast Community Design Guidelines.</p>	No change	<p>D/VR 26: (see Policy C-OSRC-4d, above)</p>

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<p>Policy C-OSRC-4f: <u>Development shall follow applicable community-specific design guidelines for The Sea Ranch, Timber Cove, Bodega Harbour, and Sereno del Mar, the applicable community-specific design guidelines in addition to the Coastal Design Guidelines (Appendix A) shall be used. In the case of conflict, community specific design guidelines shall supersede the Coastal Design Guidelines. (New)</u></p>	<p>Policy C-OSRC-4f: For The Sea Ranch, Timber Cove, Bodega Harbour, and Sereno del Mar, the applicable community-specific design guidelines in addition to the Coastal Design Guidelines (Appendix A) shall be used. In the case of conflict, community specific design guidelines shall supersede the Coastal Design Guidelines. (New)</p>	<p>Revised for clarification and specified that design guidelines apply to development (as defined by the Coastal Act)</p>	<p>D/VR 27: Bodega Harbor. Continue to enforce Design Guidelines and Construction Regulations for Bodega Harbor Subdivision. Where homes within view corridors do not meet Bodega Harbor height, bulk and location conditions, the County Design Review Committee will review proposed plans for conformance with Coastal Plan view protection objectives.</p> <p>D/VR: 28: The Sea Ranch. Continue to enforce The Sea Ranch Design Guidelines, incorporating the specified Height, Site, and Bulk Criteria provided for in Section 30610.6 (d) of the Public Resources Code. If a proposed residence does not meet the Height, Site and Bulk Criteria, the County may issue a variance as allowed in the adopted Height, Site and Bulk Criteria.</p>
<p>No change</p>	<p>GOAL C-OSRC-5: Protect and enhance the native habitats and diverse ecological communities on the Sonoma County Coast.</p> <p>Objective C-OSRC-5.1: Identify and protect native vegetation and wildlife, particularly occurrences of special status species, wetlands, sensitive native communities, and areas of essential habitat connectivity.</p> <p>Objective C-OSRC-5.2: Designate Environmentally Sensitive Habitat Areas and periodically update designations using credible data sources, including peer-</p>	<p>No change</p>	<p>No corresponding LCP goals or objectives previously identified</p>

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	<p>reviewed publications, and recent California Coastal Commission decisions.</p> <p>Objective C-OSRC-5.3: Establish standards, programs, and development guidelines to protect, restore, and enhance biotic resources, including designated Environmentally Sensitive Habitat Areas, and assure that their quality is protected and maintained.</p> <p>Objective C-OSRC-5.4: Where appropriate, support regulatory efforts by other agencies to protect biotic habitats.</p> <p>Objective C-OSRC-5.5: Maintain and enhance connectivity between natural habitat areas.</p> <p>Objective C-OSRC-5.6: Balance the need for agricultural production, development, timber and mining operations, and other land uses with the preservation of biotic resources.</p>		
No change	<p>Policy C-OSRC-5a(1): Permit applications for development which could have an impact on biological resources shall be accompanied by a biological resources assessment, as required under Policy C-OSRC-5b(3). Biological resources include, but are not limited to, special status plant or animal species and their habitats, coastal dunes, beaches, tidepools, wetlands, estuaries, lagoons, streams and creeks, riparian habitat, oak and other native tree woodlands, and native grasslands. (New)</p>	No change	<p>E/ER 58: Protect designated sites of rare or endangered plants. Prior to any development in or adjacent to designated sites, conduct precise botanical surveys to determine the distribution of any rare or endangered plants. Botanical surveys should be conducted during natural blooming season of species in question. Development should be sited and designed and constructed to prevent impacts of grading, paving, construction of roads or structures, runoff, and erosion from significantly degrading rare or endangered plant habitats, and shall be compatible with the continuance of such habitat areas.</p>

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No change	Policy C-OSRC-5a(2): Fencing or walls shall be prohibited within riparian habitat and on bluffs, except where necessary for public safety, wildfire risk abatement, habitat protection, or restoration. Fencing or walls that do not permit the free passage of wildlife shall be prohibited. Wildlife-passable fencing should generally be no more than 40 inches tall (up to 6 feet to contain horses) and no lower than 16 inches from the ground (as low as 10 inches where sheep, goats, or predation is a concern). Wooden rail, mesh, or chain link is preferred over wire fence tops, which are less visible to and more likely to result in wildlife collisions and entanglements. Where wire cannot be avoided, the top two wires should be at least 12 inches apart, and the top and bottom wires should not be barbed. (New)	No change	R 15: Recommend to the Agricultural Stabilization and Conservation Services, United States Department of Agriculture, that fencing of riparian vegetation for stream protection be a priority coastal practice where needed for bank stabilization in the Agricultural Conservation Program. Another priority coastal practice which should be funded is the fencing of the steep slopes along the high cliffs north of Russian Gulch and south of Fort Ross to prevent overgrazing.
No change	Policy C-OSRC-5a(3): Require buffers around sensitive biological resources to protect them from impacts of development encroachment consistent with the specific buffer provisions of this Local Coastal Program. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5a(4): Proposals for exterior nighttime lighting shall minimize impacts on biotic resources through adherence to Local Coastal Plan Policies C-OSRC-3a through C-OSRC-3e. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5a(5): The use of native plant species in landscaping shall be encouraged. The use of native or compatible non-native, non-invasive species for landscaping where consistent with fire safety shall be required. The use of invasive exotic plant species shall be prohibited. (GP2020 Revised)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5a(6): Project applicants shall provide evidence of permits and clearances required by state and federal agencies before Permit Sonoma issues coastal development permits, or building or grading permits. (GP2020 Revised/New)	No change	No corresponding LCP policy previously identified

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No change	Policy C-OSRC-5a(7): A Restoration and Monitoring Plan shall be required for any project involving habitat mitigation or restoration. The Restoration and Monitoring Plan shall consist of a stand-alone document that specifies performance standards, success criteria, adaptive management, and monitoring requirements as described in Appendix E-I. (GP2020 Revised/New)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5b(1): The following areas shall be considered ESHA, unless there is compelling site-specific evidence to the contrary: (1) Any habitat area that is rare or especially valuable from a local, regional, or statewide perspective. (2) Areas that contribute to the viability of plant or animal species designated as rare, threatened, or endangered under State or Federal law. (3) Areas that contribute to the viability of species designated as Fully Protected or Species of Special Concern under State law or regulations. (4) (4) Areas that contribute to the viability of plant and animal species for which there is compelling evidence of rarity. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5b(2): The following criteria shall be considered when determining whether an area should be designated ESHA: (1) The potential ESHAs presented on Figures C-OSRC-2a through 2k (2) Federally-listed Rare, Threatened, & Endangered Species (3) State-listed Rare, Threatened & Endangered Species (4) Federal and State Proposed/Candidate Species (5) California Native Plant Society “1B” and “2” Listed Species	No change	No corresponding LCP policy previously identified

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	<p>(6) California Department of Fish and Wildlife Global and State 1 - 3 Ranked Vegetation Communities (i.e. G1, G2, G3, S1, S2, S3)</p> <p>(7) California Department of Fish and Wildlife Global and State 1 - 3 Ranked Plant and Animal Species</p> <p>(8) California Species of Special Concern</p> <p>(9) California Fully Protected Species</p> <p>(10) Habitats that Support Listed Species (i.e., those in 2 & 3)</p> <p>(11) Tree stands that support raptor nesting or monarch populations</p> <p>(12) Genetically special populations (New)</p>		
No change	<p>Policy C-OSRC-5b(3): A biological resource assessment shall be required for any project which could impact biological resources. The biological resource assessment shall be performed by a qualified biologist and shall meet criteria described in Appendix E-2, Biological Resource Assessment Requirements. Permit Sonoma may require additional site specific information. (New)</p>	No change	<p>E/ER 58: Protect designated sites of rare or endangered plants. Prior to any development in or adjacent to designated sites, conduct precise botanical surveys to determine the distribution of any rare or endangered plants. Botanical surveys should be conducted during natural blooming season of species in question. Development should be sited and designed and constructed to prevent impacts of grading, paving, construction of roads or structures, runoff, and erosion from significantly degrading rare or endangered plant habitats, and shall be compatible with the continuance of such habitat areas.</p>
No change	<p>Policy C-OSRC-5b(4): ESHAs shall be protected against any significant disruption of habitat values. Uses allowed within ESHAs shall be limited to those that are dependent on and compatible with maintaining the ESHA resources, and those that are otherwise</p>	No change	No corresponding LCP policy previously identified

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	specifically provided for in Policy C-OSRC-b(10) and Appendix E-3 . Proposed development in areas adjacent to ESHAs and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade such areas, and must be compatible with the continuance of such habitat areas. (New)		
No change	Policy C-OSRC-5b(5) : Establish buffers around ESHA to protect it from development impacts. ESHA buffers shall be developed in accordance with Appendix E-3 . All buffers around ESHA shall be a minimum of 100 feet in width; a lesser width may be approved by the County as addressed in Policy C-OSRC-5b(10) and Appendix E-3 . A buffer of greater than 100 feet may be required in consultation with resource agencies to protect sensitive species. For example, a 600-foot buffer might be required for heron rookeries; a 500-foot buffer for occupied raptor nests; a 300-foot buffer for any occupied burrow of a burrowing owl. Only developments consistent with Policy C-OSRC-5b(7) shall be allowed in ESHA buffers. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5b(6) : Public access-ways and trails are considered resource dependent uses. New access-ways and trails located within or adjacent to ESHA shall be sited to minimize impacts to ESHA to the maximum extent feasible. Measures, including but not limited to signage, placement of boardwalks, and limited fencing shall be implemented as necessary to protect ESHA. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5b(7) : In some cases, smaller buffers around (non-wetland) ESHA and other biotic resources may be appropriate, when conditions of the site as demonstrated in a site specific biological assessment, the nature of the proposed development, and appropriate mitigation, show that a smaller buffer would provide adequate protection. In such cases, the	No change	No corresponding LCP policy previously identified

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	County must find that a reduced buffer is appropriate and that the development could not be feasibly constructed without a reduced buffer. In no case shall the buffer be less than 50 feet.		
No change	Policy C-OSRC-5b(8): If proposed development is a permissible use and there is no feasible alternative, including the no project alternative, that can avoid significant impacts to ESHA, then the alternative that would result in the fewest or least significant impacts shall be selected. Residual adverse impacts to ESHA shall be fully mitigated, with priority given to on-site habitat mitigation. Off-site habitat mitigation measures shall only be approved when it is not feasible to fully mitigate impacts on-site or where off-site habitat mitigation is more protective, as documented in a biological resource assessment prepared by a qualified biologist and approved by Permit Sonoma staff. Any determination that it is infeasible to mitigate impacts onsite should be supported by written findings. Mitigation may not be used as a substitute for implementation of the project alternative that would avoid impacts to ESHA. Mitigation for impacts to ESHAs other than marine habitats shall be provided at a minimum ratio of 2:1. The more specific mitigation requirements as required by regulatory agencies or the County shall control over the more general mitigation requirements of this Local Coastal Plan. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5b(9): Adjacent to ESHA, the use of compatible native, non-invasive plant species for landscaping shall be required as a condition of coastal development permit approval. The use of invasive exotic plant species shall be prohibited. No landscaping shall extend into ESHA. (GP2020 Revised)	No change	No corresponding LCP policy previously identified

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No change	Policy C-OSRC-5b(10): If the application of the policies and standards contained in this Local Coastal Plan regarding use of property designated as ESHA or ESHA buffer, including the restriction of ESHA to only resource-dependent use, would likely constitute a taking of private property without just compensation, then a use that is not consistent with the ESHA provisions of the Local Coastal Plan may be allowed on the property, provided such use is consistent with all other applicable policies of the Local Coastal Plan, the approved project is the alternative that would result in the fewest or least significant impacts, and it is the minimum amount of development necessary to avoid a taking of private property without just compensation. In such a case, mitigation for impacts on ESHA shall be required in accordance with applicable Local Coastal Plan policies. Mitigation may not be used as a substitute for implementation of a feasible project alternative that would avoid adverse impacts to ESHAs. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5b(11): Land divisions, including subdivisions, lot splits, and lot line adjustments involving lots containing or within proximity to ESHA for which protective buffers are required, may be approved only if findings are made to support that the resulting parcels contain adequate land area to place all improvements (e.g., buildings, sewage disposal where applicable, and appurtenant structures and features such as detention/retention ponds and biofiltration swales) outside of areas required for watercourse or other ESHA buffer protection. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5c(1): Along both sides of riparian corridors, as defined in this Local Coastal Plan, establish streamside conservation areas measured on each side of the channel as: a) within riparian habitat as determined by the Permit Sonoma or a qualified resource specialist, b) 100 feet from the landward edge of riparian vegetation as	No change	E/ER 9: Prohibit construction of permanent structures within riparian areas as defined, or 100 feet from the lowest line of riparian vegetation, whichever is greater, except development dependent on the

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	<p>defined by Permit Sonoma or a qualified resource specialist, or c) 100 feet (200 feet for the Russian River) out from the top of the bank on each side of the stream, whichever is farthest from the channel centerline. Where there is more than one bank on a side of the stream and the top-of-bank measurement approach is used, the measurement shall be from the top of the higher bank on that side. (GP2020 Revised) (Existing LCP Revised: Recommendation 9 on page 28)</p>		<p>resources in the riparian habitat, including public recreation facilities related to the resource. Any development shall be allowed only if it can be sited and designed to prevent impacts which would significantly degrade such areas, and shall be compatible with the continuance of the riparian habitat. The riparian area or 100 foot wide buffer zone should generally be maintained in a natural, undisturbed state. Trails and access may be permitted if studies determine no long-term adverse impacts would result from their construction, maintenance, and public use. Trails should be made of porous materials.</p>
<p>No change</p>	<p>Policy C-OSRC-5c(2): Allowable uses and development within any streamside conservation area or Riparian Corridor shall be limited to uses and methods described in Habitat Development Guidelines where it can be sited, designed, and shown that construction, operation, and maintenance of the use or development would not result in significant, long-term adverse impacts on the functions and values of the riparian habitat. (Existing LCP Revised: Recommendations 9-13 on pages 28-29)</p>	<p>No change</p>	<p>E/ER 11: Prohibit the removal of vegetation except commercial timber, subject to an approved timber harvest plan, from the riparian corridor unless it is shown to be essential to continued viability of the wetland.</p> <p>E/ER 12: Prohibit filling, grading, dredging, excavation or construction in the watercourse of a riparian corridor unless it is shown that such action will maintain the value of the area as a habitat for wildlife and aquatic organisms and is compatible with continued viability of the habitat.</p> <p>E/ER 13: Prohibit pesticide and herbicide application in a riparian</p>

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			<p>protection zone of 100 feet above the lowest line of streamside vegetation, or within riparian areas as defined, whichever is greater.</p> <p>E/ER 14: Encourage special range management practices which protect riparian areas.</p>
No change	<p>Policy C-OSRC-5c(3): Channelizations, dams, or other substantial alterations of rivers and streams shall be prohibited except for: (1) necessary water supply projects, (2) flood control projects where no other method for protecting existing structures in the flood plain is feasible and where such protection is necessary for public safety or to protect existing development, or (3) developments where the primary function is the improvement of fish and wildlife habitat. Any channelization or stream alteration permitted for one of these three purposes shall minimize impacts to coastal resources, including the depletion of groundwater, and shall include measures sufficient to mitigate unavoidable impacts. Alternatives that incorporate a biotechnical component to river or stream bank stabilization (e.g., pocket planting and joint planting, vegetated crib walls, vegetated slope gratings, etc.) shall be encouraged over alternatives that employ strictly hard solutions (e.g., concrete wall or riprap banks). Where there is conflict the more specific permissible use provisions of this policy shall control over the more general use provisions for other types of ESHA identified in Policy C-OSRC-5b(7). (New)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Policy C-OSRC-5c(4): Maintain and restore the biological productivity and the quality of coastal waters, streams, wetlands, and lakes in order to maintain optimum populations of marine organisms and to protect human health. (New)</p>	No change	No corresponding LCP policy previously identified

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No change	Policy C-OSRC-5c(5): To protect fishery resources and minimize impacts on water supply, projects which would limit in-stream flows shall comply with State Water Resources Control Board's Policy for Maintaining Instream Flows in Northern California Coastal Streams, adopted under Resolution 2013-0035, effective February 4, 2014 (23 CCR Section 2921). (New)	No change	E/ER 68: Maintain flows in streams identified as anadromous fish habitat at a minimum flow level as required to continue their use as an anadromous fish spawning area. E/ER 69: Stop all stream diversions when stream flow falls below minimum flow standards until stream flows return to levels above the minimum standards. E/ER70: Prohibit dredging in all anadromous fish streams
No change	Policy C-OSRC-5c(6): In Anadromous Fish Streams (Chinook and Coho Salmon Habitat), the following uses and activities shall be prohibited: (1) Dredging. (2) Dams and other structures which would prevent upstream migration of anadromous fish unless other measures are used to allow fish to bypass these structures. (Existing LCP Revised)	No change	E/ER 71: Prohibit dams or other structures which would prevent upstream migration of anadromous fish in streams designated as "anadromous fish habitat" unless other measures are used to allow fish to bypass these obstacles. Any bypass measures should be approved by the Department of Fish and Game.
No change	Policy C-OSRC-5c(7): Where riparian corridor impacts are permitted in conformity with the Coastal Act and any applicable Local Coastal Plan policies, adverse impacts on riparian vegetation shall be mitigated at a ratio of at least 3:1 to compensate for the temporal and functional loss of affected habitats. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5c(8): As part of the environmental review process, refer permit applications near streams to California Department of Fish and Wildlife and other agencies responsible for natural resource protection. (GP 2020)	No change	No corresponding LCP policy previously identified

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No change	Policy C-OSRC-5d(1): Wetlands shall be defined and delineated consistent with the definitions of the Coastal Act, the Coastal Commission Regulations, and this Local Coastal Plan, as applicable. Wetlands include any area where the water table is at, near, or above the land surface long enough to promote the formation of hydric soils or to support the growth of plants which normally are found to grow in water or wet ground. Wetlands are here defined to include marshes, ponds, seeps, and reservoirs. The upland limit (encompassing the greatest extent) of a wetland is designated as 1) the boundary between land with predominantly hydrophytic cover and land with predominantly mesophytic or xerophytic cover; 2) the boundary between soil that is predominantly hydric and soil that is predominantly non-hydric. Typical wetland vegetation includes, but is not limited to: pickleweed, cordgrass, Jaumea, salt grass, rushes, bulrushes, sedges, cattails, tule, marsh rosemary, marsh grindelia. Any unmapped areas that meet these criteria are wetlands and shall be accorded all of the protections provided for wetlands in the Local Coastal Plan. A delineation report prepared for wetlands within the Coastal Zone shall reference and describe for the property in question any wetlands information documented in the National Wetlands Inventory. (Existing LCP revised)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5d(2): Wetland extents shall be determined in conformance with the direction provided in Appendix E-4 . The Coastal Act definition of wetland (Section 30121) does not distinguish between wetlands according to their quality. Thus, poorly functioning or degraded areas that meet the definition of wetlands are subject to the wetland protection policies of this Local Coastal Plan. (New)	No change	No corresponding LCP policy previously identified

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No change	Policy C-OSRC-5d(3): Establish and maintain buffer areas, a minimum of 100 feet in width, in a natural, undeveloped, condition along the periphery of all wetlands. Wetland buffers shall be developed in accordance with Appendix E-3 ; between 100 and 300 feet from wetlands, prohibit construction of agricultural, commercial, industrial and residential structures unless the Permit and Resource Management Department finds the wetland would not be affected by such construction. (Existing LCP Revised)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5d(4): In Bodega Harbor Tideflats, the following uses and activities shall be prohibited: (1) Motor vehicles. (2) Dredging and filling, except in accordance with Policy C-OSRC-5d(5) (3) Discharge of effluent, including those of land- and boat-based origins.	No change	E/ER 28: Prohibit motor vehicles. E/ER 32: Prohibit discharge of effluents in tide flat areas. E/ER 33: Prohibit dredging and filling in tide flat areas, except under special conditions delineated in the Coastal Act. The impact of dredging on the surrounding biota can be minimized by restricting operations to winter months.
No change	Policy C-OSRC-5d(5): Diking, filling, draining, and dredging of coastal waters, wetlands, and estuaries shall be permitted only in accordance with other applicable provisions of this Local Coastal Program, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to uses and methods described in Habitat Protection Guidelines, Appendix E-5 . The more specific permissible use provisions of this policy shall control over the more general use provisions for other types of ESHA identified in Policies C-OSRC-5b(7) and C-OSRC-5e(4) . (New)	No change	E/ER 18: Prohibit filling, grading, diking, dredging, and construction in wetlands, except under special conditions delineated in the Coastal Act Section 30233. All projects must maintain or enhance the functional capacity of the wetland or estuary. Dredging, when consistent with the provisions of the Coastal Act and where necessary for the maintenance of the tidal flow and continued viability of the wetland habitat, should be subject to the following conditions:

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			<ul style="list-style-type: none"> • Prohibit dredging in breeding and nursery areas and during periods of fish migration and spawning. • Limit dredging to the smallest area feasible. • Require protective measures for dredging and excavation such as silt curtains, diapers, and weirs to protect water quality. • Remove structures as soon as possible once they have served their purpose. <p>Dredge spoils should not be deposited in areas subject to tidal influence or in areas where public access would be significantly adversely affected, as well as certain environmentally sensitive areas.</p> <p>E/ER 19: Minimize construction on land adjacent to wetlands during maximum seasons of breeding bird activity (March 1 to July 1).</p> <p>E/ER 76: Prohibit construction of new structures, and dredging, filling or diking in open water except in accordance with Section 30233 of the 1976 Coastal Act. Open water shall be defined in a manner consistent with the Commission's Wetlands Guidelines.</p> <p>E/ER 77: Prohibit dredging during periods of fish migration and</p>

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			spawning, and limit dredging to the smallest area feasible. H 17: Comply with recommendations in Chapter 3 concerning diking, dredging, and filling.
No change	Policy C-OSRC-5d(6): In wetlands, the following uses and activities shall be prohibited: (1) Motor vehicles. (2) Diking, filling, and dredging, except in accordance with Policy C-OSRC-5d(5). (3) Discharge of stormwater or wastewater unless it maintains or enhances wetland function and receiving water quality. (4) Agricultural activities, including grazing. (5) Removal of vegetation except where necessary to maintain plant, fish and wildlife habitat. (6) Construction of agricultural, commercial, industrial, and residential structures: a. Within 100 feet. b. Between 100 to 300 feet, unless it would not have an adverse impact on the wetland. (7) New water diversions from streams which feed wetlands. (Existing LCP Revised)	No change	E/ER 17: Exclude all motor vehicles from wetlands. Pedestrian and equestrian traffic should be directed to specific areas with facilities provided to eliminate adverse impacts on biological resources. E/ER 20: Prohibit discharge of wastewater into any wetland unless such discharge maintains or enhances the functional capacity of the wetland and maintains the quality of the receiving water. E/ER 21: Prohibit grazing or other agricultural uses in designated coastal wetlands. On watershed lands, a fence should be constructed on the outer edge of the wetland. E/ER 22: Prohibit the diking or filling of seasonal wetlands for the purpose of conversion to agriculture or to accommodate development of any kind. E/ER 24: Prohibit the removal of vegetation from wetlands unless it is shown to be essential to the habitat viability. E/ER 25: Prohibit construction of agricultural, commercial, industrial

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			<p>and residential structures within 100 feet of wetlands.</p> <p>E/ER 26: Between 100 and 300 feet of wetlands, prohibit construction of agricultural, commercial, industrial and residential structures unless an environment assessment finds the wetland would not be affected by such construction.</p> <p>E/ER 27: Prohibit new water diversions from streams that feed wetlands without establishing limits on diversion sufficient to protect the wetland.</p> <p>E/ER 76: (see Policy C-OSRC-5d(5), above)</p>
No change	<p>Policy C-OSRC-5d(7): In cooperation with resource agencies, require landowners to erect wildlife-passable fencing around springs, seeps, and ponds located on grazing land as a condition of permit approval and to develop watering areas outside of wetlands and riparian corridors. (Existing LCP Revised)</p>	No change	<p>E/ER 14: Encourage special range management practices which protect riparian areas.</p> <p>E/ER 15: Encourage development of livestock watering areas away from the riparian corridor.</p> <p>E/ER 21: Prohibit grazing or other agricultural uses in designated coastal wetlands. On watershed lands, a fence should be constructed on the outer edge of the wetland.</p> <p>E/ER 23 Encourage the fencing of springs, seeps, and pond areas surrounded by lands used for grazing. Water for livestock should be piped outside of the wetland for use by livestock.</p>

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			<p>R 15: Recommend to the Agricultural Stabilization and Conservation Services, United States Department of Agriculture, that fencing of riparian vegetation for stream protection be a priority coastal practice where needed for bank stabilization in the Agricultural Conservation Program. Another priority coastal practice which should be funded is the fencing of the steep slopes along the high cliffs north of Russian Gulch and south of Fort Ross to prevent overgrazing.</p>
No change	<p>Policy C-OSRC-5d(8): Where wetlands fill or development impacts are permitted in conformity with the Coastal Act and any applicable Local Coastal Plan policies, require mitigation measures to compensate for the temporal and functional loss of affected wetlands and associated habitat. Mitigation must meet the criteria in the Habitat Protection Guidelines, Appendix E-5. In order of preference, compensatory mitigation may include on-site restoration of degraded wetlands, off-site restoration of degraded wetlands, acquisition of offsite areas of equal or greater biological productivity, or creation of tidal wetlands. Adverse impacts shall be mitigated at a ratio of at least 4:1 for all types of wetlands. If no appropriate restoration site is available, wetland mitigation credit may be purchased, prior to disturbing wetlands, at a resource agency-approved mitigation bank whose service area includes Sonoma County’s coastal zone.¹ (New)</p>	No change	<p>E/ER 16: Encourage restoration of marshlands where feasible.</p>

¹ The U.S. Army Corps of Engineers maintains an index of approved wetland mitigation banks. The index is available via the agency’s San Francisco District website at: <http://www.spn.usace.army.mil/Missions/Regulatory/Mitigation-Banks/Approved-Banks-for-the-San-Francisco-Regulatory-Di/>

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No change	<p>Policy C-OSRC-5e(1): Marine resources shall be maintained, enhanced, and where feasible, restored. Special protection shall be given to areas and species of special biological or economic significance. Uses of the marine environment shall be carried out in a manner that will sustain the biological productivity of coastal waters and that will maintain healthy populations of all species of marine organisms for long-term commercial, recreational, scientific, and educational purposes. Mitigation for impacts to marine habitats shall be provided at a minimum ratio of 4:1. The more specific mitigation requirements shall control over the more general mitigation requirements of this Local Coastal Plan. (New)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Policy C-OSRC-5e(2): At rocky intertidal coastline, the following uses and activities shall be prohibited:</p> <ul style="list-style-type: none"> (1) Motor vehicles. (2) Development of groins, breakwaters, piers, sea walls, pipelines, or other structures which alter natural shoreline processes. Existing structures causing water pollution or fish mortality shall be phased-out or upgraded where feasible. (Existing LCP Revised) 	No change	<p>E/ER 34: Generally prohibit the development of groins, breakwaters, piers, sea walls, pipelines or other structures in the rocky intertidal areas. These structures or other such construction that alters natural shoreline processes shall be permitted in other resource areas only when required to serve coastal-dependent uses or to protect existing structures or public beaches in danger from erosion and when designed to eliminate or mitigate adverse impacts on local shorelines and supply. Existing marine structures causing water stagnation contributing to pollution problems and fish kills should be phased out or upgraded where feasible.</p> <p>E/ER 35: Prohibit vehicles in rocky intertidal areas.</p>

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No change	Policy C-OSRC-5e(3): Public access to Offshore Rocks and onshore nesting/rookery areas used by seabirds to breed or nest or which provide habitat for seals and sea lions shall be prohibited. (Existing LCP Revised: Recommendation 39 on page 31)	No change	E/ER 39: Prohibit public access to offshore rocks which are designated as seabird rookeries and nesting areas, and to habitats of seals and sea lions.
No change	Policy C-OSRC-5e(4): On sand beaches, spits, or bars, the following uses and activities shall be prohibited: (1) Motor vehicles, except for those required for management or emergency use. (2) Removal of sand. (3) Opening of sand bars, except where necessary for maintenance of tidal flow to ensure the continued biological productivity of streams and associated wetlands and to prevent flooding. Applications for allowable opening shall include a plan, prepared in consultation with and reviewed by applicable resource agencies (e.g., National Marine Fisheries Service and California Department of Fish and Wildlife) that describes measures that will be implemented to avoid and/or minimize impacts on special status species affected by the proposed action. Sand bars shall not be breached until there is sufficient in-stream flow to preserve anadromous fish runs. (Existing LCP Revised)	No change	E/ER 1: Prohibit the opening of sandbars except for maintenance of tidal flow to assure the continued biological productivity of streams and associated wetlands and in particular cases to prevent flooding. Bars should not be breached until there is sufficient in-stream flow to preserve anadromous fish runs. E/ER 2: Prohibit all off-road non-authorized motor vehicles from beach areas. E/ER 3: Prohibit the removal of sand from beaches and spits.
No change	Policy C-OSRC-5e(5): Disturbance of marine mammal haul-out grounds shall be prohibited and recreational activities near these areas shall be limited to passive recreation. Disturbance of areas used by harbor seals and sea lions shall be avoided. (Existing LCP Revised)	No change	E/ER 72: Limit recreational activities near and prohibit disturbance of designated areas used for harbor seal and sea lion hauling-out grounds to passive recreation to insure continued viability of these habitats.

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No change	Policy C-OSRC-5e(6): Encourage the California Department of Fish and Wildlife to monitor Marine Mammal Haul-Out Grounds on an annual basis to determine their condition and level of use by marine mammals; and to incorporate this information into its management plan for marine mammals. (Existing LCP Revised)	No change	E/ER 73: Encourage annual monitoring by the Department of Fish and Game of designated marine mammal hauling-out grounds to determine the condition of hauling out grounds and to take counts of mammals for long term management of marine mammals.
No change	Policy C-OSRC-5e(7): Encourage the pertinent state and federal agencies to carry-out the following activities to preserve kelp beds: (1) Monitor the size and viability of the kelp beds for all ecological functions including fish habitat; (2) Regulate and monitor activities such as sewage disposal, dredging, and renewable energy development, and other projects which could degrade nearshore marine water quality and hence have an adverse impact on kelp habitat; (3) Prohibit petroleum and other forms of energy development which may have a significant impact on kelp beds as a result of normal operations or accidents (e.g., oil spills and well blow-outs); and (4) Require applicants for commercial or industrial kelp harvesting to conduct studies, in consultation with the California Department of Fish and Wildlife, of the specific sites or areas proposed for kelp harvesting. The studies shall identify measures that could be implemented following harvest to restore these sites to their pre-harvest condition, including identification of reference sites and performance standards for determining restoration success. Require any authorized harvesting to be conducted consistent with the recommendation of the studies, including site restoration measures. (Existing LCP Revised)	No change	E/ER 74: To the extent consistent with all applicable provisions of law, including but not limited to Section 30260 of the Coastal Act, encourage the appropriate State and Federal jurisdictions to: <ul style="list-style-type: none"> • Monitor the size and habitat viability of kelp beds and their associated fisheries resources. • Monitor and regulate activities such as sewage disposal, dredging, and renewable energy development which may adversely affect near shore marine water quality and thus kelp resources. • Prohibit petroleum and other forms of energy development which may significantly impact the environment through normal operations or accidents (oil spills, well blowouts, etc.). E/ER 75: Require specific site investigations prior to any kelp harvesting.

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No change	<p>Policy C-OSRC-5f(1): On dunes/coastal strand, the following uses and activities shall be prohibited:</p> <ul style="list-style-type: none"> (1) Uses other than resource-dependent, scientific, educational, and passive recreational uses including support facilities. (2) Public access during the breeding and nesting seasons of special status animals. (3) Motorized vehicles, except those required for management or emergency use. (4) Disturbance, damage, or removal of dune vegetation except as required for park construction or maintenance projects for which revegetation or removal of non-natives is a condition of project approval. (5) Removal of sand except where required for construction of parks and support facilities. <p>(Existing LCP Revised)</p>	No change	<p>E/ER 4: Prohibit the removal of sand from dunes except for dunes management.</p> <p>E/ER 5: Preserve and protect coastal dune habitats from all but resource dependent, scientific, educational, and passive recreational uses including support facilities. Disturbance or destruction of any dune vegetation should be prohibited unless as required for public park facilities, and then only if revegetation is a condition of project approval.</p> <p>E/ER 6: Prohibit all off-road, non-authorized vehicles from dune areas.</p> <p>E/ER 8: Identify wildlife nesting and breeding habitats of rare or sensitive plants or animals for the publicly owned dune areas in order to temporarily restrict access to these areas during identified breeding and nesting seasons.</p>
No change	<p>Policy C-OSRC-5f(2): On dunes/coastal strand, carry-out the following activities to preserve native vegetation:</p> <ul style="list-style-type: none"> (1) Limit public access in areas of plant communities. (2) Post signs which explain the importance of limiting public access to protect plant communities. (3) Where public access is allowed, develop and use well-defined footpaths or raised boardwalks. <p>(Existing LCP Revised)</p>	No change	<p>E/ER 7: (see Policy C-OSRC-5f(1), above)</p> <p>E/ER 8: (see Policy C-OSRC-5f(1), above)</p>

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No change	<p>Policy C-OSRC-5f(3): The following guidelines shall be used for developing public access on Coastal Bluffs:</p> <p>(1) Steps, trails, and paths shall be sited and designed so as to minimize erosion and disruption to native vegetation.</p> <p>(2) In areas of heavy recreational use, surfaced steps, trails, and paths shall be constructed.</p> <p>(3) In areas of moderate recreational use, to the extent available and consistent with the resource protection policies of this Local Coastal Plan, local materials (obtained from the site) shall be used to construct steps, trails, and paths. (Existing LCP Revised: Recommendations 45-46 on page 31)</p>	No change	<p>E/ER 45: Design access points (stairways or trails) which pass through coastal bluff habitat to minimize erosion and disruption of bluff vegetation. Public access must be limited to the trailway corridor.</p> <p>E/ER 46: Develop surfaced paths along cliff tops, and paths or steps down cliff faces in bluff areas with heavy recreational use. In areas of moderate use, paths can be constructed of local material.</p>
No change	<p>Policy C-OSRC-5f(4): At coastal bluffs, the following uses and activities shall be prohibited:</p> <p>(1) Removal of sand or rock except that necessary for road maintenance.</p> <p>(2) Public access off established steps, trails, or paths; and motor vehicles. Equestrian use shall be restricted to areas where ground compaction and erosion from use of horses would not have an adverse impact on bluff stability. (Existing LCP Revised: Recommendations 40-44 on page 31)</p>	No change	<p>E/ER 40: Require erosion and sediment control measures for excavation, grading, and construction operations in coastal permits for areas adjacent to coastal bluffs.</p> <p>E/ER 41: Prohibit the removal of sand or rock materials from any part of the bluffs except for road maintenance.</p> <p>E/ER 42: Minimize the removal of native plant species from the coastal bluff area.</p> <p>E/ER 43: Prohibit all off-road non-authorized motor vehicle traffic on bluff areas in order to limit compaction, erosion, and destruction of plants. Equestrian traffic should be directed to areas where the subsequent compaction and erosion</p>

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			do not adversely affect the stability of the bluffs. E/ER 44: Minimize recreational use of bluff sites known to be used by birds as nesting or roosting areas.
No change	Policy C-OSRC-5f(5): Carry-out the following activities to preserve coastal terrace prairie: (1) At Bodega Head and Stump Beach, sites shall be developed for the public to observe cormorants and other seabirds; and (2) At Stillwater Cove County Park, use of the upland area for habitat education activities shall be encouraged. (Existing LCP Revised)	No change	E/ER 50: Provide areas for public observation of local cormorant population on Bodega Head and Stump Beach. E/ER 51: Encourage use of the upland area of Stillwater Cove County Park as a suitable area for educational facilities concerning coastal grassland or prairie.
No change	Policy C-OSRC-5f(6): The identification through site assessment, preservation, and protection of native trees and woodlands shall be required. To the maximum extent practicable, the removal of native trees and fragmentation of woodlands shall be minimized; any trees removed shall be replaced, preferably on the site at a greater than 1:1 ratio (and at a greater than 3:1 ratio for riparian trees); and permanent protection of other existing woodlands shall be provided where replacement planting does not provide adequate mitigation. (GP2020 Revised)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-5f(7): Identify important oak woodlands; assess current protection of oak woodlands; identify options to provide greater protection of oak woodlands, including identification and removal of trees infected with <i>Phytophthora ramorum</i> , and their role in connectivity, water quality, and scenic resources; and develop recommendations for regulatory protection and voluntary programs to protect and enhance oak	No change	No corresponding LCP policy previously identified

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	woodlands through education, technical assistance, easements, and incentives. (GP2020)		
No change	<p>Policy C-OSRC-5f(8): In Mendocino Pygmy Cypress Forest, the following uses and activities shall be prohibited:</p> <p>(1) Motor vehicles, except for those required for management or emergency use.</p> <p>(2) Construction of permanent structures, except where necessary for scientific and educational uses. (Existing LCP Revised)</p>	No change	<p>E/ER 54: Prohibit construction of permanent structures except for those necessary for scientific and educational uses of this particular habitat.</p> <p>E/ER 55: Prohibit construction of permanent structures except for those necessary for scientific and educational uses of this particular habitat.</p>
No change	<p>Policy C-OSRC-5f(9): Encourage preservation of remaining old growth Redwood and Douglas Fir forests in private ownership. Because of their rarity and biological importance, these forests should be made priorities for protection through conservation easements, fee title purchase, or other mechanisms. (GP2020 Revised)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Policy C-OSRC-5f(10): At, around, and near osprey nest sites, the following shall be prohibited:</p> <p>(1) Removal of osprey nests.</p> <p>(2) Removal of snags and dead tops of live trees.</p> <p>(3) Development of new structures and roads.</p> <p>Recreational activities shall be limited to low-intensity passive recreation, these areas are particularly vulnerable during the period of egg incubation in May to July and activities should be further limited.</p> <p>Osprey nest sites located adjacent to Willow Creek, Freezeout Creek, and Russian River shall be protected from disturbance by timber harvesting activities. (Existing LCP Revised)</p>	No change	<p>E/ER 60: Limit recreational activities near identified osprey nesting sites to low intensity passive recreation. These limitations are especially important during May through July when incubation takes place.</p> <p>E/ER 61: Protect osprey nesting sites located along the Willow Creek, Freezeout Creek and Russian River uplands from disturbance by logging activities.</p> <p>E/ER 62: Prohibit removal of snags and dead tops of live trees in areas surrounding identified osprey sites.</p>

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			<p>E/ER 63: Prohibit removal of osprey nests.</p> <p>E/ER 64: Prohibit development of structures and avoid development of new roads if at all possible within the nesting site areas.</p>
No change	<p>Policy C-OSCR-5f(11): For development in locations known, or determined by environmental review, to potentially have breeding or nesting sensitive bird species, two weeks prior to any scheduled development, a qualified biological monitor shall conduct a preconstruction survey of the site and within 500 feet of the project site. For purposes of this provision, sensitive bird species are those species designated threatened or endangered by state or federal agencies, California Species of Special Concern, California Fully Protected Species, raptors, and large wading birds. In addition, surveys must be conducted every two weeks for sensitive nesting birds during the breeding season. If nesting sensitive birds are detected at any time during the breeding season, the California Department of Fish and Wildlife shall be notified and an appropriate disturbance set-back will be determined and imposed until the young-of-the-year are no longer reliant upon the nest. In no cases shall the buffer be less than 100 feet. (New)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Policy C-OSRC-5f(12): At offshore rocky and intertidal egret or heron rookeries, the following uses and activities shall be prohibited:</p> <ol style="list-style-type: none"> (1) Public access. (2) Construction of structures or roads within 600 feet. (3) On Penny Island, uses other than low intensity scientific and educational uses, managed so as not to 	No change	<p>E/ER 65: Prohibit public access in areas of identified heron rookeries. Access to Penny Island should be limited to low intensity usage for scientific and educational purposes. Scientific and educational use should be managed so as not to interfere with heron nesting. (February to mid-July).</p>

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	interfere with nesting activity (February to mid-July). (Existing LCP Revised)		E/ER 66: Prohibit new development (construction of structures or roads) within 600 feet of a rookery.
No change	Policy C-OSRC-5f(13): On coastal bluffs, public access in areas used by birds for nesting or resting, and removal of native plant species shall be minimized. (Existing LCP Revised)	No change	E/ER 42: Minimize the removal of native plant species from the coastal bluff area. E/ER 44: Minimize recreational use of bluff sites known to be used by birds as nesting or roosting areas.
No change	GOAL C-OSRC-6: Support the commercial fishing industry in Bodega Bay. Protect and conserve the quality of ocean, marine, and estuarine environments for their scenic, economic, and environmental values. Objective C-OSRC-6.1: Provide adequate facilities and services to serve the commercial fishing industry in Bodega Bay. Objective C-OSRC-6.2: Conduct dredging in a manner that minimizes impacts on the ocean, marine, and estuarine environments. Objective C-OSRC-6.3: Conduct the disposal of dredged material in a manner that minimizes impacts on the ocean, marine, estuarine, and terrestrial environments; and minimizes impacts to groundwater and water supply. Objective C-OSRC-6.4: Support the Marine Debris Programs of the National Oceanic and Atmospheric Administration and California Coastal Commission.	No change	No corresponding LCP goals or objectives previously identified
No change	Policy C-OSRC-6a: Encourage the development of support facilities and the provision of support services for the commercial fishing industry, including fish processing, in areas designated Marine Industrial on the Land Use Plan Map. (Existing LCP Revised)	No change	H 2: Encourage development of support facilities for the fishing industry including fish processing in areas designated fishing commercial on the Land Use Plan.

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No change	Policy C-OSRC-6b: Marina development in Bodega Bay will be reviewed based on the following: 1) a review of the Bodega Harbor operations, with special emphasis on whether activities that do not depend on a harbor location can be relocated to preclude or minimize the need for additional dredging and filling; and 2) an assessment of the adequacy of the fisheries resources to support such expansion; and 3) that the resources would not be harmed by increasing the availability of berths for the commercial fishing industry. (Existing LCP Revised)	No change	H 3: Total marina development shall be restricted to a possible maximum of 700 berths in conjunction with the Phase II Land Use Plan for Bodega Bay. Expansion beyond the 300 new berths in Phase I shall be approved only in conjunction with Phase II, and only after 1) review of the harbor operations, with special emphasis on whether activities not dependent upon a harbor location can be relocated to preclude or minimize the need for additional dredging and filling; 2) determination of whether adequate appropriate locations for dredge spoils disposal exist and whether other environmental constraints can be successfully observed in the utilization of such sites; and 3) an assessment of the adequacy of the fisheries resources to support the additional pressure anticipated to result from such expansion, performed in conjunction with appropriate management agencies, demonstrates that the resources are adequate and would not be expected to be harmed by such increased effort.
No change	Policy C-OSRC-6c: Encourage the development of additional support facilities and the provision of additional support services at Spud Point Marina necessary to adequately serve the commercial fishing industry. (Existing LCP Revised)	No change	H 5: Encourage development of the following services and facilities at Spud Point Marina: Ice and Fuel; gear storage; gear loading; fish off-loading; electricity and fresh water outlets; pump-out stations; and laundry and washrooms.

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No change	Policy C-OSRC-6d: Dredging shall be required to occur only in the winter, when most marine and estuarine animals are not migrating or spawning and are least sensitive to turbidity. (Existing LCP Revised: Recommendation 77 on page 34 and Recommendation 13 on page 123)	No change	E/EH 77: Prohibit dredging during periods of fish migration and spawning, and limit dredging to the smallest area feasible. H 13: Dredge only in the winter months when many animal species appear to be least sensitive to turbidity.
No change	Policy C-OSRC-6e: The deposition of fill or dredge spoils in Bodega Harbor shall be prohibited, except according to Section 30233 of the California Coastal Act. (Existing LCP Revised)	No change	H 14: Transport spoils to sites outside the harbor. H 15: Prohibit disposition of fill or spoils in Bodega Harbor except in accordance with Section 30233 of the Coastal Act.
No change	Policy C-OSRC-6f: The deposition of dredge spoils shall be prohibited outside Bodega Harbor in Bodega Bay east of the line extending from the tip of Tomales Point, to the tip of Bodega Head. (Existing LCP Revised)	No change	H 16: Prohibit deposition of spoils in Bodega Bay (outside the harbor), east of a line extending from the tip of Tomales Point, to the tip of Bodega Head since Bodega Bay is an important crab nursery area.
No change	Policy C-OSRC-6g: Approval of a detailed reclamation plan shall be required for a dredge spoils disposal site prior to commencing any dredging that would generate dredge spoils to be disposed of at that site. (Existing LCP Revised)	No change	H 18: Require approval of a detailed reclamation plan for disposal sites prior to any dredging.
No change	Policy C-OSRC-6h: Consider sea level rise adaptation strategies when evaluating dredge disposal options and evaluate the feasibility of using dredge material for beach sand augmentation and dune restoration. (New)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-6i: Any dredge spoils disposal project shall be designed and implemented to protect groundwater resources and existing and potential domestic water supplies, and to be consistent with all policies of this Local Coastal Plan for protection of	No change	H 19: Require that any disposal project at the new airport site be designed and implemented to protect groundwater resources and potential domestic supplies.

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	wetlands and other Environmentally Sensitive Habitat Areas (ESHA). (Existing LCP Revised)		
No change	Policy C-OSRC-6j: Route the dredge spoils conveyance pipeline to upland disposal sites from Bodega Harbor along the right-of-way of existing roads, where possible. (Existing LCP Revised)	No change	H 22: Route the spoils conveyance pipe line to this site from Bodega Harbor along the right of way of existing roads except for the final crossing north to the site.
No change	Policy C-OSRC-6k: Riparian corridors at dredge disposal sites shall be protected. Diked ponds for disposal of dredge spoils shall be sited and designed to avoid the riparian area, such that no dredge spoils would be deposited in the drainage and no runoff would enter the drainage or the freshwater wetland; and to be consistent with all policies of this Local Coastal Plan for protection of wetland and other Environmentally Sensitive Habitat Areas (ESHAs). (Existing LCP Revised)	No change	H 20: Protect the drainage and riparian corridor at the new airport site. Diked ponds for disposal must avoid the riparian area and assure that no spoils would be deposited in the drainage and that no runoff would enter the drainage or the freshwater wetland area.
No change	Policy C-OSRC-6l: At upland disposal sites, the operation of construction equipment across drainages between dredge spoils disposal ponds shall be limited to one haul road. Following the disposal of dredge spoils and consistent with all policies of this Local Coastal Plan for protection of wetland and other Environmentally Sensitive Habitat Areas (ESHAs), the road shall be removed, the area shall be regraded to natural drainage contours, and vegetation shall be re-established. (Existing LCP Revised)	No change	H 21: Limit operation of construction equipment across the drainage between the disposal ponds to one haul road. Following spoils disposal, this road should be removed and the area regraded to natural drainage contours and seeded for quick establishment of vegetation.
No change	Policy C-OSRC-6m: A reclamation plan shall be implemented for any upland disposal site which assures rapid re-establishment of vegetation, minimize visual impacts, and improve wildlife habitat, consistent with all policies of this Local Coastal Plan for protection of wetland and other Environmentally Sensitive Habitat Areas (ESHAs). (Existing LCP Revised)	No change	H 23: Implement a reclamation plan for the site that will assure rapid recovery, minimize visual impacts and improve the wildlife habitat.

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Revised Public Review Draft LCP – June 2021	Public Review Draft LCP – September 2019	Reason for Change	Existing LCP – December 2001
No change	Policy C-OSRC-6n: Prior to approval of a plan for a large, one-time dredge spoils disposal at the Old Airport Disposal Site, a full evaluation shall be required of the potential visual, water quality, and reclamation issues associated with raising the dikes to accommodate the dredge spoils. (Existing LCP Revised)	No change	H 27: Require a full evaluation of the potential visual, water quality, and reclamation problems associated with raising the dikes to accommodate a large one-time disposal prior to approving such a plan.
No change	Policy C-OSRC-6o: The rare plants in the marsh south of the Old Airport Disposal Site shall be protected during the course of any construction on the site. (Existing LCP Revised)	No change	H 26: Protect the rare plants in the marsh south of the site during the course of construction.
No change	Policy C-OSRC-6p: The Old Airport Disposal Site shall be reclaimed and restored to the maximum extent feasible following each maintenance dredging. (Existing LCP Revised)	No change	H 25: Reclaim and restore the Old Airport Site to the maximum extent feasible following each maintenance dredging.
No change	GOAL C-OSRC-7: Encourage the conservation of soil resources to protect their long-term productivity and economic value. Objective C-OSRC-7.1: Preserve lands containing prime agricultural and productive woodland soils and avoid their conversion to incompatible residential, commercial, or industrial uses.	No change	No corresponding LCP goals or objectives previously identified
No change	Policy C-OSRC-7a: Apply the Agriculture land use category to areas with productive agricultural soils. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-7b: Apply the Timber land use category to all lands with timberland production zoning. (GP2020)	No change	No corresponding LCP policy previously identified
No change	GOAL OSRC-8: Promote and encourage soil conservation and management practices that maintain the productivity of soil resources.	No change	No corresponding LCP goals or objectives previously identified

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Revised Public Review Draft LCP – June 2021	Public Review Draft LCP – September 2019	Reason for Change	Existing LCP – December 2001
	<p>Objective C-OSRC-8.1: Ensure that permitted uses are compatible with reducing potential damage due to soil erosion.</p> <p>Objective C-OSRC-8.2: Establish ways to prevent soil erosion and restore areas damaged by erosion.</p>		
<p>Policy C-OSRC-8a: Coastal Development Permits shall be subject to the following requirements for reducing erosion and erosion control:</p> <p>(1) Projects shall be designed so that structures and roads are not located on <u>steep</u> slopes. of 30 percent or greater.</p> <p>(2) Erosion control measures shall be incorporated as part of projects involving construction or grading near waterways or on lands with slopes over 10 percent.</p> <p>(3) A soil conservation program shall be incorporated as part of projects which could increase erosion of waterways or hillsides.</p> <p>(4) New roads and driveways for residential, ranch, and timber harvest uses shall be designed and constructed to retain natural vegetation and topography to the extent feasible.</p> <p>(5) Improvements near waterways or in areas with a high risk of erosion as noted in the <i>Sonoma County Soil Survey</i> shall be designed and constructed to retain natural vegetation and topography to the extent feasible. (GP2020) (Existing LCP Revised: Recommendation 49 on page 31, Recommendations 11-12 on page 38, Recommendation 40 on page 31, Recommendations 52-53 on page 32, and Recommendation 11 on page 54)</p>	<p>Policy C-OSRC-8a: Coastal Development Permits shall be subject to the following requirements for reducing erosion and erosion control:</p> <p>(1) Projects shall be designed so that structures and roads are not located on slopes of 30 percent or greater.</p> <p>(2) Erosion control measures shall be incorporated as part of projects involving construction or grading near waterways or on lands with slopes over 10 percent.</p> <p>(3) A soil conservation program shall be incorporated as part of projects which could increase erosion of waterways or hillsides.</p> <p>(4) New roads and driveways for residential, ranch, and timber harvest uses shall be designed and constructed to retain natural vegetation and topography to the extent feasible.</p> <p>(5) Improvements near waterways or in areas with a high risk of erosion as noted in the <i>Sonoma County Soil Survey</i> shall be designed and constructed to retain natural vegetation and topography to the extent feasible. (GP2020) (Existing LCP Revised: Recommendation 49 on page 31, Recommendations 11-12 on page 38, Recommendation 40 on page 31, Recommendations 52-53 on page 32, and Recommendation 11 on page 54)</p>	<p>To allow standards to be applied in a site specific context, slopes of “30 percent or greater” is replaced with “steep slopes”.</p>	<p>E/ER 10: Require erosion-control measures for projects affecting the riparian corridor.</p> <p>E/ER 49: Include in coastal permits erosion and sediment control measures for excavation, grading and construction operations</p> <p>E/EH 11: Grade and construct in such a manner as to minimize: (a) ponding or accumulation of storm water not necessary for silt control, or groundwater recharge enhancement, (b) alterations to the natural drainage system, and (c) siltation of adjacent or downstream water courses.</p> <p>E/EH 12: Design new residential developments to minimize both volume and velocity of surface runoff and soil erosion.</p> <p>E/ER 40: Require erosion and sediment control measures for excavation, grading, and construction operations in coastal permits for areas adjacent to coastal bluffs.</p>

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			<p>E/ER 52: Include erosion and sediment control measures in coastal permits.</p> <p>E/ER 53: Minimize disruption to vegetation in all grading operations, placement of fills, or construction of structures.</p> <p>R II: Amend the Grading Ordinance to provide for a simple administrative procedure to control the grading of new ranch roads in conjunction with agricultural and timber management activities.</p> <p>Add rural ranch road standards to the Grading Ordinance. Exempt roads approved as part of a Timber Harvest Plan.</p>
No change	Policy C-OSRC-8b: Continue to enforce the County Building Code to reduce soil erosion and slope instability problems. (GP2020)	No change	No corresponding LCP policy previously identified
No change	<p>GOAL C-OSRC-9: Preserve, sustain, and restore forestry resources for their economic, conservation, recreation, and open space values.</p> <p>Objective C-OSRC-9.1: Identify and preserve areas with timber soils and commercial timber stands for timber production. Reduce incompatible uses and the conversion of timberlands to agriculture and other uses which effectively prevent future timber production in these areas.</p> <p>Objective C-OSRC-9.2: Minimize the potential adverse impacts of timber harvesting on economic, conservation, recreation, and open space values; and restore harvested areas to production for a future yield.</p>	No change	No corresponding LCP goals or objectives previously identified

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No change	Policy C-OSRC-9a: A Coastal Permit shall not be required for timber harvesting in accordance with a timber harvest plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practices Act of 1973 and regulated by the Forest Practices Act and the California Department of Forestry and Fire Protection. (Existing LCP Revised)	No change	R 10: Exempt timber harvesting from coastal permit requirements only where regulated by the Forest Practice Act and the California Department of Forestry
No change	Policy C-OSRC-9b: Apply the Timber land use category to designate all lands in a Timberland Production Zone and adjacent parcels with timber soils or commercial timber stands. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-9c: Review all timber harvest plans for compatibility with Local Coastal Plan policies and economic viability of the industry. (GP2020)	No change	R 13: Promote a high level of agricultural and forestry management practices which protect environmental values to help insure the long term use and conservation of coastal resources. R 26: Formalize the County's review of Timber Harvest Plans with submittal of written comments to the California Department of Forestry in the coastal zone.
No change	Policy C-OSRC-9d: Where applicable, comment on timber harvest plans in support of increased protection of Class III streams. (GP2020)	No change	R 13: (see Policy C-OSRC-9c, above) R 26: (see Policy C-OSRC-9c, above)
No change	Policy C-OSRC-9e: Review timber harvest plans adjacent to designated Riparian Corridors and request that clear cutting not occur within streamside conservation areas. Where clear cutting along designated Riparian Corridors is approved by the applicable state or federal agency, ensure that at least 50 percent of the overstory canopy and at least 50 percent of the understory vegetation be retained. (GP2020)	No change	R 13: (see Policy C-OSRC-9c, above) R 26: (see Policy C-OSRC-9c, above)

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Policy C-OSRC-9f: <u>The primary use within the Timber Preserve land use shall be increasing or enhancing timber production. Very low density residential development may be allowed if development does not conflict with the primary use of timber production. A land use amendment shall be required for conversion of timberlands to other uses. (New)</u>	No corresponding Public Review Draft LCP policy	Policy added to clarify intent of this land use and consistency with introductory text for this section.	No corresponding LCP policy previously identified
No change	<p>GOAL C-OSRC-10: Provide for production of aggregates to meet local needs and contribute the County's share of demand in the North Bay production-consumption region. Manage aggregate resources to avoid needless resource depletion and ensure that extraction results in the fewest environmental impacts.</p> <p>Objective C-OSRC-10.1: Use the Aggregate Resources Management Plan to establish priority areas for aggregate production and to establish detailed policies, procedures, and standards for mineral extraction.</p> <p>Objective C-OSRC-10.2: Minimize and mitigate the adverse environmental effects of mineral extraction and reclaim mined lands.</p>	Added to the 2019 Public Review Draft for consistency with the Sonoma County Aggregate Resources Management Plan and California policy on mineral resources. Not changed in the 2021 Revised Public Review Draft.	No corresponding LCP goals or objectives previously identified
Policy C-OSRC-10a: Consider areas zoned Mineral Resources (MR) or areas designated by the State Mining and Geology Board as regionally significant for construction grade aggregate as priority sites for aggregate production and mineral extraction. Within the Coastal Zone, these areas <u>are currently limited to presently include</u> sandstone deposits located in Cheney Gulch, approximately 2.5 miles east of Bodega Bay in western Sonoma County. Review requests for <u>designation of additional areas designations for consistency conformity</u> with the <u>Coastal Act</u> , Local Coastal Plan, and the Aggregate Resources Management (ARM) Plan. (GP2020 Revised)	Policy C-OSRC-10a: Consider areas zoned Mineral Resources (MR) or areas designated by the State Mining and Geology Board as regionally significant for construction grade aggregate as priority sites for aggregate production and mineral extraction. Within the Coastal Zone, these areas presently include sandstone deposits located in Cheney Gulch, approximately 2.5 miles east of Bodega Bay in western Sonoma County. ² Review requests for additional designations for conformity with the Local Coastal Plan and the Aggregate Resources Management (ARM) Plan. (GP2020)	Revised to require consistency with the Coastal Act as well as Sonoma County Aggregate Resources Management Plan and California policy on mineral resources	No corresponding LCP policy previously identified

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<p>Policy C-OSRC-10b: Review <u>aggregate production projects for impacts coastal resource, including, but not limited to preservation of visual resources, and impacts to natural resources such as environmental impact and land use conflicts and consider the following minimum factors when approving mining permits: topsoil salvage loss,; vegetation removal, impacts to terrestrial and marine ecosystems, fisheries and wildlife impacts; noise, impacts; erosion control; water quality, maintenance and safety of Highway 1, energy consumption, and air quality. Additionally, the project must demonstrate that and economic need exists for aggregate materials produced at the site and that full roadway conditions and capacities; reclamation of the site is feasible and that reclamation will fully restore ecological function of the site to that which existed prior to any mining operation. and bonding; air quality impacts; energy consumption; engineering and geological surveys; aggregate supply and replenishment; drainage; and the need for economical aggregate materials. (GP2020 Revised)</u></p>	<p>Policy C-OSRC-10b: Review projects for environmental impact and land use conflicts and consider the following minimum factors when approving mining permits: topsoil salvage; vegetation, fisheries and wildlife impacts; noise impacts; erosion control; 2 This area is identified as Sector Q in the 1987 Department of Conservation, Division of Mines and Geology report, entitled Mineral Land Classification: Aggregate Materials in the San Francisco - Monterey Bay Area: Special Report 146, Part 3: Classification of Aggregate Resource Areas: North San Francisco Bay Production-Consumption Region. Open Space and Resource Conservation Element, Public Review Draft, September 2019 Open Space and Resource Conservation Element Page 53 roadway conditions and capacities; reclamation and bonding; air quality impacts; energy consumption; engineering and geological surveys; aggregate supply and replenishment; drainage; and the need for economical aggregate materials. (GP2020)</p>	<p>Revised for consistency with Coastal Act and Sonoma County Local Coastal Plan policies for resource protection. Requirement added to demonstrate economic need for aggregate materials, consistent with State Mining and Geology Board policies. Reclamation plan required, consistent with provisions of the Sonoma County Aggregate Resources Management Plan.</p>	<p>E/ER 40: Require erosion and sediment control measures for excavation, grading, and construction operations in coastal permits for areas adjacent to coastal bluffs.</p>
<p>No change</p>	<p>Policy C-OSRC-10c: Review projects that are on or near sites designated Mineral Resources in the Aggregate Resources Management Plan for compatibility with future mineral extraction. (GP2020)</p>	<p>No change</p>	<p>No corresponding LCP policy previously identified</p>
<p>No change</p>	<p>GOAL C-OSRC-11: Promote energy conservation and contribute to energy demand reduction.</p>	<p>No change</p>	<p>No corresponding LCP goals or objectives previously identified</p>
<p>Objective C-OSRC-11.1: Increase energy conservation and improve energy efficiency in County government operations, especially facilities that provide coastal access. (Revised)</p>	<p>Objective C-OSRC-11.1: Increase energy conservation and improve energy efficiency in County government operations</p>	<p>Revised to emphasize energy efficiency at developed coastal access points, such as parks and visitor centers. “County” deleted to clarify that</p>	

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		policy applies to state as well as County facilities.	
No change	<p>Objective C-OSRC-11.2: Encourage residents and businesses to increase energy conservation and improve energy efficiency.</p> <p>Objective C-OSRC-11.3: Reduce the generation of solid waste and increase solid waste reuse and recycling.</p> <p>Objective C-OSRC-11.4: Reduce greenhouse gas emissions.</p>	No change	
No change	Policy C-OSRC-11a: The latest green building certification standards, such as the CalGreen Tier I standards, shall be used for new development, including redevelopment. (GP2020)	No change	No corresponding LCP policy previously identified
Policy C-OSRC-11b: Require Encourage the water and wastewater service providers to reduce energy demand from their operations. (GP2020 Revised)	Policy C-OSRC-11b: Encourage the water and wastewater service providers to reduce energy demand from their operations. (GP2020)	Policy revised to mandate rather than recommend energy efficiency.	No corresponding LCP policy previously identified
No change	Policy C-OSRC-11c: Support project applicants in incorporating cost effective energy efficiency design that exceeds State standards. (GP2020 Revised)	No change	No corresponding LCP policy previously identified
No change	Policy C-OSRC-11d: Manage timberlands for their value both in timber production and offsetting greenhouse gas emissions. (GP2020)	No change	No corresponding LCP policy previously identified
No change	GOAL C-OSRC-12: Contribute to the supply of energy primarily by increased reliance on renewable energy sources	No change	No corresponding LCP goals or objectives previously identified
Objective C-OSRC-12.1: Increase the development of renewable energy and distributed energy generation systems and facilities for <u>state and local government</u> County operations <u>including, but not limited to state</u>	Objective C-OSRC-12.1: Increase the development of renewable energy and distributed energy generation systems and facilities for County operations.	Clarifies that policy applies to state as well as County facilities.	

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<u>and regional parks, fire stations, and Caltrans maintenance facilities. (Revised).</u>			
No change	<p>Objective C-OSRC-12.2: Promote the use of renewable energy and distributed energy generation systems and facilities in new development.</p> <p>Objective C-OSRC-12.3: Establish guidelines and standards for development of energy generation systems and facilities.</p> <p>Objective C-OSRC-12.4: Encourage exploration of the extent and potential use of hot water geothermal resources.</p>	No change	
Policy C-OSRC-12a: The use of <u>low temperature</u> geothermal resources shall be allowed in all land use designations if it can be demonstrated that it will be compatible with surrounding land uses, not degrade coastal views, and is not located within an Environmentally Sensitive Habitat Area (ESHA). (GP2020 Revised)	Policy C-OSRC-12a: The use of geothermal resources shall be allowed in all land use designations if it can be demonstrated that it will be compatible with surrounding land uses, not degrade coastal views, and is not located within an Environmentally Sensitive Habitat Area (ESHA). (GP2020)	Clarifies type of geothermal resource that exists in Coastal Zone.	No corresponding LCP policy previously identified
Policy C-OSRC-12b: Encourage and promote <u>Require</u> the development of renewable energy and distributed energy generation systems and facilities for <u>state and local government County facilities and operations. (GP2020 Revised)</u>	Policy C-OSRC-12b: Encourage and promote the development of renewable energy and distributed energy generation systems and facilities for County operations. (GP2020)	Policy revised to mandate rather than recommend energy efficiency.	No corresponding LCP policy previously identified
Policy C-OSRC-12c: Encourage and promote the use of renewable energy and distributed energy generation systems and facilities that are integral to and contained within existing and new development (e.g., solar thermal installations to provide space and water heating or solar electric installations for small commercial buildings or residences in rural areas, small wind energy systems to provide electricity to agricultural accessory structures, etc.) that do not impact ESHA, public access, or coastal views. (GP2020 Revised)	Policy C-OSRC-12c: Encourage and promote the use of renewable energy and distributed energy generation systems and facilities that are integral to and contained within existing and new development (e.g., solar thermal installations to provide space and water heating or solar electric installations for small commercial buildings or residences in rural areas, small wind energy systems to provide electricity to agricultural accessory structures, etc.) that do not impact ESHA, public access, or coastal views. (GP2020)	Added to the 2019 Public Review Draft for consistency Sonoma County General Plan energy policy. Not changed in the 2021 Revised Public Review Draft.	No corresponding LCP policy previously identified

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No change	<p>GOAL C-OSRC-13: Preserve and maintain good air quality and provide for an air quality standard that will protect human health and preclude crop, plant, and property damage in accordance with the requirements of the state and federal Clean Air Acts.</p> <p>Objective C-OSRC-13.1: Minimize air pollution and greenhouse gas emissions.</p> <p>Objective C-OSRC-13.2: Encourage reduced motor vehicle use as a means of reducing resultant air pollution.</p>	No change	No corresponding LCP goals or objectives previously identified
No change	<p>Policy C-OSRC-13a: Development projects shall be designed to minimize air pollutant emissions. Direct emissions shall be reduced by using construction techniques that decrease the need for space heating and cooling. (GP2020)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Policy C-OSRC-13b: Proposed changes in land use shall be denied unless they are consistent with projected air quality levels. (GP2020)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Policy C-OSRC-13c: Any proposed new source of toxic air contaminants or odors shall provide adequate buffers to protect sensitive receptors and comply with applicable health standards. Buffering techniques such as landscaping, setbacks, and screening in areas where such land uses abut one another shall be used to promote land use compatibility. (GP2020)</p>	No change	No corresponding LCP policy previously identified
No change	<p>Policy C-OSRC-13d: Residential units may only install fireplaces, woodstoves, or any other residential wood-burning devices that meet the grams-per-hour Environmental Protection Agency or Oregon Department of Environmental Quality wood heater emissions limits (exempt devices are not allowed). (GP2020)</p>	No change	No corresponding LCP policy previously identified

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<p>GOAL C-OSRC-14: Protect and preserve significant archaeological and historical sites and tribal cultural resources that represent the ethnic, cultural, and economic groups that have lived and worked in Sonoma County, including Native American populations. Preserve unique or historically significant heritage or landmark trees.</p> <p>Objective C-OSRC-14.1: Encourage the preservation and conservation of historic buildings and structures by promoting their rehabilitation or adaptation to new uses.</p> <p>Objective C-OSRC-14.2: Encourage preservation of historic buildings, structures, sites, cemeteries, features, and objects by maintaining a Landmarks Commission to review projects that may affect these historic and cultural resources.</p> <p>Objective C-OSRC-14.3: Encourage the protection and preservation of archaeological and cultural resources by reviewing all development projects in archaeologically sensitive areas.</p> <p>Objective C-OSRC-14.4: Identify and preserve heritage and landmark trees.</p> <p>Objective C-OSRC-14.5: Encourage the identification, preservation, and protection of Native American cultural resources, sacred sites, places, features, and objects, including historic or prehistoric ruins, burial grounds, cemeteries, and ceremonial sites. Ensure appropriate treatment of Native American and other human remains discovered during a project.</p> <p>Objective C-OSRC-14.6: Develop and employ procedures to protect the confidentiality and prevent inappropriate public exposure of sensitive</p>	<p>GOAL C-OSRC-14: Protect and preserve significant archaeological and historical sites and tribal cultural resources that represent the ethnic, cultural, and economic groups that have lived and worked in Sonoma County, including Native American populations. Preserve unique or historically significant heritage or landmark trees.</p> <p>Objective C-OSRC-14.1: Encourage the preservation and conservation of historic buildings and structures by promoting their rehabilitation or adaptation to new uses.</p> <p>Objective C-OSRC-14.2: Encourage preservation of historic buildings, structures, sites, cemeteries, features, and objects by maintaining a Landmarks Commission to review projects that may affect these historic and cultural resources.</p> <p>Objective C-OSRC-14.3: Encourage the protection and preservation of archaeological and cultural resources by reviewing all development projects in archaeologically sensitive areas.</p> <p>Objective C-OSRC-14.4: Identify and preserve heritage and landmark trees.</p> <p>Objective C-OSRC-14.5: Encourage the identification, preservation, and protection of Native American cultural resources, sacred sites, places, features, and objects, including historic or prehistoric ruins, burial grounds, cemeteries, and ceremonial sites. Ensure appropriate treatment of Native American and other human remains discovered during a project.</p> <p>Objective C-OSRC-14.6: Develop and employ procedures to protect the confidentiality and prevent inappropriate public exposure of sensitive</p>	<p>Policies moved to the new Cultural and Historic Resources Element.</p>	<p>No corresponding LCP goals or objectives previously identified</p>

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archaeological resources and Tribal cultural resources, sacred sites, places, features, or objects	archaeological resources and Tribal cultural resources, sacred sites, places, features, or objects		
Policy C-OSRC-14a: Refer proposals for County Historic Landmark designation and rezoning to the Historic Combining District to the Sonoma County Landmarks Commission. (GP2020)	Policy C-OSRC-14a: Refer proposals for County Historic Landmark designation and rezoning to the Historic Combining District to the Sonoma County Landmarks Commission. (GP2020)	Policies moved to the new Cultural and Historic Resources Element.	HR 2: In addition to those individual sites incorporated into the four historic districts named in Recommendation I, determine which of the historic resource sites identified in Appendix A are eligible for county landmark status and rezone to HD the worthy sites during the Implementation Stage.
Policy C-OSRC-14b: The Sonoma County Landmarks Commission shall review Historic Resource Surveys and Evaluations and make recommendations for designation of buildings, structures, sites, cemeteries, features, or objects as County Historic Landmarks. (GP2020)	Policy C-OSRC-14b: The Sonoma County Landmarks Commission shall review Historic Resource Surveys and Evaluations and make recommendations for designation of buildings, structures, sites, cemeteries, features, or objects as County Historic Landmarks. (GP2020)	Policies moved to the new Cultural and Historic Resources Element.	HR 2: (see Policy C-OSRC-14a, above)
Policy C-OSRC-14c: Refer lists of historic buildings, structures, sites, cemeteries, features, and objects proposed for designation as County Historic Landmarks to the Sonoma County Landmarks Commission for its recommendation. (GP2020)	Policy C-OSRC-14c: Refer lists of historic buildings, structures, sites, cemeteries, features, and objects proposed for designation as County Historic Landmarks to the Sonoma County Landmarks Commission for its recommendation. (GP2020)	Policies moved to the new Cultural and Historic Resources Element.	HR 2: (see Policy C-OSRC-14a, above)
Policy C-OSRC-14d: Refer applications for coastal development permits to the Northwest Information Center at Sonoma State University to determine if the project site may contain archaeological or historic resources. If a site is likely to have archaeological resources, a field survey and an archaeological resources report that contains the results of the survey and includes appropriate mitigation measures shall be required. If the site is likely to have historic resources, a field survey and an historic resources report that contains an evaluation of whether the historic resources are significant under state and federal criteria	Policy C-OSRC-14d: Refer applications for coastal development permits to the Northwest Information Center at Sonoma State University to determine if the project site may contain archaeological or historic resources. If a site is likely to have archaeological resources, a field survey and an archaeological resources report that contains the results of the survey and includes appropriate mitigation measures shall be required. If the site is likely to have historic resources, a field survey and an historic resources report that contains an evaluation of whether the historic resources are significant under state and federal criteria	Policies moved to the new Cultural and Historic Resources Element.	E/ER 79: Require an archaeological study when proposed projects are within designated archaeological site areas, and require implementation of reasonable mitigation measures when recommended by the study. E/ER 80: Continue to send all projects subject to CEQA to Sonoma State Anthropology Laboratory for review.

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shall be required. (GP2020) (Existing LCP Revised: Recommendations 79-80 on page 34)	shall be required. (GP2020) (Existing LCP Revised: Recommendations 79-80 on page 34)		
Policy C-OSRC-14e: Refer applications for development permits that involve the removal, demolition, or alteration of a building, structure, site, cemetery, feature, or object identified in an Historic Resource Survey to the Sonoma County Landmarks Commission for review and mitigation, with the exception of such projects within The Sea Ranch, which shall be referred to the Sea Ranch Design Committee. Measures for removal or demolition may include reuse, relocation, preparation of as-built drawings, and photo-documentation. (GP2020)	Policy C-OSRC-14e: Refer applications for development permits that involve the removal, demolition, or alteration of a building, structure, site, cemetery, feature, or object identified in an Historic Resource Survey to the Sonoma County Landmarks Commission for review and mitigation, with the exception of such projects within The Sea Ranch, which shall be referred to the Sea Ranch Design Committee. Measures for removal or demolition may include reuse, relocation, preparation of as-built drawings, and photo-documentation. (GP2020)	Policies moved to the new Cultural and Historic Resources Element.	HR 3: Refer all coastal permits within the Stewarts Point, Plantation, Fort Ross, and Duncans Mills areas to the Sonoma County Landmarks Commission for their comments and recommendations. HR 4: Refer all coastal permits on historic resource sites listed in the historic resources inventory to the Sonoma County Landmarks Commission for their comments and recommendations.
Policy C-OSRC-14f: Use the Heritage or Landmark Tree Ordinance and the design review process to protect trees. (GP2020)	Policy C-OSRC-14f: Use the Heritage or Landmark Tree Ordinance and the design review process to protect trees. (GP2020)	Landmark tree ordinance is countywide, not specific to Coastal Zone. General Plan policy applies.	No corresponding LCP policy previously identified
Policy C-OSRC-14g: If a project site is determined to contain Native American cultural resources, such as sacred sites, places, features, or objects, including historic or prehistoric ruins, burial grounds, cemeteries, and ceremonial sites, notify and offer to Open Space and Resource Conservation Element, Public Review Draft, September 2019 Page 64 Open Space and Resource Conservation Element consult with the tribe or tribes that have been identified as having cultural ties and affiliation with that geographic area. (GP2020)	Policy C-OSRC-14g: If a project site is determined to contain Native American cultural resources, such as sacred sites, places, features, or objects, including historic or prehistoric ruins, burial grounds, cemeteries, and ceremonial sites, notify and offer to Open Space and Resource Conservation Element, Public Review Draft, September 2019 Page 64 Open Space and Resource Conservation Element consult with the tribe or tribes that have been identified as having cultural ties and affiliation with that geographic area. (GP2020)	Policies moved to the new Cultural and Historic Resources Element.	No corresponding LCP policy previously identified

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Policy C-OSRC-14h: Continue to comply with State laws regarding tribal consultation during the Local Coastal Plan adoption and amendment process, the review of coastal development permits, and during CEQA review. (GP2020 revised)	Policy C-OSRC-14h: Continue to comply with State laws regarding tribal consultation during the Local Coastal Plan adoption and amendment process, the review of coastal development permits, and during CEQA review. (GP2020 revised)	Policies moved to the new Cultural and Historic Resources Element.	No corresponding LCP policy previously identified
Policy C-OSRC-14i: Continue to apply standard conditions requiring notification and evaluation in the event of the discovery of a burial or suspected human remains or other cultural resources, including consultation with the Most Likely Descendant as identified by the California Native American Heritage Commission, in the event that the remains are determined to be Native American. (GP2020 revised)	Policy C-OSRC-14i: Continue to apply standard conditions requiring notification and evaluation in the event of the discovery of a burial or suspected human remains or other cultural resources, including consultation with the Most Likely Descendant as identified by the California Native American Heritage Commission, in the event that the remains are determined to be Native American. (GP2020 revised)	Policies moved to the new Cultural and Historic Resources Element.	No corresponding LCP policy previously identified
No change	Program C-OSRC-1: Consider reviewing and updating Figures C-OSRC-2a through 2k every five years to reflect documented occurrences or changes in such habitats. (GP2020 Revised)	No change	No corresponding LCP policy previously identified
No change	Program C-OSRC-2: Consider requesting official State Scenic Highway designation for State Highway 1.	No change	No corresponding LCP policy previously identified
No change	Program C-OSRC-3: Develop a comprehensive program for preservation and restoration of the freshwater, brackish, and tidal marshes in the Coastal Zone. Include mechanisms for preservation and enhancement such as land acquisition; zoning restrictions; public and private conservation easements; regulating filling, grading, or construction; floodwater retention; and wetland restoration. (GP2020 Revised)	No change	No corresponding LCP policy previously identified
No change	Program C-OSRC-4: Request that the State Department of Parks and Recreation carry-out the following activities to preserve rocky intertidal coastline: (1) Designate important rocky intertidal areas as a Marine Reserve or Ecological Reserve, and encourage public agencies or private groups to maintain these areas.	No change	E/ER 36: Designate important rocky intertidal areas as Marine or Ecological Reserves. Encourage maintenance of such areas by appropriate public agencies or private groups.

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	<p>(2) Designate the mouth and banks of the Estero Americano and its offshore area as an Ecological Reserve, representative of the coastal estuarine environment of Northern California; and</p> <p>(3) Encourage use of the public shoreline at Salt Point State Park, Kruse Ranch, and the non-historic areas of Fort Ross State Park to reduce pressure on the marine resources at Stillwater Cove Regional Park. (Existing LCP Revised)</p>		<p>E/ER 37: Designate the offshore, mouth, and banks of the Estero Americano as an ecological reserve. Sonoma County should act as the "lead public agency" to preserve this areas as a representative of the coastal estuarine environment of Northern California.</p> <p>E/ER 38: Encourage utilization of the public shoreline at Salt Point State Park, Kruse Ranch, and the non-historic areas of Fort Ross Park to remove some pressure on the underwater resources at Stillwater Cove.</p>
No change	Program C-OSRC-5: Develop a mooring plan for Bodega Harbor. (Existing LCP)	No change	H 6: Develop a mooring plan for Bodega Harbor.
No change	Program C-OSRC-6: Revise the zoning districts of the Coastal Zoning Ordinance which implement the Timber land use category to be consistent with California Coastal Act Section 30243 to reduce the potential for conversion of coastal commercial timberlands in units of commercial size to non-timber uses or their division into units of non-commercial size. (GP2020)	No change	No corresponding LCP policy previously identified
Program C-OSRC-7: In cooperation with the Coastal Commission, State Parks, and Cal Fire Board of Forestry, develop forestry guidelines including best practices to improve habitat health and reduce the risk of wildland fire without restricting public access to the coast. Establish a coastal permit exemption, other exemption process, or master plan for forestry maintenance activities consistent with such guidelines. (New)	Program C-OSRC-7: In cooperation with the Coastal Commission, State Parks, and Cal Fire Board of Forestry, develop forestry guidelines including best practices to improve habitat health and reduce the risk of wildland fire without restricting public access to the coast. Establish a coastal permit exemption, other exemption process, or master plan for forestry maintenance activities consistent with such guidelines.	See "Fire Fuel Management" policy option. Added to the 2019 Public Review Draft in response to increase in wildfires. Not changed in the 2021 Revised Public Review Draft.	No corresponding LCP policy previously identified

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No change	<p>Program C-OSRC-8: Develop a Greenhouse Gas Emissions Reduction Program to include the following as a high priority:</p> <ul style="list-style-type: none"> (1) A methodology to measure baseline and future Vehicle Miles Traveled (VMT) and greenhouse gas emissions; (2) Targets for various sectors including existing development and potential future development of commercial, industrial, residential, transportation, and utility sources; (3) Collaboration with local, regional, and State agencies and other community groups to identify effective greenhouse gas reduction policies and programs in compliance with new state and federal standards; (4) Adoption of development policies or standards that substantially reduce emissions for new development; (5) Creation of a task force of key department and agency staff to develop action plans, including identified capital improvements and other programs to reduce greenhouse gases and a funding mechanism for implementation; and (6) Monitoring and annual reporting of progress in meeting emission reduction targets. (GP2020) 	No change	No corresponding LCP policy previously identified
No change	<p>Other Initiative C-OSRC-I: In coordination with resource agencies, landowners, and the affected public, conduct a comprehensive study of the cumulative impacts of habitat fragmentation and connectivity loss and the effects of exclusionary fencing on wildlife movement. If warranted, identify essential habitat connectivity corridors and develop recommendations or policies to protect essential habitat corridors and linkages and to restore and improve opportunities for native plant and animal dispersal. (GP2020)</p>	No change	No corresponding LCP policy previously identified

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No change	Other Initiative C-OSRC-2: Support voluntary programs for habitat restoration and enhancement, hazardous fuel management, removal and control of invasive exotics, native plant revegetation, treatment of woodlands affected by sudden oak death, use of fencerows and hedgerows, and management of biotic habitat. (GP2020)	No change	D/LU 15: Encourage Coastal Conservancy projects or other programs to protect certain lands having high public benefit. R 23: Promote Coastal Conservancy projects on the Sonoma coast involving the restoration of key areas where recreational, natural, or scenic values can be enhanced.
No change	Other Initiative C-OSRC-3: Support acquisition of conservation easements or fee title by the Sonoma County Agricultural Preservation and Open Space District of designated ESHA. (GP2020)	No change	D/LU 15: (see Other Initiative C-OSRC-2, above)
No change	Other Initiative C-OSRC-4: Support non-regulatory programs for protection of streams and riparian functions, including education, technical assistance, tax incentives, and voluntary efforts to protect riparian resources. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Other Initiative C-OSRC-5: Recommend that the California Department of Fish and Wildlife carry-out the following activities to preserve Bodega Harbor Tidelats: (1) Establish a system in which sections of the tidelats on the west side of Bodega Harbor are open to shellfish harvesting on a rotating basis of every three to five years; and (2) Establish more restrictive bag and possession limits and gear restrictions for ghost shrimp (<i>Callinassa californiensis</i>), mud shrimp (<i>Upogebia pugettensis</i>), and blood worms (<i>Urechis caupo</i>). (Existing LCP Revised)	No change	E/ER 29: Recommend periodic closing of portions of the tide flats on the west side of the harbor to shellfish harvesting. A rotation system allowing opening of each section of the tide flats every three to five years has been suggested. The County should request evaluation of this proposal by the Department of Fish and Game. E/ER 30: Encourage more restrictive bag and possession limits and gear restrictions for ghost shrimp (<i>Callinassa californiensis</i>), mud shrimp (<i>Upogebia pugettensis</i>), and blood worms (<i>Urechis caupo</i>).

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No change	Other Initiative C-OSRC-6: Promote and enhance the use of native plants and reduce non-native invasive plants in common areas and on private lots. Support property owners in their efforts to identify and eradicate non-native invasive plants and planting native plants. (New)	No change	D/VR 18: Encourage the use of appropriate native plants for landscaping. A Native Plant List for the Sonoma County Coast will be made available at Sonoma County PRMD.
No change	Other Initiative C-OSRC-7: Encourage landowners to voluntarily participate in a program that protects officially designated individual trees or groves that either have historical interest or significance or have outstanding size, age, rarity, shape or location. (GP 2020)	No change	No corresponding LCP policy previously identified
No change	Other Initiative C-OSRC-8: Support the Marine Debris Programs of the National Oceanic and Atmospheric Administration (NOAA) and California Coastal Commission, including California Coastal Cleanup Day and Adopt-A-Beach Program. Use NOAA’s Marine Debris Clearinghouse to identify best practices for preventing and reducing marine debris. Consider implementation of these best practices on the Sonoma County coast. (New)	No change	No corresponding LCP policy previously identified
No change	Other Initiative C-OSRC-9: Encourage agricultural land owners to work closely with the Natural Resource Conservation Service (NRCS) and local Resource Conservation Districts to reduce soil erosion and encourage soil restoration. (GP2020) (Existing LCP Revised)	No change	E/ER 48: Encourage agricultural management practices which minimize soil erosion, sedimentation and siltation. E/EH 7: Encourage grazing practices of steep slopes which mitigate erosion problems.
No change	Other Initiative C-OSRC-10: Request that the State Board of Forestry consider developing and enforcing Special Treatment Area stocking and clear cutting standards on all forest lands in the Coastal Zone. (Existing LCP Revised)	No change	R 27: Request the Board of Forestry to consider enforcing Special Treatment Area stocking and clear cutting standards on all forest lands in the Coastal Zone

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No change	Other Initiatives C-OSRC-11: Continue to support educational programs that promote energy conservation; energy efficiency; and solid waste reduction, reuse, and recycling opportunities for County operations, residents and businesses, and local utilities. (GP2020)	No change	No corresponding LCP policy previously identified
No change	Other Initiative C-OSRC-12: Support Sonoma Clean Power’s efforts to promote and implement renewable end distributed energy systems. (New)	No change	No corresponding LCP policy previously identified
No change	Other Initiative C-OSRC-13: Encourage, support, and pursue grant funding for the preparation and periodic updating of Historic Resource Surveys. (GP2020)	No change	HR 2: In addition to those individual sites incorporated into the four historic districts named in Recommendation I, determine which of the historic resource sites identified in Appendix A are eligible for county landmark status and rezone to HD the worthy sites during the Implementation Stage.

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