

## ENVIRONMENT / RESOURCES

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Land Use</i>			
<p>1. Encourage compatible, resource-related uses on designated resource lands. Such uses should not conflict with resource production activities. Residential, civic, and commercial uses should be located in existing communities or commercial centers as shown on the Land Use Plan. Some low-intensity visitor serving uses may be appropriate on resource lands if they are compatible with the resource use of the land.</p>	REV	<p>No specific corresponding policy identified.</p> <p>Related policies presented below.</p> <p><b>Policy C-LU-6a:</b> Encourage the development and expansion of visitor-serving and local-serving commercial uses within urban service areas and rural community boundaries where water supply and wastewater disposal requirements can be met. <b>(Existing LCP Revised)</b></p> <p><b>Policy C-LU-6b:</b> Limit new visitor-serving commercial development to areas within designated urban service areas and rural community boundaries except for the lowest intensity development (i.e., guest ranches, and bed and breakfast inns, vacation rentals, and agricultural farmstays). <b>(Existing LCP Revised)</b></p>	<p>Same</p> <p>All Uses must be compatible with the primary resource use of the site</p>
<p>2. Allow up to four residential units per resource parcel, consistent with the maximum residential density, for the purpose of housing family members and employees. All housing units should be clustered in relation to the environmental features and the management conditions of the ranch.</p>	REV	<p>No specific corresponding policy identified.</p> <p>Related policies presented below.</p> <p><b>Policy C-AR-5a:</b> Allow up to four residential units per agricultural parcel, consistent with the maximum residential density, for the purpose of housing family members and agricultural employees. All housing units should be grouped together on the parcel to maximize environmental protections and promote efficient agricultural operations. <b>(Existing LCP Revised)</b></p>	Same
<p>3. Require that the land divisions on designated resource lands be permitted only for development related to the pursuit of either agriculture or forestry, as appropriate. Utilize mechanisms to assure the long-term retention of such parcels for resource use.</p>	REV	<p>No specific corresponding policy identified.</p> <p>Related policies presented below.</p> <p><b>Policy C-AR-1a:</b> The following criteria shall be used for approval of subdivisions on land designated Land Extensive Agriculture or Diverse Agriculture:</p> <p>(1) It is consistent with California Coastal Act which requires that</p> <p>(a) the maximum amount of agricultural land shall be maintained in agricultural production,</p>	Same

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<i>Land Use (cont.)</i>			
		<p>(b) agricultural conversions shall be limited and evaluated on a case-by-case basis, and (c) land divisions outside existing developed areas shall be permitted only where 50 percent of the usable parcels in the area have been developed and the created parcels would be no smaller than the average size of surrounding parcels.</p> <p>(2) It does not diminish the productivity of the agricultural land.</p> <p>(3) The resulting parcels for agricultural use shall each be of a size that can support a viable agricultural operation per California Coastal Act Section 30241.5.</p> <p>(4) An open space or agricultural easement shall be applied to the parcels which remain in agricultural use. <b>(New)</b></p>	
<p>4. Establish resource compatibility and continued productivity as primary considerations in parcel design and development siting. Implement General Plan Policies AR-4c and AR-4d to establish Agricultural setbacks and apply the provisions of the 'Right to Farm' ordinance.</p> <p><i>AR-4c: Protect agricultural operations by establishing a buffer between the agricultural land use and the residential use at the urban fringe adjacent to an agricultural land use category. Buffers shall generally be defined as a physical separation of 100' to 200' and/or may be a topographic feature, a substantial tree stand, water course or similar feature. In some circumstances a landscaped berm may provide the buffer. The buffer shall occur on the parcel for which a permit is sought and shall favor protection of the maximum amount of farmable land.</i></p> <p><i>ARC-4d: Apply the provisions of the "Right to Farm" Ordinance to all lands designated within agricultural land use categories.</i></p>	REV	<p><b>Policy C-AR-1c:</b> Agricultural compatibility and productivity shall be the primary considerations in parcel design and siting of development for subdivisions on lands designated Land Extensive Agriculture or Diverse Agriculture. <b>(Existing LCP Revised)</b></p> <p><b>Policy C-AR-3b:</b> Protect agricultural operations by establishing a buffer between an agricultural use on land in the Agriculture land use category and residential development, except for caretaker, agricultural employee, and farm related units. The buffer shall occur on the parcel to be occupied by the residential development and may include one or more of the following: a physical separation of 100 to 200 feet, landscaped berm, topographic feature, substantial tree stand, water course, or similar feature. The type, design, and location of the buffer shall be based on the type, size, and characteristics of the adjacent agricultural operations so as to protect the maximum feasible amount of agricultural land. <b>(Existing LCP Revised)</b></p> <p><b>Policy C-AR-3c:</b> Apply the provisions of the Right to Farm Ordinance <b>(Appendix C)</b> to all lands designated Land Extensive Agriculture and Diverse Agriculture. <b>(Existing LCP Revised)</b></p>	Same

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<i>Land Use (cont.)</i>			
<p>5. Implement minimum parcels sizes and other zoning standards, to promote the productive and wise use of resources, as shown in the zoning district recommendations, Table IV-4. Any land divisions outside of designated rural community or urban service area boundaries and not otherwise regulated by the provisions of Table IV-4 shall be permitted only where 50 percent of the useable parcels in the market area of the parcel have been developed and the created parcel would be no smaller than the average size of the surrounding parcels.</p>	REV	<p><b>Policy C-AR-1e:</b> Implement minimum parcel sizes and other zoning standards to promote the productive and wise use of resources, as shown in Table C-AR-2.</p> <p>Minimum Parcel Size and Maximum Residential Density by Agricultural Land Use Category. Any land divisions outside of designated Rural Community or Urban Service Area boundaries and not otherwise regulated by the provisions of Policy C-AR-1a or Table C-AR-2 shall be permitted only where 50 percent of the useable parcels in the market area of the parcel have been developed and the created parcel would be no smaller than the average size of the surrounding parcels. <b>(Existing LCP Revised)</b></p>	Same
<p>6. Place all land designated in the Coastal Plan for agricultural or timber use in an Agricultural Preserve or Timber Preserve where the landowner desires to sign a contract and the minimum requirements can be met. Where parcels do not qualify for inclusion in the Agricultural Preserve or Timber Preserve programs, or where the landowner is not interested in signing a contract, a large minimum lot size Agricultural or Resource Zoning district (consistent with Table IV-4) shall be applied. Large parcels not suited for a productive resource use and designated Sensitive and Hazardous or Recreation-Scenic Design on the Land Use Plan, or agricultural parcels falling entirely within Sanctuary-Preservation or Conservation designations on Open Space Maps should also be zoned to a large minimum lot size Agricultural or Resource Zoning district (consistent with Table IV-4).</p>	REM	No specific corresponding policy identified.	Outdated policy, current Williamson Act contract criteria and standards apply

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<p>7. Implement the following changes for entering into Agricultural Preserve (Williamson Act) contracts:</p> <p><b>Parcel Size.</b> The minimum parcel size eligible for a Williamson Act contract should be 100 acres for dairy, sheep, beef cattle, or oat hay operations (Type II contracts). Contracts already in existence would not be affected by a new minimum size requirement. Non-contracted contiguous parcels under the same ownership would be required to be assembled into parcels that do meet the acreage requirements. Parcels under the same ownership that are not contiguous, but are located sufficiently close to one another to be operated as one unit, may be awarded a contract provided the contract limits future residential development to only of the parcels, subject to the density limitations of the combining district. Parcels below the minimum size and under separate ownership may be eligible if the owners can show that the income of the parcel qualifies it as self-sustaining unit.</p> <p><b>Other requirements.</b> All other agricultural preserve requirements should stay the same, except for the coastal policy setting restrictive minimum parcel sizes and residential densities to control potential land division and residential development.</p>	REM	No specific corresponding policy identified.	Outdated policy, current Williamson Act contract criteria and standards apply
<p>8. Utilize the Open Space Easement Act for designated Open Space and Sensitive and Hazardous lands to provide reasonable taxation.</p>	REM	No specific corresponding policy identified.	Not necessary; Sensitive and Hazardous land use designation removed

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<i>Land Use (cont.)</i>			
9. Incorporate the compatible uses into a revision of the resource zoning districts, specifying the uses exempt and subject to coastal permits.	REM	No specific corresponding policy identified.	Incorporated into Coastal Zoning Ordinance
10. Exempt timber harvesting from coastal permit requirements only where regulated by the Forest Practice Act and the California Department of Forestry.	REV	<b>Policy C-OSRC-9a:</b> 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. <b>(Existing LCP Revised)</b>	Same
11. 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. Add rural ranch road standards to the Grading Ordinance. Exempt roads approved as part of a Timber Harvest Plan.	REM	No specific corresponding policy identified.	Outdated policy, current Grading Ordinance applies
12. Enforce the amended Grading Ordinance.	REM	No specific corresponding policy identified.	Policy for ordinance enforcement not necessary
<i>Resource Management</i>			
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.	REV	No specific corresponding policy identified.  Related policies presented below. <b>Timber Harvest Plans</b> <b>Policy C-OSRC-9c:</b> Review all timber harvest plans for compatibility with Local Coastal Plan policies and economic viability of the industry. <b>(GP2020)</b> <b>Policy C-OSRC-9d:</b> Where applicable, comment on timber harvest plans in support of increased protection of Class III streams. <b>(GP2020)</b> <b>Policy C-OSRC-9e:</b> Review timber harvest plans adjacent to designated Riparian Corridors and request that clear cutting not occur within streamside conservation areas. Where clear cutting	More detailed

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<i>Resource Management (cont.)</i>			
		<p>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. <b>(GP2020)</b></p> <p><b>Other Initiative C-AR-5:</b> Work with local Resource Conservation Districts and agricultural associations to encourage and promote sustainable and organic agriculture that uses management practices which conserve energy and protect water and soil, uses organic pesticides, and produces locally grown and processed agricultural products, to help ensure the long-term use and conservation of coastal resources. <b>(Existing LCP Revised)</b></p>	
<p>14. Allow the use of controlled burning to improve grazing land when proper permits have been obtained.</p>	REV	<p><b>Policy C-PS-5a:</b> Encourage continued operation of California Department of Forestry and Fire Protection programs for fuel breaks, brush management, controlled burns revegetation, and fire roads; however, brush clearing and controlled burns shall not take place in designated Environmentally Sensitive Habitat Areas (ESHAs) or other sensitive habitats. <b>(Existing LCP Revised)</b></p>	Same
<p>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>	REV	<p>No specific corresponding policy identified.</p> <p>Related policies presented below.</p> <p><b>Policy C-OSRC-5a(2):</b> 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</p>	More detailed Updated best management practices

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<i>Resource Management (cont.)</i>			
		avoided, the top two wires should be at least 12 inches apart, and the top and bottom wires should not be barbed. <b>(New)</b> <b>Policy C-OSRC-5d(7):</b> 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. <b>(Existing LCP Revised)</b>	
16. Promote use of sensitive soils as watershed and wildlife habitat.	REM	No specific corresponding policy identified.	Too general, not necessary; sensitivity of habitats are considered in designation criteria
<i>State Parks</i>			
17. Prepare a long range resource element of each Park Unit General Plan as a basis for lease agreements.	REV	<b>Other Initiative C-AR-3:</b> Work with the State Department of Parks and Recreation to take the following actions regarding managing agricultural land in State Park Units:  (1) Prepare a long-term plan for managing grazing lands and use the plan as a basis for grazing leases; <b>(Existing LCP Revised)</b>	Same
18. Retain in agricultural production land not currently needed for public use, as compatible with the General Plan Resource Element of the park unit.	REV	<b>Other Initiative C-AR-3:</b> Work with the State Department of Parks and Recreation to take the following actions regarding managing agricultural land in State Park Units:  (2) Retain in agricultural production land not needed for public use that is compatible with and protective of the resource values and recreation uses; <b>(Existing LCP Revised)</b>	SAME
19. Grant long-term leases (five to twenty years) on State lands, providing incentives to improve the quality of range.	REV	<b>Other Initiative C-AR-3:</b> Work with the State Department of Parks and Recreation to take the following actions regarding managing agricultural land in State Park Units:  (3) Grant long-term grazing leases which are protective of sensitive habitats and include incentives to improve range quality; <b>(Existing LCP Revised)</b>	Same

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<i>State Parks (cont.)</i>			
20. Monitor grazing and improve range management practices on State land leased for grazing in cooperation with the ranchers and the Soil Conservation Service.	REV	<p><b>Other Initiative C-AR-3:</b> Work with the State Department of Parks and Recreation to take the following actions regarding managing agricultural land in State Park Units:</p> <p>(4) Monitor grazing and improve range management practices in cooperation with ranchers and the Natural Resource Conservation Service. <b>(Existing LCP Revised)</b></p>	Same
21. Enforce the leash laws at coastal parks and beaches with fines for those who disregard the law. If dog predation of coastal livestock cannot be effectively controlled in some areas, designate public areas which prohibit dogs directly adjacent to vulnerable grazing lands.	REM	No specific corresponding policy identified.	Same
<i>Other Programs</i>			
22. Continue the County predatory animal control program, using humane methods that have a reasonable assurance of affecting predators while not affecting other wildlife.	REM	No specific corresponding policy identified.	Not necessary to have policy calling for continuing program, and program not addressed in GP2020; Predatory Animal Control Program is cooperative effort of Wildlife Services, an agency of USDA, California Department of Food and Agriculture (CDFA), and County Agricultural Commissioner's Office
23. Promote Coastal Conservancy projects on the Sonoma coast involving the restoration of key areas where recreational, natural, or scenic values can be enhanced.	REM	<p>No specific corresponding policy identified. Related other initiative presented below.</p> <p><b>Other Initiative C-OSRC-2:</b> 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. <b>(GP2020)</b></p>	More detailed

Existing LCP Policy	Removed (REM), Retained (RET), or Revised (REV)	Proposed LCP Policy	Reason for REV or REM
<i>Other Programs (cont.)</i>			
<p>24. Encourage ranchers and dairy farmers to utilize best management practices to minimize water pollution through the 208 Program. The Soil Conservation Service has the technical expertise to assist in voluntary compliance.</p>	REV	<p><b>Program C-WR-1:</b> Develop and provide educational, outreach, or technical assistance programs focusing on water quality for owners and operators of agricultural operations and timberlands. Inform owners and operators of agricultural lands, including vineyards, orchards, row crops, grazing, ranches, and dairies, about the Agricultural Commissioner’s Best Management Practices for erosion and sediment control, including on-site retention of storm water, maintenance of natural sheetflow and drainage patterns, and avoidance of concentrated runoff, particularly on slopes greater than 35 percent; and for protection of streams and other surface waters from the effects of livestock grazing. <b>(New)</b></p> <p><b>Policy C-WR-11:</b> Ensure that agricultural operations reduce non-point source pollution through the development and implementation of County-approved ranch plans and farm plans that demonstrate how the applicant intends to avoid, minimize, or mitigate the impact to water quality from agriculture. <b>(GP2020)</b></p>	More detailed
<p>25. Support amendments to the forest practice rules to meet the goals of the 208 Program.</p>	REM	No specific corresponding policy identified.	Not appropriate to include policy that calls for supporting amendment of federal or state rules; Section 208 of federal Clean Water Act of 1972 requires all states to assess damages to water quality from nonpoint source pollution and to develop either regulatory or non-regulatory programs to control them
<p>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.</p>	REV	<p><b>Policy C-OSRC-9c:</b> Review all timber harvest plans for compatibility with Local Coastal Plan policies and economic viability of the industry. <b>(GP2020)</b></p>	Same

Existing LCP Policy	Removed (REM), Retained (RET), or Revised REV)	Proposed LCP Policy	Reason for REV or REM
<i>Other Programs (cont.)</i>			
		<p><b>Policy C-OSRC-9d:</b> Where applicable, comment on timber harvest plans in support of increased protection of Class III streams. <b>(GP2020)</b></p> <p><b>Policy C-OSRC-9e:</b> 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. <b>(GP2020)</b></p>	
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.	REV	<p><b>Other Initiative C-OSRC-10:</b> 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. <b>(Existing LCP Revised)</b></p>	Same