

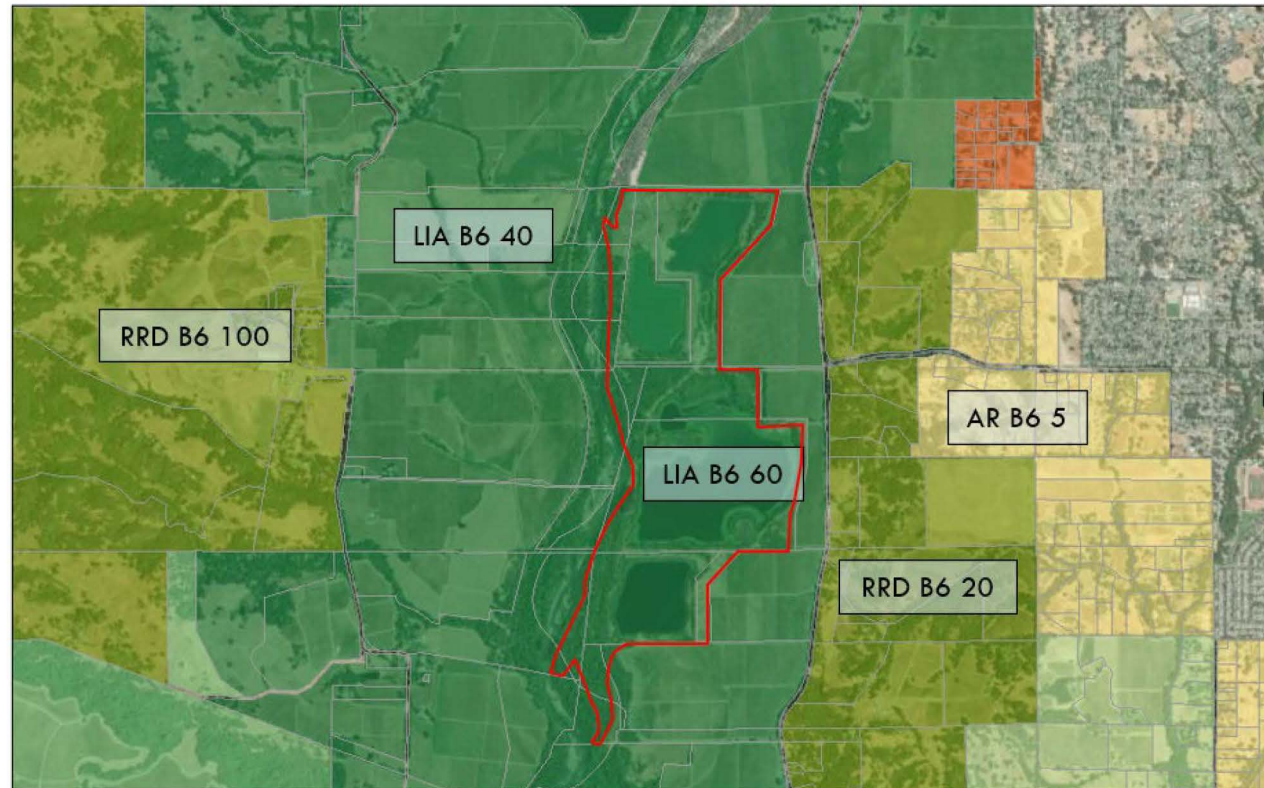
Russian River Floodplain Restoration General Plan Amendment, Zone Change, Use Permit

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





Land Use Map



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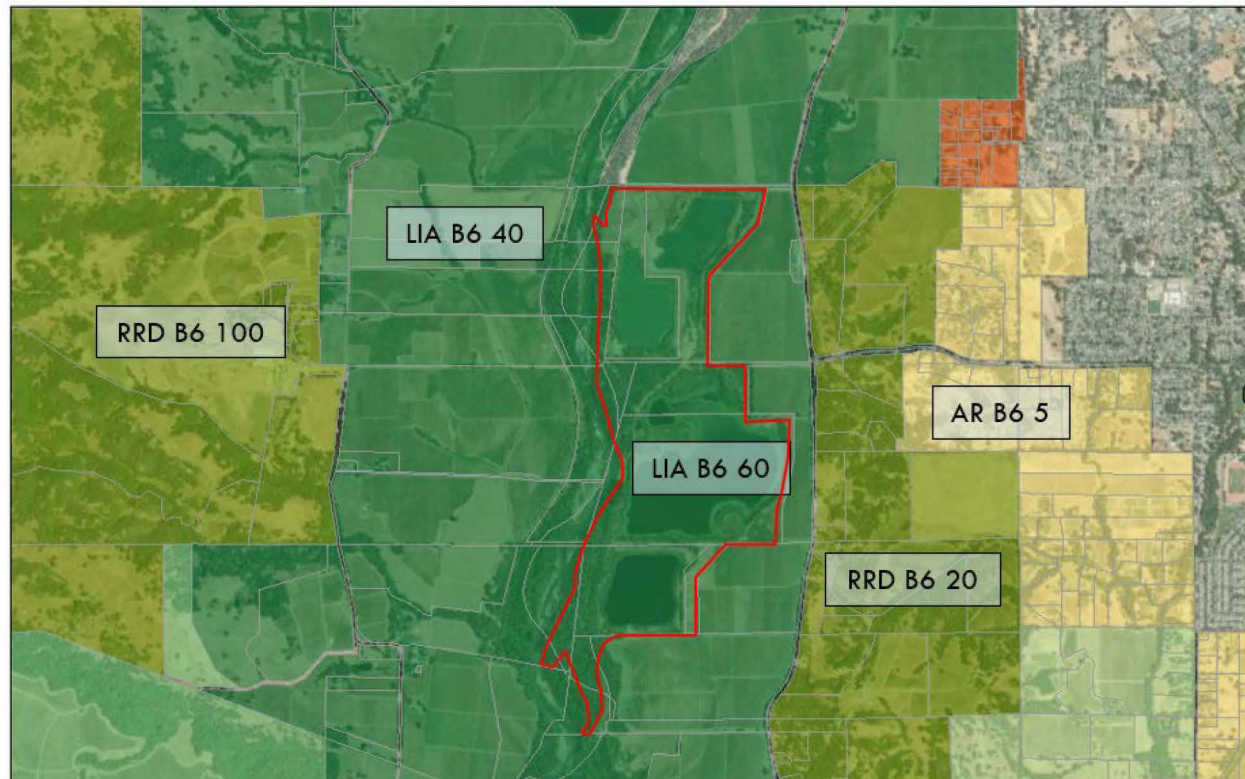
Parcel
City Limit
Base Zoning
DA - Diverse Agriculture
LEA - Land Extensive Agriculture
LIA - Land Intensive Agriculture
RR - Rural Residential
RRD - Resources & Rural Development
AR - Agriculture & Residential

1:28,829
0 0.17 0.35 0.7 mi
0 0.3 0.6 1.2 km
Esri, HERE, Garmin, Pictometry International, Maxar

Permit Sonoma
Airbus, USGS, NOAA, NASA, CGIAR, NCEAS, NLS, OD, NMA, Geodastat, reisen, GSA, GSI and the GIS User Community | USGS WBD - Watershed Boundary Dataset, Data refreshed September, 2024 | USGS The National Map: National Hydrography Dataset, Data



Zoning Map



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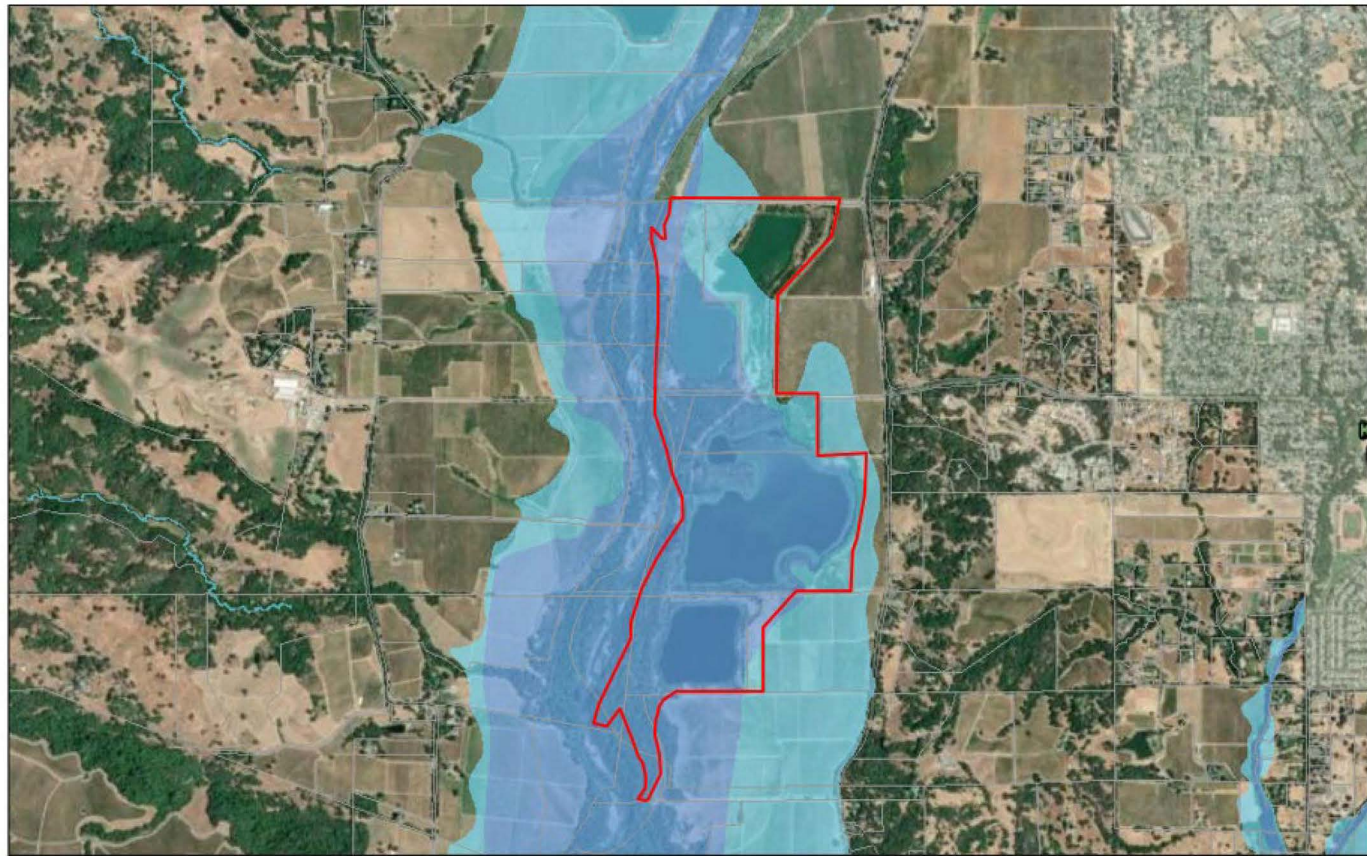
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Floodway and Floodplain Zoning

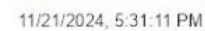


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Parcel F1 - Floodway
City Limit F2 - Floodplain

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0 0.3 0.6 1.2 km
Esri, HERE, Garmin, Pictometry International, Maxar

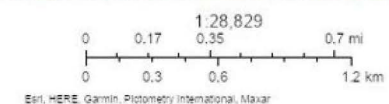




 Parcel
  MR - Mineral Resource
  100'

 City Limit
  RC - Riparian Corridor
  200'

 50'



50'

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Property History



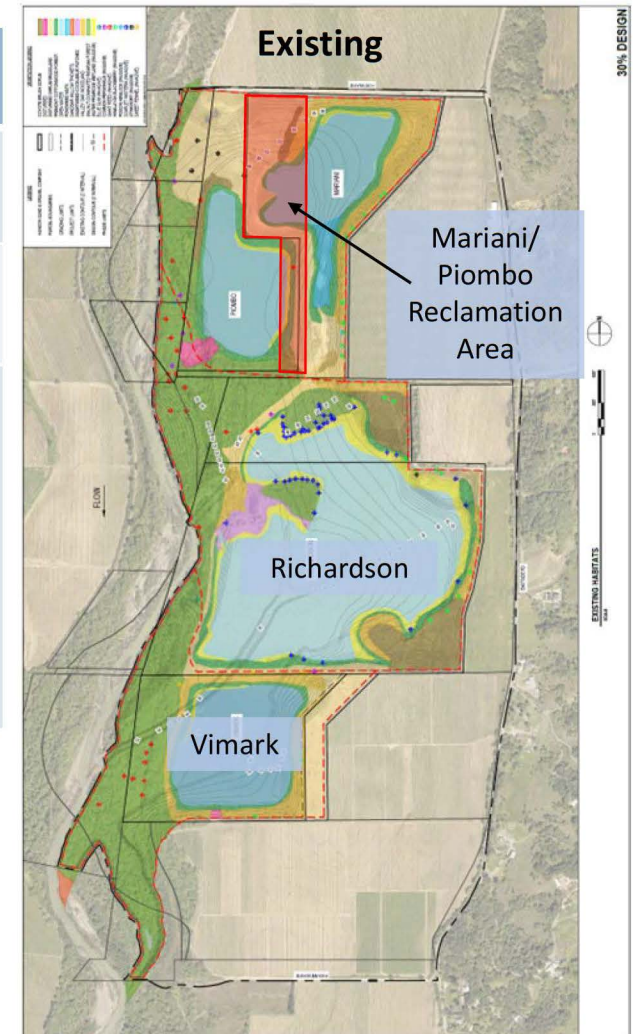
- **1950s - 2002:** Terrace mining for sand and gravels
- **1995 - 1998:** Various mining use permits and mining reclamation plans approved
- **2012 - 2016:** Hanson Restoration Feasibility Study
- **August, 2023:** Use Permit application for Restoration and Park
- **May 22, 2024:** Concurrence from 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



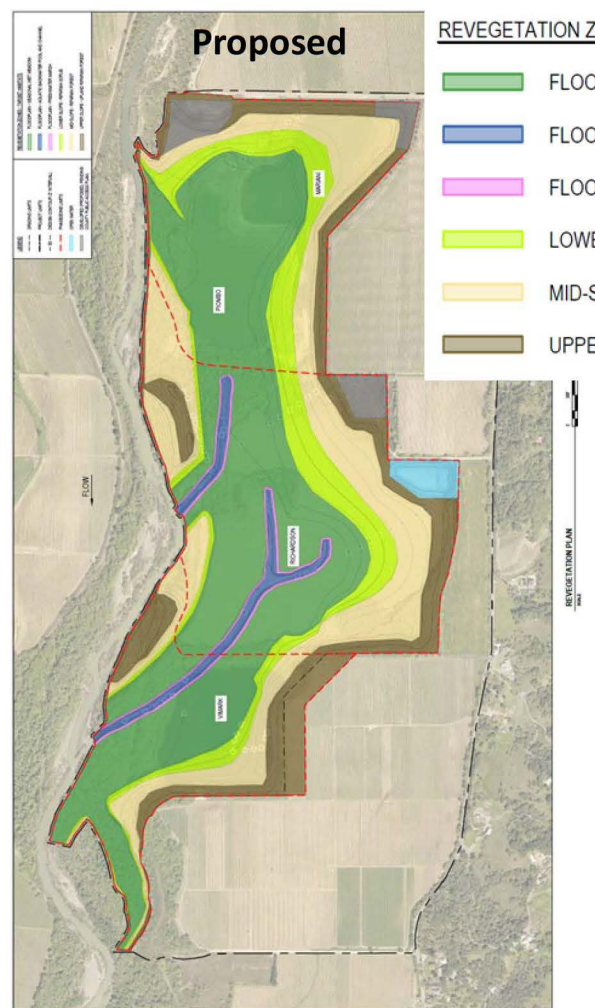
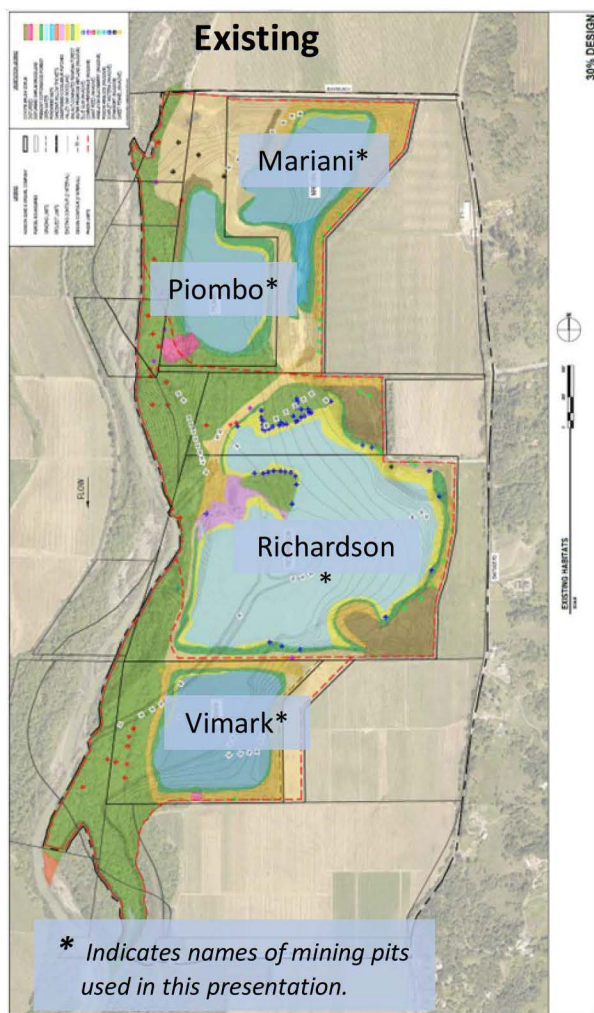
Proposed Project



- **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

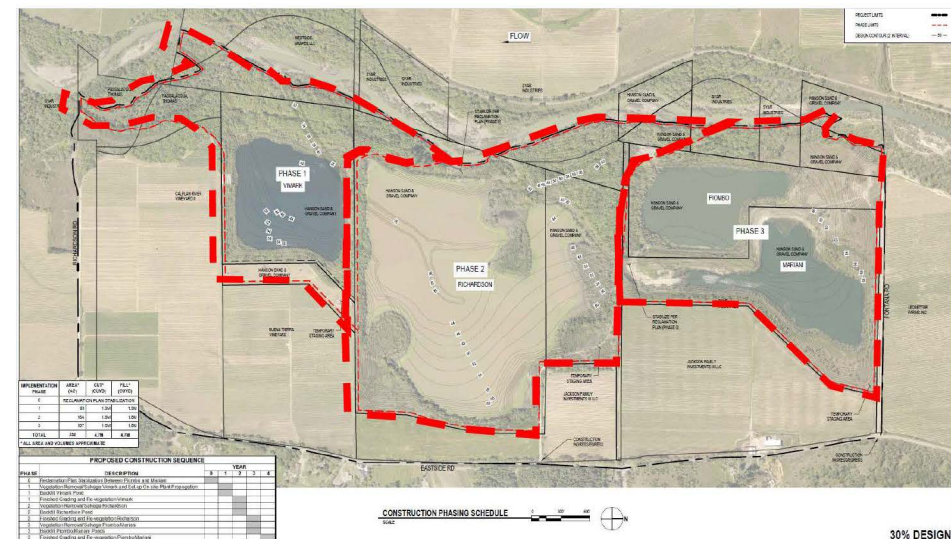
- FLOODPLAIN - SEASONAL WET MEADOW
- FLOODPLAIN - AQUATIC BACKWATER POOL AND CHANNEL
- FLOODPLAIN - FRESHWATER MARSH
- LOWER SLOPE - RIPARIAN SCRUB
- MID-SLOPE - RIPARIAN FOREST
- UPPER SLOPE - UPLAND RIPARIAN FOREST



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**

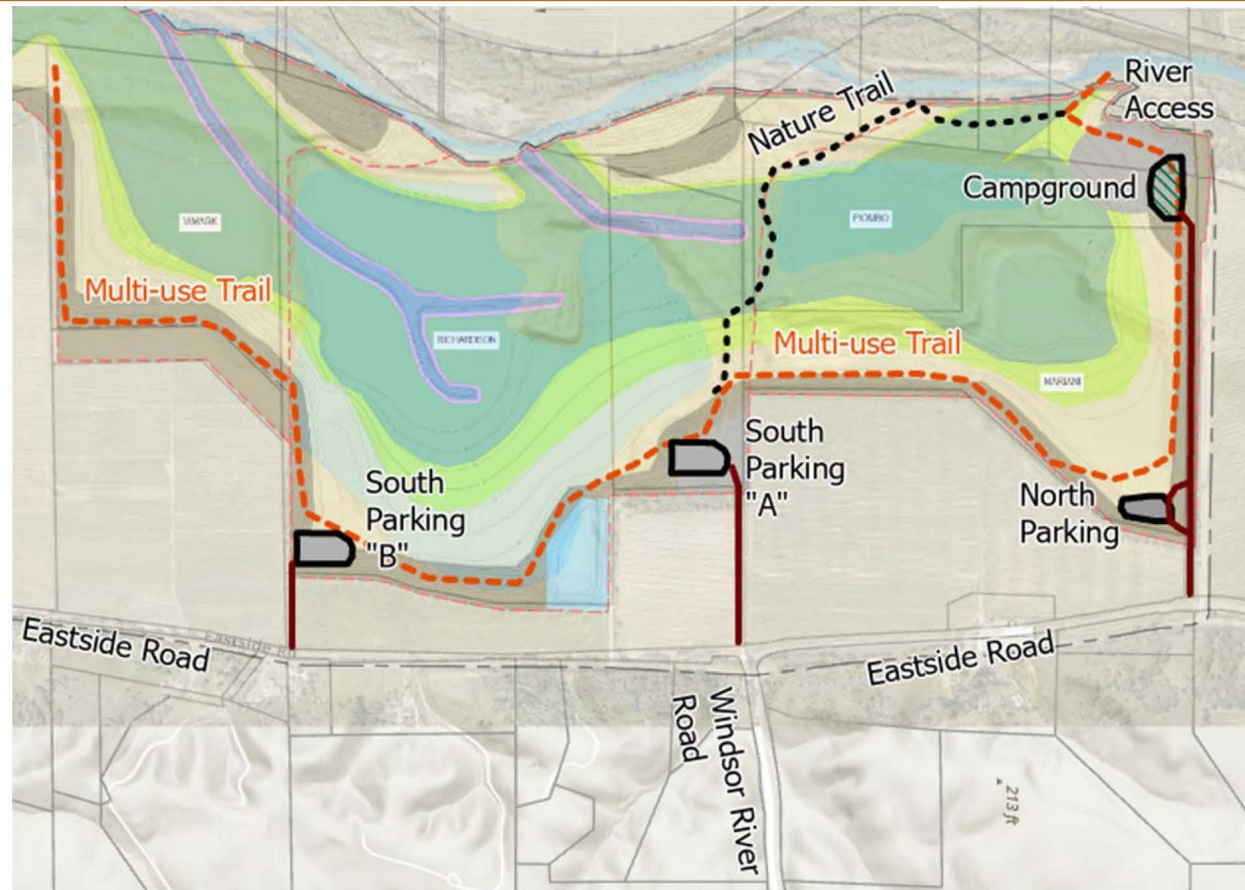


Sub-phase	Zone	Cut Cubic Yards	Fill Cubic Yards
1	Vimark Pond	1,300,000	1,300,000
2	Richardson Pond	1,800,000	1,800,000
3	Piombo Pond and Mariani Pond	1,600,000	1,600,000
Total		4,700,000	4,700,000

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) to Kaiser Sand and Gravel.
 - Option to repurchase interest in Mariani Parcel for \$1.00 after mining and reclamation obligations are complete.
 - Marianis may not exercise the repurchase option until the mine site is fully reclaimed.
- 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 28 – Access easements requirement for multi-use trail / maintenance road and nature trail
 - Access easement will avoid North Parking Area
 - COA 27 – Unlike other core parcels, Open Space Easements is not required of Mariani Parcel.
 - Note, COA 27 revised (after PC Hearing) to strike conservation easement requirement on a 7-acre parcel (066-290-050).

Staff Recommendation



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

Questions





Existing Open Water Habitat





Proposed Wet Meadow Habitat





Fish Biomass Under Existing and Proposed Conditions

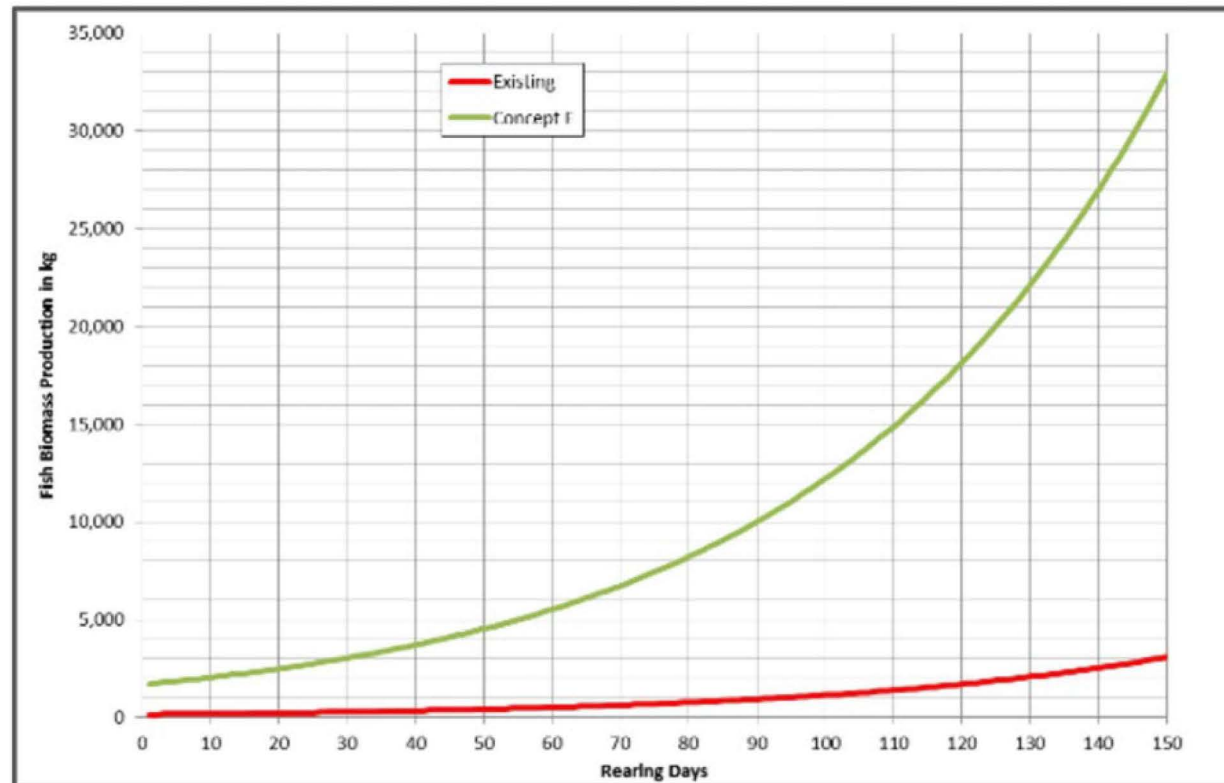


Figure 8.23. Illustration of potential salmonid biomass production in kilograms for Existing Conditions and floodplain concept Scenario II-E. Assumes average water year hydrologic conditions and winter spring rearing from December 20 to the end of May (150 days), starting with fish densities of 1 fish/square meter, and calculated growth rate of 2% per day. The red line represents Existing Conditions and the green line is Scenario II-E.