

DEVELOPMENT / ENVIRONMENTAL RESOURCES

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Sandy Beaches and Sand Spits, Including Smelt Spawning Areas</i>			
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.	REV	Policy C-OSRC-5e(4): On sand beaches, spits, or bars, the following uses and activities shall be prohibited: (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)	Same
2. Prohibit all off-road non-authorized motor vehicles from beach areas.	REV	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. (Existing LCP Revised)	Same
3. Prohibit the removal of sand from beaches and spits.	REV	Policy C-OSRC-5e(4): On sand beaches, spits, or bars, the following uses and activities shall be prohibited: (2) Removal of sand.	Same
<i>Dunes and Coastal Strand</i>			
4. Prohibit the removal of sand from dunes except for dunes management.	REV	Policy C-OSRC-5f(1): On dunes/coastal strand, the following uses and activities shall be prohibited: (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.	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Dunes and Coastal Strand (cont.)</i>			
		Removal of sand except where required for construction of parks and support facilities. (Existing LCP Revised)	
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.	REV	<p>Policy C-OSRC-5f(1): On dunes/coastal strand, the following uses and activities shall be prohibited:</p> <p>(1) Uses other than resource dependent, scientific, educational, and passive recreational uses including support facilities.</p> <p>(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. (Existing LCP Revised)</p>	Same
6. Prohibit all off-road, non-authorized vehicles from dune areas.	REV	<p>Policy C-OSRC-5f(1): On dunes/coastal strand, the following uses and activities shall be prohibited:</p> <p>(3) Motorized vehicles, except those required for management or emergency use.</p> <p>(Existing LCP Revised)</p>	Same
7. Minimize foot traffic for all permitted uses, including recreation, on vegetated dunes. Where access through dunes is necessary, well-defined footpaths or raised boardwalks shall be developed and used. Access areas should be posted with explanations describing the importance of the use of limited access routes for the purpose of protecting the plant communities.	REV	<p>Policy C-OSRC-5f(2): On dunes/coastal strand, carry-out the following activities to preserve native vegetation:</p> <p>(1) Limit public access in areas of plant communities.</p> <p>(2) Post signs which explain the importance of limiting public access to protect plant communities.</p> <p>(3) Where public access is allowed, develop and use well-defined footpaths or raised boardwalks. (Existing LCP Revised)</p>	Same
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.	REV	<p>Policy C-OSRC-5f(1): On dunes/coastal strand, the following uses and activities shall be prohibited:</p> <p>(2) Public access during the breeding and nesting seasons of special status animals.</p> <p>(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. (Existing LCP Revised)</p>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>Dunes and Coastal Strand (cont.)</i>			
		<p>Policy C-OSRC-5f(2): On dunes/coastal strand, carry-out the following activities to preserve native vegetation:</p> <p>(2) Post signs which explain the importance of limiting public access to protect plant communities.</p> <p>(Existing LCP Revised)</p>	
<i>Riparian</i>			
<p>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 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>	REV	<p>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 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>	Same
<p>10. Require erosion-control measures for projects affecting the riparian corridor.</p>	REV	<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>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>Riparian (cont.)</i>			
		<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.</p> <p>(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>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>	REV	<p>Policy C-OSRC-5c(2): Allowable uses and development within any streamside conservation area 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>	Same
<p>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>	REV	<p>Policy C-OSRC-5c(2): Allowable uses and development within any streamside conservation area 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>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>Riparian (cont.)</i>			
13. Prohibit pesticide and herbicide application in a riparian protection zone of 100 feet above the lowest line of streamside vegetation, or within riparian areas as defined, whichever is greater.	REM	Policy C-OSRC-5c(2): Allowable uses and development within any streamside conservation area shall be limited to uses and methods described in Habitat Protection 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)	Revised to account for County authority
14. Encourage special range management practices which protect riparian areas.	REV	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) 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)	Same
15. Encourage development of livestock watering areas away from the riparian corridor.	REV	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)	Same
<i>Wetlands (Marshes, Ponds, Reservoirs, Seeps)</i>			
16. Encourage restoration of marshlands where feasible.	REV	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.	More detailed

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<i>Wetlands (Marshes, Ponds, Reservoirs, Seeps) (cont.)</i>			
		<p>Mitigation must meet the criteria in the Habitat Protection Guidelines, Appendix E-5.</p> <p>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>	
<p>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.</p>	REV	<p>Policy C-OSRC-5d(6): In Wetlands, the following uses and activities shall be prohibited:</p> <p>(1) Motor vehicles.</p> <p>(Existing LCP Revised)</p>	Same
<p>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:</p>	REV	<p>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)</p>	Same

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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<i>Wetlands (Marshes, Ponds, Reservoirs, Seeps) (cont.)</i>			
<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>19. Minimize construction on land adjacent to wetlands during maximum seasons of breeding bird activity (March 1 to July 1).</p>	REV	<p>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)</p>	Same
<p>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.</p>	REV	<p>Policy C-OSRC-5d(6): In wetlands, the following uses and activities shall be prohibited:</p> <p>(3) Discharge of stormwater or wastewater unless it maintains or enhances wetland function and receiving water quality.</p> <p>(Existing LCP Revised)</p>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Wetlands (Marshes, Ponds, Reservoirs, Seeps) (cont.)</i>			
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.	REV	<p>Policy C-OSRC-5d(6): In Wetlands, the following uses and activities shall be prohibited:</p> <p>(4) Agricultural activities, including grazing.</p> <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>	Same
22. Prohibit the diking or filling of seasonal wetlands for the purpose of conversion to agriculture or to accommodate development of any kind.	REV	<p>Policy C-OSRC-5d(6): In Wetlands, the following uses and activities shall be prohibited:</p> <p>(2) Diking, filling, and dredging, except in accordance with Policy C-OSRC-5d(5). (Existing LCP Revised)</p>	Same
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.	REV	<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>	Same
24. Prohibit the removal of vegetation from wetlands unless it is shown to be essential to the habitat viability.	REV	<p>Policy C-OSRC-5d(6): In Wetlands, the following uses and activities shall be prohibited:</p> <p>(5) Removal of vegetation except where necessary to maintain plant, fish and wildlife habitat. (Existing LCP Revised)</p>	Same
25. Prohibit construction of agricultural, commercial, industrial and residential structures within 100 feet of wetlands.	REV	<p>Policy C-OSRC-5d(6): In wetlands, the following uses and activities shall be prohibited:</p> <p>(6) Construction of agricultural, commercial, industrial, and residential structures:</p> <p>(a) Within 100 feet.</p> <p>(b) Between 100 to 300 feet, unless it would not have an adverse impact on the wetland. (Existing LCP Revised)</p>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
Wetlands (Marshes, Ponds, Reservoirs, Seeps) (cont.)			
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.	REV	<p>Policy C-OSRC-5d(6): In wetlands, the following uses and activities shall be prohibited:</p> <p>(6) Construction of agricultural, commercial, industrial, and residential structures:</p> <p>(a) Within 100 feet.</p> <p>(b) Between 100 to 300 feet, unless it would not have an adverse impact on the wetland.</p> <p>(Existing LCP Revised)</p>	Same
27. Prohibit new water diversions from streams that feed wetlands without establishing limits on diversion sufficient to protect the wetland.	REV	<p>Policy C-OSRC-5d(6): In Wetlands, the following uses and activities shall be prohibited:</p> <p>(7) New water diversions from streams which feed wetlands.</p> <p>(Existing LCP Revised)</p>	Same
Bodega Harbor Tideflats			
28. Prohibit motor vehicles.	REV	<p>Policy C-OSRC-5d(4): In Bodega Harbor Tideflats, the following uses and activities shall be prohibited:</p> <p>(1) Motor vehicles.</p> <p>(Existing LCP Revised)</p>	Same
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.	REV	<p>Other Initiative C-OSRC-5: Recommend that the California Department of Fish and Wildlife carry-out the following activities to preserve Bodega Harbor Tideflats:</p> <p>Establish a system in which sections of the tideflats on the west side of Bodega Harbor are open to shellfish harvesting on a rotating basis of every three to five years; and</p> <p>(Existing LCP Revised)</p>	Same
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>).	REV	<p>Other Initiative C-OSRC-5: Recommend that the California Department of Fish and Wildlife carry-out the following activities to preserve Bodega Harbor Tideflats:</p> <p>(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>).</p> <p>(Existing LCP Revised)</p>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Bodega Harbor Tidelats (cont.)</i>			
31. Enforce leash laws to minimize the effects of domestic animals on marine mammal and shorebird populations on the tide flats.	REM	No specific corresponding policy identified.	Law enforcement action
32. Prohibit discharge of effluents in tide flat areas.	REV	<p>Policy C-OSRC-5d(4): In Bodega Harbor Tidelats, the following uses and activities shall be prohibited:</p> <p>Discharge of effluent, including those of land- and boat-based origins.</p> <p>(Existing LCP Revised)</p>	Same
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.	REV	<p>Policy C-OSRC-5d(4): In Bodega Harbor Tidelats, the following uses and activities shall be prohibited:</p> <p>(2) Dredging and filling, except in accordance with Policy C-OSRC-5e(5).</p>	Same
<i>Rocky Intertidal, Including Sea Bird Rookeries</i>			
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.	REV	<p>Policy C-OSRC-5e(2): At rocky intertidal coastline, the following uses and activities shall be prohibited:</p> <p>(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)</p>	Same
35. Prohibit vehicles in rocky intertidal areas.	REV	<p>Policy C-OSRC-5e(2): At rocky intertidal coastline, the following uses and activities shall be prohibited:</p> <p>(1) Motor vehicles.</p> <p>(Existing LCP Revised)</p>	Same

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Rocky Intertidal, Including Sea Bird Rookeries (cont.)			
36. Designate important rocky intertidal areas as Marine or Ecological Reserves. Encourage maintenance of such areas by appropriate public agencies or private groups.	REV	<p>Program C-OSRC-4: Request that the State Department of Parks and Recreation carry-out the following activities to preserve rocky intertidal coastline:</p> <p>(1) Designate important rocky intertidal areas as a Marine Reserve or Ecological Reserve, and encourage public agencies or private groups to maintain these areas.</p> <p>(Existing LCP Revised)</p>	Same
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.	REV	<p>Program C-OSRC-4: Request that the State Department of Parks and Recreation carry-out the following activities to preserve rocky intertidal coastline:</p> <p>(2) Designate the mouth and banks of the Estero Americano and offshore area as an Ecological Reserve and representative of the coastal estuarine environment of Northern California;</p> <p>(Existing LCP Revised)</p>	Same
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.	REV	<p>Program C-OSRC-4: Request that the State Department of Parks and Recreation carry-out the following activities to preserve Rocky Intertidal Coastline:</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.</p> <p>(Existing LCP Revised)</p>	Same
39. Prohibit public access to offshore rocks which are designated as seabird rookeries and nesting areas, and to habitats of seals and sea lions.	REV	<p>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.</p> <p>(Existing LCP Revised: Recommendation 39 on page 31)</p>	Same
Coastal Bluffs			
40. Require erosion and sediment control measures for excavation, grading, and construction operations in coastal permits for areas adjacent to coastal bluffs.	REV	<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; roadway</p>	CCC already requires for Coastal Permits; replaced by Policies OSRC-10b, 10c, 10d, and 10f

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<i>Coastal Bluffs (cont.)</i>			
		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)	
41. Prohibit the removal of sand or rock materials from any part of the bluffs except for road maintenance.	REV	Policy C-OSRC-5f(4): At coastal bluffs, the following uses and activities shall be prohibited: (1) Removal of sand or rock except that necessary for road maintenance. (Existing LCP Revised: Recommendations 40-44 on page 31)	Same
42. Minimize the removal of native plant species from the coastal bluff area.	REV	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)	Same
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 do not adversely affect the stability of the bluffs.	REV	Policy C-OSRC-5f(4): At coastal bluffs, the following uses and activities shall be prohibited: (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)	Same
44. Minimize recreational use of bluff sites known to be used by birds as nesting or roosting areas.	REV	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)	Same
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.	REV	Policy C-OSRC-5f(3): The following guidelines shall be used for developing public access on Coastal Bluffs: (1) Steps, trails, and paths shall be sited and designed so as to minimize erosion and disruption to vegetation. (Existing LCP Revised: Recommendations 40-44 on page 31)	Same

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<i>Coastal Bluffs (cont.)</i>			
<p>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>	REV	<p>Policy C-OSRC-5f(3): The following guidelines shall be used for developing public access on Coastal Bluffs:</p> <p>(2) In areas of heavy recreational use, surfaced steps, trails, and paths shall be constructed.</p> <p>(Existing LCP Revised: Recommendations 40-44 on page 31)</p>	Same
<p>47. Prohibit development within 100 feet of a bluff edge except as described in Environmental Hazards Recommendation 2.</p>	REV	<p>Policy C-PS-2i: Applications for new development or redevelopment on coastal bluff property shall be required to include a site-specific coastal bluff erosion hazards report from a licensed Geotechnical Engineer, Engineering Geologist, or Geophysicist that establishes a geologic setback line for proposed new temporary (e.g., gazebos and portable spas) and permanent (e.g., roads, driveways, water lines, drainage improvements, and septic systems and leachfields) structures and infrastructure. This setback shall be no less than 100 feet and shall establish where on the bluff top stability can reasonably be assured for the economic life of the development (no less than 100 years). All new structures for human occupancy and infrastructure located on a bluff top shall be setback to ensure that it will not be endangered by coastal bluff erosion, retreat, and collapse; and thereby avoid the need for shoreline protection devices during the economic life of the development. The effect of any existing shoreline protective devices shall not be factored into the required stability analysis.</p> <p>The coastal bluff erosion hazards report shall take the following factors into account in establishment of the geologic setback line:</p> <p>(1) Proposed extent of grading and site preparation.</p> <p>(2) Proposed plans for construction of roads, driveways, foundations, water lines, drainage improvements, and septic systems and leachfields.</p> <p>(3) Maximum coastal bluff retreat projected to occur within the economic life of the development (100 years). The projected coastal bluff retreat shall be calculated considering the specific</p>	More detailed

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>Coastal Bluffs (cont.)</i>			
		geologic and hydrologic conditions on the site; historic coastal bluff retreat data; projections for future sea level rise according to the most up-to-date science; and existing and projections for changes in storm frequency, magnitude, and duration due to climate change. (New)	
<i>Grassland-Coastal Prairie</i>			
48. Encourage agricultural management practices which minimize soil erosion, sedimentation and siltation.	REV	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)	Same
49. Include in coastal permits erosion and sediment control measures for excavation, grading and construction operations.	REV	Policy C-OSRC-8a: Coastal Development Permits shall be subject to the following requirements for reducing erosion and erosion control: (1) Projects shall be designed so that structures and roads are not located on slopes of 30 percent or greater. This requirement is not intended to make any existing parcel unbuildable if the requirements of County Health and Building Codes can be met. (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. (3) A soil conservation program shall be incorporated as part of projects which could increase erosion of waterways or hillsides. (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. (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	CCC already requires for Coastal Permits; replaced by Policies OSRC-6j, 8b, 8c, 8d

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Grassland-Coastal Prairie (cont.)</i>			
		page 38, Recommendation 40 on page 31, Recommendations 52-53 on page 32, and Recommendation 11 on page 54)	
50. Provide areas for public observation of local cormorant population on Bodega Head and Stump Beach.	REV	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)	Same
51. Encourage use of the upland area of Stillwater Cove County Park as a suitable area for educational facilities concerning coastal grassland or prairie.	REV	Policy C-OSRC-5f(5): Carry-out the following activities to preserve Coastal Terrace Prairie: (2) At Stillwater Cove County Park, use of the upland area for habitat education activities shall be encouraged. (Existing LCP Revised)	Same
<i>Coastal Woodland</i>			
52. Include erosion and sediment control measures in coastal permits.	REV	Policy C-OSRC-8a: Coastal Development Permits shall be subject to the following requirements for reducing erosion and erosion control: (1) Projects shall be designed so that structures and roads are not located on slopes of 30 percent or greater. This requirement is not intended to make any existing parcel unbuildable if the requirements of County Health and Building Codes can be met. (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. (3) A soil conservation program shall be incorporated as part of projects which could increase erosion of waterways or hillsides. (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.	CCC already requires for Coastal Permits; replaced by Policies OSRC-6g, 8a, 8b, and Other Initiative OSRC-9

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>Coastal Woodland (cont.)</i>			
		<p>(5) Improvements near waterways or in areas with a high risk of erosion as noted in the Sonoma County Soil Survey shall be designed and constructed to retain natural vegetation and topography to the extent feasible.</p> <p>(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>53. Minimize disruption to vegetation in all grading operations, placement of fills, or construction of structures.</p>	<p>REV</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. This requirement is not intended to make any existing parcel unbuildable if the requirements of County Health and Building Codes can be met.</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.</p> <p>(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>More detailed</p>

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
Pygmy Forest			
54. Prohibit construction of permanent structures except for those necessary for scientific and educational uses of this particular habitat.	REV	Policy C-OSRC-5f(8): In Mendocino Pygmy Cypress Forest, the following uses and activities shall be prohibited: (2) Construction of permanent structures, except where necessary for scientific and educational uses. (Existing LCP Revised)	Same
55. Prohibit off-road motor vehicles, except for those required for management or emergency use in the forest area.	REV	Policy C-OSRC-5f(8): In Mendocino Pygmy Cypress Forest, the following uses and activities shall be prohibited: (1) Motor vehicles, except for those required for management or emergency use. (Existing LCP Revised)	Same
Windbreaks			
56. Promote retention and proper management of existing windbreaks which are predominantly east-west oriented and do not block extensive coastal views.	REV	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)	Same
57. Discourage new windbreaks that would interrupt coastal views.	REV	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)	Same
Rare or Endangered Plants and Animals			
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	REV	Policy C-OSRC-5a(1): Permit applications for development which could have an impact on biological resources shall be accompanied by a detailed 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) Policy C-OSRC-5b(3): A biological resource assessment shall be required for any project which could impact biological resources. The biological resource	More detailed

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
Rare or Endangered Plants and Animals (cont.)			
structures, runoff, and erosion from significantly degrading rare or endangered plant habitats, and shall be compatible with the continuance of such habitat areas.		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)	
59. Assure compliance with the Federal Endangered Species Act of 1973 and the California Endangered Species Act of 1970 as amended.	REM	No specific corresponding policy identified.	Not Necessary
Osprey Nest Sites			
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.	REV	Policy C-OSRC-5f(10): At, around, and near osprey nest sites, the following shall be prohibited: Recreational activities shall be limited to low-intensity passive recreation, particularly during the period of egg incubation in May to July and activities should be further limited. (Existing LCP Revised)	Same
61. Protect osprey nesting sites located along the Willow Creek, Freezeout Creek and Russian River uplands from disturbance by logging activities.	REV	Policy C-OSRC-5f(10): 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)	Same
62. Prohibit removal of snags and dead tops of live trees in areas surrounding identified osprey sites.	REV	Policy C-OSRC-5f(10): At, around, and near osprey nest sites, the following shall be prohibited: (2) Removal of snags and dead tops of live trees. (Existing LCP Revised)	Same
63. Prohibit removal of osprey nests.	REV	Policy C-OSRC-5f(10): At, around, and near osprey nest sites, the following shall be prohibited: (1) Removal of osprey nests. (Existing LCP Revised)	Same
64. Prohibit development of structures and avoid development of new roads if at all possible within the nesting site areas.	REV	Policy C-OSRC-5f(10): At, around, and near osprey nest sites, the following shall be prohibited: (3) Development of new structures and roads.	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>Heron Rookeries</i>			
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).	REV	Policy C-OSRC-5f(12): At offshore rocky and intertidal egret or heron rookeries, the following uses and activities shall be prohibited: (1) Public access. (3) On Penny Island, uses other than low intensity scientific and educational uses, managed so as not to interfere with nesting activity (February to mid-July). (Existing LCP Revised)	Same
66. Prohibit new development (construction of structures or roads) within 600 feet of a rookery.	REV	Policy C-OSRC-5f(12): At offshore rocky and intertidal egret or heron rookeries, the following uses and activities shall be prohibited: (2) Construction of structures or roads within 600 feet. (Existing LCP Revised)	Same
<i>Spotted Owl Territory</i>			
67. Minimize impacts of development near identified Spotted Owl nesting and breeding areas.	REM	No specific corresponding policy identified. Related policies include: C-OSRC-5b(1), C-OSRC-5b(2), and C-OSRC-5b(4)	Listed Species, Habitat protected as ESHA
<i>Anadromous Fish Streams</i>			
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.	REV	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)	Same
69. Stop all stream diversions when stream flow falls below minimum flow standards until stream flows return to levels above the minimum standards.	REV	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)	Same
70. Prohibit dredging in all anadromous fish streams.	REV	Policy C-OSRC-5c(6): In Anadromous Fish Streams (Chinook and Coho Salmon Habitat), the following uses and activities shall be prohibited:	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
Anadromous Fish Streams (cont.)			
		(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)	
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.	REV	Policy C-OSRC-5c6): 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)	Same
Marine Mammal Haul-Out Grounds			
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.	REV	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)	Same
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.	REV	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)	Same
Kelp Beds			
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: • Monitor the size and habitat viability of kelp beds and their associated fisheries resources.	REV	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	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>Kelp Beds (cont.)</i>			
<ul style="list-style-type: none"> • 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.). 		<p>other projects which could degrade nearshore marine water quality and hence have an adverse impact on kelp habitat;</p> <p>(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</p> <p>(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 approved studies, including site restoration measures. (Existing LCP Revised)</p>	
75. Require specific site investigations prior to any kelp harvesting.	REV	<p>Policy C-OSRC-5e(7): Encourage the pertinent state and federal agencies to carry-out the following activities to preserve kelp beds:</p> <p>(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 approved studies, including site restoration measures. (Existing LCP Revised)</p>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>Open Water</i>			
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.	REV	<p>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 Policy C-OSRC-5b(7) and C-OSRC-5e(4). (New)</p> <p>Policy C-OSRC-5d(6): In wetlands, the following uses and activities shall be prohibited:</p> <p>(2) Diking, filling, and dredging, except in accordance with Policy C-OSRC-5d(5). (Existing LCP Revised)</p>	Same
77. Prohibit dredging during periods of fish migration and spawning, and limit dredging to the smallest area feasible.	REV	<p>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 Development 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 Policy C-OSRC-5b(7) and C-OSRC-5e(4). (New)</p>	Same
<i>Designated Sanctuary Preservation and Conservation Areas</i>			
78. Implement Sanctuary-Preservation and Conservation Area limitations in order to assure special consideration and protection for unique resources of the coastal zone.	REM	No specific corresponding policy identified.	Policy for implementing policies, regulations, and standards is not necessary

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>Archaeological Resources</i>			
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.	REV	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 shall be required. (GP2020) (Existing LCP Revised: Recommendations 79-80 on page 34)	Same
80. Continue to send all projects subject to CEQA to Sonoma State Anthropology Laboratory for review.	REV	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 shall be required. (GP2020) (Existing LCP Revised: Recommendations 79-80 on page 34)	Same