

Petaluma River Greenway



Conservation Values and Opportunities



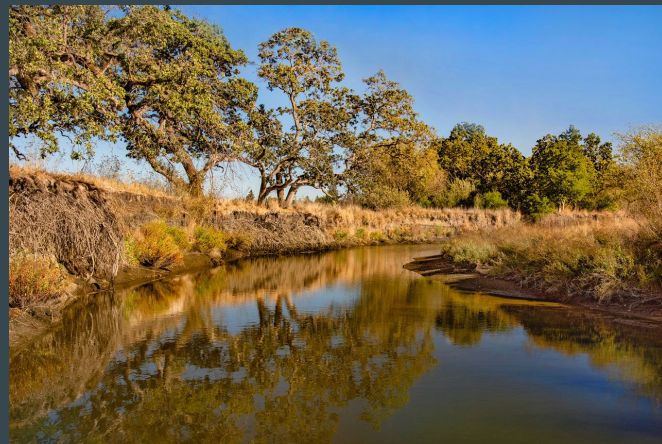
Prepared by



TOM ROBINSON CONSULTING

Topics

- Overview of Upper Petaluma River Corridor
- Parcel Study –
 - Top Conservation Values
 - Top Opportunities and Constraints
- Funding Opportunities
- Partners
- Accomplishments & Desired Next Steps



Upper Petaluma River Corridor

- Review includes stretch from Lynch Creek to Corona
- Limited development
- Lush riparian habitat
- Fresh and tidal wetlands





Parcel Study - Outputs

- Review Opportunities & Constraints
- Conservation Values Map & Summary Report
- Parcel Map and Overview
- Concept Map
- Assets for storytelling



CRISSY PASCUAL/ARGUS-COURIER STAFF

Petaluma River Parkway Parcel Map

Multi-use Trails

- Existing
- Proposed

Parcels in the Project Area

Acquisition Strategy

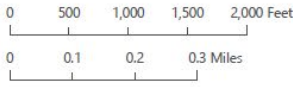
- Essential Acquisition (11 parcels, 136 acres)
- Essential Use Agreement or Lot Split (3 parcels)
- Important, Not Essential (3 parcels, 21 acres)

Other Parcels

- Sonoma Water (5 parcels, 8 acres)
- Developed (18 parcels, 33 acres)
- Planned Development (1 parcel, 4 acres)

City Limits

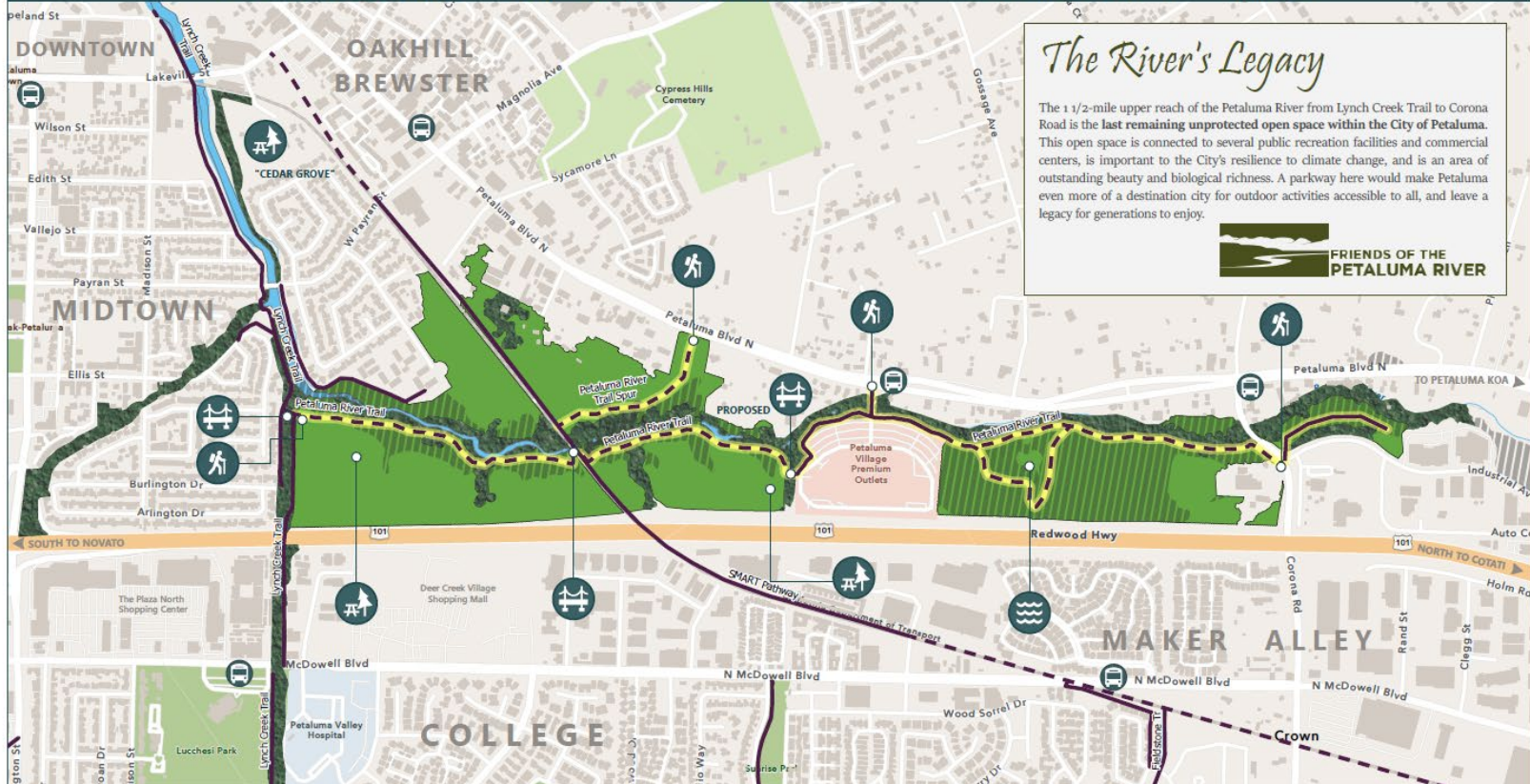
Parcels are labeled with index numbers that correspond to records in the accompanying spreadsheet.



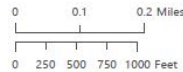
PETALUMA RIVER PARKWAY CONCEPT MAP

The River's Legacy

The 1 1/2-mile upper reach of the Petaluma River from Lynch Creek Trail to Corona Road is the last remaining unprotected open space within the City of Petaluma. This open space is connected to several public recreation facilities and commercial centers, is important to the City's resilience to climate change, and is an area of outstanding beauty and biological richness. A parkway here would make Petaluma even more of a destination city for outdoor activities accessible to all, and leave a legacy for generations to enjoy.

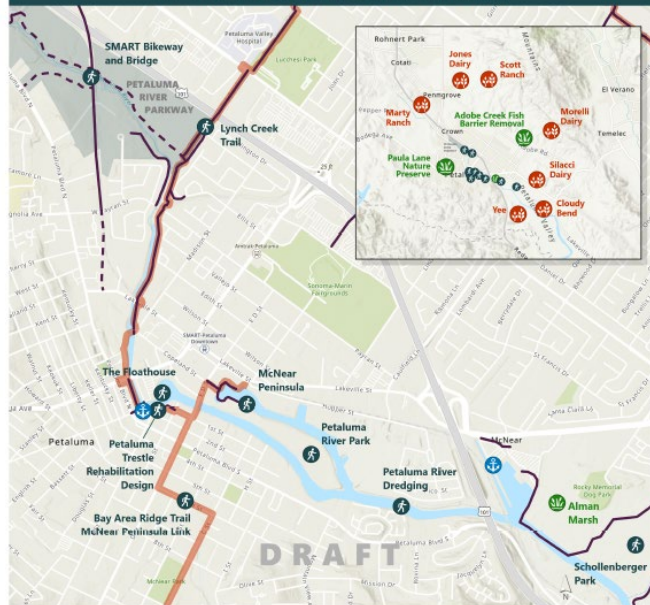


- | | | |
|----------------------------------|--------------------------------|--|
| Trailhead - Petaluma River Trail | Existing Petaluma River Trail | Annual Grassland |
| Potential Park Site | Potential Petaluma River Trail | Riparian Woodland & Oak Savannah Restoration Potential |
| Accessible Multi-Use Bridge | Existing Multi-Use Path | Existing Riparian Woodland |
| Existing Wetland Mitigation Site | Planned Multi-Use Path | |



Map produced by Tom Robinson Consulting for Friends of the Petaluma River using Esri ArcGIS software. April, 2022

ACCESS AND CONSERVATION INVESTMENTS IN THE VICINITY OF THE PETALUMA RIVER PARKWAY



- INVESTMENTS** **BIKEWAYS** **OTHER TRAILS**
- + Access
 - + SF Bay Water Trail Site
 - + Habitat
 - + Open Space Conservation
 - Existing
 - Proposed
 - + Bay Area Ridge Trail

| Project Name | Entity | Amount | Type |
|---|---|-----------------|-------------------------|
| Petaluma River Dredging | Army Corps of Engineers | \$11,000,000.00 | Access |
| Bay Area Ridge Trail McNear Peninsula Link | Bay Area Ridge Trail Council | | Access |
| Petaluma Trestle Rehabilitation Design | City of Petaluma | \$475,000.00 | Access |
| Schollenberger Park | City of Petaluma | | Access |
| Lynch Creek Trail | City of Petaluma | | Access |
| Petaluma River Park | Petaluma River Park Foundation | \$1,000,000.00 | Access |
| The Floathouse | Petaluma Small Craft Center | \$180,000.00 | Access |
| McNear Peninsula | Sonoma County Agricultural Preservation and Open Space District | \$184,500.00 | Access |
| Alman Marsh | Sonoma County Agricultural Preservation and Open Space District | \$54,000.00 | Habitat |
| Marty Ranch | Sonoma County Agricultural Preservation and Open Space District | \$495,000.00 | Open Space Conservation |
| Scott Ranch | Sonoma County Agricultural Preservation and Open Space District | \$3,245,000.00 | Open Space Conservation |
| Morelli Dairy | Sonoma County Agricultural Preservation and Open Space District | \$2,161,000.00 | Open Space Conservation |
| Jones Dairy | Sonoma County Agricultural Preservation and Open Space District | \$600,000.00 | Open Space Conservation |
| Petaluma Marsh Access and Enhancement Project | Sonoma County Agricultural Preservation and Open Space District | \$2,006,000.00 | Access |
| Yee | Sonoma County Agricultural Preservation and Open Space District | | Open Space Conservation |
| Cloudy Bend | Sonoma County Agricultural Preservation and Open Space District | | Open Space Conservation |
| Silacci Dairy | Sonoma County Agricultural Preservation and Open Space District | | Open Space Conservation |
| Paula Lane Nature Preserve | Sonoma County Agricultural Preservation and Open Space District | \$1,000,000.00 | Habitat |
| SMART Bikeway and Bridge | Sonoma Marin Area Rail Transit | \$3,300,000.00 | Access |
| Adobe Creek Fish Barrier Removal | Southern Sonoma County RCD | \$62,973.00 | Habitat |

Need

- Begin to create some “weather” around the Parkway concept
- It’s beautiful, but is it significant? Is it worth the cost?
- Qualitative and quantitative information related to:
 - Community benefits
 - City and county plans
 - Funder priorities

| Conservation Values | Opportunities and Constraints |
|--|--|
| <ul style="list-style-type: none">● Local Economy● Quality of Life for Residents● Public Access and Education● Climate Change Resilience and Mitigation● Protection from Stormwater● Water Quality Protection | <ul style="list-style-type: none">● Land Ownership● Land Use & Zoning● Potential Development● Hazard Risks● Policy Protections |

Top Conservation Values

Top Conservation Values

Quality of Life for Residents

- **16,000 people** live within ¼-mile from an off-street bike path that leads to the Parkway.
- Forms visible “gateway” to Petaluma for **108,000 drivers** daily.

Public Access and Education

- Complete the planned Petaluma River Trail
- Fulfill a **planned park** along Lynch Creek Trail
- Increase fishing and watercraft **put-in/take-out** options

Top Conservation Values

Climate Change Resilience for People

- Cooling effect where Extreme Heat Days are **expected to double**
- Avoid flood risks from **expected 3.5' of Sea Level Rise**

Climate Change Resilience for Nature

- Ensure lower and upper river habitat connectivity through town for dozens of aquatic and terrestrial animal **27 species recorded** (since 2016)

Climate Change Mitigation

- Avoided GHG soil carbon emissions: equivalent to removing **336 cars for 1 year**
- Sequestration through riparian forest restoration: equivalent to removing **509 cars for 1 year**

Top Conservation Values

Protection from Stormwater Flooding

- Let nature absorb flood waters and storm energy
- **35%** of the Parkway area is within the 100-year floodplain
- **47%** is within the 500-year floodplain

Water Quality Protection

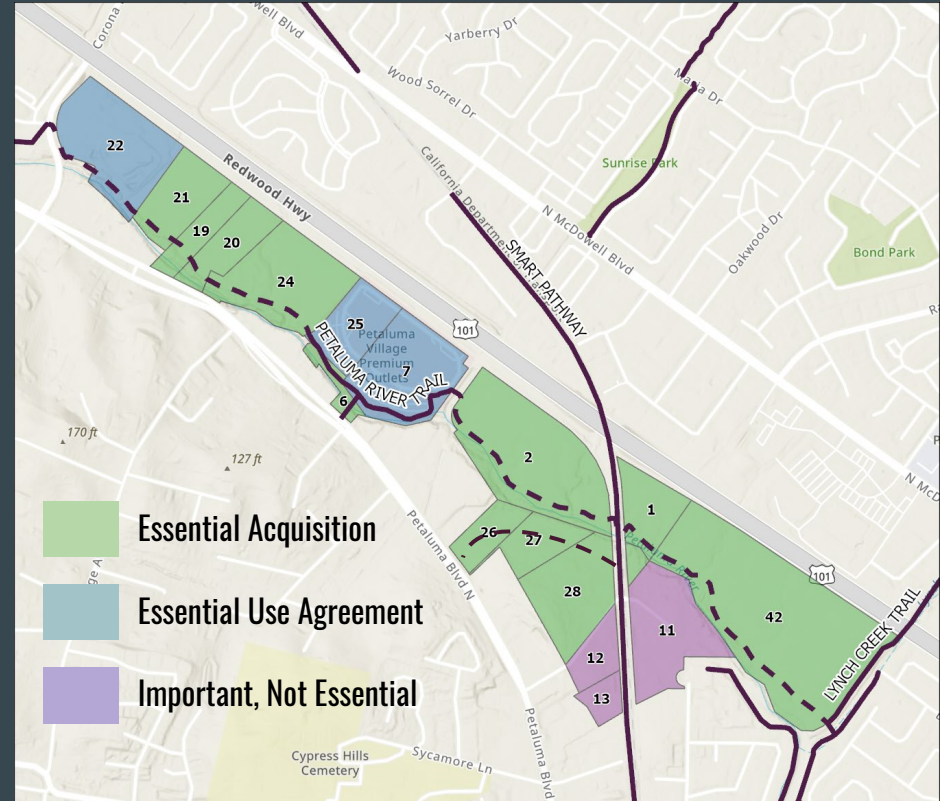
- **100%** of the Parkway area is within a State-designated “hydrogeologically vulnerable area”
- Parkway’s natural area already provides retention **174 kg/year of nitrogen**

Top Opportunities and Constraints

Top Opportunities and Constraints

Acquisition Opportunities

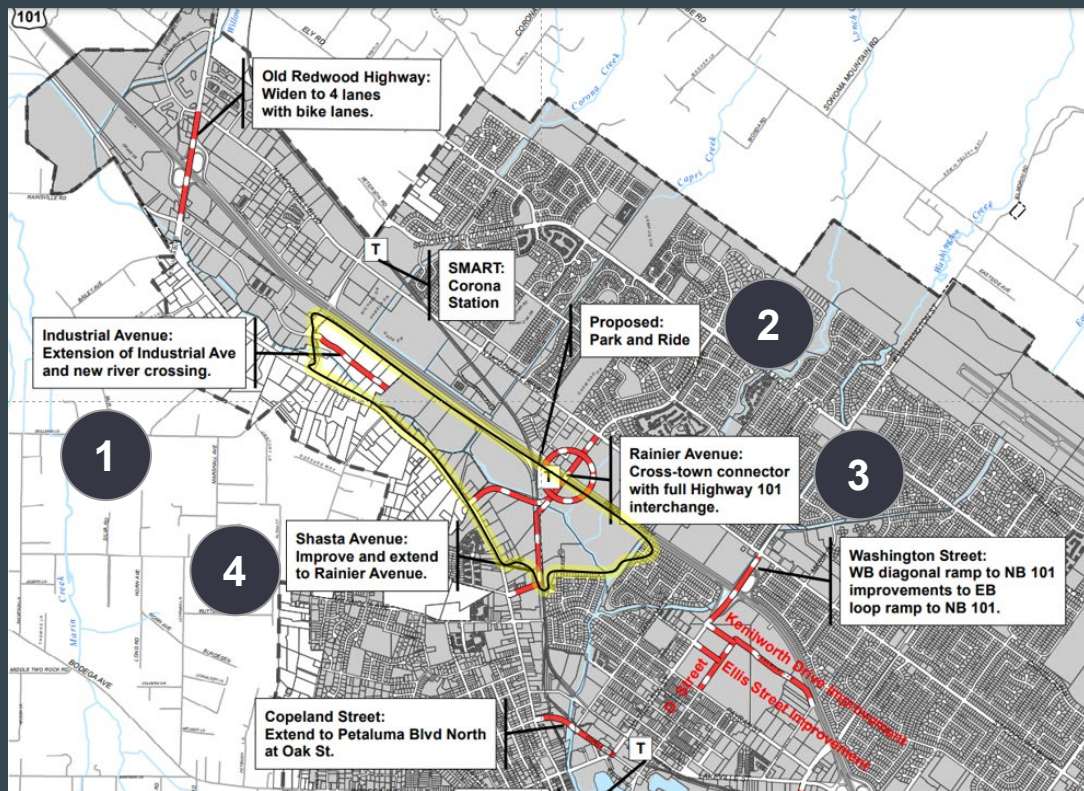
- Although 45 parcels in the project area...
- 7 owners → 17 priority parcels
- 5 owners → 13 “essential” parcels



Top Opportunities and Constraints

Zoning and Development Plans

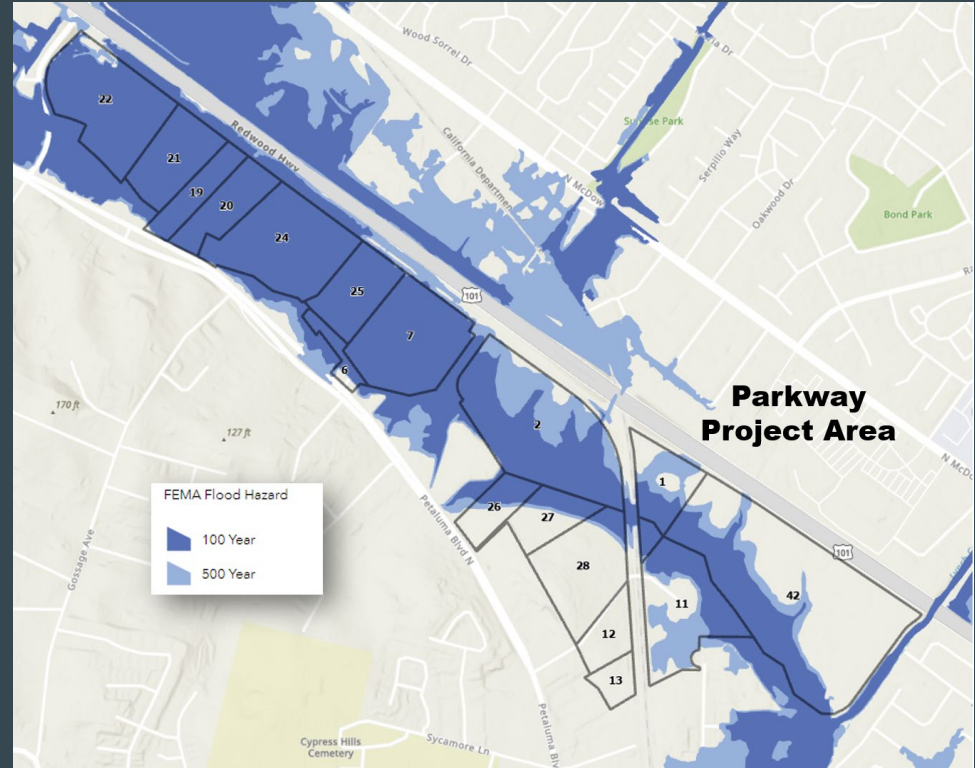
- All parcels zoned for development
 - 7 parcels → R5 Medium Density Residential (8-18 units/acre)
 - 5 parcels → C2 Community Commercial (shopping)
 - 4 parcels → BP Business Park (office parks)
- 4 significant transportation improvements are planned



Top Opportunities and Constraints

Hazards

- Flooding
 - 5 out of 17 parcels are 100% within flood zone
 - **12 of 17 parcels** are at least 50% within flood zone
- Earthquake/Liquefaction
 - Shaking hazard class **Severe Shaking**
 - Liquefaction hazard **Moderate to Very High**



Immediate Funding Opportunities

Top Funding Opportunities

State Coastal Conservancy

- \$500M for FY 22/23 and 23/24
- Land-based climate resilience projects
 - Sea Level Rise Adaptation
 - Natural Infrastructure
 - Carbon Sequestration
 - Urban Greening
- Funds planning and implementation
- SF Bay Program is currently soliciting projects

The State Coastal Conservancy recognizes the urgency and importance of preparing the coast, and the people and wildlife that depend on the coast, for sea level rise and other climate change impacts.

–SCC (Sept. 2021)



| | | |
|---|---|--------------------|
| 1 | Lynch Creek Trail | \$27,000 |
| 2 | Trestle Rehabilitation Design | \$475,000 |
| 3 | Small Craft Center | \$180,000 |
| 4 | Bay Area Ridge Trail, McNear Link | \$121,000 |
| 5 | Petaluma Marsh Acquisition, Enhancement, and Access | \$2,650,856 |
| 6 | PRBO San Francisco Bay Research Center | \$201,000 |
| 7 | Adobe Creek Fish Barrier Removal | \$62,973 |
| | TOTAL | \$3,717,829 |

Top Funding Opportunities

State Natural Resources Agency

- Wildlife Conservation Board Sustainable Groundwater Management Program
- Urban Flood Protection
- Urban Greening
- Environmental Enhancement & Mitigation
- 30x30 Initiative – “Pathways” plan finalized in April 2022.
 - Climate resilience
 - Equitable Access
 - Habitat
 - \$382M in Governor’s 22/23 budget



Partners

Partners

City of Petaluma

"How do we ensure the River acts as the lifeblood of the community?" Peggy Flynn, City Manager

"Everything we're talking about today is in line with what we've been hearing, what we're driving toward."
--Heather Hines, Lead City Planning

Sonoma Water

Zone 2A Flood Protection - \$40k for parcel study

Sonoma Land Trust

Providing guidance and planning support
Possible lead project partner

Local Leaders

Mayor Teresa Barrett
Councilmembers
Supervisor Rabbitt
Senator McGuire
Congressman Huffman

Community Organizations & Agencies

Cool Cities Petaluma
Petaluma River Park
Sonoma Resource Conservation District
Sonoma County Open Space & Agricultural
Preservation District

Desired Next Steps

Desired Next Steps

Community Visioning

- Planning and process for engaging community
- Equitable access

Landowner Outreach

- Provide funds for property negotiations including appraisals and phase I and II studies

Planning

- Analyze intersection with current goals of various state plans and initiatives.
- Conduct analysis of current ecology including habitat conditions and potentials
- Conduct detailed hydrologic study to determine water sources and flood risks

Expand existing River Access & Enhancement Plan as it applies to the Upper River

- Analysis of the potential to restore habitat, retain water, reduce flood risks, mitigate climate change and provide a new hiking/biking route to the north end of Petaluma. Add the historical ecology information.
- Conduct trail alignment and use study, including a public process. Develop preliminary designs and environmental studies for trails and restoration projects.
- Develop preliminary designs for trails and restoration projects