



# The Bi-Monthly Update

September & October 2023  
Key City Projects and Initiatives

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## Key City Projects and Initiatives

### Active Transportation Plan

**Project Manager:** Bjorn Gripenburg, Public Works and Utilities

**Contact Information:**

[bgripenburg@cityofpetaluma.org](mailto:bgripenburg@cityofpetaluma.org)

**Project Completion Date:** Spring 2024

**Budget:** \$160,000

**Council Goal/Priority:** A City That Works & A Safe Community That Thrives—Workplan items 18, 20, 26, 28, and 85<sup>1</sup>



### Project Description

The Active Transportation Plan (last adopted in 2008 as the [Bicycle and Pedestrian Master Plan](#)) will identify and prioritize infrastructure, educational, encouragement, and enforcement efforts needed to make walking, bicycling, and rolling safe and accessible for people of all ages and physical abilities.

### Current Status

Community engagement efforts launched in July, starting with an interactive project map, a key element of the Plan that identifies specific infrastructure improvements (such as new or improved trails, sidewalks, crosswalks, and bike lanes). The project team received 400 comments on the map, then revised and sought feedback on updated maps at an Open House in October and through the project webpage. The project maps will continue to be updated as additional feedback is received over the coming months and following detailed reviews by the Pedestrian and Bicycle Advisory Committee (PBAC). Upcoming engagement opportunities will be shared to the project webpage and to subscribers at [cityofpetaluma.org/active-transportation-plan](http://cityofpetaluma.org/active-transportation-plan).

The project team currently anticipates taking a draft plan to PBAC, the Planning Commission, and City Council for review and ultimately, adoption in Winter/Spring 2024.

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<sup>1</sup> Workplan items can be found in attached Goals and Priorities Booklet.



## Advanced Metering Infrastructure Project

**Project Manager:** Lucas Pereira, Public Works and Utilities

**Contact Information:** [lpereira@cityofpetaluma.org](mailto:lpereira@cityofpetaluma.org)

**Project Completion Date:** December 31, 2025

**Budget:** \$11.5 Million

**Goal/Priority:** Our Environmental Legacy—Workplan items 55 and 70



### Project Description

The City plans to upgrade its 20,388 water and recycled water customer meters that use Automated Meter Reading (AMR) with Advanced Metering Infrastructure (AMI) meters and a customer engagement portal. This will give water customers access to real-time water use information through the portal, which they can view on their smartphones or computers. The AMI technology will also provide the City with proactive water leak detection, increased water conservation, improved water use data accuracy, and real-time data collection.

On March 22, 2022, the Department of Water Resources (DWR) announced that the City of Petaluma received \$7,502,702 from the Urban and Multibenefit Drought Relief Grant Program for this project.

### Current Status

On May 1, 2023, City staff presented the project to the City Council and on May 15 received approval from Council for a material purchase order. City staff is currently working on the contract documents and plans to advertise the installation contract for bids later this year and begin the project in Spring 2024.

## Battery Energy Storage Projects (Outside of City Limits)

**Project Manager:** Permit Sonoma, County of Sonoma





**Contact Information:** boh@cityofpetaluma.org  
**Project Completion Date:** TBD

### Project Description

The County of Sonoma has received two proposals to build two separate battery storage facilities just outside of city limits. While both proposals do not require city approvals, the City of Petaluma understands community concerns especially regarding health and safety. We will continue to monitor and communicate information to our community as the County of Sonoma considers each project.

### Current Status

#### Project 1 – North Bay Energy Storage by Strata (1901 Frates Rd)

The County of Sonoma has determined that the project must complete an EIR before moving forward. Last year, the City of Petaluma denied a request from the project applicants to secure city services due to the project's location outside city limits. Additional project information can be found on their webpage: <https://nbenergystorage.com/faqs>

#### Project 2 – Borealis Energy Storage (3571 Adobe Rd / formerly Green String Farms)

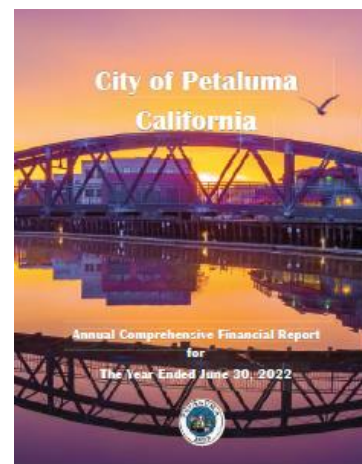
The County of Sonoma has determined that the project must complete an EIR before moving forward.

## Budget and Financial Reporting Process

**Project Manager:** Jessie Gooch  
**Contact Information:** [jgooch@cityofpetaluma.org](mailto:jgooch@cityofpetaluma.org)  
**Project Completion Date:** Annual Comprehensive Annual Report (ACFR) – Winter 2023; Budget – Late Spring 2024  
**Budget:** N/A  
**Goal/Priority:** A City That Works—Workplan items 1 and 3

### Project Description

Every year, the city goes through two financial processes: creating and adopting the annual budget, which includes the operations budget and Capital Improvement Program, and



the Annual Comprehensive Financial Report. The fiscal year runs from July 1st to June 30th. Once the previous fiscal year's invoices and receipts are resolved in the fall, an audit begins to review the completed fiscal year.

### Current Status

Staff is currently working on the Annual Financial Audit with the City's Outside Auditors as well as preparing the FY 2022-23 Annual Comprehensive Financial Report.

### Caulfield Bridge Crosstown Connector

**Project Manager:** Bjorn Gripenburg,  
Public Works and Utilities

**Contact Information:**  
[bgripenburg@cityofpetaluma.org](mailto:bgripenburg@cityofpetaluma.org)

**Project Completion Date:** 2028

**Budget:** \$341,000

**Goal/Priority:** A City that Works—  
Workplan items 14, 15, 18, 20, 26



### Project Description

The Caulfield Bridge Crosstown Connector Project will construct a new 500-foot drawbridge over the Petaluma River, connecting Crystal Lane at Petaluma Boulevard





South to Caulfield Lane at Bautista Way for people walking, bicycling, and driving. The Caulfield Bridge would provide more direct access between southeast and southwest Petaluma, helping to relieve traffic congestion on existing crosstown connectors, such as D and E. Washington Streets, and improve emergency response times.

### Current Status

The design, environmental review, and permitting phase for this project began in June 2023. The project team launched community engagement in October and November with an Open House and survey seeking feedback on the bridge design, bicycle and pedestrian accommodations, and other amenities. The team is currently working on several efforts to inform the bridge design and regulatory approvals, including a 1) hydraulic analysis to understand and mitigate impacts on the river and floodway (accounting for sea level rise and extreme precipitation events), 2) foundation report to better understand soil and groundwater conditions, and 3) environmental document to identify and mitigate the bridge's impacts on the natural environment.

The next community engagement activities will focus on the environmental document and will span Winter-Summer 2024. Engagement opportunities will be posted to the project webpage at <http://cityofpetaluma.org/caulfieldbridge> and emailed to subscribers.

### City Hall Upgrades—East & West Wing, Permit Center

**Project Manager:** Diane Ramirez, Public Works and Utilities

**Contact Information:**

[dramirez@cityofpetaluma.org](mailto:dramirez@cityofpetaluma.org)

**Project Completion Date:** Winter 2023

**Budget:** \$1 million, funded by City Facilities Impact Fee, American Rescue Plan Act (ARPA), SB2 Grant

**Goal/Priority:** Spaces and Places That Inspire—Workplan items 138 and 139

### Project Description

The East Wing remodel consolidates and expands existing City Hall departments to improve services and facility safety under pandemic conditions. The Permit Center and



West Wing remodel will improve community access and permit acquisition for building, planning, fire, and encroachment permits. The West Wing project includes space planning, building improvements, and remodel construction activities.

### Current Status

Currently, the modifications to the Permit Center have been designed, permitted, advertised for bid, and awarded for construction in September-2023 with construction to follow.



### Climate Ready

**Project Manager:** Rhianna Frank, City Manager's Office

**Contact Information:**

[rfrank@cityofpetaluma.org](mailto:rfrank@cityofpetaluma.org)

**Project Completion Date:** Ongoing

**Budget:** Not Applicable

**Goal/Priority:** Our Environmental Legacy



**CLIMATE READY  
2030**

### Project Description

The City of Petaluma has set aggressive climate goals to be carbon neutral by 2030 and drafted the Climate Emergency Framework to support these goals. The Climate Ready Campaign is the outreach campaign that overarches all climate action related projects.

### Current Status

#### *EV Charging Infrastructure Master Plan*

The City of Petaluma has completed an energy grid capacity analysis, identifying facilities requiring service upgrades. NV5, the consultant awarded the Master Plan, has finished 30% of the design plans for the Library, Swim Center, Marina, Prince Park, Keller Garage, and Community Sports Field. Designs are pending for the Fire Department, Senior Center, Schollenberger Park, Leghorn Park, and McNear Park. NV5 is also working on



the 90% design phase for the Police Department, Water Field Office, Corporation Yard, City Hall, Airport, Community Center, and Ellis Creek.

***CalRecycle Grant: “Petaluma Sustainable Streetscapes”***

The City of Petaluma has been awarded \$275K to upgrade trash and recycling bins at 50 Transit locations, all our Parks, and 35 Downtown locations. The downtown component of the grant will include a survey for the community to vote on their favorite receptacle option. The survey can be found on the Climate Ready webpage and will run through December 22<sup>nd</sup>.

The Sustainable Streetscapes program will also include a student art contest to raise awareness as the winning recycling themed artwork will be installed on the new recycling bins in the downtown area.

***Citywide Electrification Initiative***

To date, the City of Petaluma has partnered with [Cool Petaluma](#) to host two major events. The Resource Expo on May 22<sup>nd</sup> welcomed 366 people, and Electrify Petaluma on August 28<sup>th</sup> focused on local contractors, addressing electrification barriers to support the city's 2030 carbon neutrality goal. The event comprised information sharing, feedback sessions, and networking. Key findings included challenges with permitting costs, complex rebates, electrical upgrades, and resistance to new technologies like heat pumps. Future steps involve utilizing feedback for new initiatives, a community survey, an Electrification Hub website, and updated city ordinances to facilitate the electrification transition.



## Community Art Grant Program

**Project Manager:** David Ward, Community Development

**Contact Information:**

[dward@cityofpetaluma.org](mailto:dward@cityofpetaluma.org)

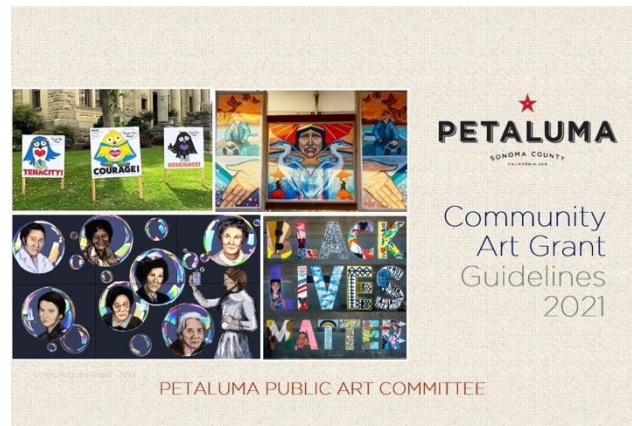
**Project Completion Date:** Ongoing

**Budget:** \$21,800 (FY 21-22)

**Goal/Priority:** Spaces and Places That Inspire—Workplan items 134 and 135

### Project Description

The Community Art Grant program is a new funding opportunity that provides small grants directly to members of the Petaluma community for arts-based projects or programs. The grants are intended for public-facing projects that showcase high artistic quality, celebrate the community's diversity and history, and engage with the public. The maximum grant request is \$10,000, and recipients cannot apply again until twelve months after completing a previous project.



### Current Status

At the March 24, 2022 meeting, the Petaluma Public Art Committee reviewed and approved three complete grant requests. The awarded funds totaled \$21,800, and all projects were selected for funding. One project is finished and two are pending completion. The first project is a multi-disciplinary, interactive art installation at Helen Putnam Plaza, and the second project is a bus shelter mural project. The funds will be used to pay student artist honorariums and support costs associated with construction, stipends, publicity, and site restoration. Both projects are scheduled for completion by the end of the year 2023 and conclude by reporting back to the PPAC to receive the remainder of their grant awards.

### *Cinda Gilliland and Drake Cunningham (Re:public)*

Re:public received a grant of \$10,000 to help fund a project called Listening Builds Community. The project will be a multi-disciplinary, interactive art installation at Helen Putnam Plaza, managed by Re:public. The grant will help pay for a stage for performances, artist stipends, a curator and events budget, publicity, and the restoration of the site once the project is complete. The grant will be combined with other funding, including a grant from Creative Sonoma. The project leaders, Cinda Gilliland and Drake



Cunningham, have applied for a Parks Special Event permit through the Parks and Recreation department, and if approved, the project will take place in Helen Putnam Plaza for two months starting in the Spring of 2023. This project will conclude October 2023.

### ***Climate Action Campaign***

Rhianna Frank, the Climate Action Manager of Petaluma, requested funding for a joint-funded art project with the Transit Division to create murals on bus shelters in Petaluma. The grant money will contribute to paying student artists who will paint the murals with assistance from members of the Petaluma Arts Center. The total grant award is \$4,800 and will directly pay student artist honorariums. The Transit Division is scheduled to install the murals while the payments for the artists are being processed. This project is expected to be completed end of year 2023.





## Compressed Natural Gas (CNG) Fueling Station Ellis Creek & Ellis Creek High-Strength Waste Facility Projects

**Project Manager:** Kristin Arnold, Public Works and Utilities

**Contact Information:** [karnold@cityofpetaluma.org](mailto:karnold@cityofpetaluma.org)

**Project Completion Date:** Summer 2024

**Budget:** \$14.3 million

**Goal/Priority:** Our Environmental Legacy—Workplan items 42 and 51

### Project Description

The Ellis Creek Water Recycling Facility (ECWRF) will produce almost twice the amount of methane gas by adding another digester and high-strength waste to the treatment process. ECWRF already produces methane gas and uses it to fuel boilers that heat the digesters. The excess methane gas will be scrubbed, compressed, and used to fuel Recology vehicles. The City secured grant funds from the California Energy Commission, and the Wastewater Capital Fund will provide the remainder of the funding.



### CNG Fueling Station

This project built a gas scrubbing facility and Compressed Natural Gas (CNG) fueling station at the ECWRF and a fueling station at Recology Sonoma Marin's facility in Petaluma. An agreement between Recology and the City is needed to sell fuel to Recology.

### High-Strength Waste (HSW) Facility

This project transformed an acid-phase digesters at the Ellis Creek Water Recycling Facility to mix high-strength waste from local industries with wastewater solids. It also includes adding capacity for sludge dewatering. The design started in 2016-17, and while the system has been built it has not undergone final testing due to corrections that need to be made to the system.

### Current Status



The City has obtained permits from the Bay Area Air Quality Management District to operate the CNG system and construct the HSW system. Start-up of the HSW system is needed before the permit to operate can be received. Full operation of the CNG and HSW system can begin once the following items are completed:

- Recology agreement
- HSW system's operations and maintenance manuals
- Adjustments to the HSW receiving pump station controls
- Annual agreements for maintenance and trucking
- Minor improvements to the fueling station

Staff is actively working on completing these remaining items. More specifically, staff is working on finalizing a production and financial analysis to inform the Recology Agreement, and negotiating the remainder of the HSW system work with the consultant.

This project was granted \$3 million from the California Energy Commission. While the funds have been received, staff is working on delivering six months' worth of production data to the CEC. This work is expected to be completed in Summer of FY24.



## Creekwood Housing Development – 270 & 280 Casa Grande Road

**Project Manager:** Greg Powell,  
Community Development

**Contact Information:**

[gpowell@cityofpetaluma.org](mailto:gpowell@cityofpetaluma.org)

**Project Completion Date:** To Be  
Determined – In Planning Process

**Budget:** Cost Recovery Project

**Goal/Priority:** A Safe Community  
That Thrives—Workplan item 86



### Project Description

Creekwood is a 62-lot residential housing project that proposes to build 62 mostly attached single-family homes by demolishing one existing home on the site and subdividing the property. It also includes constructing a pedestrian pathway to connect to adjacent areas and a new pedestrian bridge over Adobe Creek. The dwellings would be sold as condominiums, and some would be designated for low-income and moderate-income households.

### Current Status

The City is preparing an Environmental Impact Report (EIR). To support the EIR, the project proponent prepared and submitted new environmental studies in July and September. Revisions to the environmental studies are now underway; once complete, the EIR will be completed and circulated for public review. No public hearings have been scheduled.

### Public Information

A detailed project description, project documents, and application materials are available electronically at: <https://cityofpetaluma.org/creekwood-housing-development/>. When public hearings are scheduled for this project, links to meeting agendas and staff reports will be made available.





## Davidon/Scott Ranch

**Project Manager:** Heather Hines and Olivia Ervin, Community Development

**Contact Information:** [hhines@cityofpetaluma.org](mailto:hhines@cityofpetaluma.org) and [oervin@cityofpetaluma.org](mailto:oervin@cityofpetaluma.org)

**Project Completion Date:** To Be Decided – In Planning Process

**Budget:** Cost Recovery Project

**Goal/Priority:** Spaces and Places That Inspire—Workplan item 152

### Project Description

The Scott Ranch project includes a 28-lot single-family residential subdivision and approximately 47 acres of open space/parkland to expand Helen Putnam Regional Park. The latter component of the project consists of multi-use trails north and south of Kelly Creek, connecting the existing barn complex on the east of the site to the existing Helen Putnam Regional Park to the west. The project also includes an approximately 800-foot offsite sidewalk gap closure on the east side of D Street between Windsor Drive and Sunnyslope Avenue.

The applicant has requested the following entitlements: (1) a General Plan Amendment to modify General Plan Policy 2-P-68, (2) Amendment of General Plan Figure 5-2 regarding the location of the urban separator planning path, (3) a Zoning Map Amendment to change the zoning from Residential 1 (R1) to a Planned Unit District (PUD), (4) a Zoning Text Amendment to adopt PUD Plan and Guidelines; and (5) a Vesting Tentative Map to subdivide the project site. In addition, Site Plan and Architectural Review (SPAR) will be required for the development of the single-family homes, associated landscaping, and lighting in the residential component and public improvements proposed as part of the Putnam Park Extension Project component.



In addition, Site Plan and Architectural Review (SPAR) will be required for the development of the single-family homes, associated landscaping, and lighting in the residential component and public improvements proposed as part of the Putnam Park Extension Project component.

### Current Status



The project has been in review since its initial submittal to the City in 2003 and has been through several revisions in response to public comment. The Final Environmental Impact Report (FEIR) was posted for public review on June 10, 2022. On August 9, 2022 the Planning Commission reviewed the FEIR and project entitlements and forwarded on recommendations to City Council. The City Council considered input from the Planning Commission, and certified the EIR adopting findings of fact and a statement of overriding considerations, and approved the Project entitlements on February 27, 2023. On March 20<sup>th</sup>, 2023 City Council approved the second reading of the legislative actions. The Project is subject to subsequent entitlements including Site Plan and Architectural Review, review by the Historic Cultural Preservation Committee to designate the barn complex a local landmark, and outside agency review and approvals. In September 2023, the applicant submitted the SPAR application, which is currently under review by Planning. On September 5, 2023, the HCPC considered designation of the barn complex and forwarded a recommendation on to Planning Commission, which considered the landmark designation on October 10, 2023, and forwarded on a recommendation to City Council to approve the landmark designation. On November 6<sup>th</sup>, the City Council took the initial action to approve the zoning amendment to designate the red barn complex a local landmark and the adoption of the ordinance (No. 2867) occurred at the November 20<sup>th</sup> City Council meeting.

**Public Information**

A detailed project description and application materials are available at: <https://cityofpetaluma.org/scott-ranch/>. When public meetings are scheduled for this project, links to meeting agendas and staff reports will also be made available.





## Diversity, Equity, Inclusion, and Belonging (DEIB) Initiatives

**Project Manager:** Aarón Zavala, City Manager's Office

**Contact Information:** [azavala@cityofpetaluma.org](mailto:azavala@cityofpetaluma.org)

**Project Completion Date:** Ongoing

**Budget:** N/A

**Goal/Priority:** A City That Works for Everyone | Top 10 Priority: Implementation of Hybrid Police Oversight Model and Citywide Diversity, Equity and Inclusion Efforts



### Project Description

The City of Petaluma is committed to advancing Diversity, Equity, Inclusion, and Belonging (DEIB) across all facets of municipal operations and community engagements. The DEIB Initiatives are a reflection of this commitment and aim to foster a culture of inclusivity, respect, and equitable opportunities for all city residents and employees. Under the guidance of the City Manager's Office and aligned with the city's broader goals outlined in the Implementation of Hybrid Police Oversight Model and Citywide Diversity, Equity, and Inclusion Efforts, this project encapsulates a range of strategies designed to address systemic inequities and promote a sense of belonging within the community.

Key components of the DEIB Initiatives include the establishment of an internal DEIB Core Team and joining the Government Alliance on Race and Equity (GARE). The DEIB Core Team, modeled on the GARE framework, will serve as a catalyst for change by identifying areas for improvement, recommending actionable steps, and ensuring that DEIB principles are integrated into city policies, procedures, and community interactions. By being members of GARE, the City of Petaluma aligns itself with a network of government entities dedicated to achieving racial equity and advancing opportunities for all, irrespective of race, ethnicity, or income.

Moreover, the DEIB Initiatives will drive continuous education and awareness campaigns, engage in open dialogues with the community to understand diverse perspectives, and work towards enhancing representation across city operations. The proactive approach taken by the city through this project will not only address current disparities but will lay a



strong foundation for promoting diversity, equity, inclusion, and belonging in the long term, thereby creating a more inclusive and vibrant community for all Petaluma residents.

### **Current Status**

**DEIB Core Team** – The team has been created and has begun to meet monthly. The team is made up of representatives from different departments, including staff from different backgrounds and roles in the City. The team participated in a half day training session with CircleUp Education in September, and has been meeting monthly. The team has a draft mission and values and is working on a strategic plan.

**United Against Hate** – Petaluma joined California towns, schools and organizations as part of United Against Hate. City staff hung a Petaluma Stands United Against Hate banner in downtown and distributed posters around city facilities and community.

**Resolution Supporting Human Rights of All Petalumans and Condemning Hate and Antisemitism** – Resolution was passed by the City Council on October 16<sup>th</sup>, 2023.



## EKN Appellation Hotel (Hotel Weaver) - 2 Petaluma Boulevard South

**Project Manager:** Greg Powell,  
Community Development

**Contact Information:**

[gpowell@cityofpetaluma.org](mailto:gpowell@cityofpetaluma.org)

**Project Completion Date:** To Be  
Determined – In Planning Process

**Budget:** Cost Recovery Project

**Goal/Priority:** A Safe Community  
That Thrives—Workplan item 86



### Project Description

The EKN Hotel would involve the construction of a 93-room, 6-story hotel inclusive of a below-grade parking garage with parking for up to 58 vehicles, rooftop event space and bar, food service uses on the ground floor, and valet parking. The ground floor would include a restaurant with interior and exterior seating for 150 guests and the hotel lobby. Floors 2-5 would include 93 hotel rooms and a fitness room for hotel guests. Floor 6 would include a 1,444-square-foot event space, and a rooftop bar/restaurant with 3,470 square feet of outdoor dining.

The project would exceed the Zoning Ordinance limit for floor area ratio, height, and lot coverage, and amendments to the Implementing Zoning Ordinance and the 2008 City of Petaluma General Plan would be required. To facilitate this project, the City prepared the Downtown Housing & Economic Opportunity Overlay (Overlay), based on a study area that included the blocks bounded by Washington Street to the north, Petaluma Blvd to the east, D Street to the south, and Howard Street/Liberty Street to the west. The Overlay would increase the allowable building height from 45 feet to 75 feet with a Conditional Use Permit (CUP), increase lot coverage from 80% to 100% with a Conditional Use Permit (CUP), allow development of ground floor residential as a permitted use within portions of each Subarea, and establish development and design controls for properties that would be subject to the proposed Overlay (please refer to <https://cityofpetaluma.org/downtown-housing-and-economic-opportunity-overlay/> for additional information regarding the overlay).

### Current Status

On November 14, 2023, the Historic and Cultural Preservation Committee and the Planning Commission held a joint public hearing to consider the proposed amendments



and to review and make a recommendation regarding the Initial Study / Mitigated Negative Declaration (IS/MND) prepared for the Downtown Housing & Economic Opportunity Overlay and the Proposed EKN Appellation Hotel. The Historic and Cultural Preservation Committee was asked to make a recommendation to the Planning Commission regarding the proposed Zoning Amendments, and the Planning Commission was asked to make a recommendation to the City Council regarding the Draft Initial Study with Mitigated Negative Declaration (IS/MND) of the California Environment Quality Act (CEQA) document, and the amendments to the General Plan (GPA), the Implementing Zoning Ordinance (ZTA), and the Zoning Map (ZMA) as described above. At the conclusion of this meeting, the Historic and Cultural Preservation Committee did not make a recommendation to the Planning Commission, and the Planning Commission made a recommendation to the Council in support of the IS/MND, and GPA, ZMA and ZTA. The IS/MND, and amendments will next be presented to the City Council for Adoption.

**Public Information**

A detailed project description, project documents, and application materials are available electronically at: <https://cityofpetaluma.org/hotel-weaver/>. When agenda materials are released, links to meeting agendas and staff reports will be made available.





## Ellis Creek Water Recycling Facility

### *Chemical System Upgrades Project*

**Project Manager:** Kristin Arnold, Public Works and Utilities

**Contact Information:** [karnold@cityofpetaluma.org](mailto:karnold@cityofpetaluma.org)

**Project Completion Date:** Spring 2026

**Budget:** \$7.5 million funded from the Wastewater Enterprise Fund.

**Goal/Priority:** Our Environmental Legacy—Workplan item 53

### **Project Description**

This project will upgrade the equipment used to disinfect and dechlorinate water before it is discharged into the environment. The existing equipment is outdated and needs to be replaced to meet current regulations and safety standards. The work includes replacing the chemical equipment, upgrading mechanical and electrical deficiencies, improving access for chemical delivery trucks, and removing old equipment. This project will lower annual maintenance and operation costs.



The project has been split into two phases to address a lack of redundancy caused by failed chemical pipelines. Phase one will address the failing pipelines by replacing and relocating the disinfection systems tanks and pumps. Phase two will upgrade the remainder of the chemical system.

### **Current Status**

Phase One of the project is underway and 100% design drawings are being developed. The final design is anticipated to be completed by January 2024, bidding will occur in February 2024 and construction will be completed by the fall of 2024. Phase two design process kicked off in August 2023 and the 30% design drawings are being developed.





The final design is anticipated to be completed in October 2024 and construction is expected to start in Spring 2025.

### *Outfall Replacement*



**Project Manager:** Josh Minshall, Public Works and Utilities

**Contact Information:** [jminshall@cityofpetaluma.org](mailto:jminshall@cityofpetaluma.org)

**Project Completion Date:** Fall/Winter 2023

**Budget:** \$2.4 million

**Goal/Priority:** A Safe Community That Thrives—Workplan item 74

### **Project Description**

The City plans to replace an aging outfall pipe that carries water from the Ellis Creek Water Recycling Facility (ECWRF) to the river. The current outfall is at risk of failing and has a temporary bypass in place. The new outfall design will ensure continued operations and protect the environment from potential failures.

### **Current Status**

Construction began in 2022, but the contractor had to stop work due to technical issues and permit deadlines and was unable to complete the project. The City contracted with C. Overaa & Co. to install the new outfall during the 2023 permit window. Construction



began in September and was substantially completed to allow use of the new outfall beginning in October in time for the start of the winter discharge season. The remainder of the work, which includes demolition of the old, decommissioned outfall within the Petaluma River was postponed until the fall of 2024.

### *Tertiary Filtration System Expansion*



**Project Manager:** Josh Minshall, Public Works and Utilities

**Contact info:** [jminshall@cityofpetaluma.org](mailto:jminshall@cityofpetaluma.org)

**Project Completion date:** December 2024

**Budget:** \$20,029,000

**Goal/Priority:** Our Environmental Legacy—Workplan item 70

### **Project Description**

The Ellis Creek Water Recycling Facility's existing water treatment system can process up to 5 million gallons per day (MGD) of recycled water, but it can't keep up with demand during peak periods. To address this issue, the City will expand the filtration and disinfection capacity of the tertiary treatment system to produce up to 6.8 MGD of recycled water, using two cloth media filters and a third ultraviolet (UV) light treatment system. The project will be built in three major phases and funded through wastewater capital and two grants, one from the California Department of Water Resources and one from the [US Bureau of Reclamation](#) through a partnership with the North Bay Water Reuse Authority.



### Current Status

The first phase of rehabilitating the UV channels was completed by Resource Development Company. The second phase of the project, which includes the installation of specialized materials for UV treatment, is currently underway by C. Overaa & Co. and will continue into 2024. The third phase of the project includes pumping and filter expansion is also underway by C. Overaa & Co. and the construction is slated for completion by late 2024. A separate parking improvement plan is being developed by Stephen J. Lafranchi and Associates to compensate for the staff parking loss and provide adequate parking for the use of the administrative facilities at ECWRF.

### Fine Balance

**Project Manager:** David Ward,  
Community Development

**Contact Information:**

[dward@cityofpetaluma.org](mailto:dward@cityofpetaluma.org)

**Project Completion Date:** December 2023

**Budget:** \$102,774.81 (FY 22-23)

**Goal/Priority:** Spaces and Places  
That Inspire—Workplan item 137



**Project Description** *Fine Balance* is a public art proposal designed by Brian Goggin for downtown Petaluma in 2017. It has since been relocated to the H Street Pocket Park along the Petaluma River. The artwork is site-specific and was originally submitted as part of a Request for Proposal public art opportunity published by the City of Petaluma's Public Art Program in 2016.

### Current Status

The City Council approved the new project proposal on May 16, 2022, and the artist, Brian Goggin, has been issued the project's first milestone payment to start the project. He has submitted a building permit application and is working through corrections from the City to begin the artwork's installation as the artist continues to work on the artwork's fabrication at his studio in San Francisco. The project is expected to be completed by Summer of 2024 as outlined in the scope of services.





## Floodplain and Sea Level Rise (SLR) Modeling

**Project Manager:** Gina Benedetti-Petnic, Public Works and Utilities; Christina Paul, Community Development

**Contact Information:** [gpetnic@cityofpetaluma.org](mailto:gpetnic@cityofpetaluma.org); [cpaul@cityofpetaluma.org](mailto:cpaul@cityofpetaluma.org)



**Project Completion Date:** Phase 1 Fall/Winter 2023; Phase 2 FY 24-25 (dependent upon FEMA review period)

**Budget:** Approx. \$330,000 for Floodplain and SLR models (Phase 1); Additional \$110,000 for the FEMA map revision (Phase 2).

Funding for this project comes from \$255,000 granted by Sonoma Water Zone 2A towards floodplain modeling; and \$192,500 from CDBG Disaster Mitigation Grant toward SLR Modeling for Climate Adaptation.

**Goal/Priority:** Our Environmental Legacy—Workplan item 71

### Project Description

This project has two phases. Phase 1 includes updating the floodplain model and adding new Sea Level Rise (SLR) mapping to better understand climate-related flood risks relevant to General Plan development. Phase 2 involves completing the FEMA map revision and providing more accurate data for floodplain characteristics. The objective of the project is to reduce flood risk and increase resilience.



### Current Status

The City shared initial flood hazard map results for the middle (~2050) and end (~2100) of the century and with the General Plan Advisory Committee on September 21, 2023. There was also a community meeting on September 27 to review the same materials. Materials are posted on the General Plan website ([PlanPetaluma.org](http://PlanPetaluma.org)). These maps will be presented to City Council in early 2024, and will inform General Plan land use and policy directions. Next steps related to the flood hazard mapping are to begin the process to engage with FEMA to update the City's flood plain maps and associated flood insurance-related documents. The process to update the FEMA maps is expected to take approximately two years.





## General Plan Update

**Project Manager:** Christina Paul,  
Community Development

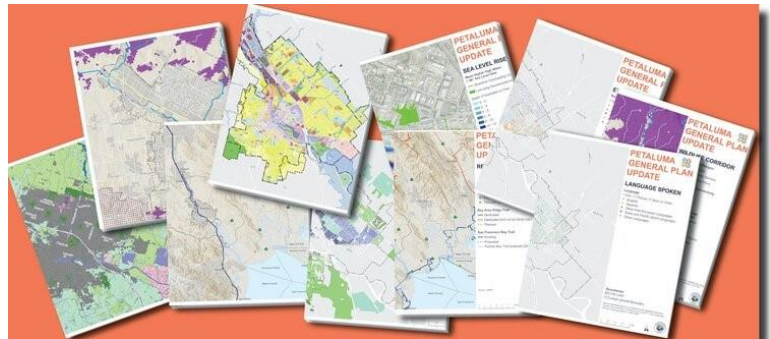
**Contact Information:**  
[cpaul@cityofpetaluma.org](mailto:cpaul@cityofpetaluma.org)

**Project Completion Date:** Late  
2025

**Budget:** \$2,774,195

**Goal/Priority:** Our Environmental  
Legacy & Spaces and Places That  
Inspire—Workplan items 57, 126, and 192

**Website:** [planpetaluma.org](http://planpetaluma.org)



## Project Description

The City of Petaluma's General Plan 2025, adopted in 2008, serves as a vision document that guides the City's goals through policies and programs. In response to community and decision maker direction, the City started the General Plan Update process in 2020. An updated Housing Element, Climate Action and Adaptation planning, and updates to all other Elements of the General Plan are part of this process. The Housing Element, a significant part of the General Plan, is required to be updated every eight years. As part of the General Plan Update process, a new Housing Element 2023-2031 was developed, and adopted in March 2023.

## Current Status

The Draft Blueprint of Climate Neutrality (Climate Action Plan) was released for public comment in September 2023. The CAC and several other committees and commissions, including the GPAC, have or are in the process of providing feedback on the document. The document was also posted on the website for public review and comment. The public comment period on the website closed on November 17, though Cool Petaluma is planning additional outreach efforts. The Blueprint will be presented to the CAC for feedback and recommendations in early 2024, after which it will be brought before Council for consideration. Now that the flood hazard modeling process is complete, the General Plan team is refining potential development scenarios with the intention of following them out to the community and decision-makers in early 2024, ultimately leading to the development of a Preferred Land Use Alternative. When the Preferred Alternative is



identified, the consulting team can begin the process of developing an EIR for the General Plan, a process that will take just shy of a year.

The General Plan team is also in the process of finalizing draft policy frameworks for each major topic of the General Plan. This includes: Arts, Culture and Creativity; Parks; Historic Resources; Environmental Justice; Infrastructure/Utilities; Mobility; Natural Environment; Public Facilities; Noise: Governance and Implementation; Land Use; Safety (including Evacuation); and Adaptation. GPAC Working Groups have been assembled to provide feedback on major topic areas. There will be a significant round of outreach associated with sharing and gathering feedback on the Policy Frameworks.

While this is a somewhat lengthy process, the General Plan will shape the future development of Petaluma for the next 15-20 years and we want to make sure the materials within it are responsive to community direction and Council expectations of excellence, and we want to give the community and Council ample time to engage in the process.

### **Public Information and Engagement**

The General Plan is the community's vision, and public engagement is critical to a successful outcome. Public outreach has included many events to engage the community, including public meetings of multiple City bodies, zoom webinars and workshops and in-person outdoor events such as pop-ups at community events and the Petaluma Library.

Monthly General Plan Advisory Committee (GPAC) meetings (3<sup>rd</sup> Thursday at 6:30 p.m.) are public meetings with opportunities for public comment and are a great way to stay informed in the process. The General Plan website <https://www.planpetaluma.org/> includes a wealth of information on the process and will continue to be updated as new information is available and public engagement opportunities are scheduled. Members of the public can sign up for notification of General Plan updates on the website to ensure that they don't miss out!



## Hampton Inn Expansion (Silk Mill)

**Project Manager:** Isabel Castellano, Community Development Department

**Contact Information:** [icastellano@cityofpetaluma.org](mailto:icastellano@cityofpetaluma.org)

**Project Completion Date:** December 19<sup>th</sup> – All Planning Approvals Completed; Joint Hearing with the Planning Commission and HCPC held on November 15<sup>th</sup>, 2022 (Zoning Text Amendment – Amended and recommended to City Council by Planning Commission, Historic Site Plan and Architectural Review (HSPAR) approved with conditions by HCPC, and a Landmark Tree was designated by the HCPC), First Reading of the Zoning Text Amendment by City Council held on December 5<sup>th</sup>, 2022, Second Reading by City Council held on December 19<sup>th</sup>, 2022, Zoning Text Amendment is effective on January 18, 2023.

**Budget:** Cost Recovery Project

**Goal/Priority:** An Economy That Prospers—Workplan item 101

**Project Description:** The Hampton Inn Petaluma Expansion Project plans to add 18 guest rooms to the existing hotel facility. The project includes a new two-story building with a smaller outdoor courtyard gathering area and landscape improvements. The building would be constructed in an area that is currently used for outdoor gathering space and would preserve the



existing Canary Island Palm tree as a Landmark Tree. The project included a Zoning Text Amendment to modify parking requirements for all land uses.

### Current Status

The application for Historic Site Plan and Architectural Review (HSPAR) and the Landmark Tree nomination application was received on January 26, 2022, and the Zoning Text Amendment (ZTA) was submitted on March 30, 2022. The ZTA required approval by the City Council. The Historic and Cultural Preservation Committee (HCPC) provided feedback on the project proposal, and the Applicant team revised their proposal to address the HCPC's feedback. The ZTA was recommended to City Council, the HSPAR



was approved with conditions, and the Landmark Tree nomination was approved. The first reading of the ZTA was held on December 5th, 2022, and the second reading by City Council was held on December 19th, 2022. The Zoning Text Amendment was effective on January 18, 2023. A building permit application was submitted for the hotel expansion and site improvement, has undergone revisions, and is subject to payment of development impact fees and other building permit fees.

**Public Information**

A detailed project description and application materials are available electronically at: <https://cityofpetaluma.org/hampton-inn-expansion/>. Its public meetings, meeting agendas and staff reports are also available online.



## Integrated Pest Management Plan (IPMP)

**Project Manager:** Patrick Carter, City Manager's Office, and Drew Halter, Parks and Recreation Department

**Contact Information:**

[pcarter@cityofpetaluma.org](mailto:pcarter@cityofpetaluma.org) and

[dhalter@cityofpetaluma.org](mailto:dhalter@cityofpetaluma.org)

**Project Completion Date:** Fall Winter 2023

**Budget:** \$69,900

**Goal/Priority:** Our Environmental Legacy—Workplan item 196



### Project Description

The City of Petaluma is responsible for controlling pests in a variety of areas such as parks, roads, open spaces, and facilities. After stopping the use of glyphosate, the City is creating a plan to manage pests in an integrated way, which will inform the public on how the City addresses nuisance pests.

### Current Status

The city staff has worked with a community-led working group to develop the IPMP plan, interviewed city staff, contractors, and stakeholders to better understand current and potential future pest control methods. The draft IPMP plan was heard by the Recreation, Music, and Parks Commission (RMPC) for community feedback. The draft is undergoing a focused review with an ad hoc subcommittee of the RMPC, and will be presented to other commissions or committees prior to Council consideration in Winter 2023.





## Labcon North America - 3200 Lakeville Highway & 1677 Fisher Drive

**Project Manager:** Greg Powell, Community Development

**Contact Information:**  
[gpowell@cityofpetaluma.org](mailto:gpowell@cityofpetaluma.org)

**Project Completion Date:**  
Under Construction; according to the applicant, the building will be ready for occupancy in October 2025.

**Budget:** Cost Recovery Project

**Goal/Priority:** A Safe Community That Thrives—Workplan item 86



### Project Description

The project involves the construction of a two-story, 176,657 square foot manufacturing building and associated onsite improvements, such as parking, loading areas, landscaping, and required public improvements, on a 16.34-acre site in Lakeville Business Park. The site would have a total floor area of 288,209 square feet, with Labcon North America using 247,941 square feet as a manufacturing, warehousing, and distribution facility, and Steris Corporation's existing 40,268 square foot sterilization facility.

### Current Status

All planning approvals are complete and the project is now in its construction phase that is expected to be completed in October 2025.

### Public Information

A detailed project description, project documents, and all application materials are available electronically at: <https://cityofpetaluma.org/labcon-north-america/>.



## Lucchesi Multi-Use Field Replacement

**Project Manager:** Josh Minshall, Public Works and Utilities

**Contact Information:** [jminshall@cityofpetaluma.org](mailto:jminshall@cityofpetaluma.org)

**Project Completion Date:** Summer 2024

**Budget:** Turf: \$122,000 (funded through Measure M); additional \$700,000 Budgeted; \$585,000 Undetermined

Lighting: \$107,000

**Goal/Priority:** Spaces and Places That Inspire—Workplan item 151

### Project Description

The Lucchesi Turf Field Replacement project will replace the existing all weather synthetic turf field and is intended provide much needed safety and drainage improvements to ensure the field continues offer resident youth and adults a safe place to enjoy active sports. The existing all-weather field is used for soccer and lacrosse and is heavily used by youth and adult recreation programs, and drop-in play. The existing lighting system will be replaced with energy-saving LED lights and upgraded with a remote activation control system.



### Current Status

A presentation was provided on May 17 at the regular Recreation Music and Parks Commission (RMPC) meeting. The project team conducted a significant public engagement effort, soliciting community feedback and participation. An online community survey and received over 500 responses. The item was discussed along with the presentation of the survey results at the August 16<sup>th</sup> RMPC meeting. The Commission voted against the staff's recommendation to replace the existing synthetic turf with a new all-weather synthetic turf field. Staff is updating their design analysis, and evaluation of alternative options for removal and replacement and will present options to the City Council for consideration and direction.



## Lucchesi Skatepark

**Project Manager:** Bjorn Gripenburg and Gina Benedetti-Petnic, Public Works and Utilities

**Contact Information:** [bgripenburg@cityofpetaluma.org](mailto:bgripenburg@cityofpetaluma.org) and [gpetnic@cityofpetaluma.org](mailto:gpetnic@cityofpetaluma.org)

**Project Completion Date:** Fall 2024 (Phase 1 of 2)

**Budget:** \$463,000

**Goal/Priority:** Spaces and Places That Inspire—Workplan item 150

### Project Description

In December 2022, the City hired Grindline Skateparks, Inc. to assist with the Skatepark Design & Site Analysis Project, a community engagement and planning exercise aimed at identifying how and where to target future investments in Petaluma's skating facilities (which are also intended for use by people on scooters, rollerblades, and bikes).



The first round of community engagement revealed a strong preference to focus future investments in developing a new skatepark of 20,000+ square feet and preserving the existing Petaluma Skatepark, which is one of the oldest in California. The project team then conducted site analyses for four potential skatepark sites at Kenilworth, Leghorn's, Lucchesi, and Wiseman Parks, examining each site's existing amenities, available space, accessibility, and other relevant criteria. The community voiced strong preference for Lucchesi Park, which was unanimously supported by the Recreation, Music, and Parks Commission and City Council, the latter of which voiced support for a two-phase buildout of 13,000 and 10,000 square feet. The planning and design phases are funded by the American Rescue Plan Act and Sonoma County Measure M Parks initiative.

### Current Status



Upon receiving direction from City Council to proceed with the planning and design development of a new 23,000 square foot skatepark at Lucchesi Park, the project team began laying out a concept plan to seek feedback on the skating elements and layout of the proposed skatepark located in the unprogrammed grass area of the park between the baseball fields, soccer field, and tennis courts near Novak Drive. The concept plan was first shared with the public at a community workshop in May, where significant feedback was received. An updated concept plan was shared at a community workshop in July and received consensus from the skating community. On September 20, the Recreation, Music, and Parks Commission unanimously adopted the plan and referred it to City Council for approval.

On October 16, City Council unanimously adopted a Resolution 1) approving the concept plan for the Lucchesi Skatepark and 2) authorizing Grindline to proceed with the remaining work needed to make the project "shovel ready." The project team aims to break ground on the skatepark's 13,000 square foot first phase in Summer 2024, with construction of the 10,000 square foot second phase pending funding availability.

The next phase of design development will hone in on the skatepark's access, amenities, and integration within the skatepark. Additional community engagement opportunities will be posted to the project's webpage at [cityofpetaluma.org/lucchesi-skatepark](http://cityofpetaluma.org/lucchesi-skatepark) and emailed to subscribers.





## North McDowell Complete Streets

**Project Manager:** Ken Eichstaedt, Public Works and Utilities

**Contact Information:**

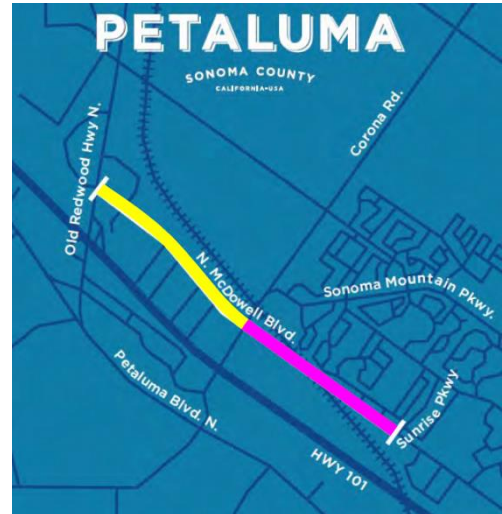
[KEichstaedt@cityofpetaluma.org](mailto:KEichstaedt@cityofpetaluma.org)

**Project Completion Date:** December 2023

**Budget:** \$12.8M.M

**Goal/Priority:** A City That Works & A Safe Community That Thrives—Workplan items 15, 16, 20, and 84

**Project Description:** The North McDowell Boulevard Complete Streets Project will improve a 1.75-mile section of the roadway from Sunrise Parkway to Old Redwood Highway. The project includes reconstructing the 4-lane road and adding Active Transportation (AT) improvements such as sidewalks, pedestrian crossings, and bike facilities. The goal is to make the street safe and convenient for all users, regardless of their mode of transportation.



### Current Status

The project has been completed including: road reconstruction, sidewalks, curb ramps and pedestrian crossings. Gaps in the sidewalk have been closed following PG&E's work. SMART will be completing work at the rail crossing including the multiuse trail crossing and station construction in 2024. Work will proceed for the installation of HAWK pedestrian lighting system (replacing rapid rectangular flashing beacons (RRFB).pedestrian

## Onboarding—New Employee Orientation





**Project Manager:** Angela Nicholson, Human Resources

**Contact Information:** [anicholson@cityofpetaluma.org](mailto:anicholson@cityofpetaluma.org)

**Project Completion Date:** Fall 2023

**Budget:** Not Applicable

**Goal/Priority:** A City That Works—Workplan items 8, 10, and 169

**Project Description:** The project aims to improve the employee onboarding process by implementing a comprehensive program that starts on the first day of employment, involves collaboration between departments, and includes ongoing communication and check-ins for the first twelve months of employment. This will replace the current practice of a basic employee orientation that mainly involves paperwork and enrollment in benefits.



### Current Status

The staff has created a comprehensive onboarding checklist. HR will meet with other involved departments before releasing the document city-wide. The staff has also met internally and in contracting with a technical resource to introduce digital personnel files in the new fiscal year. HR is ensuring that new hire forms are located in Onboard and will automatically move into personnel files after processing.

## Oyster Cove

**Project Manager:** Andrew Trippel, Community Development



**Contact Information:** [atrippel@cityofpetaluma.org](mailto:atrippel@cityofpetaluma.org)

**Project Completion Date:** Planning Commission and City Council review required

**Budget:** Cost Recovery Project

**Goal/Priority:** An Economy That Prospers—Workplan item 120

**Project Description:** The proposed project is for the development of 132 condominiums in multiple buildings. The development will include 11 multi-story live/work units and 121 attached residential units with 2-3 bedrooms. The project will comply with the City's inclusionary housing requirement by reserving 15% of units for Low- and Moderate-Income households. The project will



require General Plan and Zoning Amendments and a Subdivision Map. Site Plan and Architecture Review will be necessary before construction begins.

### Current Status

On September 18, 2023, City Council approved resolutions or ordinances adopting a CEQA Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program, General Plan Amendment and associated Rezoning, and Tentative Subdivision Map for Condominium Purposes for the Oyster Cove mixed use neighbor project. Following approval of these Phase 1 entitlements, the project is required to complete a Phase 2 entitlement process that includes Site Plan and Architectural Review by the Planning Commission. The development team is preparing the Phase 2 entitlement application.

### Public Information

A detailed project description and application materials are available online at: <https://cityofpetaluma.org/oyster-cove/>. When public meetings are scheduled for this project, links to meeting agendas and staff reports will also be made available.



## Pavement Restoration: Measure U Bond-Funded Projects

**Project Manager:** Ken Eichstaedt, Public Works and Utilities

**Contact Information:** [KEichstaedt@cityofpetaluma.org](mailto:KEichstaedt@cityofpetaluma.org)

**Project Completion Date:** Ongoing

**Budget:** FY22/23 – \$7 million construction



**Goal/Priority:** A City That Works & A Safe Community That Thrives—Workplan items 15, 79, and 84

**Project Description:** The City is improving many streets over the next five years through seal coats, overlays, repairs, and reconstruction. Streets are selected based on many factors, including feedback from the community, pavement condition, location, usage, and proximity to schools and parks. To promote active transportation, features like bike lanes, pedestrian safety improvements, and transit accommodations are being added. The Measure U Sales Tax Revenues allowed the City to initially invest in street preservation projects completing an unprecedented \$4 million in pavement preservation projects. This investment will help to stabilize, preserve, and improve the overall quality of the streets in Petaluma, which will increase the average Pavement Condition Index by about 2 points.



### Current Status

The Maria Drive project is about to be awarded for construction. As part of the paving work, the Maria Drive project will also install a recycled water line to serve Lucchesi Park and Loma Vista Elementary School. The Garfield Dr. reconstruction has been completed. Additionally, utility work is proceeding on Howard St., St. Francis Rd., and Casa Grande Rd. to allow for future pavement reconstruction. It is anticipated that Howard St. will be put out for public comment January 2024. The city has met with Casa Granda High School twice to work through improved access. The conceptual design has been mostly completed for Casa Granda Rd. Between South McDowell Blvd. and Ely Blvd. South. Conceptual design has been completed for St. Francis Road and will be moved forward once the utility is completed.

### Payran/Madison Water and Sewer Main Replacement

**Project Manager:** George Howard, Public Works and Utilities

**Contact Information:** ghoward@cityofpetaluma.org

**Project Completion Date:** Summer 2024





**Budget:** \$1.6 million – Water Capital Funds (Water Main Project); \$2.8 million – Wastewater Capital Funds (Sewer Main Project)

**Goal/Priority:** Our Environmental Legacy—Workplan item 55

**Project Description:** During inspections and testing, the Payran/Madison area was found to have multiple sewer and water mains in need of replacement and repair. To address this, the project will use open trench and pipe-bursting construction methods to replace the mains located in roadways and backyard easements. City staff has prioritized areas with both water and sewer main issues that are close together to maximize efficiency and minimize disruption and costs. The project will take place in the Payran/Madison area, which is bordered by Lakeville Street, Ellis Street, and East Washington Street. The work will include:



- Consolidating and replacing sewer mains on Madison Street.
- Using trenchless construction methods to replace sewer mains within backyard easements to minimize disruption.
- Replacing undersized water mains and relocating water mains located behind sidewalks.

### Current Status

The bid opening was unsuccessful and recommendation for rejected bids was approved by Council on June 15<sup>th</sup>. Project adjustments including scope changes and separation of work by construction method were made. Project for trenchless sewer main replacement was bid on June 16<sup>th</sup>, with an August 7<sup>th</sup> council award date. Trenchless sewer main construction started on September 19<sup>th</sup> and is anticipated to complete construction in January 2023. Trenching work is scheduled to spring 2024 for construction in summer 2024.

### Permanent Parklet Program

**Project Manager:** Nancy Sands, Economic Development & Open Government

**Contact Information:** [nsands@cityofpetaluma.org](mailto:nsands@cityofpetaluma.org)

**Project Completion Date:** Spring 2024

**Budget:** \$300,000 (includes Free Range program expenses)





**Goal/Priority:** An Economy That Prospers & Spaces and Places That Inspire—Workplan items 184 and 212

**Project Description:** Petaluma created the Free Range program in May 2020 to help businesses continue operating during COVID-related indoor restrictions. These outdoor setups are similar to parklets in other cities. They were very popular, so in March 2021, the City Council decided to create a permanent parklet program after the pandemic. The temporary Free Range program is extended until October 31, 2022, due to community members and businesses still dealing with COVID impacts. Free Range permit holders are required to pay a small fee (\$.70/sq ft per month) to use City-provided tents and traffic barriers, and permit holders on public right of way will need to operate five days a week.



### Current Status

The City will be working with the community starting in January 2024 in anticipation of a March 2024 start date.

## Petaluma Community Baseball Field

**Project Manager:** Jonathan Sanglerat, Public Works and Utilities

**Contact Information:** [jsanglerat@cityofpetaluma.org](mailto:jsanglerat@cityofpetaluma.org)

**Project Completion Date:** Provided adequate funding is secured, the project is slated for completion in early 2024.

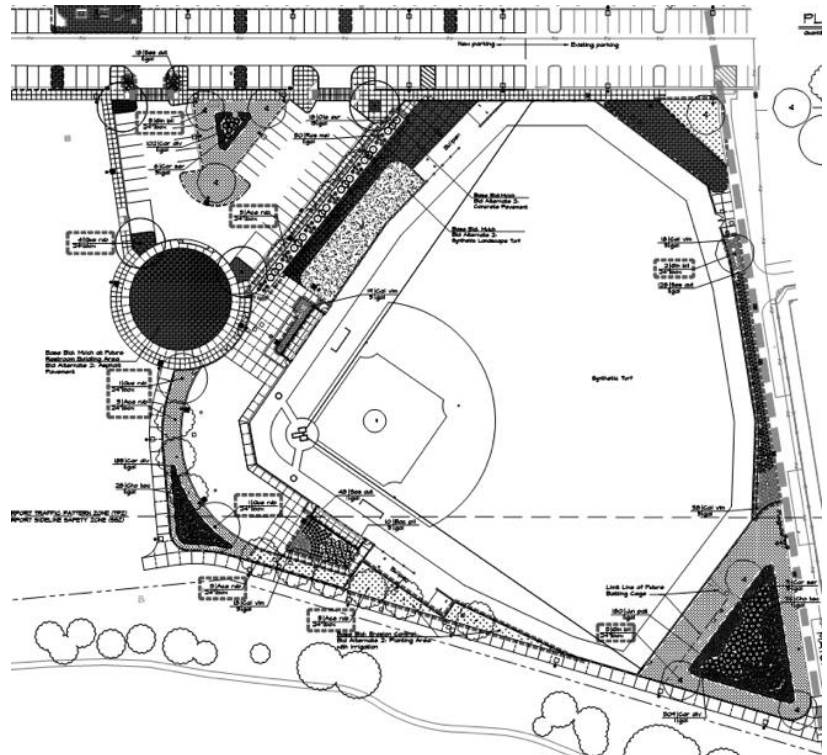
**Budget:** \$5,164,000 (total for project base bid after value engineering)



**Goal/Priority:** An Economy That Prospers & Spaces and Places That Inspire—Workplan items 116 and 154

### Project Description

The Petaluma Community Sports Fields' second phase will include building a regulation-sized baseball field and related facilities for youth and adult sports programs throughout the year. This project follows the East Washington Park's master plan concept and includes a new baseball field with spectator areas, dugouts, and additional parking. Future project phases will feature amenities such as bleachers, a press box, concession facilities, a softball field, and a multi-use field. Funding for the project will come from Parkland Impact Fees and community donations. However, it is not yet fully funded, so complete construction will depend on acquiring sufficient funding.



**Current Status:** The installation of the turf field has been completed and most of the fencing has been completed as well. OC Jones's subcontractors are working to complete the remaining site fencing and will be beginning the wetland construction work in early October. Currently the project is set to be completed in early 2024.



## Primary Influent Pump Station (PIPS) Projects

### *PIPS High-Capacity Pumps*

**Project Manager:** Dan Herrera,  
Public Works and Utilities

**Contact Information:**  
[dherrera@cityofpetaluma.org](mailto:dherrera@cityofpetaluma.org)

**Project Completion Date:**  
Summer 2024

**Budget:** \$2.9 Million

**Goal/Priority:** Our Environmental  
Legacy—Workplan Item 55



### **Project Description**

This project aims to replace four high-capacity pumps and variable frequency drive units at the Primary Influent Pump Station (PIPS). The current pumps have been in operation since 1999 and require extensive maintenance. The project will be part of the City's sewer master plan, and the design phase will begin in 2023.

### **Current Status**

P. Project scope has been modified for a complete pump station rehabilitation including pump replacement. Project will coincide with PIPS Forcemain project as modifications may be needed at the connection point of the forcemain. PSA for design expected to be signed by February 2024.

### *PIPS Parallel Force Main*

**Project Manager:** Dan Herrera, Public Works and Utilities

**Contact Information:** [dherrera@cityofpetaluma.org](mailto:dherrera@cityofpetaluma.org)

**Project Completion Date:** Winter 2024

**Budget:** Approximately \$18.5 million – Wastewater Capital Funds

**Goal/Priority:** Our Environmental Legacy & A Safe Community That Thrives—Workplan items 55 and 81



**Project Description**

The Primary Influent Pump Station (PIPS) force main is an important pipeline that carries wastewater from the PIPS to the Ellis Creek Water Recycling Facility. It needs rehabilitation and a new parallel force main will be installed to provide redundancy and resiliency to the wastewater collection system.

**Current Status**

The updated preliminary design review has been developed and is under review. Discussions with Caltrans, SMART and nearby developments are underway to incorporate design requirements. Environmental impacts are being evaluated and compliance efforts are ongoing. 60% Design is expected to be completed by the end of the year, i6 CEQA compliance for pipeline and trail project underway. Full CEQA compliance documents expected by Summer 2024. Permitting efforts to begin once CEQA compliance is near completion.





## Rainier Avenue Active Transportation and Pavement Restoration

**Project Manager:** Ken Eichstaedt, Public Works and Utilities

**Contact Information:**

[KEichstaedt@cityofpetaluma.org](mailto:KEichstaedt@cityofpetaluma.org)

**Project Completion Date:** Late 2024

**Budget:** \$11,850 Design; \$75,000k Est. Construction (markings)

**Goal/Priority:** A City That Works & A Safe Community That Thrives—Workplan items 15, 20, and 84

### Project Description

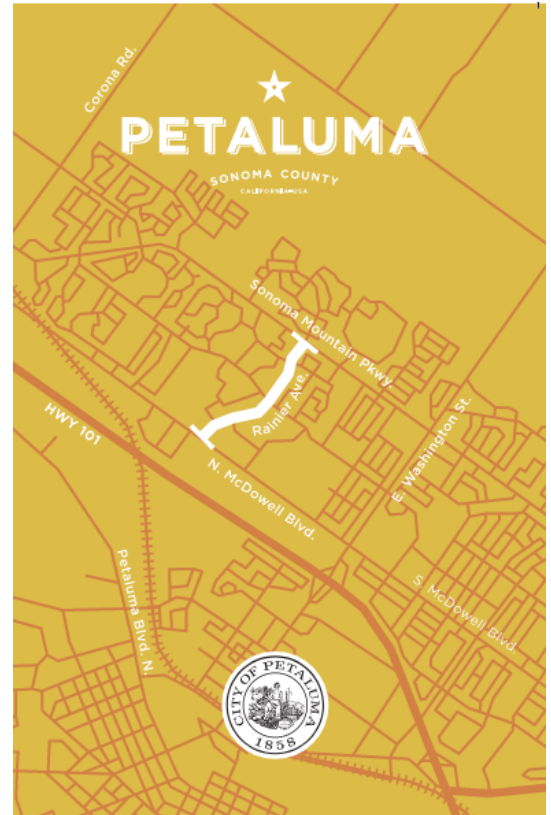
The Rainier Avenue Active Transportation project aims to improve traffic safety and provide safer options for walking and biking along the 0.7-mile stretch between North McDowell Boulevard and Sonoma Mountain Parkway. The project will be part of a larger effort to restore and reconstruct streets across the city. The project team is working to gather feedback and design improvements that will make the road safer for all users.

### Current Status

Staff evaluated the pavement and found that more extensive reconstruction is needed than previously thought. Thus, the utilities under the road will be replaced before reconstructing and paving the road. Traffic data is being collected, both speed and volume.

More information can be found on the project website at:

<https://cityofpetaluma.org/rainier-active-transportation-improvements-with-paving-project/>.



## Resilient Energy Back-Ups



**Project Manager:** Diane Ramirez, Public Works and Utilities; Patrick Carter and Rhianna Frank, City Manager's Office

**Contact Information:** [dramirez@cityofpetaluma.org](mailto:dramirez@cityofpetaluma.org), [pcarter@cityofpetaluma.org](mailto:pcarter@cityofpetaluma.org), and [rfrank@cityofpetaluma.org](mailto:rfrank@cityofpetaluma.org)

**Project Completion Date:** Winter 2024

**Budget:** Airport – \$100,000, Airport Maintenance Funds; Community Center – \$300K, CalOES Grant, CDBG Funds; City Hall – \$180K, Measure U, CDBG Funds; Police Department – \$180K, Measure U, CDBG Funds

**Goal/Priority:** Our Environmental Legacy—  
Workplan item 202

### Project Description

The Community Center serves as Petaluma's primary temporary shelter and evacuation center during emergencies. This project will enhance the facility's resiliency by providing emergency power for planned and unplanned power shut-offs. Modifications were made to the electrical system in FY 21/22, and research is ongoing to identify the best renewable power backup system for implementation in FY 22/23. The Petaluma Police Department and City Hall also require environmentally friendly backup power systems to ensure uninterrupted operations during emergencies. This project will analyze power needs and renewable energy solutions for critical City facilities and is funded by CalOES and Community Development Block Grants.



### Current Status

Staff has completed the required grant documents, and Syserco was selected to examine energy efficiency at City Facilities, which will affect generator sizing. Staff is currently working on a Request for Proposal to evaluate options for renewable energy backup power.

### Sewer Master Plan



**Project Manager:** Dan Herrera, Public Works and Utilities

**Contact Information:** [dherrera@cityofpetaluma.org](mailto:dherrera@cityofpetaluma.org)

**Project Completion Date:** Winter 2023

**Budget:** \$450,000 – Wastewater Operation Funds

**Goal/Priority:** Our Environmental Legacy—Workplan item 55

### Project Description

The Sewer Master Plan is a document that helps plan and improve the City's wastewater collection system. The plan is updated regularly to identify capacity deficiencies and ensure the system is maintained. The new plan will use a calibrated sewer model to identify problems and develop a project list for future improvements.

### Current Status

Errors and deficiencies in the City's GIS information have continued to be updated. Priorities for pipeline rehab and replacement will be analyzed with new information. The Sewer Master Plan update is set to be finished before Spring 2024 with possible revisions once the Land Use update is completed with the General Plan, and ultimate build-out scenarios can be completed.



Solar Initiatives – Community Center, Ellis Creek Water Recycling Facility, Petaluma Community Sports Fields, Police Department, Swim Center





**Project Manager:** Diane Ramirez, Public Works and Utilities; Patrick Carter and Rhianna Frank, City Manager's Office

**Contact Information:** [dramirez@cityofpetaluma.org](mailto:dramirez@cityofpetaluma.org), [pcarter@cityofpetaluma.org](mailto:pcarter@cityofpetaluma.org), and [rfrank@cityofpetaluma.org](mailto:rfrank@cityofpetaluma.org)

**Project Completion Date:** Winter 2024

**Budget:** \$0; Power Purchase Agreement

**Goal/Priority:** Our Environmental Legacy—Workplan item 49

**Project Description:** The City of Petaluma has entered into a Power Purchase Agreement with ForeFront Solar to construct parking lot canopy photovoltaic solar arrays in four City facilities to achieve the Climate Action goals. The project's savings for 20 years are projected at \$5 million, and no capital expenditure from the City is required. This project includes the Community Center, Petaluma Police Department, Swim Center, and Petaluma Community Sports Fields.

### Current Status

Two of the four locations are scheduled for construction starting December 2023. The Swim Center array's installation is expected to be delayed until 2025 due to upgrading PG&E infrastructure and the Police Department array has been delayed due to PG&E transformer requirements. A solar developer has been awarded the Ellis Creek Water Recycling Facility floating solar project, which is currently in design and expected to begin construction in late 2025. The system would produce approximately 5.8 megawatts of solar power and offset 98% of the facility's current electrical usage.



## Traffic Calming Pilots

**Project Manager:** Ken Eichstaedt, Public Works and Utilities

**Contact Information:** [KEichstaedt@cityofpetaluma.org](mailto:KEichstaedt@cityofpetaluma.org)





**Project Completion Date:** June 30, 2024

**Budget:** \$211,000

**Goal/Priority:** A City That Works & A Safe Community That Thrives—Workplan items 15, 20, and 84

### Project Description

This project aims to make public areas safer for pedestrians and cyclists through various traffic calming measures. The project includes public outreach, planning, design, and construction of features like bulb-outs, signage, chicanes (curve in road to slow traffic), striping improvements, and landscape improvements.

### Current Status

The Bike Boulevard on 5<sup>th</sup> St. is in the design phase. The traffic calming markings and signage for I St. have been installed and the next phase of traffic calming implementation that includes speed cushions will be put out to bid before the end of 2023. Public safety (Police and Fire) has been engaged on the speed cushion design parameters to accommodate our emergency vehicle movements and maintain our excellent response times. Speed cushions have been ordered for installation in January. Additional locations for traffic circles are being reviewed.

## Transit Facility & Fleet Electrification

**Project Manager:** Jared Hall, Public Works and Utilities

**Contact Information:** [jhall@cityofpetaluma.org](mailto:jhall@cityofpetaluma.org)

**Project Completion Date:** Fall 2024

**Budget:** Approximately \$400,000 for facility improvements



**Goal/Priority:** Our Environmental Legacy—Workplan items 42 and 52



### Project Description

Petaluma Transit is in the process of procuring its first four electric buses. However, the current Transit Facility cannot support the necessary electrical infrastructure to charge the vehicles. This project involves planning and constructing the first phase of electrical upgrades to the Transit Center to accommodate the first wave of electric buses and electric bus chargers and switchgear infrastructure necessary to charge the buses. City staff is collaborating with PG&E and NV5 consultants to implement these improvements necessary to complete the first wave of electrification for the Petaluma Transit bus fleet.

### Current Status

Work continues on the transit electrification project. Design work for electrical improvements to the Transit Operations Yard (555 N. McDowell Blvd) are at approx 90% design level working in conjunction with the NV5 consulting team. Two items related to infrastructure improvements to the Transit yard were approved by City Council in October 2023; one item for granting PG&E an access easement to the Transit Yard in order to access a new transformer that they will install and a second item to authorize approval to purchase electric switchgear as part of the needed infrastructure upgrades for the site in order to be able to charge electric buses. Both items have now been completed. The first purchase of electric transit buses (4 buses) and purchase of electric bus chargers will be presented to Council for consideration in December 2023 (est). Staff attended the California Transit Association Conference in November 2023 to learn about the latest industry offerings for electric transit vehicles.



## Transit Free Fare Programs

**Project Manager:** Jared Hall, Public Works and Utilities

**Contact Information:** [jhall@cityofpetaluma.org](mailto:jhall@cityofpetaluma.org)

**Project Completion Date:** June 30, 2024

**Budget:** \$180,000

**Goal/Priority:** A City That Works and A Safe Community That Thrives—Workplan items 27 and 97

### Project Description

The project aims to provide reduced or free transit fare programs for Petaluma Transit in the community, including the a Citywide fare free program in FY24.

### Current Status

The Youth Ride Free program, started on June 1, 2023 providing free transit to all K-12 students on Petaluma Transit, Sonoma County Transit, and Santa Rosa City Bus, continues through June 2025. This program will run for two years and is expected to serve as a funding “bridge” until the revised Sonoma County GO Sonoma ¼ sales tax



begins in 2025. Staff has participated in a series of outreach efforts including tabling events and school site visits, providing digital and paper posters for distribution promoting this campaign. Staff and participating transit agencies will continue to coordinate marketing efforts which will include a joint social media campaign as well as onboard advertisements. The Sonoma County free fare program will continue to operate beyond summer 2023 and through June 2025, at a minimum, with Petaluma Transit coordinating efforts with partnering transit agencies. A Stuff-a-bus event will be conducted in conjunction with SMART and COTS on December 2<sup>nd</sup>, 2023 to receive donations for both agencies which also promoting Petaluma Transit and the K-12 Fare Free Program, amongst other programs.

Council approved budget for making the Transit system fare free for all services in FY24. Staff continues working through the steps and processes involved with making the system free which has several areas of consideration to determine (policy implications, impacts upon service levels, ridership tracking, logistics of how program will be administered.

## Trestle Rehabilitation

**Project Manager:** Christopher J. Bolt & Gina Benedetti-Petnic, Public Works and Utilities

**Contact Information:** [cbolt@cityofpetaluma.org](mailto:cbolt@cityofpetaluma.org) & [gpetnic@cityofpetaluma.org](mailto:gpetnic@cityofpetaluma.org)

**Project Completion Date:** In Progress(pending funding); Shovel-ready target of January 2025

**Budget:** \$1.025 million in FY 22/23; \$6.085 million in FY 23/24 (funding source(s) have yet to be determined)

**Goal/Priority:** Spaces and Places That Inspire—Workplan item 145

## Project Description





Revitalizing the historic trestle will bring new energy to downtown Petaluma and improve the Petaluma River Turning Basin area. A grant was received in 2013 to rehabilitate the trestle, but the project was put on hold due to high construction costs. The project was revisited in FY 21/22 to explore potential phasing and alternative structural solutions, and now in FY 22/23, the project design, scope, and cost estimates are being updated to make it ready for construction. City Council and the community continue to support the project, and staff is exploring potential grant programs to fund it.



*Figure 1. Consulting engineers and timber scientists met on December 22, 2022 to evaluate and plan the logistics for a detailed assessment of every timber member, which will inform decisions about design, costs of construction, ownership, and permits.*



## Current Status

The Petaluma City Council has identified the revival of the historic trestle as one of its top ten priorities for FY23. Staff is actively working with stakeholders, engineers, and scientists to refine project design, scope, and cost estimates. Four critical and compelling items are being pursued, including evaluating the current structure's condition, researching environmental and regulatory issues, identifying potential funding sources, and exploring viable ownership options.

Staff worked closely with engineering consultants and a team of experienced timber inspectors, restorers, and wood scientists to complete a detailed timber condition assessment of the trestle. The inspection was conducted earlier this summer with additional laboratory work and analysis conducted thereafter. A final report was issued in September and a summary of key findings was shared with City Council in October.

SMART (the owner of the structure) and our consulting structural engineers now have critical information concerning the current condition of timber structural components, which informs design of its rehabilitation by answering questions about what elements can be salvaged versus what elements must be replaced. The findings of this evaluation are also informing design options and alternatives in conjunction with formulating an updated opinion of probable construction cost, which is needed for grant applications.

Following staff's presentation to City Council in October, Council authorized a budget adjustment approving City funds for continuing design and permitting work on the Trestle. Staff is currently reviewing consultant proposals for performing this work, and the overall schedule is well aligned with our goal of having the project shovel-ready by January 2025.



Figure 2. Timber inspectors conduct testing of trestle piles in May 2023.

## Urban Recycled Water Expansion – Park Irrigation Conversions

**Project Manager:** Dan Herrera, Public Works and Utilities

**Contact Information:** [dherrera@cityofpetaluma.org](mailto:dherrera@cityofpetaluma.org)



**Project Completion Date:** Summer 2024

**Budget:** \$685,000

**Goal/Priority:** Our Environmental Legacy—Workplan item 70

### Project Description

This project involves converting the irrigation systems at various city-owned parks and open spaces to meet state recycled water standards. The parks that will receive recycled water through this project are Bond Park, Meadow View Park, Maria Pocket Park, Sunrise Park, and Glenbrook Park. The project includes the installation of purple irrigation boxes, recycled water use signage, and cross-connection testing.



### Current Status

Additional park/area conversions are being considered. After completion of the Maria Drive Recycled Water project is complete, efforts to begin the conversion of Luccessi Park and other areas adjacent to the Maria project will begin.

## Water Master Plan

**Project Manager:** Dan Herrera, Public Works and Utilities

**Contact Information:**

[dherrera@cityofpetaluma.org](mailto:dherrera@cityofpetaluma.org)

**Project Completion Date:** Spring 2024

**Budget:** \$215,000 Water Operation Funds

**Goal/Priority:** Our Environmental Legacy—Workplan item 55



### Project Description

The Water Master Plan Update is a critical document for water operations that guides the Capital Improvement Program (CIP). The current plan





was last updated in 2006, and the 2020 redevelopment of the hydraulic model using SCADA and field-collected data led to the current update. The update will focus on water modeling, supply redundancy, future development, seismic evaluation, and a new CIP project list to meet current and future operational demands.

### **Current Status**

The Water Master Plan Update is ongoing. Individual sections of the master plan are ongoing. Fire flow and storage requirements have been calculated and have been incorporated to the master plan sections. The updated Master Plan is expected to be finished by Spring 2024. An additional update to the master plan is expected once the land use plan is completed as part of the general plan update.

### **Wayfinding**

**Project Manager:** Ken Eichstaedt, Public Works and Utilities

**Contact Information:** [keichstaedt@cityofpetaluma.org](mailto:keichstaedt@cityofpetaluma.org)

**Project Completion Date:** Fall 2023

**Budget:** \$230,000

**Goal/Priority:** A City That Works & A Safe Community That Thrives—Workplan items 26 and 85





**Project Description:** The wayfinding program aims to install pedestrian and bicycle wayfinding signs throughout the city, with downtown signage to be installed in FY21/22. The program will include community outreach and collaboration with stakeholders through a Technical Advisory Committee and guidance from the Pedestrian & Bicycle Advisory Committee and the Petaluma Downtown Association.

### Current Status

Signs for the pilot study are currently being manufactured and will be installed by city forces.

The Wayfinding program will be continued in the new FY24/25 budgeting cycle.



## Well Construction and Tank Projects (Includes Oak Hill Well)

**Project Manager:** Dan Herrera, Public Works and Utilities

**Contact Information:** [dherrera@cityofpetaluma.org](mailto:dherrera@cityofpetaluma.org)

**Project Completion Date:** Manor Tank Rehabilitation—Fall 2023, respectively; La Cresta Tank Replacement—Fiscal Year (FY) 25/26; Oak Hill Tank Replacement—FY 25/26; Oak Hill Well—FY 24/25; Well Construction Program—FY 23/24 and ongoing

**Budget:** Manor Tank Rehabilitation—\$2.8 million; La Cresta Tank Replacement—\$3 million; Oak Hill Tank Replacement—\$5.4 million; Well Construction Program—\$3 million

**Goal/Priority:** Our Environmental Legacy—Workplan item 55

### Project Description



The City of Petaluma has several vital components for its water distribution network, including potable water tanks and groundwater wells. Regular maintenance and proper sizing are essential to ensure that residents receive sufficient drinking water and fire flow protection for years to come.

To increase water resiliency, the City will rehabilitate the Hardin and Manor tanks, replace the La Cresta and Oak Hill tanks, and expand the groundwater well network through its Well Construction Program. These projects will provide necessary fire protection and water resiliency to downtown Petaluma and the western part of the City.



Figure 3: La Cresta tank site

### Current Status

The Manor Tank Rehabilitation project is substantially complete. The electrical components have been completed. The last item for the project is cathodic protection. The project is expected to go to council for acceptance in February 2024. The Oak Hill and La Cresta tank replacements are awaiting design and scheduled to begin in FY 24/25 and 25/26, respectively. The Oak Hill Well has been delayed due to drilling permit acquisition and consideration of the holiday season. Construction expected to begin January 2024 with completion by the Summer. A community meeting was held in November to inform the community.

### Top 10 Goals Status

On May 2, 2022, the City Council [refined a list of its goals and priorities](#), with the objective of prioritizing the list to a focused “top ten list” of the most essential initiatives for staff to make progress on and/or complete over the next two fiscal years:

**Note:** The City of Petaluma’s Fiscal Year begins on July 1<sup>st</sup> and ends on June 30<sup>th</sup>. Fiscal Year 23 (FY23) would refer to the 2022 – 2023 Fiscal Year, July 1, 2022 to June 30, 2023.

Quarter 1 (Q1) = July-September 2022

Quarter 2 (Q2) = October-December 2022

Quarter 3 (Q3) = January-March 2023

Quarter 4 (Q4) = April-June 2023



## Implementation of Hybrid Police Oversight Model and Citywide Diversity, Equity and Inclusion Efforts

Following the May 25th, 2020, murder of George Floyd in Minneapolis, race relations and police use of force policies have become a focus in communities across the country. To address requests from community members and start these conversations locally, the City hosted a community engagement and listening forum followed by community-led listening sessions. After hearing from and listening to the community, the City hired a professional facilitator and established an Ad Hoc Community Advisory Committee (AHCAC). The AHCAC's purpose was to discuss race relations in Petaluma, make recommendations to the City Council to improve them, help bring the community together, identify opportunities for meaningful change, and promote inclusion in Petaluma. On [April 4th, 2022](#), the City Council provided direction on the implementation of the City's Council Priorities in response to the recommendations of the AHCAC. This top 10 goal is the implementation.

On April 17, 2023, the City Council approved a professional services agreement with IntegrAssure LLC as the City's first Independent Auditor. Over the next few months, IntegrAssure will be having community meetings along with meeting with staff. Diversity, Equity, and Inclusion Initiatives are under way, the City's first Diversity, Equity, Inclusion, & Belonging (DEIB) citywide staff team was appointed in May.

## Adoption of Retail Cannabis Ordinance

On November 9, 2016, the Control, Regulate and Tax Adult Use of Marijuana Act, Proposition 64, became law, leading to recreational cannabis sales in California by January 2018. As a result of recreational legalization, local governments may not prohibit adults from growing, using, or transporting cannabis for personal use. Following recreational legalization, companies must be licensed by the local agency to grow, test, or sell cannabis within each jurisdiction. The City of Petaluma needs to adopt ordinances and regulations to allow for commercial use of cannabis within city limits. This project, the Adoption of Retail Cannabis Ordinance, is the process to allow commercial use of cannabis in Petaluma.

The first milestone, *Review Regional Jurisdictions' Regulations and Modify for Local Considerations*, was completed in Quarter 1 of FY 2023. The next milestone, *Draft Ordinances and Regulations and Get Council Feedback*, is in progress. Staff are reviewing recent cannabis legislation like SB 1186 and case law to ensure that the draft ordinance is in compliance with the new laws. Additionally, staff are planning stakeholder meetings to gather public feedback before a workshop in front of Council.



### Create Citywide Electrification Plan

The City Council's approval of the Climate Emergency Framework on January 11, 2021 set a goal for the City of Petaluma to become carbon neutral by 2030. Major sources of carbon emissions in the City of Petaluma are transportation and existing buildings. Electrification and fuel switch to renewable sources for the transportation and housing sectors would significantly reduce greenhouse gas emissions. A citywide electrification initiative will identify barriers and propose solutions for electrification of existing Petaluma buildings and infrastructure, including infrastructure upgrades needed to support electrification of buildings and vehicles.

### Create Citywide Electrification Plan

The City Council's approval of the Climate Emergency Framework on January 11, 2021 set a goal for the City of Petaluma to become carbon neutral by 2030. Major sources of carbon emissions in the City of Petaluma are transportation and existing buildings. Electrification and fuel switch to renewable sources for the transportation and housing sectors would significantly reduce greenhouse gas emissions. A citywide electrification plan will identify barriers and propose solutions for electrification of existing Petaluma buildings and infrastructure, including infrastructure upgrades needed to support electrification of buildings and vehicles.

Staff have worked with local community groups to engage with the community and local contractors to provide education, resources and to identify potential barriers to electrification. Staff is currently working to draft a bundle of reach code updates to bring forth to Petaluma CCBs for review.

<b>Create Citywide Electrification Plan</b>	Heather, Rhianna, Jerome, Corey, Charles, Jessica Power	
Completed	Review electrification plans for other jurisdictions (Berkeley, San Jose, Denver, Palo Alto, Piedmont)	FY23 Q2
Ongoing	Meet quarterly with internal working group. Engage with partners to create Urban Building Energy Model.	FY23 Q4
In Process	Engage with partners to create Urban Building Energy Model	FY 23 Q4





In Process	Develop outreach and education resources on City website to publicize existing incentives, rebate programs	FY23 Q4
In Process	Create tracking mechanism for electric appliance replacement	FY 23 Q3
Ongoing	Initiate educational outreach efforts with contractors, architects, etc.	FY23 Q4
Ongoing	Identify legal and regulatory challenges to focus approach.	FY23 Q4
Ongoing	Develop reach codes for key electrification strategies based on other adopted examples and bring forward for adoption (CAC, PC, CC)	FY24 Q2
Ongoing	Conduct community outreach, listening sessions, and opportunities for feedback	FY24 Q1
In Process	Develop incentive programs, address equity issues, (no cost permits, low interest loans, etc.)	FY24 Q2
In Process	Draft Citywide Electrification Plan recognizing longer term goals and short term accomplishments	FY24 Q3
TBD	Review with CCBs	FY24 Q4
TBD	Adoption process	FY24 Q4

### Adoption of Tenant Protection Ordinance Package

The need for eviction protection was underscored by the widespread employment disruption caused by the COVID-19 pandemic. The eviction moratorium enacted by the County of Sonoma during the pandemic is set to expire September 30, 2022. This set of protections for tenants specific to the City of Petaluma includes legislation related to Just Cause, the Ellis Act, and updates to the City's Mobile Home rental protection. The tenant protection ordinance package was adopted by City Council on September 12, 2022. The ordinance protects tenants by requiring "just cause" to evict most tenants. The ordinance also protects tenants who are evicted for a landlord removing their property from the rental market, known as Ellis Act evictions, by requiring landlords to pay one month of the rent agreement to the tenants as relocation costs. The ordinance also protects tenants by requiring a landlord to provide tenant notice of the tenant's rights under the ordinance, that all notices to the tenant be in the language that the lease was negotiated into including Spanish, the right of first refusal for tenants being evicted for "no-fault just cause", and others.



On April 17, 2023 the City Council approved tenant protections for local renters, including just cause eviction requirements, rules limiting evictions where the tenant is not at fault, and relocation support in certain cases. The ordinance was amended to exempt property owners with 3 or fewer rental units and to require a first right of return for tenants in no-fault evictions. The Council also requested a review of this ordinance within the next 2 years.

A dedicated webpage is complete that explains how the Ordinance works and provides the required noticing in English and Spanish –

[www.cityofpetaluma.org/tenantprotections](http://www.cityofpetaluma.org/tenantprotections)

On June 19, 2023 the City Council passed an urgency ordinance amending the annual mobile home space rent cap. The urgency ordinance was superseded by a regular ordinance that was adopted in July and is currently in effect. Besides lowering the annual rent cap for mobilehomes the regular ordinance strengthened the existing protections by:

- Requiring park owners, not tenants, to petition for rent increase arbitrations for noticed rent increases that exceed the maximum amount permitted by the City's regulations.
- Requiring park owners to post or make available at the park the current, annual permitted space rent increase for protected spaces.
- Prohibiting arbitrations in the month of December, unless an arbitrator finds good cause for a December arbitration.
- Adding a meet and confer requirement for the tenants and the park owners to share information before a rent arbitration. Park owners are required to share the information they believe supports rent increases above the City's cap.
- Providing that capital improvements that an arbitrator may consider in support of a rent increase above the maximum permitted amount must directly and primarily benefit the park residents.

Additionally, on October 16, 2023, the City Council adopted a "Senior Mobilehome Overlay" ordinance which codified into the City's Zoning Code requirements that the city's senior mobilehome parks remain senior parks.

The City is working on updating its mobilehome website to include a frequently asked questions to educate the public and tenants about these recent amendments. Once the website and education are finished this goal will be complete.



## Fairgrounds – Outreach Process, Recommendations and Framework for Decision-making

The Petaluma Fairgrounds is a 55-acre, multi-use property located in the heart of town. Through the years, this site has provided a place for fun, learning, special occasions, respite, and refuge during crises, as well as many lasting memories for Petalumans, County residents, and visitors. It is a truly unique place that is loved by so many. The City of Petaluma owns the Fairgrounds property and, for the past 50 years, has leased it to the 4th District Agricultural Association (4th DAA), a branch of the California Department of Food and Agriculture (CDFA). The 4th DAA determines the Fairgrounds property uses, which include the five-day Sonoma-Marin Fair in June and other organizations the 4th DAA subleases to, such as a preschool, elementary school, racetrack, and event spaces.

After multiple lease renewals, the final renewal will expire on December 31st, 2023. The goal, the Fairgrounds - Outreach Process, Recommendations, and Framework for Decision-making, describes the series of milestones on a path forward for the fair and property. On October 24, Council will receive the results of the City's public engagement efforts to-date, including a final report from the Fairgrounds Advisory Panel, and will consider next steps related to the impending lease expiration.

The first two milestones, *Complete Property, Soil, and Building Assessments* and *Receive Lottery Selected Panel Recommendations*, have been completed. The City Council approved the staff recommendation to begin work with the 4<sup>th</sup> DAA on a new use agreement allowing them to use the fairgrounds property for the annual fair and any other agricultural education activities they identify. Staff will also develop a plan for managing the property and supporting current tenants. Staff continues to work with the DAA and staff to complete an agreement. Staff is working with long term tenants to enter into new license agreements that will be effective when the DAA lease expires on December 31, 2023.

## Public Safety Facilities Assessment, Including New and Renovated Fire Stations

The Public Safety Facilities Assessment will be used to inform future new construction and renovations to address inadequate police and fire facilities city wide. Fire Station 1 needs Seismic upgrades and Stations 1, 2, and 3 no longer meet operational needs for a diverse workforce with crew space lacking. The Police Station similarly is poorly configured to meet the needs of a modern police department with inadequate locker



space, showers, meeting, and office space. This project will develop a road map and strategic plan to move our Public Safety facilities into the 21<sup>st</sup> century.

Staff and consultants kicked off a Public Safety Facilities/EOC Evaluation and Strategic Plan in October 2022. Operational and administrative analyses of the Fire and Police Departments were presented to the City Council in November 2022 and were used, along with existing facilities planning documents, to inform the development of the Plan.

The first milestone, *Complete the Public Safety Facilities/EOC Evaluation and Strategic Plan*, was drafted in June 2023. After an update on the plan presented at the July 10, 2023 City Council meeting, the strategic plan was finalized in November 2023 and accepted by the City Council at the November 20, 2023 City Council meeting, completing the next milestone, *Present Plan and Options to Council*. At that same meeting, the City Council also directed staff to prepare an RFP for design and project management services for construction of a new fire station and emergency operations center at the fairgrounds site.

### Integrated Pest Management Plan: Sustainable Land Management Best Practices and Comprehensive Community Outreach Program

Integrated Pest Management (IPM) is defined in Title 7 of the US Code as “a sustainable approach to managing pests by combining biological, cultural, physical, and chemical tools in a way that minimizes economic, health, and environmental risks.” A common feature of recent IPM Plan is to change practices to relegate chemical pest control to a last resort, with some plan prohibiting the use of synthetic pesticides altogether. The process to develop an IPM Plan which would guide all pest control activities related to City facilities and operations is underway. Staff is working closely with consultants and a community working group of stakeholders to draft initial program details to present for feedback. The IPM Plan is expected to be presented to the City Council in Winter 2023.

The first three milestones, 1) *Complete Stakeholder Interviews and Site Analysis*, 2) *Present Summary of Findings to Community Working Group and Staff for Review and Input*, and 3) *Incorporate Input into Draft IPMP and present to Staff, stakeholders, and working group* were completed. The next milestone, *Integrate Feedback and Present Draft IPMP Program to Community Working Group and (Committees, Commissions, and Boards) CCBs*, is underway.





## Adoption of Tree Preservation Ordinance and Update City Policies and Procedures

Trees have multiple positive benefits related to providing wildlife habitat, sequestering carbon to help mitigate climate change, reducing the heat-island effect, and increasing property values through beautification. Petaluma's existing tree ordinance has not been updated to realize the increased benefit of enhanced tree protection. The updated tree preservation ordinance would update internal processes and permitting related to tree removal, update provisions for tree maintenance, planting in the public right of way, and update standard provisions for all entitlements and land use permitting. This legislation and policy update is expected to be considered by Council in Spring 2023.

The first milestone, *Review Existing Regulations, Review of Draft Tree Technical Manual and ReLeaf, and Identify Case Studies, Best Practices*, has been initiated and is in process.

## Historic Trestle Reconstruction

Petaluma's historic trestle is located along the southwest bank of the Turning Basin in downtown Petaluma. While significant hurdles exist, the vision is to transform the structure which is currently in poor condition into a prized, iconic riverfront gathering place and active transportation hub. Major milestones include environmental assessment, determining ownership/acquisition models, inviting the community to develop a vision for the site, design, securing funding for construction, and project implementation. This will be a multi-year project.

The first two milestones, *Reengage on Previous Studies/Plans/Designs* and *Commence Design of the Project to Make the Project Ready for Bids in FY24 or FY25*, have been initiated and are underway. The next milestone, *Environmental Assessments/Permits*, is also under way. A team of experienced timber inspectors, restorers, and wood scientists came out to the site and conducted a detailed timber assessment of the trestle and the results were presented to Council in October. A consultant is now being engaged to move forward with design, permitting, and grant writing to meet the overall goal of having the project shovel-ready by January 2025.

## Safe Mobility and Community Connectivity | Safe Streets

The Safe Mobility and Community Connectivity | Safe Streets Goal is a citywide initiative that strives to increase and provide safety for all users of our roadways. This project will provide Petaluma with a strategic map forward for Active Transportation.



The first three milestones have been completed, *Memorialize Safe Streets Elements in Overall Vision*, *Adopt Local Road Safety Plan*, and *Crosstown Connector Workshop*. The next milestone, *Establish Criteria/Framework for Active Transportation Projects Selection* is in progress and underway. The Safe Streets Nomination Program (<https://cityofpetaluma.org/safe-streets-nomination-program/>) was launched in October, which allows our community to provide suggestions for traffic calming and safety improvements. The program is a huge success with well over two hundred nominations already received. Staff is reviewing each nomination as well as corresponding collision and speed data to score each submission and select projects for implementation.

