



THE MONTHLY UPDATE

December 2022
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

Project Completion Date: June 2023

Budget: \$160,000

Council Goal/Priority: A City That Works
& A Safe Community That Thrives—
Workplan items 18, 20, 26, 28, and 85¹



Project Description

This project will update the 2008 Bicycle and Pedestrian Plan (also called the Active Transportation Plan) in coordination with the General Plan Update. The plan will incorporate a fresh look and best practices in active transportation and update city standards for bike and pedestrian facilities. Existing conditions will be evaluated, and future projects and programs will be identified along with costs and potential funding opportunities. The wayfinding program will develop a comprehensive plan for pedestrian and bicycle signage citywide. This project includes the installation of the downtown area signage to kick off the implementation. The Active Transportation (AT) Plan update incorporates a robust community outreach program. It will rely heavily on feedback from community stakeholders and guidance and input from the Pedestrian & Bicycle Advisory Committee (PBAC).

Current Status

The consultant is finalizing a draft project list and map, which will be shared with the general public in winter 2022/23 through community workshops and an interactive online mapping tool. The Draft AT Plan is expected to go to City Committees and Commissions for their review in spring 2023, followed by the Council's review and adoption in summer 2023.

¹ 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

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 on replacing the existing 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.

Upgrading all water and recycled water meters in the City to AMI technology will give all water customers access to real-time water use information through the customer engagement portal available for viewing on a smartphone or computer. AMI metering will provide the City with proactive water leak detection, increased water conservation, increased water distribution operational efficiency, real-time data collection, and improved water use data accuracy and resolution.

Current Status

On March 22, 2022, the Department of Water Resources (DWR) announced that the City of Petaluma's AMI Project was awarded \$7,502,702 by the Urban and Multibenefit Drought Relief Grant Program. The City recently executed the grant agreement with DWR and City staff are in the planning phase of this project. The City is currently implementing an AMI pilot project with 58 AMI meters. The goal of the pilot project is to test AMI technology performance in different areas of town, AMI compatibility with current metering and billing infrastructure, and the customer interface portal. The pilot project is showing that the AMI pilot meters are performing well with existing cellular infrastructure. The City is researching the different options for AMI technology and speaking to neighboring agencies that implemented AMI in their system in preparation for advertising the project for public bids in the summer of 2023. AMI project information will be available on the City's [website](#) once the project begins.



American Association of Retired Persons (AARP) Chess Table Project

Project Manager: Rachel Beer, Parks and Recreation

Contact Information: rbeer@cityofpetaluma.org

Project Completion Date: Winter 2023

Budget: \$10,000

Goal/Priority: A Safe Community That Thrives & Spaces and Places That Inspire—
Workplan items 100, 121, and 152

Project Description

On April 19, 2021, an application was submitted for the AARP National Community Challenge grant program requesting project funding to install at least two concrete chess tables at sites yet to be determined. Although the City of Petaluma was not ultimately selected for the AARP National Community Challenge grant, the AARP California office was inspired by the Senior Advisory Committee's compelling project, and responded with a notification to award a one-time grant of \$10,000 to help fund Petaluma's effort of installing community chess tables.



Parks and Recreation staff presented options for chess table designs and potential site locations to the Senior Advisory Committee meeting on November 18, 2021 requesting review and input. Staff then presented to the Recreation, Music, and Parks Commission on December 15, 2021 requesting review and input on potential locations. After commission and committee feedback and community engagement, Parks and Recreation staff landed on Water Street as the location for two chess tables with ADA accessibility and accompanying benches.

Current Status

Chess tables and benches have arrived, and staff are working through permits and plans for installation. As the tables didn't meet ADA standards, staff had to get machined modifications from a local fabricator and then spent some time smoothing out the finishes and prepping for the powder coating which has now been completed. The modifications are completed, and staff are meeting on site to iron out installation details. Installation and a celebration will take place in February, weather permitting.



Amy's Kitchen Downtown Corporate Office

Project Manager: Isabel Castellano and Larissa Alchin, Community Development

Contact Information: icastellano@cityofpetaluma.org and lalchin@cityofpetaluma.org

Project Completion Date: Conditional Use Permit – Approved on April 7, 2022

Historic Site Plan and Architectural Review (HSPAR) – Approved on July 12, 2022

Budget: Cost Recovery Project

Goal/Priority: An Economy That Prospers

Project Description

This project relocates Amy's Kitchen corporate offices to Downtown Petaluma. The proposed headquarters will occupy the existing 18,722 square foot historic Carither's Department Store building at 109 Kentucky St., including the ground floor and street frontage areas. On April 7, 2022, a Minor Conditional Use Permit



was approved for the proposed land use. Amy's Kitchen office headquarters is designed such that the ground floor is a high energy open collaboration space, and the existing display windows will remain open and utilized for collaboration seating areas, product displays, and a reception desk. Located within the Downtown Parking Assessment District, the project will implement a range of strategies to reduce automobile trips for employees, including an extensive alternative transportation plan and a robust and flexible work from home policy.

Historic Site Plan and Architectural Review (HSPAR) Summary: The property at the intersection of Kentucky Street and Western Avenue was built in 1941 and is located within the Historic Commercial District; therefore, HSPAR was required for proposed modifications. The modifications include a seismic retrofit, adaptive reuse of existing retail space, replacement of three windows, and three new windows below the original windows, a new double-door and infill wall for a side entrance, windows and a door on



the West facade, and new signage, as well as various alterations that are proposed for the interior of the building. Building square footage would be expanded to approximately 20,000 SF through the addition of a mezzanine space.

Current Status

Amy's Kitchen Headquarters received approval of a Conditional Use Permit for office use on the ground floor and street frontage area on January 26, 2022 to the former Carithers Department Store within the Historic Commercial District. Planning received submittal of a HSPAR application to propose exterior alterations to the building on March 29, 2022. The Applicant's HSPAR application was resubmitted on May 8, 2022 and planning review deemed complete for hearing and public review. The project was presented to the Historic & Cultural Preservation Committee on July 12, 2022 and was approved with amended conditions. The building permit for interior and exterior modifications was issued on September 29, 2022.

Budget and Financial Reporting Process

Project Manager: Corey Garberolio, Janine Tedrow, and Isabel Craft, Finance

Contact Information: cgarberolio@cityofpetaluma.org, jtedrow@cityofpetaluma.org, and icraft@cityofpetaluma.org

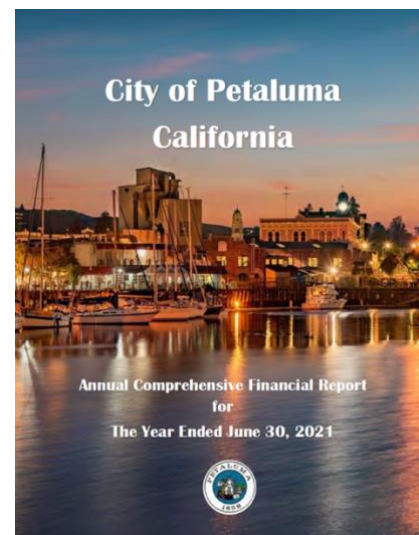
Project Completion Date: Budget – Late Spring 2022;
Annual Comprehensive Annual Report (ACFR) – Winter 2022

Budget: N/A

Goal/Priority: A City That Works—Workplan items 1 and 3

Project Description

Annually the city embarks on two lengthy financial processes. The first is creating and adopting the annual budget, consisting of the operations budget and Capital Improvement Program; typically, this process begins at the start of the calendar year. The City's Fiscal Year begins on July 1st and ends on June 30th. After the adoption of the budget comes the Annual Comprehensive Financial Report. Once all invoices and receipts have been resolved for the previous fiscal year, typically in the fall, an audit begins on the year and review of the now completed fiscal year.



Current Status

On June 6, 2022, the fiscal year 2022-2023 budget was approved by the City Council, and was effective July 1, 2022. Finance staff has completed working on the fiscal year 2021-2022 year end audit. The Annual Comprehensive Financial Report was issued at the end of December and can be accessed [here](#).

City Hall Upgrades—Council Chambers, East & West Wing, Permit Center

Project Manager: Diane Ramirez, Public Works and Utilities

Contact Information: dramirez@cityofpetaluma.org

Project Completion Date: Winter 2022

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

Council Chambers

The Council Chambers Audio and Video (AV) Upgrades project addresses technology needs and safety for City Council members, public attendees, and City staff. Now almost fifty years old, the Council Chambers hosts all council, committee, and commission meetings. These chambers are the City's primary location for conducting legislative business. In response to the pandemic, the City transitioned to virtual "Zoom" webinar meetings in 2020. With future hybrid (Zoom and in-person) meetings on the horizon as we transition again, these upgrades are designed to improve safety, enhance public participation, and ease using this technology for optimal public engagement. This project will enhance audio and video capability and add several video displays for the members on the dais and the audience. Other improvements include new moveable seating, flooring, and dais extension for the staff's working area.



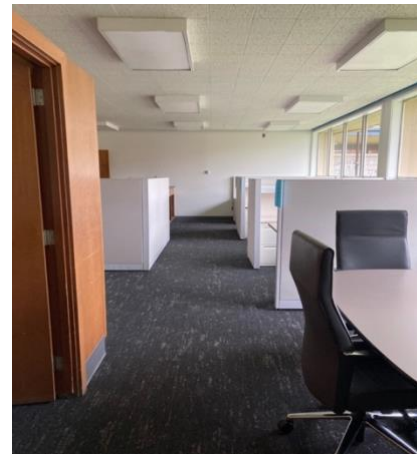
East Wing

To provide better and seamless services to the community while operating safely during and following the COVID pandemic, this remodel will consolidate and expand existing City Hall departments housed in the east wing to facilitate the delivery of services and improve facility safety under pandemic conditions. These departments include Human Resources and Risk Management, General Services, City Attorney, Finance, and Economic Development & Open Government.

Permit Center and West Wing

This project strengthens the City's public-facing permit program with a new dedicated "Permit Center" area in the west wing of City Hall. This facilitates our goals for improving community access and permit acquisition for building, planning, fire, and encroachment permits. This remodel was designed and permitted in FY 21/22, and construction is planned for Spring of 2022.

Another area of west wing work involved reprogramming the portion of the west wing that County of Sonoma services recently vacated. This project is now complete and includes space planning for that area to define individual office sizes and locations for City staff, identifying building improvements to meet code, and remodel construction activities. The Development Engineering Department is located here, with that portion of the remodeling project completed in January 2022.



Current Status

In the Council Chambers, the new AV technology has been used to run hybrid City Council meetings. An architect is working on the design and specifications of additional minor architectural modifications. New audience seating and staff tables have been delivered and new flooring was installed in August 2022.

A space planning design firm is under contract for the East Wing remodel, and space programming/design is underway. Staff has met with contractors and vendors for preliminary cost estimates. The Human Resources (HR) and Risk Departments have been consolidated into the basement of City Hall, and the Economic Development and Open Government (EDOG) Department has been consolidated into the old HR suite.



General Services has been moved to 22 Bassett Street. Staff will meet with the next departments scheduled to move to finalize department scope of work and budget.

The modifications to the Permit Center have been designed and permitted, the bid phase will occur in winter 2023 and construction is scheduled for spring 2023.

Climate Ready

Project Manager: Rhianna Frank, City Manager's Office

Contact Information:

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 aggressive climate goals to be carbon neutral by 2030. Petaluma drafted the Climate Emergency Framework to support these goals. The Climate Ready Campaign is a phased marketing outreach approach to educate the public by highlighting actions to support goals detailed in the Climate Emergency Framework.

Current Status

Climate Ready is partnering with XeroHome and PG&E to develop an Urban Building Energy Model for all the single-family homes within Petaluma. The “soft” launch of this program has been initiated and staff is reviewing the program and providing feedback to XeroHome. The community launch is scheduled for mid-January.

Climate Ready is continuing to partner with the Petaluma Equitable Climate Action Coalition to engage with disadvantaged communities around active transportation within the city. There are multiple listening sessions planned for Spring. This program is on track to facilitate the listening sessions as planned. Climate Ready is offering two bike packages as raffle incentives for community members to attend the listening sessions. Each bike package will include up to 4 bikes per package and a safety kit per package.



The safety kits will each contain 4 front lights, 4 rear lights, 4 helmets, 1 patch kit, 4 tire tubes, a multi-use repair tool, and 1 cable/combo lock.

Climate Ready has received proposals for the EV Charging Infrastructure Master Plan and staff is currently in the review stage for these proposals.

Climate Ready has selected the winners for the Bus Shelter Student Mural Contest. The winners have been notified and artwork is currently being collected.

Community Art Grant Program

Project Manager: David Ward, Community Development

Contact Information: 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 opportunity to fund community-driven and generated programs, projects, and activities. Created and launched in 2021, the program strives to streamline funding opportunities directly to members of the community using small, nimble grant requests. The City of Petaluma's Community Art Grants Program was developed to provide arts funding to individual artists, community-based organizations, and 501(c)3 nonprofit organizations with projects or programs based in Petaluma. The purpose of this grant is to support public-facing projects and activities that exemplify high artistic quality, represent the diversity of people and cultures within Petaluma's community, and celebrate the history and City of Petaluma. Funded projects through this grant program should be designed for public access and to engage with the Petaluma community. Maximum grant requests through this program are limited to \$10,000 and cannot fund awarded applicants again until twelve (12) months after previous project completion.



Current Status

The Petaluma Public Art Committee (PPAC) reviewed three (3) complete and eligible grant request applications at the March 24, 2022 meeting. All applicants were awarded their full grant requests, coming at a total of \$21,800 of awards from the public art fund. The following summarizes the grant requests and application of grant funds for each project.

Alynn-Mags (Amanda Lynn and Lady Mags)

These artists used grant funding for a community engagement event and activity that ties into the recently completed 'Magnificent' mural at 383 B Street, Petaluma on the eastern exterior wall of the Rex Ace Hardware building. Funding contributed to costs associated for the materials, temporary installation structure for the event, and artist fee. Their grant award is \$7,000. This grant project was completed and closed out with a final report at the May 26, 2022 PPAC meeting.

Cinda Gilliland and Drake Cunningham (Re:public)

This group is using grant funds to support funding for a multi-disciplinary, interactive art installation at Helen Putnam Plaza managed by Re:public. The grant will contribute to costs associated with construction of a stage for performance, artist stipends, curator and events budget, publicity, and site deinstallation and restoration. Their total grant award is \$10,000 which will be used in combination with other funding, including a grant from Creative Sonoma, to increase the impact and abilities of their program, entitled *Listening Builds Community*. The project leaders (Gilliland and Cunningham) have consulted with staff and after thorough review of the project's scope, staff determined the project leaders shall apply for a Parks Special Event permit through the Parks and Recreation department. Additionally, the project leaders presented their project to the Recreation, Music, and Parks Commission on September 14, 2022 for review and feedback. If approved as described, the project intends to occupy Helen Putnam Plaza for two (2) months with an anticipated start date for Spring 2023 pending permitting.

Climate Action Campaign

Rhianna Frank is the Climate Action Manager with the City of Petaluma who requested funding for a joint-funded art project with the City's Transit Division to support a bus shelter mural project. The awarded grant funds will contribute to the student artist commission process to paint murals on bus shelters around Petaluma with support from



members of the Petaluma Arts Center who will facilitate and manage the process. The total awarded grant is \$4,800 which will be used to directly pay student artist honorariums for their work on this project. The student artworks have been selected and awards will be paid upon the murals' unveiling. This project aims to be complete in Spring of 2023.

Community Camera Registry Program

Project Manager: Tina Thomsen, Police

Contact Information:

Tthomsen@cityofpetaluma.org

Project Completion Date: October 13, 2022

Budget: To be determined

Goal/Priority: A Safe Community That Thrives—
Workplan item 78



Project Description

The Community Camera Registration program is a voluntary record of a home or business security camera to assist law enforcement during an investigation.

In the event of a critical incident or criminal investigation, business or residential security cameras may capture evidence essential to solving a case. These investigations frequently require the canvassing of neighborhoods surrounding a crime scene for security cameras. Knowing where cameras are located dramatically speeds up investigations by allowing investigators to prioritize where to begin looking for evidence. The best available video evidence is often not of the crime scene itself but pathways and streets that lead into and out of the crime scene.

The Police Department will be working collaboratively with community members seeking voluntary participation and registration. Any community member or business with security cameras on their property can register with the department. Participation in the camera registration program is entirely voluntary, and there is no fee. All registered information is confidential and will only be accessible to law enforcement personnel during criminal investigations. This camera registration program does not provide access to any cameras or systems; it only documents their locations and the contact information provided by the owner.



Current Status

The Security Camera Registry programmed was launched on October 13, 2022. The public awareness campaign continues to be publicized on all social media platforms. Each week more community members register their cameras as we build up our database. There have been some technical system errors that are now worked out but registration from the previous 40 members has been lost. We hope to conduct a campaign to re-register those community members and to increase awareness of this program.

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

Project Completion Date: Spring 2024

Budget: \$14.3 million

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

Project Description

CNG Fueling Station

This project includes designing and constructing a gas scrubbing facility, a Compressed Natural Gas (CNG) fueling station, and related site improvements at the Ellis Creek Water Recycling Facility (ECWRF) and Recology Sonoma Marin's facility in Petaluma.



The anaerobic digester at ECWRF produces methane gas used to fuel a boiler to heat sludge. The excess methane gas is flared off. With the construction of another digester and the addition of high-strength waste to the treatment process, the plant will produce nearly double the amount of methane gas. The gas will be scrubbed, compressed, and used to fuel both City and Recology vehicles.

The City obtained grant funds from the California Energy Commission to construct the CNG facilities, with the remainder of the funding coming from the Wastewater Capital Fund.



High-Strength Waste (HSW) Facility

This project repurposes existing acid-phase digesters at the Ellis Creek Water Recycling Facility to receive and blend high-strength waste from local industries with wastewater solids for anaerobic digestion. The project includes the addition of screw press sludge dewatering capacity. The design of this project began in FY 16/17, and construction is expected to be substantially complete in FY 22/23, in conjunction with the CNG fueling project.

Current Status

Work is ongoing to perform preventative maintenance on the system, finalize the agreement with Recology, and make necessary improvements to the system. This is anticipated to be completed in Q4 of FY24. The ongoing negotiations with the Bay Area Air Quality Management District (BAAQMD) to establish the long-term permit requirements for operation of the system have come to a close, and the City and BAAQMD have agreed on all requirements for the permit.



Now that the permit requirements have been finalized, testing of the system can begin. Testing of the system will result in revision of the control strategies for calibration and efficient use of the system. Full operation of the system can begin once some necessary improvements have been made and the Operations and Maintenance (O&M) manuals for the HSW system are completed. Staff is working to make the necessary improvements and obtain O&M manuals for the HSW system.



COVID Administration

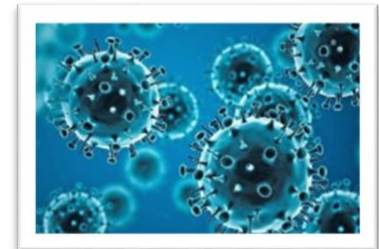
Project Manager: Erika Leahy, Risk Manager, Human Resources

Contact Information: eleahy@cityofpetaluma.org

Project Completion Date: Ongoing

Budget: Not Applicable

Goal/Priority: A City That Works & A Safe Community That Thrives—Workplan items 169 and 179



Project Description

Implement mitigating measures to protect the health and safety of City of Petaluma staff and community by (1) complying with all COVID-19 health guidelines, regulations, and local health orders, and (2) administering the City's COVID-19 Vaccination/Weekly Testing Policy.

Current Status

COVID-19 Vaccination/Weekly Testing Policy:

Effective August 2022, the City no longer requires employees who have not submitted proof of vaccination to test weekly and the City COVID-19 Vaccination/Weekly Testing Policies are held in abeyance for the foreseeable future unless future regulations and/or guidance warrant change. This shift in policy follows updated guidance from both the Equal Employment Opportunity Commission (EEOC) and Sonoma County Public Health. The City continues to comply with all federal, state, and local rules and guidance.

On October 14, 2022, the California Department of Public Health (CDPH) modified the definition of a COVID-19 workplace close contact. The new definition allows employers to determine which employees need to be excluded from the workplace and which require notification of a potential exposure pursuant to CalOSHA guidelines. The "Close Contact" definition now differentiates exposures based on small indoor spaces and large indoor spaces. All City owned buildings meet the small indoor space definition. Therefore, a close contact is now defined as a person sharing the same indoor airspace for a cumulative total of 15 minutes or more over a 24-hour period while the COVID positive person is infectious. The infectious period is two days before an individual tests positive and/or two days before a person's COVID symptoms develop.



Based on these changes staff has updated our investigation templates and noticing letters.

COVID-19 Supplemental Paid Sick Leave

In Spring 2022, the California State Legislature passed SB 114 requiring most California employers provide employees with Supplemental Paid Sick Leave (SPSL) for a number of qualifying reasons related to COVID-19. On September 30, 2022, Governor Newsom signed AB 152, extending leave through the end of 2022. The city has decided to further extend SPSL through February 28th, 2023, to correlate with the Governor's decision to declare an end to the state of emergency regarding the COVID pandemic.

Masking Requirements:

Masking indoors continues to be strongly recommended, for members of the public entering City facilities. City staff are no longer required to wear face coverings regardless of vaccination status. The City continues to provide masks to staff and members of the public as requested.

City Business Hours:

Public access hours at City Hall continue to be 10 AM to 2 PM, Monday through Thursday. Each facility and department will determine their own public access hours depending on public need, departmental resources, and staffing. These hours are still in effect as we continue to monitor the COVID-19 situation.

Creating a Diverse, Equitable, and Inclusive City Organization

Project Manager: Charla Freckmann,
Human Resources

Contact Information:

cfreckmann@cityofpetaluma.org

Project Completion Date: Ongoing

Goal/Priority: A City That Works—
Workplan items 8, Recruit, hire, retain, and
advance a workforce that is diverse,
representative, skilled, talented, and



prepared to meet the demands of a full-serve City, and 10, make the City of Petaluma a model employment, encouraging creativity and innovation, and enhancing connections between our staff and the community.

Project Description

Recruitment is the lifeblood of every organization. The department will strive to meet the hiring goals set forth with our vacant positions and Measure U position changes, including but not limited to classification and compensation studies and applicable meet and confers with labor partners. This workforce stabilization task will ensure that all City hiring practices and training and development requirements are seen through a lens of diversity, equity, and inclusion (DEI).

Current Status

Staff continues to work on filling all remaining vacancies including positions created with Measure U.

The passage of Measure U has enabled the City to either add or upgrade numerous key positions. Human Resources has completed the recruitment process for the vast majority of these new positions, The attached chart indicates the current status of implementing and recruiting for positions and position upgrades resulting from the passage of Measure U.

Measure U Position Matrix

Remaining Measure U Vacancies:	
Community Development Department:	
Plans Examiner	Recruitment underway
Finance Department:	
Finance Analyst	Vacant
Public Works & Utilities Department:	
Administrative Assistant	Vacant
Administrative Assistant (.5)	Vacant



Remaining Measure U Vacancies:	
Public Works Inspector II	Recruitment underway
Street Maintenance Lead Worker	Recruitment underway

Creekwood Housing Development – 270 & 280 Casa Grande Road

Project Manager: Greg Powell, Community Development

Contact Information:
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 demolishing one of the existing single-family dwellings on the site and subdividing the property to create 62 mostly attached single-family dwellings. The project would also include the construction of a pedestrian pathway on the adjacent City-owned parcel to the east that contains Adobe Creek to connect to the Casa Grande Subdivision that abuts the site to the south and, potentially in the future, connect north to the Casa Grande Senior Apartments. The proposed pedestrian pathway would also connect to a new pedestrian bridge (also located on the city-owned parcel to the east) over Adobe Creek that would connect this site and the residential areas west of Adobe Creek with the existing pathways and residential areas to the east on Spyglass Road. Vehicular, emergency, and pedestrian access would be provided from Casa Grande Road via a new private street. Five of the proposed dwellings would be designated for Low-Income households and four dwellings would be designated for Moderate-Income households. All new dwellings would be sold as condominiums.



Current Status

The application was submitted on November 22, 2021, and was determined to be incomplete in January 2022. New and revised application materials were submitted in August 2022, and the application is now complete.

To support the City's review of the application and to comply with the California Environmental Quality Act (CEQA), an Environmental Impact Report (EIR) will be prepared. The city selected a firm to complete the necessary environmental review and work commenced on the Environmental Impact Report in April 2022.

An Initial Study and Notice of Preparation were released on October 21, to start a 30-day public comment period on the scope of the EIR (notice available online [here](#)). A Scoping meeting was held on November 14, 2022, to inform interested parties about the project, and to provide agencies and the public an opportunity to comment on the scope and content of the EIR. The City received 11 comment letters.

The applicant will hold a neighborhood meeting in early 2023.

Public Information

A detailed project description and application materials are available electronically at: <https://cityofpetaluma.org/creekwood-housing-development/>. When future 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 and 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.



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 and will be brought forward with the project entitlements for Planning Commission review and recommendation. The City Council is the discretionary body for both certification of the Environmental Impact Report (EIR) and approval of the entitlements. The Planning Commission considered the Scott Ranch FEIR and project entitlements at the August 9, 2022, Planning Commission meeting. The City Council's review will take place after the new year, and will be separately noticed.



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.

Electric Vehicle Pilot Project and the Patrol Vehicle Hybrids

Project Manager: Nick McGowan, Police

Contact Information: nmcgowan@cityofpetaluma.org

Project Completion Date: (5) Hybrid Patrol Vehicles Pending Delivery; Pilot Project Evaluation Ongoing

Budget: Fiscal Year 2021-2022: \$440,000 (1 Electrical Vehicle \$100,000 and 5 Hybrid Patrol Vehicles \$340,000)

Goal/Priority: Our Environmental Legacy—Workplan item 42

Project Description

The City of Petaluma aims to achieve greenhouse gas carbon neutrality by 2030. In 2020, the Police Department needed to replace patrol vehicles beyond their serviceable use in their fleet. The Police Department began researching currently available hybrid police patrol vehicles to be environmentally responsible. The FY 21/22 budget granted \$340,000 to purchase five (5) hybrid patrol vehicles and \$100,000 for one (1) Electric Vehicle (EV) Pilot Program. Aside from gas vehicles generating higher emissions, the cost of gas continues to increase and impact the overall budget.

The Police Department has been actively researching current electric vehicle technology to achieve our climate goals. While the EV technology has not yet resulted in a factory-produced all-electric public safety vehicle, the police department is suspending the pilot project and using the funds to lease another hybrid patrol vehicle. The electric vehicle pilot program proposes



implementing and testing an all-electric vehicle intended for full police patrol duty and evaluating alternatives as we replace older, less efficient gasoline-powered patrol vehicles. This pilot program will help determine the suitability and the overall cost of a patrol-equipped electric vehicle compared to the overall cost of a gasoline or hybrid patrol vehicle. The cost analysis will include the cost of the vehicle, the emergency equipment, the maintenance, and projected fuel costs.

Current Status

The Police Department's first (5) Ford Interceptor Hybrids have been outfitted with emergency equipment (lights, siren, police radio, etc.) and are currently in-service. The Hybrids replaced (5) older patrol vehicles manufactured in 2011 and 2012, which were costly to maintain, not fuel efficient, and emitted higher levels of greenhouse gasses.

The Department also submitted an order for an additional (5) Ford Interceptor Hybrids in early February. Ford announced there was a deadline to order the Interceptor Hybrids on the state bid, so we put in an order to lease an additional (5). Last month, Ford announced they would not meet the manufacturing deadlines for the (5) Ford Interceptor Hybrids ordered in February of 2022. The Department transferred the order.

The Department is continuing to research various plug-in hybrid vehicles and all-electric models coming to market for various police duties. There currently are still no all-electric factory-produced police vehicles available, but there is anticipation that Ford may make one available in 2024.

In the meantime, the Department is evaluating how to implement all-electric vehicles for Police Administrators. After City Council approval, the Department ordered an all-electric Toyota BZ4X and an all-electric Ford Mustang Mach-E. Unfortunately, the Toyota BZ4X had a factory recall and is currently at the dealership.

The Department received the Ford Mustang Mach-E in early October and is evaluating the all-electric vehicle's range using standard 110v to charge. Using standard 110v to charge the Mach-E generates approximately 3 miles per hour charged. Unfortunately, the standard 110v does not adequately charge the Mustang Mach-E for daily use. Using 220v to charge the Mustang Mach-E generates approximately 14 miles per hour charged. The impact of the police radio and emergency equipment to the vehicle's range continues to be evaluated. The Ford Mustang Mach-E is assigned to the Professional Standards Division for during the evaluation process.



The Department received the Toyota BZ4X after Hansel Toyota completed the factory recall. The all-electric Toyota BZ4X is assigned to the Technical Services Division and the vehicle range is being evaluated using the standard 110v to charge.

Ellis Creek Water Recycling Facility

Chemical System Upgrades Project

Project Manager: Kristin Arnold, Public Works and Utilities

Contact Information: karnold@cityofpetaluma.org

Project Completion Date: 2025

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

Goal/Priority: Our Environmental Legacy—Workplan item 53

Project Description

This project will upgrade chemical, mechanical, and electrical equipment used to disinfect and dechlorinate water as part of the final treatment before it is discharged into the environment. The existing equipment is outdated and will be upgraded to comply with current regulations and safety standards while enhancing efficiency in the chemical treatment process. The scope of work includes the following:

- Replace and relocate the disinfection chemical equipment next to the point of entry into the water treatment system. This will eliminate 2,200 feet of deteriorated chemical transmission piping that runs through the site at Ellis Creek Water Recycling Facility (ECWRF), which reduces operational problems and future maintenance needs.
- Upgrade mechanical and electrical deficiencies at the chemical storage buildings and correct structural components that have deteriorated over time and require safety improvements.



Provide new switchgear, a motor control center, and allow for an environmentally friendly power backup system.

- Improve a 7000-foot drive to allow for access by large chemical delivery trucks.
- Improve the chlorine contact basin and remove old pump station equipment that is no longer in use.



Upon completion, this project will lower annual maintenance and operation costs.

Current Status

Staff prepared a detailed scope of work and advertised a Request for Proposals on December 2, 2022, for engineering and design services for upgrading the chemical system at ECWRF. Proposals are due on January 26, 2023, and staff will begin selecting a consultant to design the project. The timing and sequencing of the project are being evaluated in conjunction with many other projects occurring at Ellis Creek.

Outfall Replacement

Project Manager: Josh Minshall, Public Works and Utilities

Contact Information: 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 original outfall was installed in the 1970s and crossed a long distance of wetland to the river. Over time, the materials used for the outfall pipe have become fragile, and its current condition is at risk of failure. The City installed a temporary bypass as an emergency measure; however, this is not a long-term solution. The new outfall design will meet the needs of the Ellis Creek Water Recycling Facility while ensuring continued operations and protecting the environment from a potential failure of the old outfall.



Current Status

Construction began recently; however, technical issues arose that required the contractor to stop work. Among the reasons for stopping work were that the construction could not be completed by the October 15, 2022, permit deadline and Ellis Creek discharge. An emergency contract was executed with Coastside Concrete and Construction, Inc. to perform winterization of the site. Coastside is almost complete with the emergency site restoration work and the emergency outfall has been reinstalled. Evaluation of the current site condition and development of a plan to complete the project in 2023 are underway.

Tertiary Filtration System Expansion

Project Manager: Josh Minshall, Public Works and Utilities

Contact info: jminshall@cityofpetaluma.org

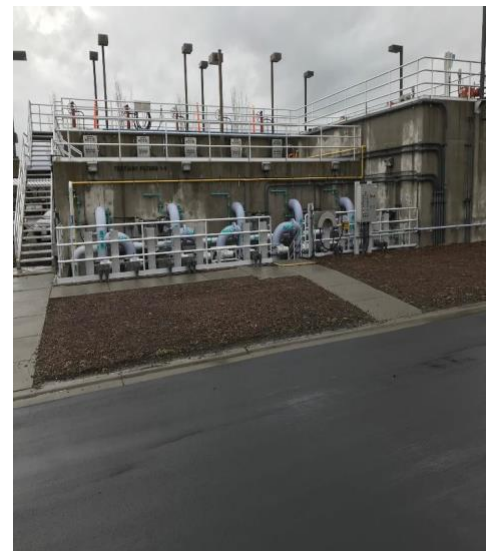
Project Completion date: December 2024

Budget: \$20,029,000

Goal/Priority: Our Environmental Legacy—Workplan item 70

Project Description

The existing tertiary treatment system at the Ellis Creek Water Recycling Facility can process up to 5 million gallons per day (MGD) of tertiary-level recycled water, of which 0.5 MGD is used in-plant. However, due to the increased demand for the recycled water system for agricultural irrigation and drought conditions, the tertiary system exceeds its capacity during high-demand periods. This project will expand the filtration and disinfection capacity of the system used to treat wastewater effluent to produce up to 6.8 MGD of tertiary recycled water. To provide additional recycled water treatment capacity, the City will add pumping capacity, two cloth media filters, and a third ultraviolet (UV) light treatment system within an existing channel constructed for this purpose. The project will be constructed in three phases. While most of the project is funded using wastewater capital, the City has been awarded both a \$3.6 million grant from the California Department of Water Resources and \$4.7 million from the [US Bureau of Reclamation](#) through a partnership with the North Bay Water Reuse Authority. The design phase will be completed in Winter 2022, and the first phase of construction will begin in Fall 2022.



Current Status

The first phase of work consists of rehabilitating the UV channels and applying a protective coating is scheduled late January 2023, with completion prior to the start of seasonal recycled water demands. The resolution for award of the coating contract to Resource Development Company was approved by the City Council on November 7. In addition to protecting the structural integrity of the channel, the coating will reduce the frequency and duration of maintenance activities.

The second phase of work has been prepared separately for parallel contracting, which allows time for the longer lead time materials that are specialized for UV treatment. C. Overaa & Company is the apparent low bidder and a Resolution to Authorized is scheduled for the City Council on January 9, 2023. Construction is scheduled for installation late summer 2023 into the fall, based on facility operations and recycled water demands.

The final phase will include pumping and filter expansion to complete the project on-time by late 2024. The design package for this phase is currently underway.

Fairgrounds Community Engagement

Project Manager: Ingrid Alverde, Economic Development & Open Government; Kelsey Hubbard, Community Development

Contact Information: jalverde@cityofpetaluma.org,
khubbard@cityofpetaluma.org

Project Completion Date: Spring 2023

Budget: To Be Decided

Goal/Priority: A City That Works & Spaces and Places That Inspire—Workplan items 128 and 161



Project Description City staff is working with the subcommittees of the City Council and the 4th District Agricultural Association (DAA) to develop a community engagement campaign that would include a “lottery selected panel” in addition to our standard outreach programs such as surveys and workshops. The lottery selected panel approach aims to bring new voices to the conversation and to represent all Petalumans with a panel that reflects Petaluma’s demographics, including all ages, ethnicities, locations, among other groups.



Current Status

The City Council approved the staff recommendation to begin work with the 4th 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. A plan and a new agreement will come back to Council in the Spring of 2023.

Relevant project websites:

- www.cityofpetaluma.org/fairgrounds
- www.petalumafairgroundstories.com
- www.healthydemocracy.org/petaluma

Fine Balance

Project Manager: David Ward, Community Development

Contact Information: dward@cityofpetaluma.org

Project Completion Date: Ongoing

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

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

Project Description

Fine Balance is a site-specific artwork proposal originally submitted as part of a Request for Proposal public art opportunity published by the City of Petaluma's Public Art Program in 2016. Throughout a multi-year process, artist Brian Goggin (San Francisco, CA) designed a public artwork concept for downtown Petaluma on Water Street in 2017 which has since been redesigned and relocated to the H Street Pocket Park along the Petaluma River.



Current Status

On May 16, 2022 the project was presented to City Council for final approval to execute a new contract with the artist to commission the proposed artwork at the newly identified



H Street Pocket Park site. As recommended by the Public Art Committee, the City Council unanimously approved the new project proposal. The project artist, Brian Goggin, is now in contract with the City via a Professional Services Agreement and has been issued the project's first milestone payment to initiate the project. As outlined in the scope of services, the project aims to be completed by December of 2023.

First and F Street Bridge Replacement

Project Manager: Jonathan Sanglerat, Public Works and Utilities

Contact Information:

jsanglerat@cityofpetaluma.org

Project Completion Date: December 2022

Budget: \$2,050,000

Goal/Priority: A City That Works & A Safe Community That Thrives—Workplan items 15, 18, and 79

Project Description

The timber-framed bridge at 1st and F Streets (Bridge) spans a tidal portion of Thompson Creek, approximately 225 feet upstream from the confluence with the Petaluma River. The structure is a former railroad bridge with two sets of rail tracks. The bridge has been incorporated into the street and carries pedestrian, bicycle, automobile, and truck traffic.



The age of the Bridge is not known, but some elements may date back to the early 1900s from the construction of the Petaluma and Santa Rosa Railway (P&SR).

The 2014 structural assessment rated the bridge condition as “Poor,” with a Caltrans qualitative condition of 3 to 4 out of 4, and the condition has continued to deteriorate since that time. (The standardized rating uses 1 to represent the best condition and 4 to represent the worst condition.) In summary, the Bridge is in poor physical condition with signs of dry rot, failing structural elements, and significant overstress in some of the primary load-carrying components under current loading conditions.



Current Status

The bridge is currently closed because of its condition and safety concerns, and the City is under contract with Ghilotti Brothers, Inc. (GBI) for its replacement. GBI is currently wrapping up the final construction tasks, project punch-list, and site clean-up. The final construction installations for this phase of the project include paving the street above the new concrete bridge arches as well as new pavement striping and safety reflectors. We anticipate GBI completing these final construction items by the end of January 2023 as wet weather has delayed the paving portion of the project.

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;
cpaul@cityofpetaluma.org

Project Completion Date: Phase 1 Spring 2023; Phase 2 FY 23-24 (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

Phase 1: Floodplain Model Update and SLR Modeling

Phase 1 of this project includes major updates to the floodplain model and new Sea Level Rise (SLR) mapping. The former will consist of converting the City's current XPSTORM floodplain model to HEC-RAS 2D, as recently done in the upper watershed by Sonoma Water. This modeling project will build upon the county's model and expand the City's model. Included in the floodplain modeling update project, the new state-of-the-art HEC-RAS 2D model will be recalibrated to the City's recently expanded network of stream



gauges and adds Kelly and Thompson Creeks to the HEC-RAS 2D model along with recalibration.

The second critical component of this phase of work is SLR vulnerability modeling that incorporates Sea Level Rise, storm precipitation and tidal models. The combined effects of these risks have not been studied or modeled before and will provide our community with a more complete understanding of climate-related flood risks in the future.

Phase 2: FEMA Map Revision

Phase 2 comprises completing the FEMA map revision, including preparing work maps for 100- and 500-year inundation and providing a study report for FEMA, further coordination, public outreach and review period, and final submittal of the data and report. More flood management information is available on the City's website:

<https://cityofpetaluma.org/flood-management/>

OBJECTIVES:

Identifying sea level rise-affected parcels and understanding this risk in the context of flooding from storms and tides is a significant step in mitigating future flood hazards. This modeling information will help inform policies and goals in the General Plan Update, particularly in the Land Use Element related to future development, land use, and equity. The goal is to ultimately reduce flood risk and increase resilience.

This project will:

- 1) Enhance the accuracy and extent of the City's flood plain modeling.
- 2) Provide consistency with the county's model and FEMA's modeling standards and best practices, which recently adopted guidance to use HEC-RAS 2D.
- 3) Prepare a FEMA map revision to reflect existing floodplain characteristics and features more accurately.
- 4) Cumulatively assess SLR vulnerability with storm and tide models.
- 5) Coincide with the upcoming Petaluma General Plan Update.
- 6) Enable more effective and responsive flood plain management and planning.



Current Status

The calibrated storm/flood model, tides, and sea level rise scenarios as well as a draft Technical Memorandum and Report regarding potential flooding impacts of sea level rise and climate change have been submitted to the City for review and comment. The Public Works and Utilities (PW&U) Department staff have provided comments, which have now been incorporated. Community Development staff as well as other City staff and the General Plan Update consultant team are reviewing the draft Memorandum and SLR overlay maps in multiple internal workshops from November, 2022 through February, 2023. Public outreach is being coordinated with the General Plan Update team and the draft maps and related reports will be presented in 2023 public workshops for community feedback and comments.

General Plan Update

Project Manager: Christina Paul,
Community Development

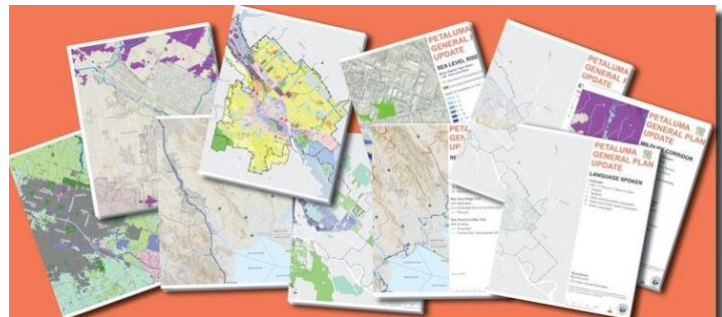
Contact Information:
cpaul@cityofpetaluma.org

Project Completion Date: 2023

Budget: \$2,774,195

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

Website: planpetaluma.org



Project Description

The City of Petaluma is currently operating under the City of Petaluma: General Plan 2025, adopted in 2008. The General Plan serves as the guiding vision document and provides policies and implementation programs to achieve the City's goals. One of the City's most significant elements is the Housing Element, which is required by State regulations to be updated every eight years. The City's Housing Element (Chapter 11 of the current General Plan) was adopted in 2015 and must be updated and adopted by December 2022.

The City initiated a comprehensive General Plan Update process starting in 2020 to coordinate the General Plan update with required statutory deadlines to adopt the City's



6th cycle Housing Element. This proactive approach to updating the General Plan positions the City to adapt to the changing regulatory landscape and ensure appropriate focus on local priorities.

Hand in hand with the General Plan Update, the City, along with the General Plan consulting team from Raimi + Associates, will be developing the 6th cycle Housing Element, a Climate Action and Adaptation Plan (CAAP), and the associated programmatic Environmental Impact Report.

Also, in 2021 the City Council appointed a 21-member General Plan Advisory Committee (GPAC) comprised of community representatives who will serve as advisors and project ambassadors throughout the General Plan process. Two GPAC members have since left the City and resigned their positions. Because the Committee is large and an ad hoc body these positions will not be backfilled. Current membership is 19 members. (GPAC) comprised of community representatives who will serve as advisors and project ambassadors throughout the General Plan process.

Current Status

The General Plan Update process is broken down into several phases, including Initiation, Discovery, Visioning, Alternatives, Policy Framework, Plan Development, Review, and Adoption. City staff and the consultant team are finalizing the Existing Conditions Reports in response to community feedback and posting updated reports to the General Plan website. The planning team and the GPAC has begun to engage in more substantive topical discussion as part of small working groups to explore alternatives and policy development.

As part of the General Plan Process, the team continues to work on the Housing Element of the General Plan. A draft Housing Element was submitted to Housing and Community Development in late October, 2022. Comments from HCD are anticipated in late January, 2023, though some comments may be available earlier. Staff will present findings on HCD comments and proposed amendments to the Housing Element draft to the Planning Commission and City Council in mid to late February, 2023. The deadline for City Council adoption of the Housing Element is March 31, 2023.

The City is currently administering a survey to the business community to gain insights into how the General Plan might support Petaluma's businesses.



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 GPAC meetings (3rd 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

Project Completion Date: December 19th – All Planning Approvals Completed; Joint Hearing with the Planning Commission and HCPC held on November 15th, 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), First Reading by City Council held on December 5th, 2022, Second Reading by City Council held on December 19th, 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 project is for alterations to the historic Silk Mill located at 409 Wilson Street, which is in the Mixed Use 2 (MU2) zoning district. The Silk Mill is listed on the National Register of Historic Places (NR#86000386) and the California Register of Historic Resources. Its existing conditions are due to an accumulated historic effort for rehabilitating the former



industrial site into the Hampton Inn Hotel. The Hampton Inn Petaluma Expansion project proposes an expansion of the existing 19,800 square foot, 75-room hotel facility. The proposal includes new construction of a two-story, rear addition to the existing hotel that would be approximately 34 feet in height with a building footprint of 4,330 square feet in an area that is



currently used for outdoor gathering space. The new structure would add approximately 8,660 square feet of floor area to create 18 two-bed guest rooms to the existing facility. The new two-story building would feature an exterior staircase with landing to provide access to second floor hotel rooms and a smaller outdoor courtyard gathering area would be constructed. Landscape improvements would integrate the new addition into the existing facility. The project also requested a Zoning Text Amendment to modify Section 11.040 (Alternatives to On-Site Parking) to allow a reduction to the minimum parking requirements contained in Table 11.1 (Number of Automobiles Required) for all land uses (Tables 4.1 – 4.5 of Chapter 4 – Zone Districts And Allowable Land Uses) through proposed Minor or Major Adjustment processes, subject to certain findings and review authority approval, and amendments to associated references in Section 11.030 and Section 11.065.

Current Status

The application for Historic Site Plan and Architectural Review (HSPAR) was received January 26, 2022, and resubmitted on April 8, 2022, and the Zoning Text Amendment (ZTA) was submitted on March 30, 2022. The Zoning Text Amendment requires approval by the City Council. A Historic and Cultural Preservation Committee (HCPC) Study Session took place on July 12, 2022, which provided an opportunity for the committee and the public to provide feedback on the project proposal. The Applicant team revised their proposal to address and respond to the HCPC feedback and resubmitted their application with additional drawings for planning review. A joint hearing with Planning Commission and the HCPC was held on November 15th, 2022 where the ZTA was amended and recommended to City Council and the HSPAR was approved with conditions. The first reading of the ZTA was held by City Council on December 5th, 2022



and the second reading by City Council was held on December 19th, 2022. Section 11.040, 11.030, and 11.065 Zoning Text Amendment are effective on January 18, 2023.

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.



Hotel Weaver - 2 Petaluma Boulevard South

Project Manager: Greg Powell, Community Development

Contact Information: 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 project would involve the construction of a 6-story building over a below-grade parking garage and would include hotel rooms, an event space, and food service uses. The below-grade parking garage would provide valet parking for 58 vehicles using parking lifts (no self-parking is proposed). 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 1,372-square-foot event space, and an exterior bar/event space with seating for 56 guests.

The project would exceed the MU2 District floor area ratio (FAR) limit set forth in Implementing Zoning Ordinance (IZO) Section 4.020.M, and the height limit of 45 feet and the lot coverage limit of 80% set forth in IZO Table 4.10. In addition, the project would exceed the FAR limit set forth in the Mixed-Use classification by the 2008 City of Petaluma General Plan. To accommodate the project, amendments to the IZO and General Plan are required.



Current Status

The application was submitted on April 11, 2022, and was determined to be incomplete in May and July 2022. New and revised application materials were submitted in August 2022, and the application is now complete.

The applicant held a neighborhood meeting on November 9, 2022, and again on December 8, 2022. A study session is scheduled with the Historic and Cultural Preservation Committee on January 10, 2023 (agenda is available here: <https://cityofpetaluma.org/committees-historic-cultural-preservation/>).

Public Information

A detailed project description and application materials are available electronically at: <https://cityofpetaluma.org/hotel-weaver/>.

Integrated Pest Management Plan (IPMP)

Project Manager: Patrick Carter and Rhianna Frank, City Manager's Office

Contact Information:

pcarter@cityofpetaluma.org and rfrank@cityofpetaluma.org

Project Completion Date: Spring 2023

Budget: \$69,900

Goal/Priority: Our Environmental Legacy—Workplan item 196



Project Description

The City of Petaluma is responsible for pest management in recreation, parks, open spaces, facilities, 396 miles of roads, associated rights of way, and an airport, including 47 parks and 480 acres of open space. The City discontinued using glyphosate to manage vegetation and is developing an Integrated Pest Management (IPM) Plan to guide staff and inform the public on its methods to address pests – particularly vegetation – in the City.



Current Status

The city staff has met with a community-led working group and will continue to engage with this working group as the plan is being developed. The consultant team completed dozens of interviews with city staff, contractors, and stakeholders with whom have responsibility to implement the pest management program. Along with interviews, the consultant team and staff have performed site reconnaissance to understand site types and features, pest types, pest control techniques used, and pesticide use history to best meet the City's pest management goals. The draft IPM plan will be heard by the Recreation, Music, and Parks Commission on January 18, 2023 for community feedback, and be presented to the Council for consideration Spring 2023.



Labcon North America - 3200 Lakeville Highway & 1677 Fisher Drive

Project Manager: Greg Powell, Community Development

Contact Information: 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

Proposed new development of a 176,657 square foot, two-story manufacturing building with associated onsite improvements including parking and loading areas, landscaping, and required public improvements on a 16.34-acre site in Lakeville Business Park. Project requests a Zoning Map amendment and amendment to the Lakeville Business Park Planned Community Development to rezone a 6.52-acre portion of the site to the Business Park zoning district, as well as Site Plan and Architectural Review approval of proposed site and building development. Post construction, the parcel would include 288,209 square feet of total floor area, 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

The application was submitted on July 27, 2022; new and revised application materials were submitted in October 2022, and the application is now complete.

Public Information

A detailed project description and application materials are available electronically at: <https://cityofpetaluma.org/labcon-north-america/>. The request for a Zoning Map amendment and amendment to the Lakeville Business Park Planned Community Development may be approved by the City Council upon the recommendation of the Planning Commission. The request for Site Plan and Architectural Review may be approved by the Planning Commission, and is not subject to review by the City Council unless appealed.

The review by the Planning Commission of the amendments and Site Plan and Architectural Review is scheduled for January 24, 2023. Review of the amendments by the City Council will follow in February 2023.

Lafferty Ranch Open Space Park

Project Manager: Patrick Carter, City Manager's Office

Contact Information: pcarter@cityofpetaluma.org

Project Completion Date: Ongoing

Budget: \$100,499 (FY 23 and 24)

Goal/Priority: Spaces and Places That Inspire—
Workplan item 155

Project Description

Lafferty Ranch is a 270-acre park owned by the City of Petaluma accessible through docent-led hikes. There are no park amenities at this time. The site offers expansive views of the Petaluma Valley and contains the headwaters of Adobe Creek, which runs along the east side of Petaluma near Casa Grande Road, and out to the Petaluma River on the west side of Shollenberger Park.



The City has partnered with LandPaths to provide interim access to the Park with docent training, community outreach, including the Latinx community, engaging with volunteers, and property stewardship, and school engagement and outreach.

Current Status

Property stewardship and interim access is ongoing and additional docents have been trained. Parking is extremely limited and site access is currently restricted to docent-led hikes. Outing availability is listed on LandPath's website (<https://www.landpaths.org/>).

The schedule for guided outings is:

- January 21
- January 28
- February 11
- February 25

Interested community members can register [here](#).

Lucchesi Synthetic Turf and Lighting Replacement

Project Manager: Josh Minshall, Public Works and Utilities

Contact Information:

jminshall@cityofpetaluma.org

Project Completion Date: Spring 2023, pending funding

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 multi-use synthetic turf with new materials and address drainage issues at the site. The all-weather field is used heavily by resident youth and adult recreation programs and leagues. Soccer and lacrosse groups primarily use the facility, and the turf is past its expected 10-year service



life. Before laying new turf, the contractor will correct drainage issues. Additionally, City staff is investigating options for new infill materials that meet the city's environmental goals. Fees charged for the use of the field will provide most of the funds for the project. New energy-saving LED lights will replace the existing field lighting, while a control system upgrade will allow remote activation.

Current Status

LED lamps have been installed and are functioning with a local control system. Additional maintenance was completed on a malfunctioning pole in mid-December 2022. The permanent controller upgrade is programmed; however, remote networking is in progress with the vendor, which will allow for remote operation and scheduling.

The turf replacement and drainage project is entering the final design stages. Turf design is scheduled for completion in February 2023, with the bid phase to occur during the winter for the construction anticipated to begin in late spring 2023 to minimize disruption and maximize benefits in the construction process. Material selection has been completed by Parks staff and based on recommendations from the design consultant and public works staff. Field Turf Vertex was identified as the preferred turf; and the infill material was identified as olive because of sustainability, play characteristics, maintenance requirements, compatibility with the drainage system, and feedback from other field owners who use similar products. Staff hopes to bid the project in March 2023 and proceed with construction in late spring/early summer 2023.

North McDowell Complete Streets

Project Manager: Ken Eichstaedt, Public Works and Utilities

Contact Information: KEichstaedt@cityofpetaluma.org

Project Completion Date: Summer 2023

Budget: \$10.5M (Preliminary Estimate; the budget will vary based on the timing of proposed Corona SMART Station and corresponding affordable housing development and final design scope.)

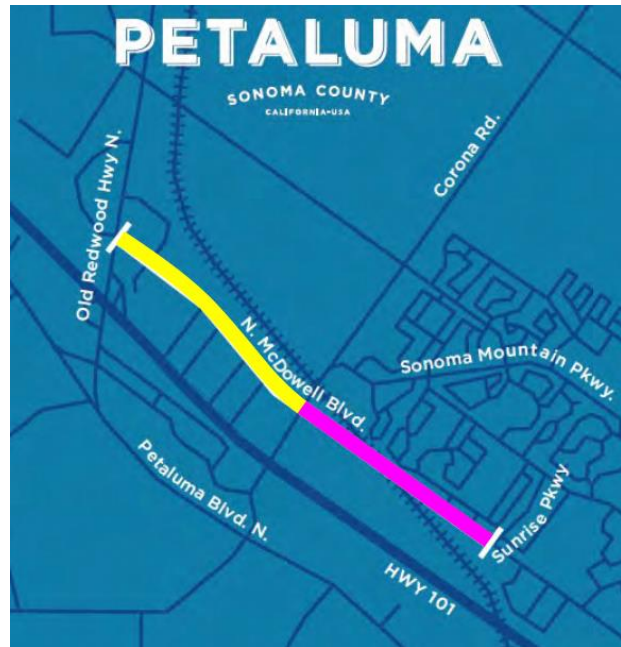
Goal/Priority: A City That Works & A Safe Community That Thrives—Workplan items 15, 16, 20, and 84



Project Description

The North McDowell Boulevard Complete Streets Project is 1.75 miles long, stretching from the southerly limit at Sunrise Parkway north to Old Redwood Highway. The Project proposes a full reconstruction of the current 4-lane roadway with Active Transportation (AT) improvements to include: new sidewalks and gap closures, pedestrian crossings, and upgraded bike facilities.

“Complete Streets” is a transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.



Existing Conditions: This corridor is a main arterial, with an Average Daily Traffic (ADT) of over 20,000 as recorded in 2019. The posted speed limit is 40 miles per hour (mph), and the 85-percentile speed, which is measured to define the legally enforceable speed limit, is recorded as 44 mph (City study from 2019).

Various land uses and zoning surround the project corridor: commercial, industrial, and residential. A SMART train crossing is located south of Corona Road on North McDowell. A proposed affordable housing development, transit hub, and the future Sonoma Marin Area Rapid Transit (SMART) Station at Corona Road are also sited just south of the Corona Road intersection along this corridor. Preliminary design is underway for a corresponding proposed SMART Multi-Use Pathway (MUP) primarily located in the railroad right of way from Southpoint Blvd north to Penngrove, including a proposed crossing on North McDowell.

The North McDowell Boulevard pavement in the project location is over 30 years old in places and in poor condition. The Pavement Condition Index (PCI) is 7 to 38; a PCI of 100 is the highest possible rating representing new pavement conditions.



Bicycle facilities range from Class 1 to Class 2 and are non-existent in places. Continuity between the different bicycle accommodations is lacking and not user-friendly, causing confusion to riders in many locations. There is poor access for the transitions from the roadway to the Class 1 pathway, with fragmented bike lane continuity issues throughout the corridor. Existing striped Class 2 bike lanes are not comfortable for many cyclists due to the proximity to vehicles (without any separation) on this busy arterial with significant traffic volumes and speed differentials. Compounding these challenging conditions are the lack of wayfinding signage and limited bicycle facility signage.

The current sidewalk configuration ranges from no sidewalk to a narrow sidewalk with conflicting utility poles located in the path of travel. The walking surface condition ranges from deteriorated to fair condition. There are significant gaps in sidewalk continuity. To address the sidewalk gaps and other project elements fully, the project may need to be phased. The initial effort will be to design and construct the entire project corridor.

Current Status

Construction began on December 12, 2022. Initial work is being conducted on curb ramps and sidewalks along the west side of North McDowell Blvd. Traffic impacts will be to outside southbound lane on an intermittent basis.

Onboarding—New Employee Orientation

Project Manager: Charla Freckmann, Human Resources

Contact Information: cfreckmann@cityofpetaluma.org

Project Completion Date: Fiscal Year 2022

Budget: Not Applicable

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

Project Description

Designing a comprehensive onboarding process that starts with the first day of employment, incorporates departmental partnering in this process and tracks the



employee for the first twelve months of employment with a variety of communication and check-ins. The new design will substantially change the current practice of an “employee orientation” which primarily consists of signing various documents, enrollment in benefits and implemented into the payroll system.

Current Status

The completed recommendations for an entire overhaul of the onboarding process are being divided into phases so that the recommendations can be implemented in stages. The Human Resources Department is researching the viability of implementing the onboarding module provided by NeoGov, the software platform currently used by the City for recruitment for applicant tracking and advertising as part of the initial stage of enhancing the onboarding process. In addition to the pre-employment background investigation process, other steps to occur prior to the first day of employment are being planned as part of the initial stage of onboarding development.



Oyster Cove

Project Manager: Andrew Trippel, Community Development

Contact Information:
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

Proposed development of a 132-unit, multi-building condominium development with 5-8 units per building. Unit types would include 11 multi-story live/work, units of approximately 2,100 Square Feet fronting D Street and 121 multi-story attached, 2–3-bedroom,



residential units ranging in size from approximately 1,345 – 1,995 Square Feet with up to 12 featuring ground-floor Accessory Dwelling Units. The project will comply with the City's inclusionary housing requirement by reserving 15% of units for Low- and Moderate-Income households. Planning entitlement applications include General Plan and Zoning Amendments and a Subdivision Map. Site Plan and Architecture Review will be required prior to commencing construction.

Current Status

Project applications for General Plan and Zoning Amendments, as well as for a Tentative Map – Condominium were submitted on April 6, 2022. Project applications were deemed incomplete on May 6, 2022, and the applicant submitted in response to the incomplete letter on June 17, 2022. Planning review is in progress and the following public meetings have been held: The Pedestrian and Bicycle Advisory Committee (PBAC) conducted review and provided recommendations on June 1, 2022; the required Neighborhood Meeting was held on June 8, 2022; and Planning Commission conducted a Study Session during which it provided comments on June 28, 2022. Planning review is on-going. Planning anticipates bringing the project forward for public review in Q2 2023.

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

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

Construction is underway and will continue at an unprecedented rate over the next five years. Improvements consist primarily of seal coats and overlays along with repairs of failed areas and crack sealing. The method selected and streets identified for improvements are based strategically on an evaluation of many factors: Pavement Condition Index (PCI), community input, location, utility work, and usage, among others. The proposed work incorporates Complete Streets elements that focus heavily on improving active transportation opportunities. This includes buffered bicycle lane striping, bulb-outs for traffic calming, pedestrian safety enhancements, and transit accommodations.



Measure U Sales Tax Revenues have facilitated the issuance of bonds for infrastructure improvements, which has allowed the City to triple its annual investment in its street preservation projects. This investment enables the City to stabilize, preserve, and improve our community's streets. In Fiscal Year 21/22, the City will have completed an unprecedented \$4 million of pavement preservation projects on approximately 30 miles of streets—this is more than double the City's investment in any previous single year. This halts a decline in annual PCI ratings and reverses this trend by increasing the overall average PCI for the City of Petaluma by approximately 2 points.

Current Status

The 50% design for the Maria Drive project will be issued in January 2023. The initial design work for reconstruction has started on Howard Street, St. Francis Drive, Garfield Drive, Casa Grande Road, Webster Street, and Western Street. A community meeting is planned for Howard St. at the end of January 2023.



Payran/Madison Water and Sewer Main Replacement

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information:

dherrera@cityofpetaluma.org

Project Completion Date: Winter 2022

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

As a result of inspections and testing, the Payran/Madison area was identified to have multiple sewer and water mains needing replacement and repair. The project will include open trench and pipe-bursting construction methods to replace sewer and water mains within roadways and backyard easements. City staff has prioritized areas of the city with both water main and sewer main replacement needs within proximity to maximize efficiency and minimize disruption and costs. The Payran/Madison area is bordered by Lakeville Street, Ellis Street, and East Washington Street. The project will focus on several areas:

- Replacement of consolidation of sewer mains on Madison Street.
- Replacement of sewer mains within backyard easements using pipe bursting methods to minimize disruption.
- Replacement of undersized water mains and relocation of water mains located behind sidewalks.

Current Status

The design is continuing with possible additional areas to expand the project with an evaluation for incorporating pavement options. The project is expected to complete design by February 2023 and bid in the late spring for a summer construction window.



Permanent Parklet Program

Project Manager: Nancy Sands, Economic Development & Open Government

Contact Information: nsands@cityofpetaluma.org

Project Completion Date: Winter 2023

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's temporary Free Range program was established in May 2020 to help businesses create safe and ADA-accessible outdoor setups so that they could continue operating during COVID-related restrictions on indoor operations. These setups share similarities with the "parklets" developed in San Francisco and other cities before the COVID pandemic.

The Free Range outdoor setups have proven extremely popular with community members and business owners. In the March 2021 goal setting session, Council directed staff to develop a permanent program for parklets after the COVID emergency.



The temporary Free Range program has been extended through October 31, 2022, in consideration of community members who still do not feel comfortable eating inside and businesses that continue to recover from COVID-related economic impacts. Effective July 1, Free Range permit holders will need to pay a small fee (\$.70/sq ft per month) to use City-provided tents and/or traffic barriers. This fee will offset the City's cost of renting/managing this equipment. In addition, permit holders on public right of way will be required to operate 5 days a week. Permit holders were informed of these changes on March 25, 2022, giving them three months to plan appropriately.

Current Status

Staff coordinated billing for or arranged removal of City-provided tents/traffic barriers. Thirteen businesses opted to keep the tents/traffic barriers and pay a monthly fee of \$.70/sq ft/month, while 6 businesses asked to have them removed. Planning Division,



Economic Development, and Public Works have finalized the scope of work needed to solicit a proposal for the development of permanent program guidelines. Planning anticipates that work on the permanent program guidelines will begin in January 2023

Petaluma Community Baseball Field

Project Manager: Jonathan Sanglerat and Mehran Ebrahimi, Public Works and Utilities

Contact Information: jsanglerat@cityofpetaluma.org and

mebrahimi@cityofpetaluma.org

Project Completion Date: Provided adequate funding is secured, the project is slated for completion in FY 22/23.

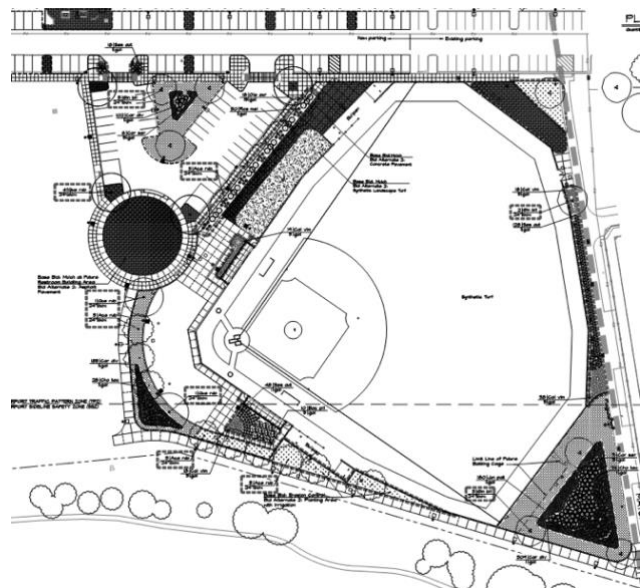
Budget: \$5,164,000 (total for project base bid after value engineering)

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

Project Description

This second phase of the Petaluma Community Sports Fields includes constructing a new baseball field and ancillary facilities to provide year-round youth and adult programming. The project fulfills the adopted master plan concept for the East Washington Park site following phase one completion of the three multi-use synthetic soccer and lacrosse fields currently in use. This project is scheduled to bid in February/March 2022.

Initial construction will provide a regulation-sized baseball field with spectator viewing areas, dugouts, fencing, and increased parking capacity adjacent to the current playing fields. Subsequent baseball field project phases will include constructing a press box, bleachers, lighting, and concession facilities. Other considerations include relocating wetlands under mandated federal and state permitting



and lime-treated soil stabilization. The project will be funded partially by Parkland Impact Fees and contributions from community donors.

The project is not yet fully funded, and complete construction will depend upon acquiring sufficient funding. Future construction phases will include a softball field, a baseball field, a multi-use field, and additional amenities.

Current Status

On December 12, 2022, O.C. Jones and Sons (OCJ) began retreatment of the project subgrade where initial lime treatment did not meet the project plans and specifications. This retreatment work was performed under the observation of and per the recommendations prepared by the project's geotechnical engineer of record, Miller Pacific. In early January 2023, the City was informed by Miller Pacific that the retreatment work was performed correctly per their recommendations and Miller Pacific will be issuing an updated Geotechnical letter to OCJ regarding the lime treatment acceptance. Staff is currently working with the Wetlands Mitigation Plan designer to adjust the design due to unanticipated issues discovered during utility potholing and site surveying. The City and project team designers have been attending weekly update meetings with OCJ to discuss project schedule, issues, and milestones. In addition, City staff and the design team have been responding to Requests for Information (RFIs), project submittals, and change order requests.

Primary Influent Pump Station (PIPS) Projects

PIPS High-Capacity Pumps

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information: dherrera@cityofpetaluma.org

Project Completion Date: Summer 2024

Budget: \$2.9 Million

Goal/Priority: Our Environmental Legacy—Workplan Item 55



Project Description

This project will replace four high capacity, 450 horsepower (HP) pumps and variable frequency drive (VFD) units at the Primary Influent Pump Station (PIPS). The existing pumps were installed in 1999 and have required significant maintenance. The project will be included in the City's sewer master plan, and design will begin in 2023.

**Current Status**

City staff will solicit a request for proposal (RFP) for the design of the project in Spring 2023 for design to be completed by late Summer.

PIPS Parallel Force Main

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information: 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 a 2.5-mile-long, 36-inch diameter pipeline that delivers the City's wastewater from the PIPS, located on Hopper Street, to the Ellis Creek Water Recycling Facility (ECWRF), located off Cypress Drive.

The force main is a critically important pipeline nearing the end of its service life and requires rehabilitation. This project involves installing a parallel force main adjacent to the existing force main, which will provide redundancy and resiliency to the City's wastewater collection system. Once complete, rehabilitation efforts on the existing force main will commence.



Current Status

An updated preliminary design review (PDR) has been developed and is under review by staff. Focal points Caltrans right-of-way (ROW) discussions have begun, and environmental impacts are being evaluated. The preliminary environmental survey has been completed and further studies are being conducted to



continue the environmental compliance efforts. Discussions with nearby developments and Caltrans/SMART are underway to incorporate design requirements. Design is expected to be completed by end of the year which will include environmental compliance and permitting requirements, and easement acquisition.

Rainier Avenue Active Transportation and Pavement Restoration

Project Manager: Ken Eichstaedt, Public Works and Utilities

Contact Information: KEichstaedt@cityofpetaluma.org

Project Completion Date: December 2022

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 improvements project will enhance traffic safety with traffic calming features and provide Active Transportation (AT) improvements for all users. The project location is in the 0.7-mile-long section between North McDowell Boulevard and Sonoma Mountain Parkway and is part of the greater Pavement Restoration and Reconstruction Citywide CIP program. A focused public outreach effort is being undertaken in conjunction with the design of the upcoming pavement



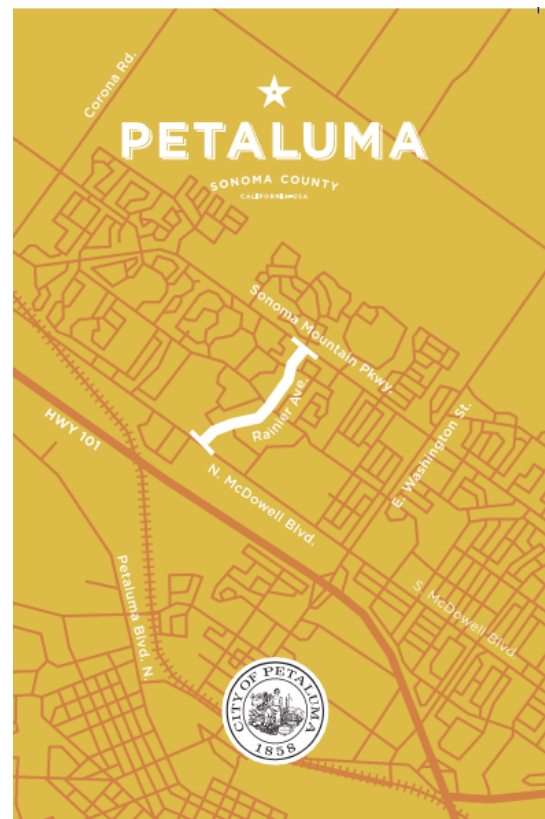
preservation project for this street. The goal is specifically to develop and refine the AT components and safety of the project. There is a great opportunity on this street to improve pedestrian crossings, provide a safer path of travel for bicyclists, and facilitate safer/slower traffic flow when the pavement preservation work is implemented. Restriping traffic lanes and other alternatives to the existing roadway configuration are being explored to allow the street space to be reallocated and to help make the roadway more inviting, safer, and more comfortable for all users.

Currently, the bidirectional roadway contains four travel lanes, Class II bicycle lanes, and on-street parking. There are no turn lanes between North McDowell Boulevard and Sonoma Mountain Parkway. The street has had nine crashes over three years and five involved injuries. The 85% speed is 44 mph, although the speed limit is signed for only 35 mph.

Current Status

The pilot layout was installed the first week of August 2022. The layout has been refined with installation of markings and bollards. PBAC provided positive comments December 7, 2022. Staff proposes leaving the demonstration striping in place until the paving project begins in summer/fall 2023. The final configuration will be implemented following the paving project and may be further refined with consideration given to feedback received from the public, PBAC, and the City Council. The web page contains detailed information on the project and survey. See: <https://cityofpetaluma.org/rainier-active-transportation-improvements-with-paving-project/>

A new survey will be launched to see if community sentiment has changed since the demonstration project was installed and refined. The project team will present the survey results and traffic data to the City Council in early 2023. It is anticipated that the final roadway configuration will be installed following the paving project in the summer/fall of 2023.



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, pcarter@cityofpetaluma.org, and 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

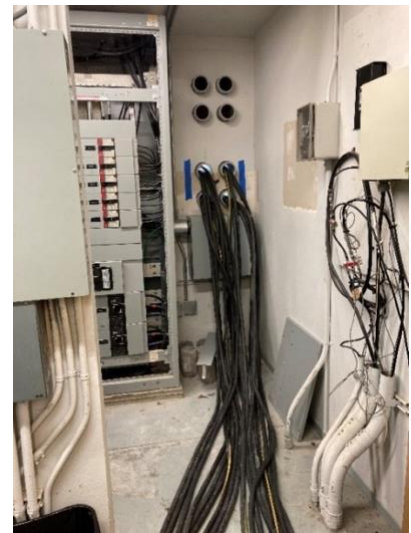
Goal/Priority: Our Environmental Legacy—Workplan item 202

Project Description

The Community Center is the City's primary temporary shelter and evacuation center and is a critical facility during emergencies. This project will strengthen the facility's resiliency by providing an emergency power supply for periods of both planned and unplanned power shut-offs. Work started in FY 21/22 with modification of the building's electrical system to accommodate quick connection of an external power backup system. The project is funded by a Federal Emergency Management Agency (FEMA) grant. Research is ongoing to identify the most appropriate renewable power backup system for implementation in FY 22/23.

The Petaluma Police Department is the City's Emergency Operations Center and currently has a generator that has exceeded its service life and needs to be replaced to ensure uninterrupted operations. City Hall does not have an emergency power backup system for general operations—and risks service disruption by a PG&E Public Safety Power Shutdown or other emergency power outage events. This project will design environmentally friendly power backup systems for each facility and provide for facility connections, including proper disposal of existing equipment.

This project will analyze City facilities that play an essential role in the continuity of services during an emergency. This analysis will identify facility power needs and



potential implementation solutions for renewable energy technology. Community Development Block Grants fund this project.

Current Status

Staff has completed the required grant documents for the California Department of Housing and Community Development Block Grant Mitigation Planning and Public Services funding to plan the construction of resilient energy at critical City facilities. Syserco was selected to look at energy efficiency at City Facilities. Staff is working on a Request for Proposal on options for resiliency energy back-up power.

Rotary Club Project to Install Waste and Recycle Standards in City Parks

Project Manager: Drew Halter, Parks and Recreation

Contact Information: dhalter@cityofpetaluma.org

Project Completion Date: Summer 2022

Budget: Approximately \$28,000 in matching funds sponsored by the three local Rotary Clubs

Goal/Priority: Our Environmental Legacy—Workplan items 42 and 59

Project Description

Since the onset of the global pandemic, parks, trails, and outdoor gathering spaces have seen an unprecedented increase in use as the community collectively sought opportunities to find refuge outdoors. The rise in activity coincides with challenges to keep up with the increase in demand for waste and recycle services and strain on receptacles. This project is a joint effort between Parks & Recreation Staff and dozens of community volunteers representing the three Rotary Clubs to purchase and install durable new waste and recycle units in over a dozen city parks and public spaces throughout the city and help mitigate the effects of the increase in park usage.



Current Status

The first round of 18 recycle and waste cans have been installed at Leghorns Park, Lucchesi Park, McDowell Park, La Tercera Park, Grant Park, and McNear Park! Thank you once again to Petaluma's three Rotary Clubs and dozens of Rotarians who volunteered their time and matched funding to make this project possible! The Rotary Clubs have offered to assist with the installation of a second round of 14 recycle/waste cans, We are working to schedule a time around the wet weather we have been experiencing and cannot wait for the remaining cans to be installed! Stay tuned for their placement within the parks!

Sewer Master Plan

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information: dherrera@cityofpetaluma.org

Project Completion Date: Spring 2023

Budget: \$450,000 – Wastewater Operation Funds

Goal/Priority: Our Environmental Legacy—Workplan item 55

Project Description

The Sewer Master Plan is a vital planning document that provides direction and implementation of the Capital Improvement Program (CIP) for wastewater operations. The City's current sewer master plan was last updated in 2006. The new sewer master plan project will create an updated calibrated sewer model of the City's wastewater collection system. Using this calibrated model, current and future capacity deficiencies can be identified in the sewage collection system. The Sewer Master Plan will create an extensive CIP project list that will drive the program and ensure the City will operate and maintain the system for years to come.



Current Status

Data gathering and model calibration is on-going. The replacement and rehabilitation program is being completed for consideration in the five-year CIP and rate study. Technical Memo for CIP projects is expected by end of January for review.



Skate Park Remodel & Site Feasibility Study

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

Contact Information: bgripenburg@cityofpetaluma.org and gpetnic@cityofpetaluma.org

Project Completion Date: Spring 2023

Budget: \$463,000

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

Project Description

The Petaluma Skate Park was constructed in 1997 and it remains one of the oldest skate parks in the state of California. This skate park serves as an important space for intergenerational gatherings, as well as providing unique recreational opportunities for all city residents, especially the youth. The current facility includes elements that are less relevant to the sport today and it lacks features that encourage development and participation from a broad range of ages and abilities. The scope of work for this project includes the design and implementation of a refresh for the existing skate park and a site/feasibility assessment for a future one. A consultant will be retained for this work and will also assist staff with stakeholder engagement, community outreach, and exploring private partnerships and grant opportunities. FY 22/23 funding will use revenue received from the American Rescue Plan Act (ARPA) as well as the Sonoma County Measure M Parks initiative.



Current Status

The City Council approved a Resolution authorizing the City Manager to execute a Professional Services Agreement (PSA) with Grindline Skateparks, Inc. at its December 5, 2022, meeting. Staff held a kick-off meeting and site investigations with Grindline in December 2022 and is preparing for the first of four community workshops in January 2023.



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, pcarter@cityofpetaluma.org, and rfrank@cityofpetaluma.org

Project Completion Date: Winter 2024

Budget: \$0; Power Purchase Agreement

Goal/Priority: Our Environmental Legacy—Workplan item 49

Project Description

In furtherance of the City of Petaluma’s Climate Action goals, the City entered into a Power Purchase Agreement (PPA) with ForeFront Solar to construct parking lot canopy photovoltaic solar arrays. Fully funded by the PPA with no capital expenditure from the City, this project's 20-year cumulative projected savings is \$20 million. This project will provide oversight of the construction of solar arrays at the Community Center, Petaluma Police Department, Swim Center, and Petaluma Community Sports Fields. Work commenced in FY 21/22 with design completed on the Community Center and Police Department. Installation at these four facilities is scheduled to begin in FY 22/23.



Current Status

The parking lot solar canopies are planned for the Community Center, Swim Center, Petaluma Community Sports Fields, and Police Department, with three of the four locations currently in design. The final location of the Swim Center array has an alternate proposal for both the Swim Center parcel and an adjacent parking lot.

On December 19, 2022, City Council awarded a solar developer the Ellis Creek Water Recycling Facility floating solar project. The current design for the system would float on



top of one oxidation pond, produce approximately 5.8 megawatts (MW) of Direct Current (DC) or about 4 MW Alternating Current (AC) of solar power, and offset approximately 98% of the Ellis Creek facility's current electrical usage. Due to many concurrent projects at Ellis Creek, construction on the solar project is not expected to begin until late 2023.

Specialized Assistance For Everyone (SAFE) Mobile Crisis Response Pilot Program

Project Manager: Brian Miller, Police

Contact Information:

bmiller@cityofpetaluma.org

Project Completion Date: Pilot Project Evaluation Ongoing

Budget: Annual Estimated Budget is \$1,070,000 with one-time start-up costs for approximately \$175,000 funded with an initial investment of \$500,000 (Measure "U" FY21)

Goal/Priority: A Safe Community That Thrives—Workplan items 78 and 181



Project Description

The City of Petaluma is proud to partner with Petaluma People Services Center (PPSC) to bring our community the SAFE (Specialized Assistance for Everyone) program, a mobile crisis response team modeled after the successful and nationally recognized Crisis Assistance Helping Out on the Streets (CAHOOTS) program in Eugene, Oregon.

The SAFE approach empowers us to achieve more efficient and successful outcomes for crisis response, intervention, and treatment for long-term improvement of our community members' quality of life.

In 2020, our community called on us to offer services designed to assist law enforcement in addressing crises involving issues associated with mental health, addiction, and homelessness - bringing professionals trained in these areas to provide help in place of, or in addition to, police officers. We are grateful to our community for this call to action and honored to answer the call. Petaluma is the first city in Sonoma County and the first in the region to provide a program like SAFE.



Current Status

The SAFE Team has been operating for over 17 months with great success. In December, the SAFE team responded to 309 calls for Service. This program provides additional available time for limited police and fire resources to address other important community safety issues.

Calls for service involving mental health, addiction, and homelessness account for a significant number of calls our police and fire department respond to annually. Through the SAFE program, these calls are responded to by a team with the tools, resources, and knowledge to address the unique needs of community members more effectively. In partnering with PPSC, the City can leverage existing behavioral health programs and ensure a seamless referral to an established continuum of care.



We are currently outfitting a second SAFE van that was purchased with HEAP funding last year. The custom outfitting to make the van meet the needs of SAFE services is being covered by the CCMU grant.

PPSC has expanded the SAFE Team model in the county and is also currently operating in Rohnert Park and Cotati with an anticipated launch at Sonoma State University scheduled for the end of January 2023.

The SAFE Team can be reached by calling 707-781-1234. More information regarding the team can be found online at cityofpetaluma.org/safe/

The Studios at Montero

Project Manager: Karen Shimizu, City Manager's Office

Contact Information: kshimizu@cityofpetaluma.org

Project Completion Date: Spring 2022

Budget: Housing and Community Development Grant \$13.883 Million and County and City local match of \$1.532 Million. The County of Sonoma awarded 60 Project based Housing Vouchers and \$600k in Capital Funding

Goal/Priority: A Safe Community That Thrives—Workplan items 86 and 87



Project Description

The California Department of Housing and Community Development (HCD) announced the availability of approximately \$1.45 billion in “Project Homekey Round #2”. The funding is intended to sustain and rapidly expand the housing inventory for people experiencing homelessness. The Studios at Montero is located at 5135 Montero Way, Petaluma, CA. The property is two-story with two adjacent buildings connected by a catwalk. All units intended for residents are the same 207 square foot rooms with no separate bedroom and a single-use bathroom. The City of Petaluma and Burbank Housing are partnering to convert the site into a supportive housing project providing permanent homes for 60 people experiencing homelessness. All 60 of the units would be assisted units dedicated to people who meet the definition of “Chronically Homeless.”

Upon its completion, the Studios at Montero would provide housing for over 10% of the chronically homeless population in Sonoma County identified through the 2020 PIT count.

Current Status

On March 1, 2022, the City and Burbank Housing Development Corporation (BHDC) was awarded grant funding from HCD for the project in the amount of \$15,682,000. The City of Petaluma awarded up to \$1,100,000 in funding to the project on March 21, 2022. In addition BHDC applied to the County of Sonoma for 60 Project-Based Housing Vouchers (PBV) and \$600,000 of Capital funding. The project was awarded the 60 PBV and \$600,000 of capital funding in March of 2022. The PBV are a key to the operational success of the project because it covers the cost of the essential on-site support services and subsidize a portion of the resident’s monthly rent. To leverage local funding, the City submitted a funding application to the State of California HCD Local Housing Trust Fund Program in the amount of \$600,000 for matching funds for capital improvements. The LHTF application has been reviewed and scored by HCD staff and received a score of 95 out of 95 possible points. The City was awarded matching funds for the project. In the fall of 2022, the project was awarded additional funding from The Wells Fargo Foundation in the amount of \$25,000 which will be used to provide new furnishings for the project and funding from St Joseph’s Health



Foundation in the amount of \$1,500,000, which will be used to support the cost of rehab and operations.

Project Timeline

On June 24th, 2022, BHDC submitted project plans to the city for review. The city team prioritized the project, and the plans were approved mid-August. BHDC closed escrow on the property in September. Mid-State Construction has mobilized and starting on the demo/rehab construction. in October of 2022. In the project application BHDC and the City planned for the project to be completed by November of 2022. Since the project was awarded federally funded project-based housing vouchers, it triggered an additional level of review by The Department of Housing and Urban Development (HUD). The additional level of review impacted the project schedule. BHDC/City submitted a request for extension to HDC, which has been approved. The target date for the completion of the project and resident move in is March of 2023.

Traffic Calming Pilots

Project Manager: Ken Eichstaedt, Public Works and Utilities

Contact Information: KEichstaedt@cityofpetaluma.org

Project Completion Date: December 31, 2022

Budget: \$211,000

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

Project Description

This Project will implement traffic calming measures to support safe physical activity in the public right-of-way for pedestrians and bicyclists. The project will involve public outreach, planning, design, and construction of various traffic calming features, including bulb-outs, striping improvements, signage, chicanes, and landscape improvements.

In one of the first pilot projects, a traffic “safety” circle is planned for the intersection of Upham and Bassett Streets at the request of a neighborhood group. A Bike Boulevard is also in the concept design phase for a pilot project on 5th Street.



Current Status

The Bike Boulevard had a community meeting on November 15, 2022. The final design installation is being prepared with expected installation in early 2023. A presentation to PBAC occurred on January 4, 2023.

Transit Facility & Fleet Electrification

Project Manager: Jared Hall, Public Works and Utilities

Contact Information: jhall@cityofpetaluma.org

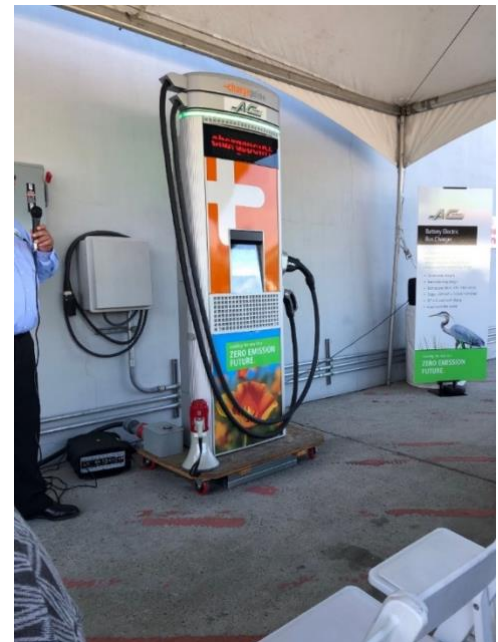
Project Completion Date: Spring 2023

Budget: Approximately \$400,000 for facility improvements

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

Project Description

Transit will begin procuring its first wave of electric transit vehicles in the Fall of 2022. This process takes around one year and will consist of four fixed-route buses. As noted in the recent Fleet and Facility Electrification Plan, the Transit Facility cannot accommodate the electric infrastructure needed to charge the vehicles adequately without site improvements. This project involves planning and constructing the first phase of electrical upgrades to the Transit Center. City staff will work with PG&E to ensure a fleet-ready program for future planned electrification of the Petaluma Transit bus fleet and infrastructure upgrades needed to accommodate the first wave of electric vehicles.



An electric bus charger in use by AC Transit, Division 4

Current Status

Staff submitted an application to the PG&E Fleet Ready Program on Friday, November 4, 2022, and met with PG&E staff on November 8 to finalize details of the application. This will be the first step in working with PG&E to upgrade infrastructure at the Transit Facility needed to accommodate the first route of Petaluma Transit battery electric buses. Staff will continue to work with PG&E to proceed through the process and



create preliminary design plans for electric infrastructure upgrades to the Transit depot (555 N. McDowell Blvd).

Staff is currently assembling specifications and quotes for the buses and anticipates placing and order for the first round of electric buses in Q1 2023.

Transit Free Fare Programs

Project Manager: Jared Hall, Public Works and Utilities

Contact Information: jhall@cityofpetaluma.org

Project Completion Date: Spring 2022

Budget: \$15,000 (for Veteran & Active Duty Military Fare Free Program)

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

Project Description

This project seeks to introduce reduced/free transit fare programs on Petaluma Transit serving throughout the community. This includes the Petaluma Veterans & Active-Duty Free Fare Pilot Program that started in 2022.



Current Status

On October 15, 2022, the Sonoma County Board of Supervisors approved \$861,756 in funding for the K-12 Free Transit for Youth program in round two of the Climate Resiliency Fund awards (using funding provided through the PG&E settlement of 2021). This program will provide free transit to all K-12 students on Petaluma Transit, Sonoma County Transit and Santa Rosa City Bus for a two-year period starting on July 1, 2023. Although this funding is short-term for the pilot period, it is anticipated to provide a funding “bridge” until the revised Sonoma County GO Sonoma ¼ sales tax begins in 2025 and will have additional funding for transit (including transit



free/reduced fare pass programs) and provide funding required to keep the program running if successful.

Staff from the participating transit agencies have begun discussions on marketing, messaging, and timing for the rollout of the program in 2023. City staff met with staff from SMART on December 27, 2022, to discuss possible integration with SMART summer 2023 free youth pass.

Trestle Rehabilitation

Project Manager: Christopher J. Bolt, Public Works and Utilities

Contact Information: cbolt@cityofpetaluma.org

Project Completion Date: In Progress/TBD (pending funding)

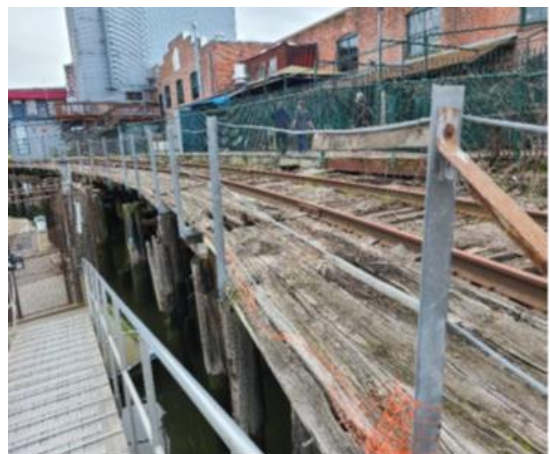
Budget: \$1.025 million in FY 22/23; \$6.085 million in FY 23/24 (funding source(s) have yet to be determined)

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

Project Description

Reviving the historic trestle will breathe new life into the downtown area and will revitalize the Petaluma River Turning Basin Area. In 2013, the California Coastal Commission provided a grant to help the City develop plans for rehabilitating this historic timber structure, which lines the southwest bank of the Turning Basin. The project was put on hold because the estimated construction costs exceeded available funding resources.

With continued support from City Council and the community, the project was revisited and reviewed in FY 21/22 with exploration of potential phasing and alternative structural solutions. This project serves to further refine and update the 2013 project design, scope, and cost estimates in FY 22/23 in an effort to make this project fully shovel ready for construction. As such, the project will be an excellent candidate for grant funding and staff continues to explore any and all potential grant programs.



Current Status

The Council recently identified this project as one of its top ten priorities for FY23, and staff continues to be actively engaged in conversations with stakeholders and consultants.

Staff continues to research and explore funding assistance opportunities, environmental issues, viable ownership options for the structure and its underlying land, and technical issues related to design alternative selection. Recent efforts have focused on coordinating dredging activities in the Turning Basin. As previously reported, staff met with representatives from the Petaluma Woman's Club in August to explore sponsorship and fundraising ideas and opportunities.

Staff has worked with our consultants to develop a scope of work and professional services agreement for engaging experts in timber materials science. A project scope has been developed to have these specialists carefully evaluate and review the current condition of existing trestle timber members. The last timber condition evaluation was conducted just over 10 years ago as part of the 2013 project plan development, and this work is essential as we seek to learn about potential deterioration that may have occurred over the last decade. An initial evaluation (Phase I) is currently scheduled in December, with a more comprehensive investigation planned for early 2023 (Phase II; date to be determined). Staff has been working collaboratively with SMART officials to obtain access to the structure for these evaluations.

Completion of this work is a critical path item within the overall project timeline, and it will provide important information needed to make prudent decisions about ownership, environmental review requirements, and design alternatives.

Urban Recycled Water Expansion – Park Irrigation Conversions

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information: dherrera@cityofpetaluma.org

Project Completion Date: Fall 2022

Budget: \$685,000

Goal/Priority: Our Environmental Legacy—Workplan item 70



Project Description

This project will offset potable water used for irrigation by converting the irrigation systems at various city-owned parks and open spaces to meet state recycled water standards. The parks that will begin receiving recycled water through park irrigation conversion 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

The recycled water conversion work being performed by the contractor for the SRJC-Maria/Leghorn water and recycled water project is now complete. Full conversion efforts at Maria Pocket Park and Meadow View Park were not completed due to complications with Landscape Assessment Districts (LAD) irrigation systems. Staff is working with the LAD contractor to finish conversion efforts. Completion of LAD work is expected by spring 2023

Water Master Plan

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information: dherrera@cityofpetaluma.org

Project Completion Date: Spring 2023

Budget: \$215,000 Water Operation Funds

Goal/Priority: Our Environmental Legacy—Workplan item 55

Project Description

The Water Master Plan is a vital planning document that provides direction and implementation of the Capital Improvement Program (CIP) for water operations. The City's current water master plan was last updated in 2006. In 2020, the City redeveloped the existing hydraulic model and calibrated the model using Supervisory Control and Data Acquisition (SCADA) and field-collected data.



The Water Master Plan Update will focus on continued water modeling services, supply redundancy, future development, and seismic evaluation. An updated CIP project list will be created to ensure the City can meet current and future water operational demands.

Current Status

Master Plan efforts are ongoing. Staff is continuing efforts for a repair and replacement section for high-risk water main replacements for near term projects and development of the 5-year CIP program and is nearing completion. The Housing Element of the General Plan has been reviewed and efforts to include it in model runs have begun. It has been determined that the Land Use Element and ultimate build-out of the city will not be completed until summer 2023. This element is required for final completion of the Water Master Plan. The repair and replacement portion of the project will be complete by February 2023. The full completion of the master plan, which include updated general plan land use changes, is expected by Fall 2023.



Wayfinding

Project Manager: Ken Eichstaedt, Public Works and Utilities

Contact Information: keichstaedt@cityofpetaluma.org

Project Completion Date: Summer 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 will create a comprehensive plan for pedestrian and bicycle wayfinding signage citywide. Downtown area signage will be installed in fiscal year 21/22. The program will be included in the update of the Active Transportation Plan that will include a robust community outreach program and



rely heavily on collaboration with community stakeholders through a Technical Advisory Committee (TAC), with guidance from the Pedestrian & Bicycle Advisory Committee (PBAC) and the Petaluma Downtown Association (PDA).

Current Status

The bid documents are being compiled for bidding advertisement. The bid documents are anticipated to go out in January 2023 with installation occurring in early 2023.

Well Construction and Tank Projects

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information: dherrera@cityofpetaluma.org

Project Completion Date: Hardin and Manor Tank Rehabilitation—Summer 2023 & Summer 2022, respectively; La Cresta Tank Replacement—Fiscal Year (FY) 25/26; Oak Hill Tank Replacement—FY 25/26; Oak Hill Well—Fall 2022; Well Construction Program—FY 23/24 and ongoing

Budget: Hardin and Manor Tank Rehabilitation—\$2.8 million; La Cresta Tank Replacement—\$3.0 million; Oak Hill Tank Replacement—\$5.4 million; Well Construction Program—\$3.0 million

Goal/Priority: Our Environmental Legacy—Workplan item 55

Project Description

Potable water tanks and groundwater wells are vital components of the City's water distribution network. Regular maintenance and proper sizing of these components ensure the residents of Petaluma receive sufficient drinking water and fire flow protection for years to come.

Hardin and Manor Tank Rehabilitation—The Manor and Hardin tanks were constructed in the 1980s as part of the City's expansion on the eastern side of Petaluma and require maintenance and rehabilitation to extend their useful life. The work will include replacing the exterior and interior coatings and all piping and valving appurtenances on the potable water tanks.



La Cresta Tank Replacement—The La Cresta tanks provide drinking water and fire protection for the Zone 3 western portion of the City. The La Cresta tank site currently has two undersized potable water tanks. This project will replace one tank with a 1-million-gallon steel potable water tank. The second tank will be demolished and provide space for the City’s police and fire communications equipment.



Figure 1: La Cresta tank site

Oak Hill Tank Replacement—The existing shallow-lined earthen reservoir at Oak Hill has been decommissioned. A new modern potable water tank will be designed and installed to replace the existing 2-million-gallon tank. The new tank will provide necessary resiliency and fire protection to downtown Petaluma and the western portion of the City.

Well Construction Program—The City’s ongoing Well Construction Program will expand the City’s groundwater well network and provide resiliency and emergency backup to the City’s water supplies. Currently, most of Petaluma’s groundwater wells are located on the City’s eastern side. A well siting study has been performed to locate and prioritize groundwater wells on City’s western side. The Oak Hill well site was selected as a priority due to its proximity to the water distribution system and location within a high-yield groundwater aquifer.

Current Status

The Manor Tank Rehabilitation project is ongoing. The work is continuing on the interior of the tank shell with minor repairs. Wet weather has impacted the schedule. The work is expected to be completed before Summer 2023. The Oak Hill and La Cresta tank replacements are awaiting design and are scheduled to begin in FY 24/25 and 23/24, respectively. Solicitation of RFPs are being planned. Additionally, the Well Construction Program is underway. The final design is ongoing and expected to be complete by spring 2023. A well drilling moratorium from the County is now in place until April 2023. The well is expected to begin construction in Summer 2023.



Westridge Trail Reconstruction

Project Manager: Ken Eichstaedt, Public Works and Utilities

Contact Information: KEichstaedt@cityofpetaluma.org

Project Completion Date: August 2022

Budget: \$480,000 funded by Measure M/Parks

Goal/Priority: A City That Works and A Safe Community That Thrives—Workplan items 18 and 85

Project Description

The Westridge Trail consists of two trails surrounding Thompson Creek in the Westridge neighborhood. The trail connects to a community garden and a playground, which the community can access from several points.

The existing trail has a mix of degraded asphaltic concrete and unimproved dirt conditions. There is significant use of this area, with the trails providing recreation and connectivity for biking and walking.

Current Status

After City Council approval of the project close-out on November 7, 2022, the retainage will be released, and the project closed.



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 1st and ends on June 30th. 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.

The first milestone, *Develop and Issue Independent Police Auditor (IPA) Request for Proposal (RFP)*, has been completed. The draft RFP was presented to City Council on September 12th. The second milestone, *Select Independent Police Auditor*, is in progress. Interviews have been completed and the City is in the final selection stages.



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 scheduled to be completed in Quarter 3 of FY 2023.

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.

The first milestone, *Review Electrification Plans for Other Jurisdictions*, is anticipated to be completed by Quarter 2 of FY 2023.

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.

As the tenant protection ordinance takes effect on October 30, 2022, City Council also adopted a COVID-19 tenancy urgency ordinance on September 12, 2022. The urgency ordinance takes effect immediately and expires upon the tenant protection ordinance taking effect. The urgency ordinance allows tenants being evicted for failing to pay rent to offer as a defense that they are unable to pay due to hardships from COVID-19. Tenant protection will be revisited at the January 9th, 2023 City Council Meeting.

A dedicated webpage is complete that explains how the Ordinance works and provides the required noticing in English and Spanish – www.cityofpetaluma.org/tenantprotections

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 4th 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. A plan and a new agreement will come back to Council in the Spring of 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 21st 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 will be 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*, is anticipated to be completed by Quarter 3 of FY 2023.

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 Fall 2022.

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, set for Quarter 2 of FY 2023, is integrate feedback and present draft IPMP Program to community working group and (Committees, Commissions, and Boards) CCBs.

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 on track to be completed in Quarter 3 of Fiscal Year 2023.

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 is scheduled to be completed in Quarter 2 of Fiscal Year 2023.

