

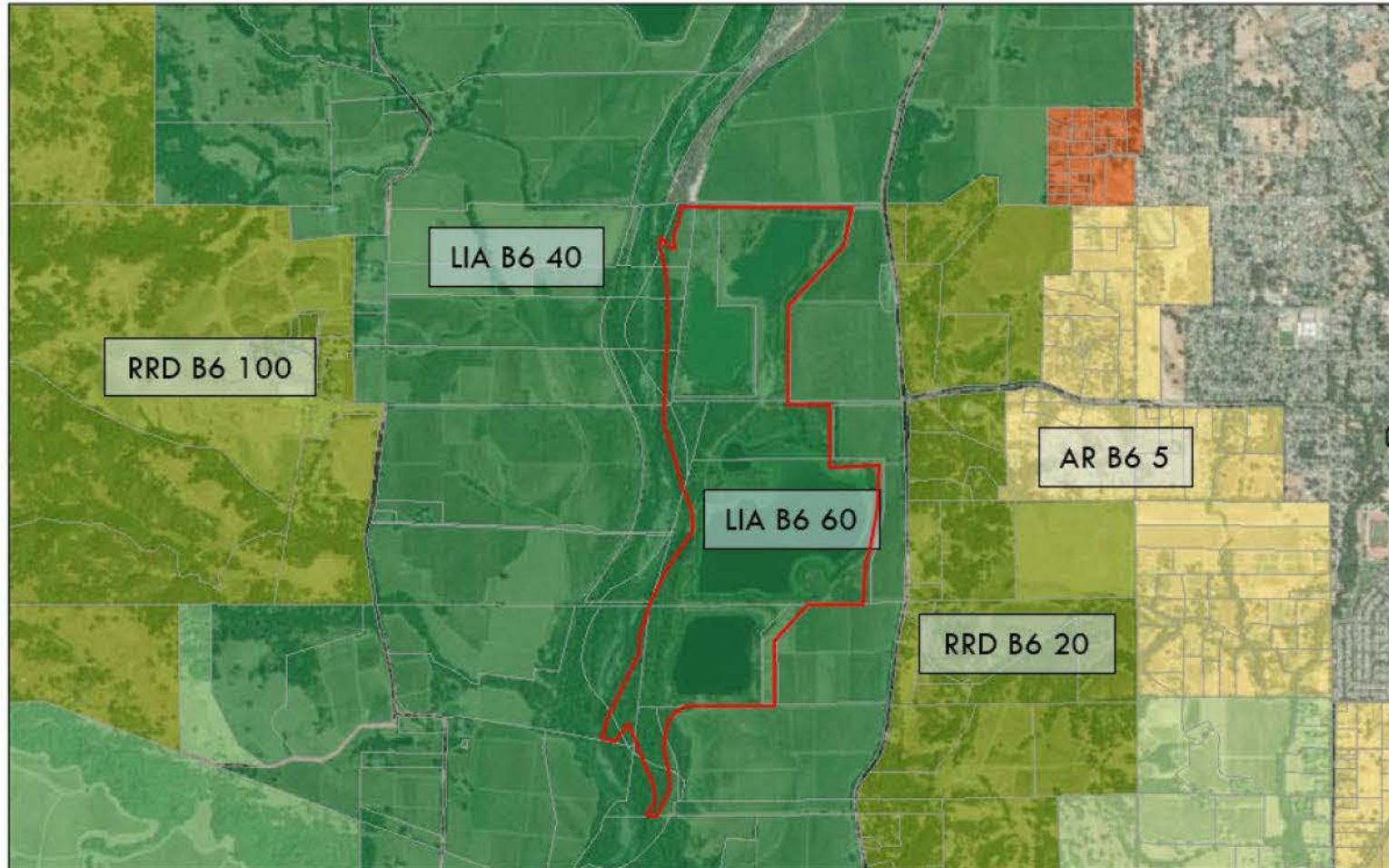
Russian River Floodplain Restoration General Plan Amendment, Zone Change, Use Permit

File No. PLP23-0014; 10251 Eastside Road, Healdsburg



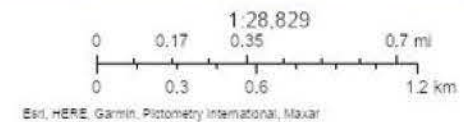


Land Use Map



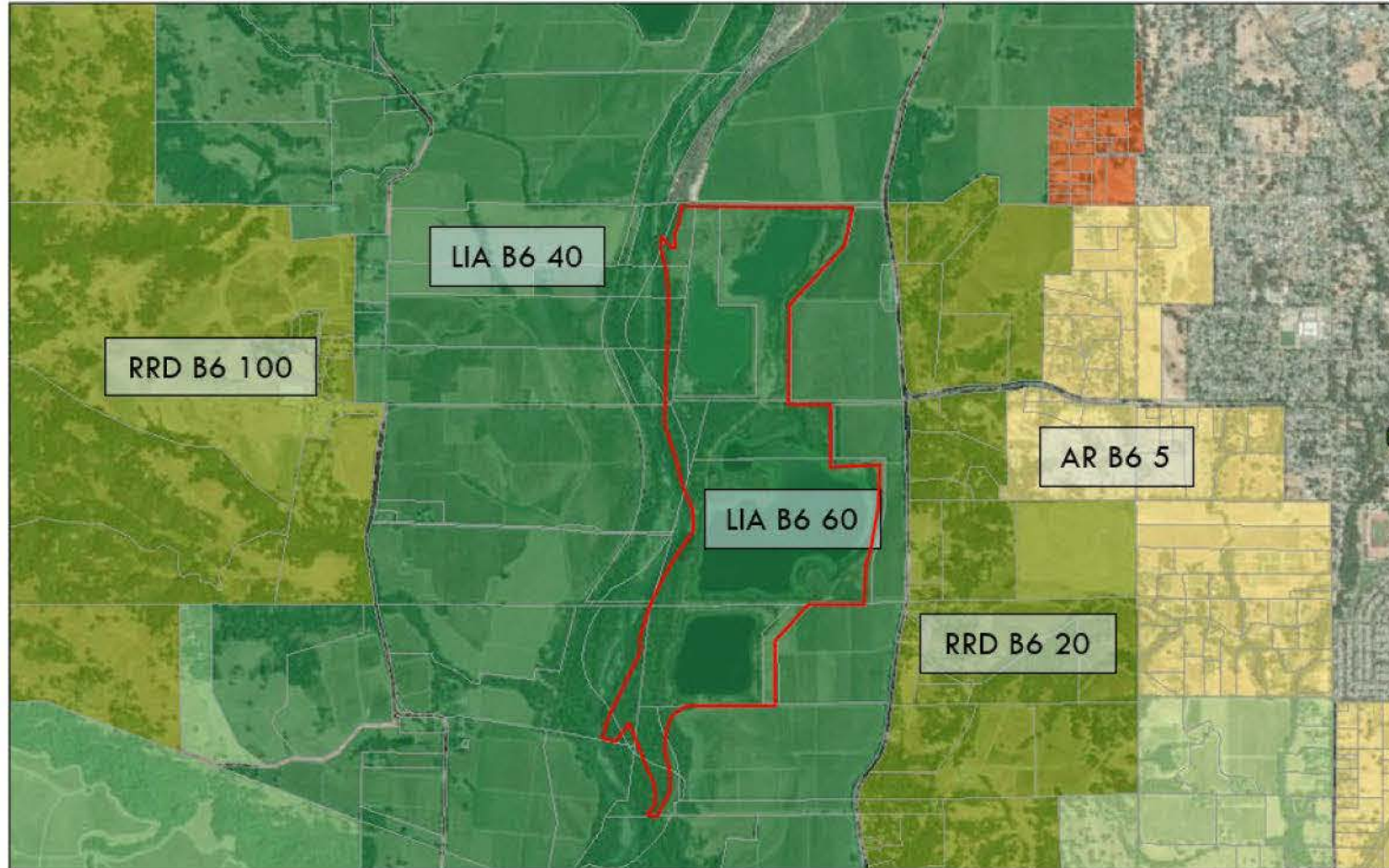
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- | | | |
|--------------------------------|----------------------------------|-------------------------------------|
| Parcel | DA - Diverse Agriculture | RR - Rural Residential |
| City Limit | LEA - Land Extensive Agriculture | RRD - Resources & Rural Development |
| Base Zoning | LIA - Land Intensive Agriculture | |
| AR - Agriculture & Residential | | |





Zoning Map



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Parcel
City Limit

Base Zoning

AR - Agriculture & Residential

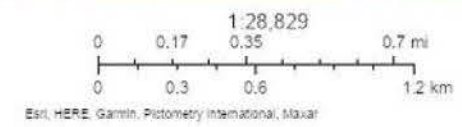
DA - Diverse Agriculture

LEA - Land Extensive Agriculture

LIA - Land Intensive Agriculture

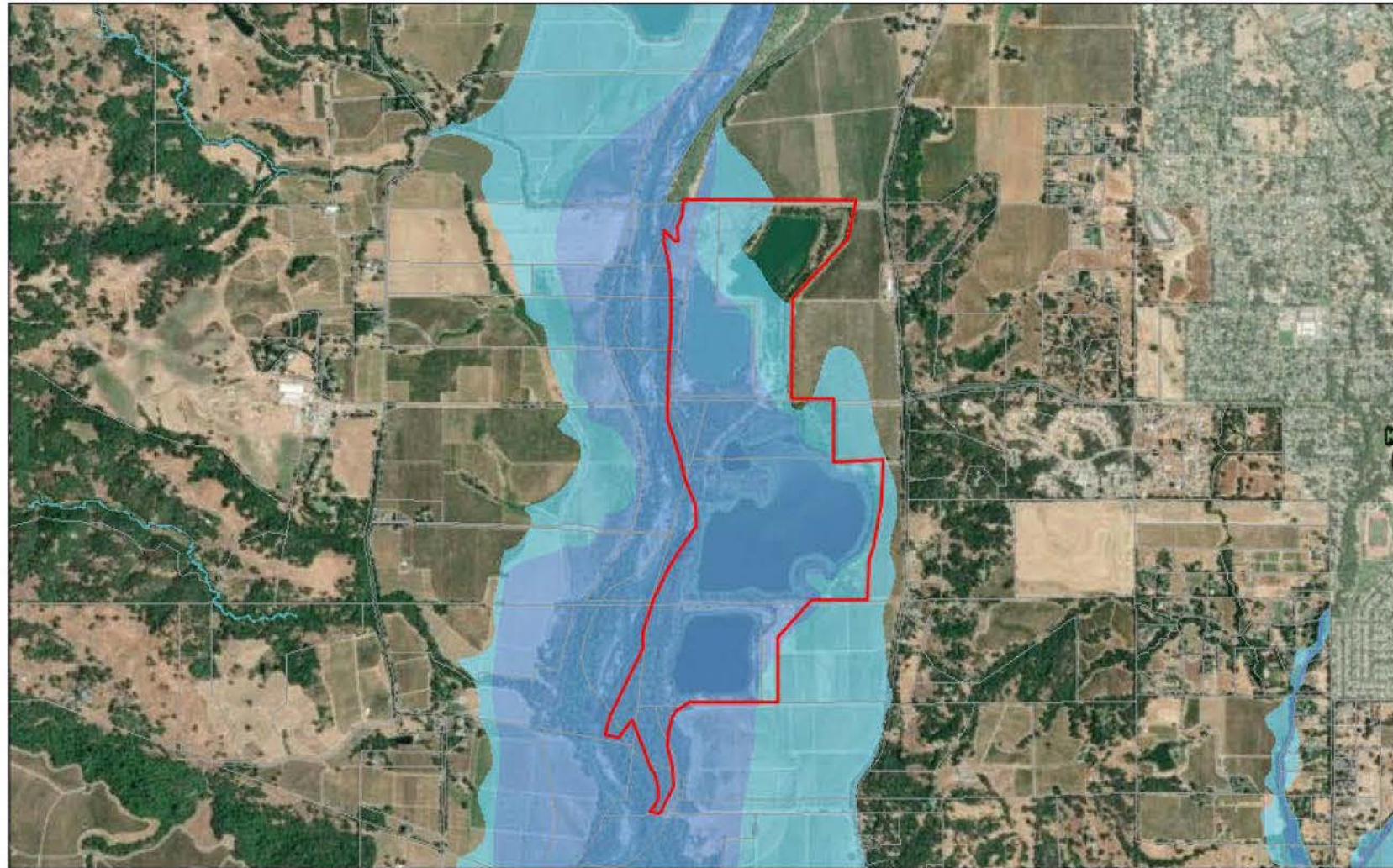
RR - Rural Residential

RRD - Resources & Rural Development



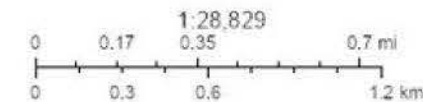


Floodway and Floodplain Zoning



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- Parcel
- City Limit
- F1 - Floodway
- F2 - Floodplain

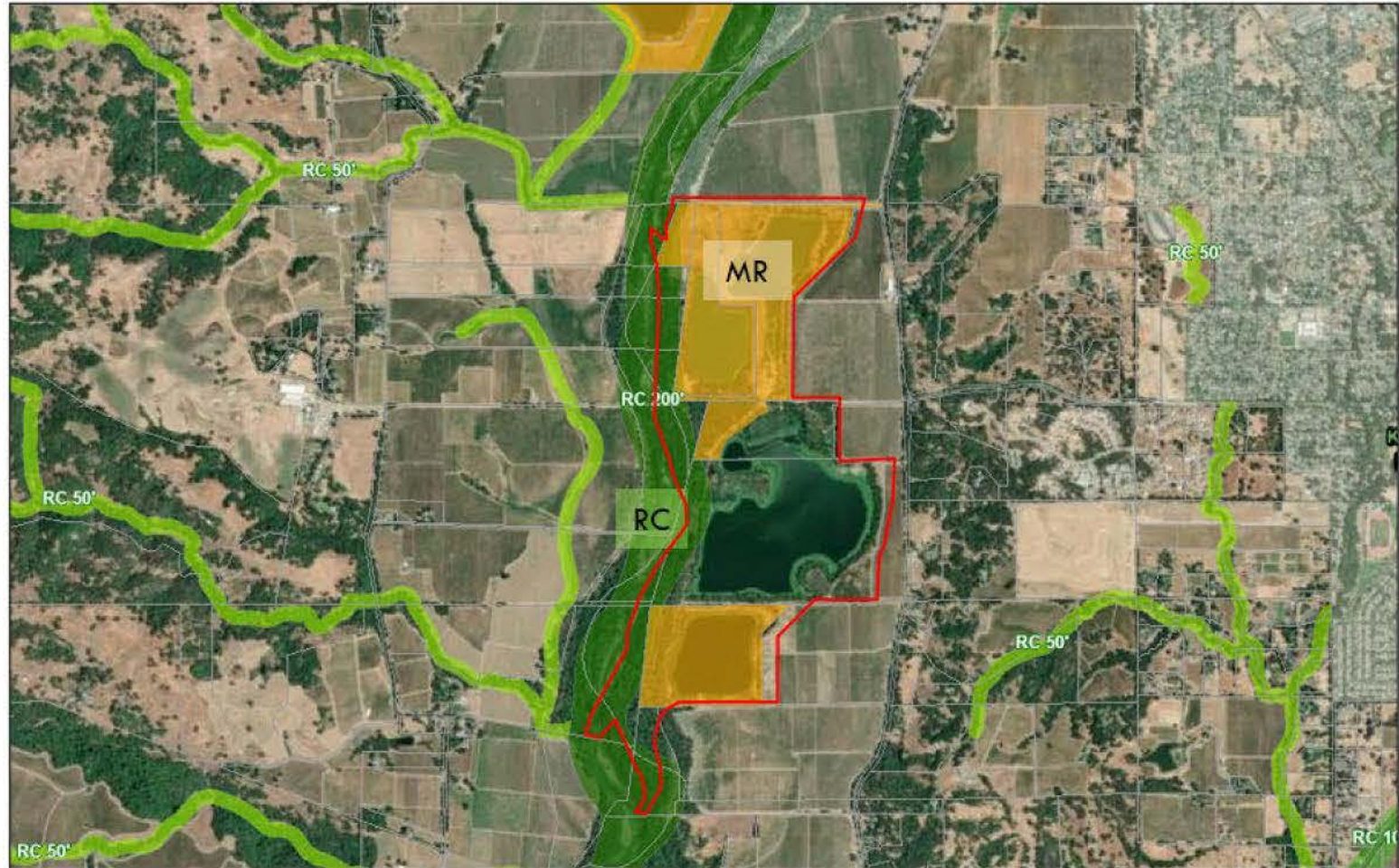


Est. HERE, Garmin, Pictometry International, Maxar



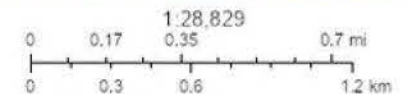


Riparian and Mineral Resources Zoning



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- Parcel
- City Limit
- MR - Mineral Resource
- RC - Riparian Corridor
- 100'
- 200'
- 50'



Esri, HERE, Garmin, Pictometry International, Maxar

Permit Sonoma

Airbus, USGS, NGA, NASA, CIGAR, NCEAS, NLS, OS, NMA, Geostatsystems, GSA, GSI and the GIS User Community | USGS WBD - Watershed Boundary Dataset, Data refreshed September, 2024 | USGS The National Map: National Hydrography Dataset, Data



Property History



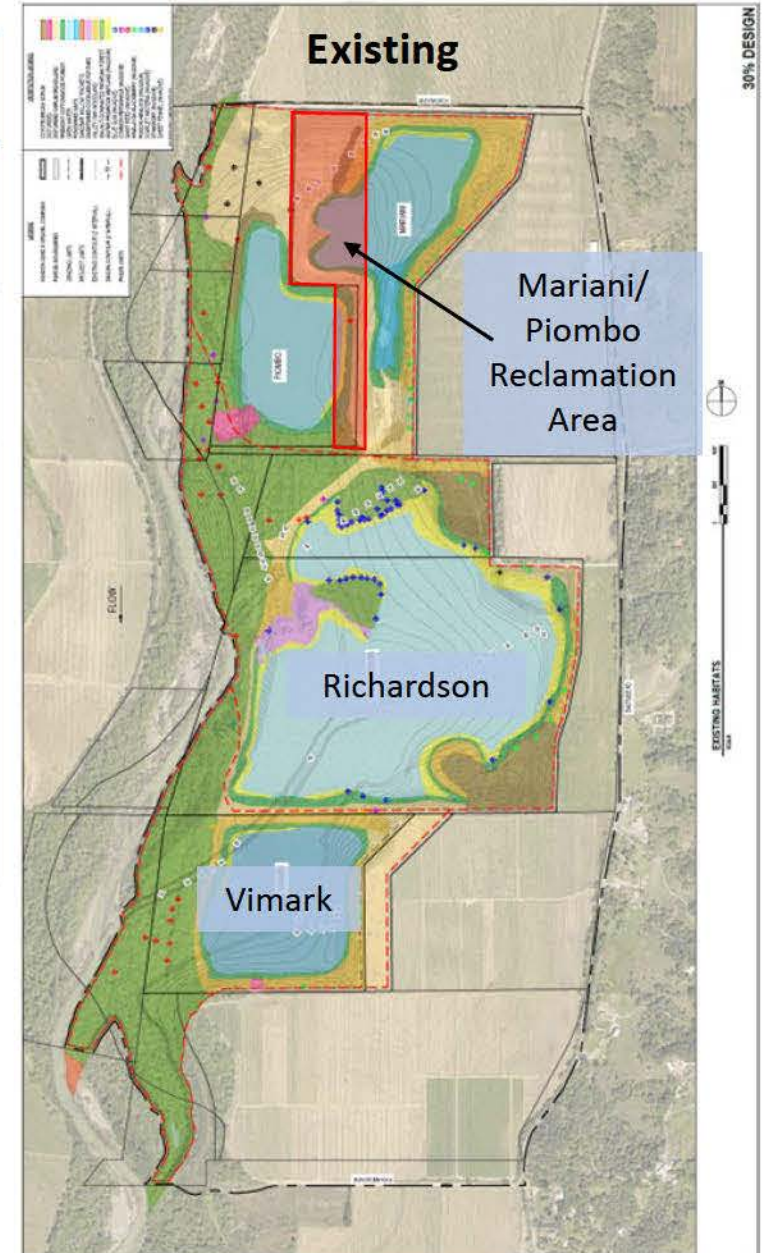
- **1950s - 2002:** Terrace mining for sand and gravels
- **1995 - 1998:** Various mining use permits and mining reclamation plans approved
- **2012 - 2016:** Hanson Restoration Feasibility Study
- **August, 2023:** Use Permit application for Restoration and Park
- **May 22, 2024:** Concurrence from CDFW, project qualifies as CEQA exempt under Section 21080.56 - Statutory Exemption for Restoration Projects.
- **December 5, 2024:** Planning Commission recommends approval



Mine Reclamation Status

Terrace Pit	End Use	SMARA Reclamation Status
Richardson	Wildlife habitat	Reclaimed
Vimark	Wildlife Habitat	Reclaimed
Mariani and Piombo	Wildlife Habitat – open water pit with surrounding riparian, wetland, and oak savannah habitat	Reclamation in Progress <ul style="list-style-type: none"> • 29 acre area does not meet reclamation standards. • Requires revegetation and hydraulic control structure.

*** If the project is approved, the reclamation plan for un-reclaimed areas of Mariani and Piombo sites may be amended to be consistent with the project, or areas requiring reclamation may be reclaimed prior to restoration grading.




Existing Impaired Condition




- **1950s - 2002:** Terrace pit mining for sand and gravels
- **Incised channel and disconnected floodplain**
- **Open Water Pits:**
 - Salmonid entrapment
 - Invasive predatory fish
 - Geomorphic instability
 - Water quality
 - Mercury
 - Temperature
 - Algal blooms
- **Restoration Feasibility Study (2012 – 2016)**
 - Multi-agency and multi-disciplinary team
 - Design goals:
 - Address all impairments
 - Reduce flooding
 - Accommodate public access
 - No import of fill

Hanson Russian River Ponds Floodplain Restoration:
Feasibility Study and Conceptual Design
November 2016



Funding provided by
California State Coastal Conservancy
and
Sonoma County Permit and Resource Management Department



The bottom of the slide features a row of logos: EHC (Environmental Health Council), NOAA (National Oceanic and Atmospheric Administration), Coastal Conservancy, permit SONOMA, and Lehigh Hanson HEIDELBERGCEMENT Group.

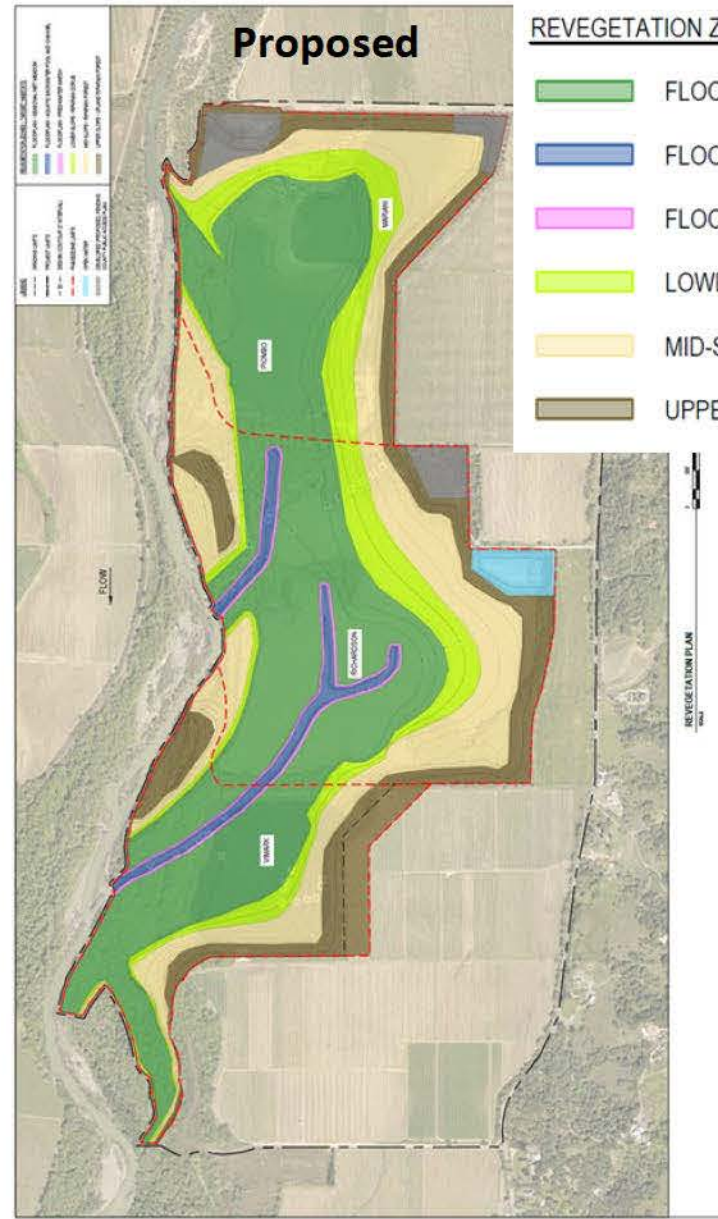
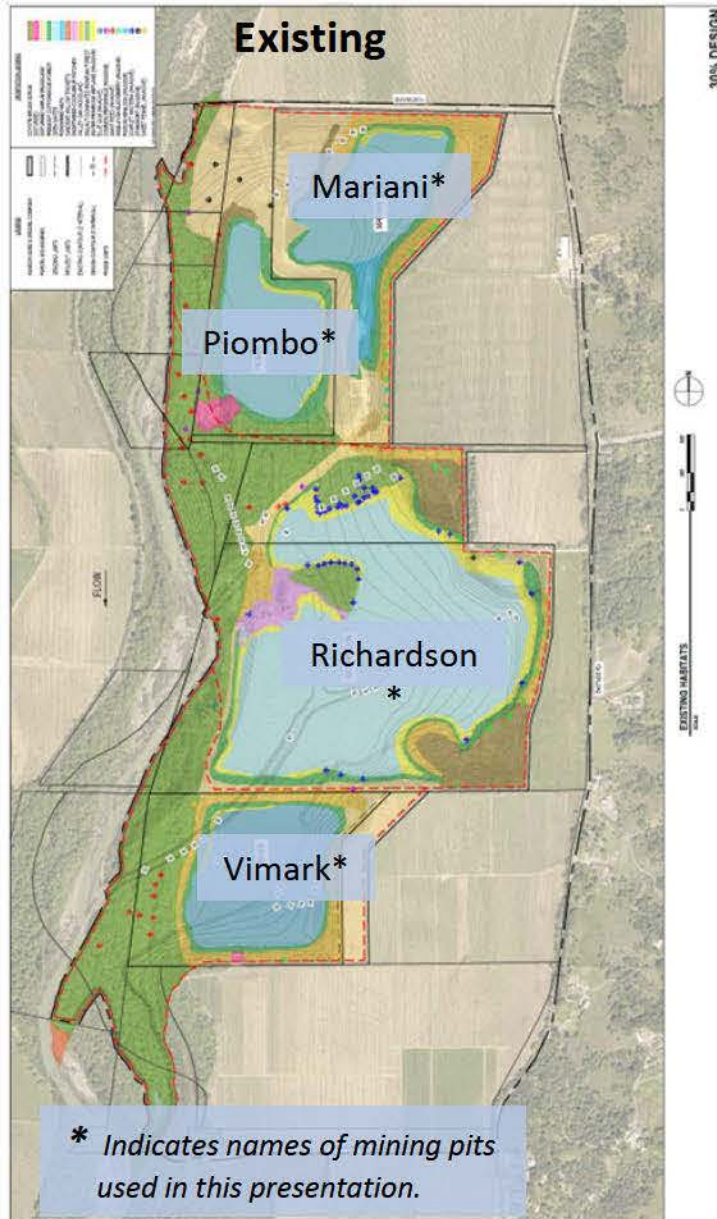
Proposed Project



- **Use Permit:**
 - Major grading for 358 acre floodplain restoration project that intersects the riparian corridor of Russian River
 - Public park and access with:
 - Multi-use perimeter trail and nature trail
 - Day-use parking
 - Walk-in / Boat-in campground
- **General Plan Amendment** from “Limited Intensive Agriculture” to “Limited Extensive Agriculture” for campground and boat portage trail parcels
- **Rezone** from “Limited Intensive Agriculture” to “Limited Extensive Agriculture” campground and boat portage trail parcels
- **Remove Mineral Resources Zoning**



Restoration Plan



REVEGETATION ZONES - TARGET HABITATS

- FLOODPLAIN - SEASONAL WET MEADOW
- FLOODPLAIN - AQUATIC BACKWATER POOL AND CHANNEL
- FLOODPLAIN - FRESHWATER MARSH
- LOWER SLOPE - RIPARIAN SCRUB
- MID-SLOPE - RIPARIAN FOREST
- UPPER SLOPE - UPLAND RIPARIAN FOREST

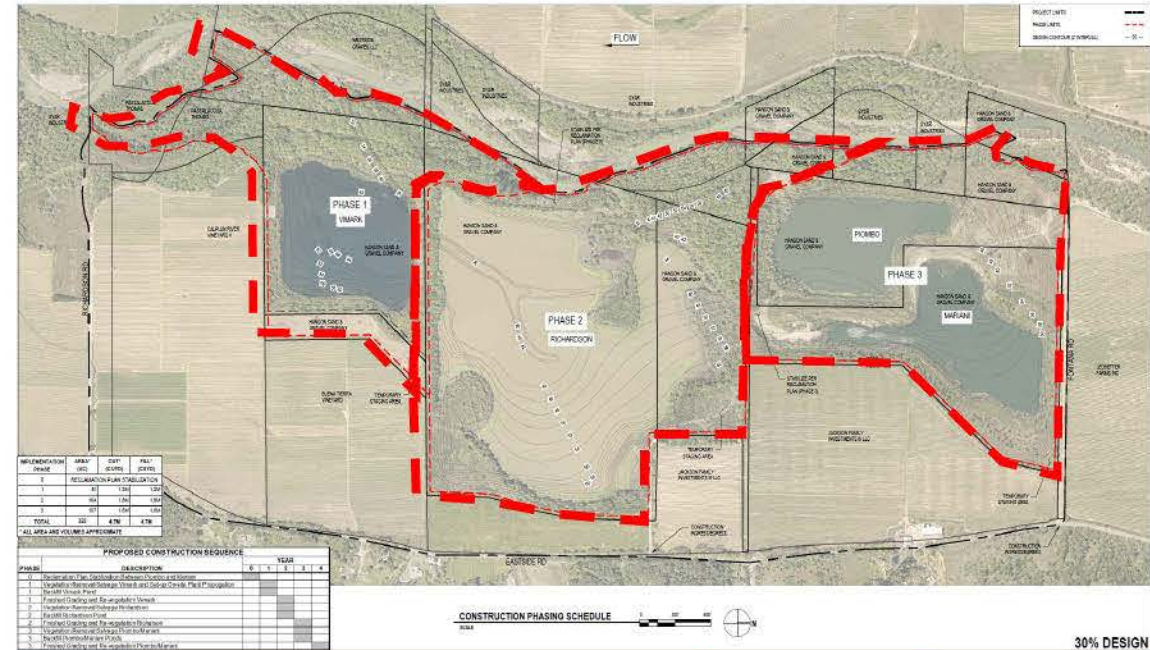
* Indicates names of mining pits used in this presentation.



Project Phases



- **Phase 1 – Restoration Grading and Planting**
 - Each **subphase** has balanced cut and fill
 - Rough grading for public access amenities
- **Phase 2 - Monitoring and Adaptive Management**
 - 5 year vegetation monitoring
 - Monitoring plan to be developed with resource agencies
- **Phase 3 – Public Access Development**
 - May be concurrent with Phase 1 and 2
- **Public Access**

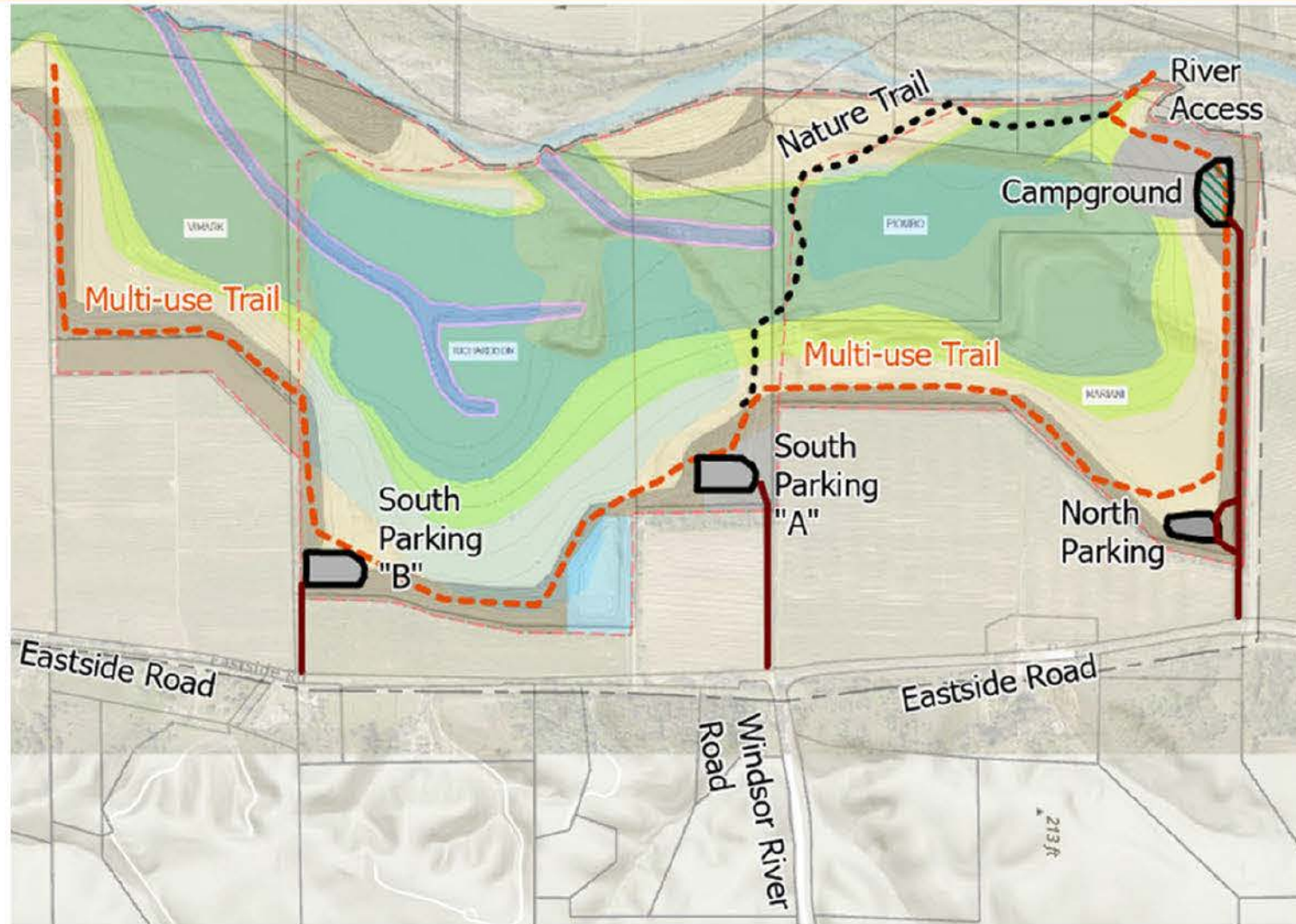


Sub-phase	Zone	Cut Cubic Yards	Fill Cubic Yards
1	Vimark Pond	1,300,000	1,300,000
2	Richardson Pond	1,800,000	1,800,000
3	Piombo Pond and Mariani Pond	1,600,000	1,600,000
Total		4,700,000	4,700,000

Public Access



- Public Park:
 - Multi-Use Trail
 - Day use parking
 - Boat portage trail
 - Walk-in / boat in campground
- Compatible and secondary to restoration
- Controls existing unregulated use
- Midway waterway stop between Healdsburg and Wohler Bridge



General Plan & Zoning Consistency



- Restores terrace mining so that adverse impacts of historic mining is minimized
- Supports Water Resources and Open Space element objectives:
 - Protection and improvement of water quality and habitat
- Advances Open Space element public access:
 - “Planned Park”
 - Russian River Waterway Trail
 - Russian River Trail
- LIA Zoning allows public parks with use permit
- LEA allows campgrounds of less than 30 sites with a use permit
- Consistent with zoning for Riparian Corridor, Oak, and F1 and F2 flood zones
 - Major restoration with use permit
 - No structures in floodway

Environmental Determination



- **Statutory Exemption for Restoration Projects, CA PRC Section 21080.56**
 - Project to conserve, restore, protect, or enhance, and assist in the recovery of California native fish and wildlife, and the habitat upon which they depend
 - Restores and provides habitat for California native fish and wildlife
 - Results in long-term net benefits to climate resiliency, biodiversity, and sensitive species recovery
 - Includes procedures for ongoing management for the protection of the environment.
- **May 22, 2024 - Concurrence letter from California Department of Fish and Wildlife**

Planning Commission



- December 5, 2024 - Public Hearing:
 - Over 10 public comments in support
 - Comments with concerns about public access and water rights
 - Comments of opposition from the Mariani family
- Recommendation to Board to approve the Project

Mariani Parcel Repurchase Option



- **“Mariani Option” - Background**

- 1985 Purchase Agreement –

- Marianis sold mineral rights for APN 066-300-049 (Mariani Parcel) for \$1.75 million to Kaiser Sand and Gravel.
 - Option to repurchase its interest in the Mariani Parcel for \$1.00 after mining and reclamation obligations are complete.
 - Repurchase option is currently held by Richard and Mark Mariani (Marianis).
 - Per the Agreement, the Marianis may not exercise the repurchase option until the mine site is fully reclaimed.

- **Opposition Letter from Haroche Law Prior to Planning Commission Meeting**

- Basis of objection - Marianis are interested in exercising their repurchase option. Marianis’ opinion is that the application for the project requires their consent to proceed, because they will eventually exercise their option to repurchase the property.
 - County Counsel’s opinion: use permit processing and approval may proceed without the consent of the Marianis because they do not currently hold title to the property and have not yet exercised the option.

- **Conditions drafted in consideration of potential future ownership of Mariani Family**

- COA 25 – Development of North Parking Area is not allowed unless written agreement is received from the Marianis, or repurchase option is null and void. Note, COA 25 was revised (after PC Hearing) for clarity.
 - COA 27 – Unlike other core parcels, Open Space Easements are not required of Mariani Parcel
 - COA 28 – Access easements along the multi-use trail and maintenance road and nature trail – avoids North Parking Area

Staff Recommendation



- Hold a Public Hearing
- Approve the General Plan Amendment, Zone Change, Use Permit, and find the Project Statutorily Exempt from CEQA

Questions

