

MINUTE ITEM

This Calendar Item No. C10
was approved as Minute Item
No. 10 by the State Lands
Commission by a vote of 3
to 0 at its 4/26/89
meeting.

CALENDAR ITEM

A 9
S 2

C10

04/26/89
W 24052 PRC 7293
Bancroft

GENERAL LEASE - PUBLIC AGENCY USE

APPLICANT: City of Petaluma
P.O. Box 61
Petaluma, California 94953

AREA, TYPE LAND AND LOCATION:
A 0.087-acre parcel of tide and submerged land
in the Petaluma River, City of Petaluma, Sonoma
County.

LAND USE: Right-of-way for the location and maintenance
of a pedestrian bridge.

TERMS OF PROPOSED LEASE:
Initial period: 49 years beginning May 1,
1989.

CONSIDERATION: The public use and benefit; with the State
reserving the right at any time to set a
monetary rental if the Commission finds such
action to be in the State's best interest.

BASIS FOR CONSIDERATION:
Pursuant to 2 Cal. Code Regs. 2003.

APPLICANT STATUS:
Applicant is owner and permittee of upland.

PREREQUISITE CONDITIONS, FEES AND EXPENSES:
Filing fee and processing costs have been
received.

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CALENDAR ITEM NO. C 10 (CONT'D)

STATUTORY AND OTHER REFERENCES:

- A. P.R.C.: Div. 6, Parts 1 and 2; Div. 13.
- B. Cal. Code Regs.: Title 2, Div. 3;
Title 14, Div. 6.

AB 884: N/A.

OTHER PERTINENT INFORMATION:

- 1. The City of Petaluma proposes the construction of a pedestrian bridge across the Petaluma River connecting Water Street and the Golden Eagle Shopping Center in the City of Petaluma.

The bridge is part of the City's Petaluma Riverwalk Project.

- 2. The annual rental value of the site is estimated to be \$684.
- 3. A Negative Declaration was prepared and adopted for this project by the City of Petaluma. The State Lands Commission's staff has reviewed such document and believes that it complies with the requirements of the CEQA.

APPROVALS OBTAINED:

United States Army Corps of Engineers and
California Department of Fish and Game.

FURTHER APPROVALS REQUIRED:

United States Coast Guard.

EXHIBITS:

- A. Land Description.
- B. Location Map.
- C. Negative Declaration.

IT IS RECOMMENDED THAT THE COMMISSION:

- 1. FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE CITY OF PETALUMA AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.
- 2. DETERMINE THAT THE PROJECT, AS APPROVED, WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

CALENDAR ITEM NO. C10 (CONT'D)

3. AUTHORIZE ISSUANCE TO CITY OF PETALUMA OF A 49-YEAR GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING MAY 1, 1989; IN CONSIDERATION OF THE PUBLIC USE AND BENEFIT, WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENTAL IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST; FOR THE LOCATION AND MAINTENANCE OF A PEDESTRIAN BRIDGE ACROSS THE PETALUMA RIVER, IN THE CITY OF PETALUMA, SONOMA COUNTY, ON THE LAND DESCRIBED ON EXHIBIT "A" ATTACHED AND BY REFERENCE MADE A PART HEREOF.

EXHIBIT "A"

LAND DESCRIPTION

W 24052

A strip of land 30 feet wide in the bed of the Petaluma River in the City of Petaluma, Sonoma County, California, lying 15 feet on each side of the following described center line.

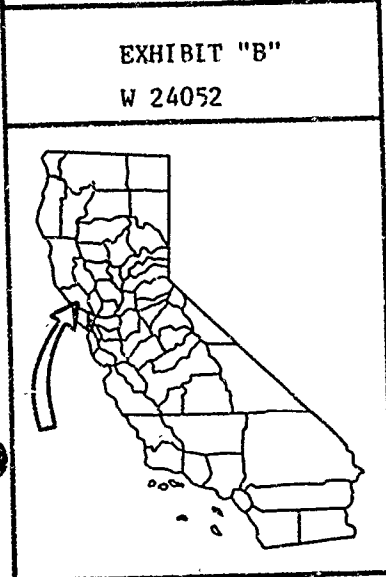
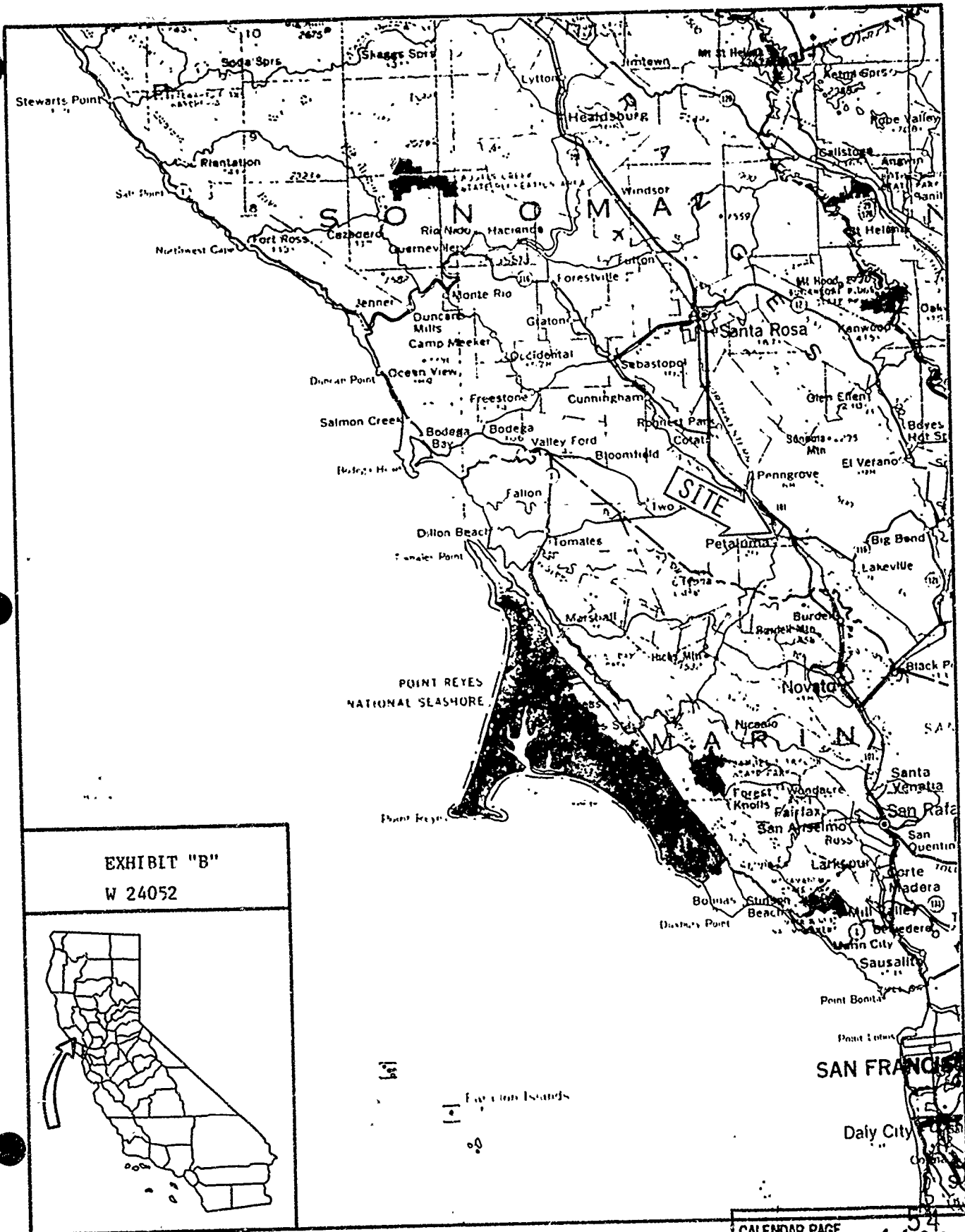
COMMENCING at dimensional point "J" as shown Record of Survey filed in Book 141 of Maps, Pages 38 and 39 in the Sonoma County Recorders Office; thence along the line from said point "J" to point "H" as shown on said Record of Survey, S 84°05'50" W, 17.81 feet to the POINT OF BEGINNING; thence S 44°38'15" W, 145.00 feet more or less to the eastern sideline of Water Street and the end of this description.

EXCEPTING THEREFROM any portion lying landward of the ordinary high water marks of the Petaluma River.

END OF DESCRIPTION

PREPARED FEBRUARY 3, 1989 BY BIU 1.

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City of Petaluma 11 English Street

Post Office Box 61 - Petaluma, California 94953

NOTICE OF DETERMINATION

TO: Sonoma County Clerk
600 Administration Dr.
Santa Rosa, CA. 95401

City Clerk
City of Petaluma
P.O. Box 61
Petaluma, CA. 94953

Secretary for Resource
1416 Ninth Street
Room 1311
Sacramento, CA. 95814

SUBJECT: Filing of Notice of Determination in compliance with Section 21106 or 2115 of the Public Resources Code.

Project Title/State Clearinghouse Number:
Contact Person: Warren Salmons Telephone Number: 707-778-4301
Project Location: City of Petaluma
Project Description: Pedestrian Bridge

This is to advise that the City of Petaluma has made the following determinations regarding the above described project:

1. The project has been approved by the lead agency
 disapproved by the lead agency
2. The project will have a significant effect on the environment
 will not have a significant effect on the environment
3. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
4. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

The EIR or Negative Declaration and record of project approval may be examined at:

City of Petaluma
Community Development and Planning Department
11 English Street
Petaluma, CA. 94953

5. Mitigation measures X were, were not, made a condition of the approval of the project.
6. A statement of Overriding Considerations was. X was not, adopted for this project.

Warren Salmons
Signature

Warren Salmons
Director, Community Development
and Planning

Date: 1-31-89

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Resolution No. 89-24 N.C.S.
of the City of Petaluma, California

RESOLUTION APPROVING THE ISSUANCE OF A
NEGATIVE DECLARATION OF ENVIRONMENTAL
IMPACT FOR THE PETALUMA RIVER WALK
PEDESTRIAN BRIDGE

WHEREAS, the City adopted a schematic master plan for the Petaluma River Walk project; and

WHEREAS, the plan envisioned construction of a pedestrian bridge connecting Water Street to the Golden Eagle Shopping Center; and

WHEREAS, the City is now in the final stages of designing said bridge; and

WHEREAS, in April 1989, a Notice of Preparation of Negative Declaration was issued to all interested and/or responsible agencies; and

WHEREAS, the said notice yielded two responses:

1. California Archaeological Inventory regarding the possibility of prehistoric and historic cultural resources;
2. Northwestern Pacific Railroad; and

NOW, THEREFORE, BE IT FURTHER RESOLVED that the issuance of said Mitigated Negative Declaration pursuant to the California Environmental Quality Act is hereby approved, subject to and based on the following findings:

1. The bridge as proposed is consistent with the Petaluma General Plan;
2. The Initial Study for the project adequately evaluates the project's impact upon the environment and has been completed in accordance with the California Environmental Quality Act and in accordance with the Guidelines for Implementation of said Act prescribed by the State

of California Secretary of Resources and with the Local Guidelines implementing the California Environmental Quality Act adopted by the Council of the City of Petaluma;

3. The Council has reviewed and considered the information in said Study; and the City Council has reviewed the environmental documents applicable to the recommended project;
4. Mitigation measures as noted below will be implemented to minimize environmental impacts noted by the respondents to the Notice of Preparation.
 - a. Previous studies indicate that it is unlikely that archaeological remains will be encountered. However, in the event that archaeological remains are encountered during grading, work shall be halted temporarily and a qualified archaeologist shall be consulted for evaluation of the artifacts and to recommend future action. The local Indian community shall also be notified and consulted in the event any archaeological remains are uncovered.
 - b. The railroad will be consulted and appropriate design modifications will be made to protect pedestrians in the vicinity of the railroad right-of-way.

reso.ped.bridge/rescl9

Under the power and authority conferred upon this Council by the Charter of said City.

REFERENCE:

I hereby certify the foregoing Resolution was introduced and adopted by the Council of the City of Petaluma at a (Regular) (Adjourned) (Special) meeting on the ...23rd ... day of ...January..., 1989, by the following vote:

Approved as to form

City Attorney

AYES: Cavanagh, Tencer, Sobel, Woolsey, Balshaw, Vice Mayor Davis, Mayor Hill

NOES: 0

ABSENT: J

ATTEST:

Paulette Lyon
City Clerk
DEPUTY CITY CLERK

M. Patricia Hill
Mayor

CA 1085

Council File No. 89-24 HCA

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NOTICE OF INTENT TO ISSUE
NEGATIVE DECLARATION FOR
RIVERWALK PEDESTRIAN BRIDGE

NOTICE IS GIVEN that the Project Coordinator of the City of Petaluma will recommend that the City Council grant a negative declaration of environmental impact with the understanding that this proposal will have no significant environmental impacts. The project is described as:

River Walk Pedestrian Bridge. A small portion of the "River Walk Master Plan", the pedestrian bridge will extend approximately 160 feet, spanning the Petaluma River at the terminous of Western Avenue and Water Street. The single span bridge will accommodate pedestrian and bicycle traffic and will allow unimpeded views of boats and buildings. Once complete, the bridge will permit regular dredging of the river and enhance the City's historic architecture.

A project location map and Initial Study are enclosed for your information. In order that review of this project may proceed in a timely fashion, all responses to this notice are requested no later than May 31, 1988. Responses and/or requests for additional information may be addressed to Jaqueline O'Connor, Project Coordinator, City of Petaluma, 11 English Street, Petaluma, CA. 94952, telephone 707/778-4304.

J. O'Connor
Project Coordinator

C: JO/RF
KY/RF

notice.riverwalk.bridge/reso9

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INITIAL STUDY: RIVERWALK

April, 1988

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ENVIRONMENTAL INFORMATION FORM
(To Be Completed By Applicant)

Date Filed 4-5-88

General Information

1. Name and address of developer or project sponsor: _____
City of Petaluma
2. Address of project: P.O. Box 61, Petaluma, CA 94953
Assessor's Block and Lot Number: _____
3. Name, address, and telephone number of person to be contacted concerning this project: Jacqueline O'Connor, P. O. Box 61, Petaluma 94953
707/778-4304
4. Indicate number of the permit application for the project to which this form pertains: N/A
5. List and describe any other related permits and other public approvals required for this project, including those required by city, regional, state and federal agencies: Permits may be required by State Fish & Game, U.S. Corps of Engineers, U.S. Fish & Wildlife, BCDC and/or Sonoma County Water Co.
6. Existing zoning district: Connects two areas zoned central commercial
7. Proposed use of site (Project for which this form is filed): _____
Pedestrian Bridge

Project Description

8. Site size. See Attachment "A"
9. Square footage.
10. Number of floors of construction.
11. Amount of off-street parking provided.
12. Attach plans.
13. Proposed scheduling.
14. Associated project.
15. Anticipated incremental development.
16. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected.

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- N/A 17. If commercial, indicate the type, whether neighborhood, city or regionally oriented, square footage of sales area, and loading facilities.
- N/A 18. If industrial, indicate type, estimated employment per shift, and loading facilities.
- N/A 19. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project.
20. If the project involves a variance, conditional use or rezoning application, state this and indicate clearly why the application is required.

None

Are the following items applicable to the project or its effects? Discuss below all items checked yes (attach additional sheets as necessary).

- | | Yes | No |
|---|-----|----|
| 21. Change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours. | — | X |
| 22. Change in scenic views or vistas from existing residential areas or public lands or roads. Enhanced and new vistas. | X | — |
| 23. Change in pattern, scale or character of general area of project. | — | X |
| 24. Significant amounts of solid waste or litter. | — | X |
| 25. Change in dust, ash, smoke, fumes or odors in vicinity.
During construction only | — | X |
| 26. Change in ocean, bay, lake, stream or ground water quality or quantity, or alteration of existing drainage patterns. | — | X |
| 27. Substantial change in existing noise or vibration levels in the vicinity. | — | X |
| 28. Site on filled land or on slope of 10 percent or more. | — | X |
| 29. Use of disposal of potentially hazardous materials, such as toxic substances, flammables or explosives. | — | X |
| 30. Substantial change in demand for municipal services (police, fire, water, sewage, etc.). | — | X |
| 31. Substantially increase fossil fuel consumption (electricity, oil, natural gas, etc.). | — | X |
| 32. Relationship to a larger project or series of projects.
Bridge is a component of the River Walk Master Plan. Because the budget and timetable for the Plan are uncertain, this component is being treated separately. Further Environmental Setting environmental review will occur if the Master Plan proceeds. | X | — |
| 33. Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects. Describe any existing structures on the | | |

See Attachment A

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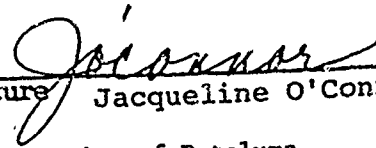
site, and the use of the structures. Attach photographs of the site. Snapshots or polaroid photos will be accepted.

34. Describe the surrounding properties, including information on plants and animals and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, etc.), intensity of land use (one-family, apartment houses, shops, department stores, etc.), and scale of development (height, frontage, set-back, rear yard, etc.). Attach photographs of the vicinity. Snapshots or polaroid photos will be accepted.

Certification

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.

Date 4/5/88


Signature Jacqueline O'Connor
For City of Petaluma

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ATTACHMENT A

ENVIRONMENTAL INFORMATION FORM

The City of Petaluma has adopted the Riverwalk Master Plan which is designed to improve a portion of the central business district by beautifying and landscaping the walkway on the Petaluma River and adding a single span bridge. Initial steps have already been undertaken with the completion of a park and walkway joining the downtown and a multi-level parking garage. The next logical step is the "River Walk".

The "River Walk" pedestrian bridge will extend approximately 160 feet, spanning the Petaluma River at the terminus of Western Avenue and Water Street. The single span bridge will accommodate pedestrian and bicycle traffic and will allow unimpeded views of boats upriver and buildings. Once complete, the bridge will permit regular dredging of the river and enhance the City's historic architecture.

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City of Petaluma 11 English Street
Post Office Box 61 - Petaluma, California 94953

ENVIRONMENTAL CHECKLIST FORM
(To be completed by Lead Agency)

I. BACKGROUND

1. Name of Proponent City of Petaluma
2. Address and Phone Number of Proponent: P.O. Box 61, Petaluma, CA 94953
(707) 778-4310
3. Date of Checklist Submitted 4/5/88
4. Agency Requiring Checklist City
5. Name of Proposal, if applicable Petaluma River Bridge

II. ENVIRONMENTAL IMPACTS (Explanations of all "yes" and "maybe" answers are required on attached sheets.)

See Attachment A

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
1. <u>Earth.</u> Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	---	---	X
b. Disruptions, displacements, compaction or overcovering of the soil? See note 1-b	---	X	---
c. Change in topography or ground surface relief features?	---	---	X
d. The destruction, covering or modification of any unique geologic or physical features?	---	---	X
e. Any increase in wind or water erosion of soils, either on or off the site?	---	---	X
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	---	---	X
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? See note 1-f	---	---	X

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	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
2. <u>Air</u> . Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	---	---	X
b. The creation of objectionable odors?	---	---	X
c. Alteration of air movement, moisture or temperature, or any change in climate, either locally or regionally?	---	---	X
3. <u>Water</u> . Will the proposal result in:			
a. Changes in currents, or the course or direction of water movements, in either marine or fresh waters?	---	---	X
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface water runoff?	---	---	X
c. Alterations to the course or flow of flood waters?	---	---	X
d. Change in the amount of surface water in any water body?	---	---	X
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	---	---	X
f. Alteration of the direction or rate of flow of ground waters?	---	---	X
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	---	---	X
h. Substantial reduction in the amount of water otherwise available for public water supplies?	---	---	X
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	---	---	X
4. <u>Plant Life</u> . Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, microflora and aquatic plants)?			X

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	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	---	---	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	---	---	<u>X</u>
d. Reduction in acreage of any agricultural crop?	---	---	<u>X</u>
5. <u>Animal Life.</u> Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms, insects or microfauna)?	---	---	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	---	---	<u>X</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	---	---	<u>X</u>
d. Deterioration to existing fish or wild-life habitat?	---	---	<u>X</u>
6. <u>Noise.</u> Will the proposal result in:			
a. Increases in existing noise levels? During Construction Only	---	<u>X</u>	---
b. Exposure of people to severe noise levels?	---	---	<u>X</u>
7. <u>Light and Glare.</u> Will the proposal produce new light or glare? Residents not affected,,	---	<u>X</u>	---
8. <u>Land Use.</u> Will the proposal result in a substantial alteration of the present or planned land use of an area? Area is Central Business District and will remain CBD	---	---	<u>X</u>
9. <u>Natural Resources.</u> Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	---	---	<u>X</u>
b. Substantial depletion of any nonrenewable natural resource?	---	---	<u>X</u>

- | | <u>YES</u> | <u>MAYBE</u> | <u>NO</u> |
|---|------------|--------------|-----------|
| 10. <u>Risk of Upset.</u> Does the proposal involve a risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions? | --- | --- | X |
| 11. <u>Population.</u> Will the proposal alter the location, distribution, density, or growth rate of the human population of an area? | --- | --- | X |
| 12. <u>Housing.</u> Will the proposal affect existing housing, or create a demand for additional housing? | --- | --- | X |
| 13. <u>Transportation/Circulation.</u> Will the proposal result in: | | | |
| a. Generation of substantial additional vehicular movement? See Note 13-a | --- | V | --- |
| b. Effects on existing parking facilities, or demand for new parking? | --- | --- | X |
| c. Substantial impact upon existing transportation systems? | --- | --- | X |
| d. Alterations to present patterns of circulation or movement of people and/or goods?
See note 13-d | X | --- | --- |
| e. Alterations to waterborne, rail or air traffic? | --- | X | --- |
| f. See Note 13-e
Increase in traffic hazards to motor vehicles, bicyclists or pedestrians? | --- | --- | X |
| 14. <u>Public Services.</u> Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas: | | | |
| a. Fire protection? | --- | --- | X |
| b. Police protection? | --- | --- | X |
| c. Schools? | --- | --- | X |
| d. Parks or other recreational facilities? | --- | --- | X |
| e. Maintenance of public facilities, including roads? | --- | --- | X |
| f. Other governmental services? | --- | --- | X |

	<u>YES</u>	<u>MAYBE</u>	<u>NO</u>
15. <u>Energy</u> . Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	---	---	X
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	---	---	X
16. <u>Utilities</u> . Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	---	---	X
b. Communications systems?	---	---	X
c. Water?	---	---	X
d. Sewer or septic tanks?	---	---	X
e. Storm water drainage?	---	---	X
f. Solid waste and disposal?	---	---	X
17. <u>Human Health</u> . Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	---	---	X
b. Exposure of people to potential health hazards?	---	---	X
18. <u>Aesthetics</u> . Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	---	---	X
19. <u>Recreation</u> . Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities? A positive impact - Improved quality & quantity is expected.	---	X	---
20. <u>Archeological/Historical</u> . Will the proposal result in an alteration of a significant archeological or historical site, structure, object or building? See note 20	---	---	X

21. Mandatory Findings of Significance.

YES MAYBE NO

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

— — X

b. Does the project have the potential to achieve short-term, to the disadvantages of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)

— — X

c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)

— — X

d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

— — X

III. DISCUSSION OF ENVIRONMENTAL EVALUATION

This project will not have "substantial or considerable" effects. In fact, the effects will be positive rather than negative.

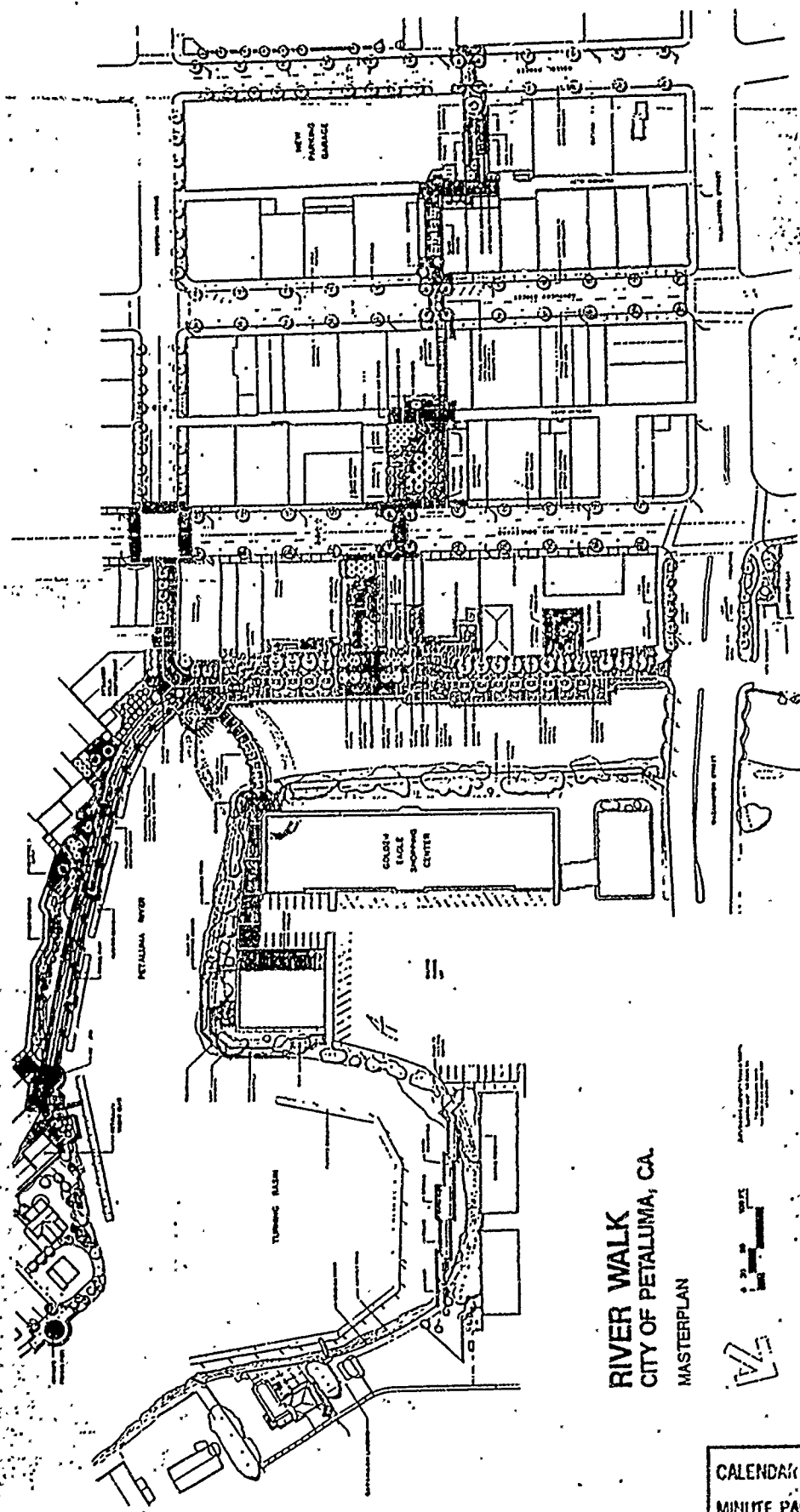
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ATTACHMENT A

ENVIRONMENTAL CHECK LIST FORM

COMMENTS:

- 1b Footings may require some very localized compaction or over-covering of soil.
- 1f Unless bridge enters water, there should be no change in erosion or sedimentation and certainly not to the extent that modification of the river channel would occur.
- 13a Land use in the gross sense will not be altered. (i.e. commercial areas will remain commercial. New uses such as manufacturing are not being introduced). Rather, circulation and level of activity may promote commerce, and use of river front property
- 13d The pedestrian bridge will serve to reduce reliance on auto use in downtown areas making it possible, even easier, to walk between areas. The proposed alteration to the circulation system is designed to promote pedestrian traffic, not automobile traffic.
- 13e Alteration to water-borne traffic is not anticipated. Boats can go only to the new bridge but the distance difference is negligible.
- 20 The west side of the river bank has been identified as an area with a probability of archaeological interest based on a very broad-brush survey. The nature of the improvements will have very little impact in terms of disturbance to the area. The area is presently highly urbanized and has been so for a long period of time, therefore, these effects are expected to be slight. However, if something of an archaeological nature is discovered during construction, all activity will be halted until qualified experts can survey the area and make recommendations to city staff. This is a standard city requirement on all projects.
- 21 This project will not have substantial or significant effects. In fact, no negative effects are anticipated, only an enhancement of the area.



RIVER WALK
CITY OF PETALUMA, CA
 MASTERPLAN



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01199