



THE MONTHLY UPDATE

May 2023
Key City Projects and Initiatives

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Key City Projects and Initiatives

Active Transportation Plan

Project Manager: Bjorn Gripenburg,
Public Works and Utilities

Contact Information:
bgripenburg@cityofpetaluma.org

Project Completion Date: Fall 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 Bicycle and Pedestrian Plan, which is also known as the Active Transportation (AT) Plan, that was created in 2008. The new plan will use the latest best practices in active transportation and will update the city's standards for bike and pedestrian facilities. The project will evaluate current conditions and identify future projects, costs, and potential funding sources. A citywide wayfinding program will be developed, with the installation of downtown area signage as the first step. Community outreach will be an important part of this project, with input from stakeholders and guidance from the Pedestrian & Bicycle Advisory Committee (PBAC).

Current Status

The consultant is finalizing a list and map of proposed projects, which will be shared with the public in Summer 2023 through community workshops and an online mapping tool. The Draft AT Plan will then be reviewed by City Committees and Commissions and taken to the Council for review and adoption in Fall 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 to upgrade its 20,388 water and recycled water customer meters that use Automated Meter Reading (AMR) with Advanced Metering Infrastructure (AMI) meters and a customer engagement portal. This will give water customers access to real-time water use information through the portal, which they can view on their smartphones or computers. The AMI technology will also provide the City with proactive water leak detection, increased water conservation, improved water use data accuracy, and real-time data collection.

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

Current Status

City staff presented the project to the City Council on May 1 and received approval from Council for a material purchase order on May 15. City staff is currently working out the details of the purchase order and plans to advertise the installation contract for bids later this year.



Amy's Kitchen Downtown Corporate Office

Project Manager: Brian Oh, Community Development

Contact Information: boh@cityofpetaluma.org

Project Completion Date: Anticipated open date of Aug 31, 2023.

Budget: Cost Recovery Project

Goal/Priority: An Economy That Prospers

Project Description

The project relocates Amy's Kitchen corporate offices to Downtown Petaluma.

The headquarters will be in the historic Carither's Department Store building, which is 18,722 square feet and located at 109 Kentucky St. The ground floor will be an open collaboration space with seating areas, product displays, and a reception desk.



The project will reduce automobile trips for employees with alternative transportation and work from home policies.

The project required a Historic Site Plan and Architectural Review (HSPAR) due to the building's location in the Historic Commercial District. Modifications include a seismic retrofit, adaptive reuse of retail space, new windows and doors, and new signage. A mezzanine space will be added to expand the building to 20,000 SF.

Current Status

Construction is on-going and is expected to be completed in late August 2023.



Battery Energy Storage Projects (Outside of City Limits)

Project Manager: Permit Sonoma, County of Sonoma

Contact Information: boh@cityofpetaluma.org

Project Completion Date: TBD

Project Description

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

Current Status

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

Last year, the City of Petaluma denied a request from the project applicants to secure city services due to the project's location outside city limits. Additional project information can be found on their webpage: <https://nbenergystorage.com/faqs>

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

The County of Sonoma is reviewing the application that will require approval by the County Board of Supervisors.



Budget and Financial Reporting Process

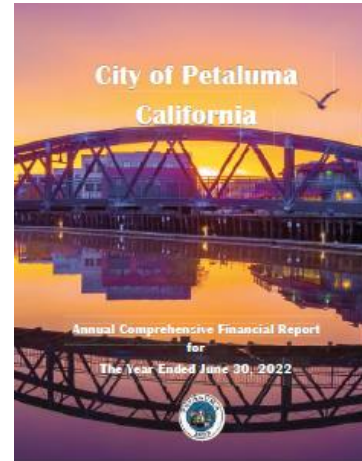
Project Manager: Corey Garberolio, Janine Tedrow, and Isabel Craft, Finance

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

Project Completion Date: Budget – Late Spring 2023; Annual Comprehensive Annual Report (ACFR) – Winter 2023

Budget: N/A

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



Project Description

Every year, the city goes through two financial processes: creating and adopting the annual budget, which includes the operations budget and Capital Improvement Program, and the Annual Comprehensive Financial Report. The fiscal year runs from July 1st to June 30th. Once the previous fiscal year's invoices and receipts are resolved in the fall, an audit begins to review the completed fiscal year.

Current Status

The FY2023/24 City of Petaluma budget was adopted at the June 5, 2023 City Council Meeting.



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: Fall 2023

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

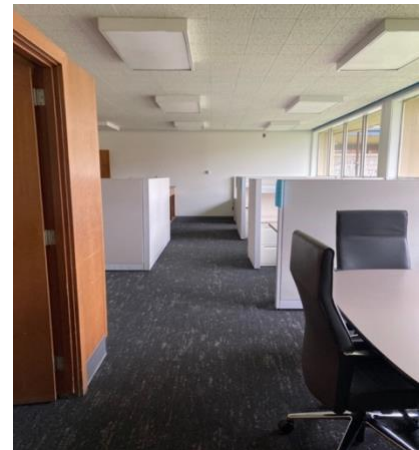
Goal/Priority: Spaces and Places That Inspire—Workplan items 138 and 139



Project Description

The Council Chambers Audio and Video (AV) Upgrades project will enhance technology and safety for City Council members, public attendees, and City staff. The upgrades will improve audio and video capability, add video displays, new seating, flooring, and a dais extension for the staff's working area.

The East Wing remodel consolidates and expands existing City Hall departments to improve services and facility safety under pandemic conditions. The Permit Center and West Wing remodel will improve community access and permit acquisition for building, planning, fire, and encroachment permits. The West Wing project includes space planning, building improvements, and remodel construction activities.



Current Status

Currently, the modifications to the Permit Center have been designed and permitted, with the bid phase scheduled for mid-2023 and construction to follow.



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

Project Description

The City of Petaluma has set aggressive climate goals to be carbon neutral by 2030 and drafted the Climate Emergency Framework to support these goals. The Climate Ready Campaign educates the public on actions to support these goals through a phased marketing outreach approach.

Current Status

Currently, Climate Ready is partnering with XeroHome and PG&E to develop an Urban Building Energy Model for all single-family homes in Petaluma. The Petaluma Equitable Climate Action Coalition completed three listening sessions and will provide feedback to stakeholders. The EV Charging Infrastructure Master Plan was approved by City Council, and plans for an Electrification Expo with Cool Petaluma are in the works.

Artwork for the Bus Shelter Student Mural Contest is being printed and installed at various locations, and new Climate Ready decals will be installed on Petaluma's E-fleet. The City is partnering with the County of Sonoma and the City of Santa Rosa on a joint fueling services contract to switch to renewable diesel at all Petaluma facilities.



CLIMATE READY
2030



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



Current Status

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

Cinda Gilliland and Drake Cunningham (Re:public)

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



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

Climate Action Campaign

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



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

Project Manager: Kristin Arnold, Public Works and Utilities

Contact Information: karnold@cityofpetaluma.org

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 built a gas scrubbing facility and Compressed Natural Gas (CNG) fueling station at the Ellis Creek Water Recycling Facility (ECWRF) and Recology Sonoma Marin's facility in Petaluma. The ECWRF already produces methane gas used to fuel a boiler to heat sludge. The plant produce almost twice the amount of methane gas with the addition of another digester and high-strength waste to the treatment process. The excess methane gas will be scrubbed, compressed, and used to fuel Recology vehicles. The City secured grant funds from the California Energy Commission, and the Wastewater Capital Fund will provide the remainder of the funding.

High-Strength Waste (HSW) Facility

This project transforms acid-phase digesters at the Ellis Creek Water Recycling Facility to mix high-strength waste from local industries with wastewater solids. It also includes adding capacity for sludge dewatering. The design started in 2016-17, and the project is expected to be mostly done by 2023-24, along with the CNG fueling project.



Current Status

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

- Recology agreement has been finalized.
- HSW system's operations and maintenance manuals have been completed, and adjustments have been made to the pump station controls.
- Annual agreements for maintenance and trucking are in place.
- Minor improvements have been completed to the fueling station.



Staff is actively working on completing these remaining items.

This project was granted \$3 million from the California Energy Commission. While the funds have been received, staff is working on delivering six months' worth of production data to the CEC. This work is expected to be completed in Q4 of FY24.



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

Current Status

The project proponent is planning a community meeting for Summer 2023. No public hearings have been scheduled.

Public Information

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



Davidon/Scott Ranch

Project Manager: Heather Hines and Olivia Ervin, Community Development

Contact Information: hhines@cityofpetaluma.org 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. On August 9, 2022 the Planning Commission reviewed the FEIR and project entitlements and forwarded on recommendations to City Council. The City Council considered input from the Planning Commission, and certified the EIR adopting findings of fact and a statement of overriding considerations, and approved the Project entitlements on February 27, 2023. On March 20th, 2023 City Council approved the second reading of the legislative actions. The Project is subject to subsequent entitlements including Site Plan and Architectural Review, review by the Historic Cultural Preservation Committee to designate the barn complex a local landmark, and outside agency review and approvals.

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.



EKN Appellation Hotel (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

A 6-story building with hotel rooms, event space, and food service uses, and a below-grade parking garage with valet parking for 58 vehicles using parking lifts, is proposed to be built. 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 Zoning Ordinance limit for floor area ratio, height, and lot coverage, and amendments to the Implementing Zoning Ordinance and the 2008 City of Petaluma General Plan would be required. To facilitate this project, the City is considering a proposal from the applicant to create a zoning overlay to cover this site and an area within the downtown that spans roughly 14 blocks. The overlay zone would establish design standards and guidelines to allow additional density and taller buildings for properties located in this overlay. The study area for this overlay includes the blocks bounded by Washington Street to the north, Petaluma Blvd to the east, D Street to the south, and Howard Street/Liberty Street to the west.

Current Status

A study session is tentatively scheduled to be held with the Planning Commission and the Historic and Cultural Preservation Committee on June 13.



Public Information

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



Ellis Creek Water Recycling Facility

Chemical System Upgrades Project

Project Manager: Kristin Arnold, Public Works and Utilities

Contact Information: karnold@cityofpetaluma.org

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



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

Current Status

Phase One of the project is underway and 60% design drawings are being developed. The final design is anticipated to be completed by January 2024. Construction for phase



one is expected to occur during the summer of 2024. Phase two scope is being developed, and the design process is expected to begin by July 2023.

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



Current Status

Construction began in 2022, but the contractor had to stop work due to technical issues and permit deadlines. Emergency contracts were executed with Coastside Concrete and Construction, Inc. (Coastside) and Team Ghilotti, Inc. to perform site restoration and install emergency bypass pumping. The work by Coastside was completed and in March the release of retention was approved by the City Council. The bypass pumping system was removed by Team Ghilotti at the beginning of May, for the end of the permitted discharge season. Negotiations are ongoing to complete the project in 2023.



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



Current Status

The first phase of rehabilitating the UV channels was completed by Resource Development Company. The second phase of the project, which includes the installation of specialized materials for UV treatment, will be performed by C. Overaa & Co. and who is currently in the process of procuring the equipment necessary for construction, which is scheduled to begin in the summer 2023 and continue into January 2024. The third and final phase of the project, which will include pumping and filter expansion, is in the bidding process and is slated for completion by late 2024. A separate parking improvement plan is being developed by Stephen J. Lafranchi and Associates to compensate for the staff parking loss and provide adequate parking for the use of the administrative facilities at ECWRF.



Fine Balance

Project Manager: David Ward,
Community Development

Contact Information:
dward@cityofpetaluma.org

Project Completion Date: December
2023

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

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



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

Current Status

The City Council approved the new project proposal on May 16, 2022, and the artist, Brian Goggin, has been issued the project's first milestone payment to start the project. He has submitted a building permit application and is awaiting comments from the City to begin the artwork's fabrication. The project is expected to be completed by December 2023 as outlined in the scope of services.



First and F Street Bridge Replacement

Project Manager: Jonathan Sanglerat, Public Works and Utilities

Contact Information: jsanglerat@cityofpetaluma.org

Project Completion Date: Phase 1 – Close out May 2023

Budget: \$2,050,000

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

Project Description

The bridge at 1st and F Streets is an old timber-framed bridge that spans a portion of Thompson Creek. It was originally built for railroad use and now carries pedestrian, bicycle, automobile, and truck traffic. The bridge is in poor physical condition, with signs of damage and overstress.



Current Status

The replacement project for the bridge was completed on February 9, 2023, and the bridge was reopened to the public on February 10. A final job walk was completed on February 14, and a punch list was created for the contractor to complete before the final project close out. Punch list items have been completed and a close out staff report has been prepared for the project. A resolution for acceptance of the contract close was presented to City Council on May 1, 2023.



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

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

Current Status

The draft Technical Memorandum and Report, calibrated storm/flood model, tides, and sea level rise scenarios are being reviewed and refined prior to public outreach. City staff and stakeholders are working on final mapping revisions, and public meetings will be held in the summer and spring of 2023 to share the results and next steps with the community.



General Plan Update

Project Manager: Christina Paul,
Community Development

Contact Information:

cpaul@cityofpetaluma.org

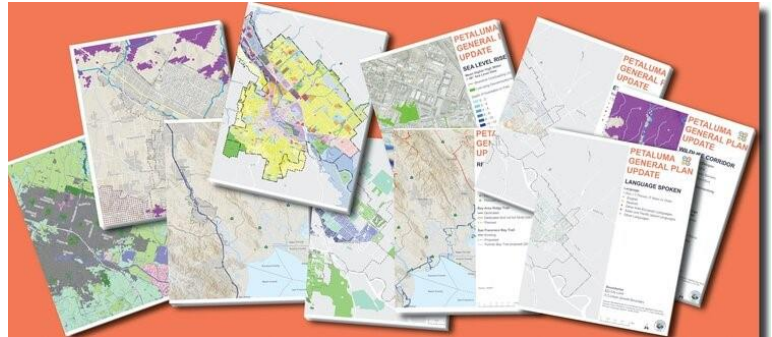
Project Completion Date: Late
2024

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

May 2023 Schedule Update

When we kicked off the General Plan process in 2020, we set out an aggressive timeline to complete the General Plan and Housing Element by the end of 2022. It quickly became clear that the community and decision-makers would need more time than that schedule allowed to have meaningful conversations about the many topics addressed in the General Plan. Petaluma is also not a community to do things in half measures. The community and Council are thought leaders in many of the areas covered by the General Plan, and we began to recognize that developing a General Plan that truly reflects our community vision and depth of expertise will require developing General Plan material that is leading edge across the majority of our Elements. As work on the General Plan got underway, we incrementally revised our process to include additional public engagement and opportunities for public engagement and staff technical input.



We prioritized the development of a strong, community-supported General Plan Vision and the Housing Element, both of which are now complete.

During this time, Public Works also began a comprehensive effort to update the City's floodplain modeling to reflect current best practices, incorporate new modeling from surrounding jurisdictions, and project changes that might come as a result of climate change- seen both in Sea Level Rise and precipitation changes. The expectations we will have for both rain coming down the River and creeks, and sea water coming up the River will change as our climate changes. This mapping work is a key input to the land use and adaptation planning portions of the General Plan. Because of the complexity of the mapping work and the evolving science it relies on, this process has taken longer than anticipated (~1yr). While this has delayed the development of some General Plan materials, it is critical that our future land use maps and adaptation policies accurately account for flooding and sea level rise. The Planning and Public Works teams have been working closely together to discuss and integrate new flood mapping into the General Plan process, as well as to bring in local expert and GPAC member Roger Levinthal and experts from Marin County to review preliminary mapping direction.

While the flood plain maps are being finalized, planning staff and the consultant team are hard at work revising the administrative draft General Plan policy frameworks and the Administrative draft of the Climate Action Plan to prepare for public release and feedback.

Our next step will be the public release of the flood maps. Public Works, the Community Development Department, and the Communications team are collaborating on a public outreach plan that will include a series of public meetings and materials to help residents and property owners understand the implications of these new maps. Once the flood maps are finalized, the General Plan team will complete the preparation of initial land use scenarios and climate adaptation policies for Council and community review.

When the floodplain modeling process is complete, the General Plan team will begin to roll out potential development scenarios to the community and decision-makers, ultimately leading to the development of a Preferred Land Use Alternative. When the



Preferred Alternative is identified, the consulting team can begin the process of developing an EIR for the General Plan, a process that will take just shy of a year. While this is a somewhat lengthy process, the General Plan will shape the future development of Petaluma for the next 15-20 years and we want to make sure the materials within it are responsive to community direction and Council expectations of excellence, and we want to give the community and Council ample time to engage in the process.

The anticipated schedule of the General Plan process is as follows:

- June-July 2023
 - Finalize Flood/Sea Level Rise mapping
 - Continue the staff review process for Administrative Draft Policy Frameworks
 - Administrative review of the Climate Action Plan
- July - August 2023
 - Public meetings on Flooding and Sea Level Rise
 - Begin discussion of General Plan adapting to flooding and Sea Level Rise and beginning the Alternatives phase
- August – September 2023
 - Begin public discussion of draft Policy Frameworks
 - Finalize policy review for policies related to flooding and Sea Level Rise
 - Public discussion of the Climate Action Plan
- September – November 2023
 - Public Educational Forums on policy topics
 - Development and internal review of Alternatives and associated analyses
 - Council Action on Climate Action Plan
- December 2023 - February 2024
 - Public discussion of Alternatives, development of Alternative analyses
 - Consultant development and analysis (including fiscal and transportation impacts) of preferred alternative for City review
- March - May 2024
 - Public policy review of revised materials
 - Consultant development and analysis (including fiscal and transportation impacts) of preferred alternative for City review



- June - September 2024
 - Public discussion of preferred alternative
 - Council approval of preferred alternative
 - Administrative Draft General Plan
 - Begin Environmental Review/EIR
- September 2024 - February 2025
 - Administrative Draft EIR
- March-May 2025
 - Public Draft General Plan
 - Administrative Draft EIR
- June-July 2025
 - Plan Hearings and potential adoption

Public Information and Engagement

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

Monthly General Plan Advisory Committee (GPAC) meetings (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 Hampton Inn Petaluma Expansion Project plans to add 18 guest rooms to the existing hotel facility. The project includes a new two-story building with a smaller outdoor courtyard gathering area and landscape improvements. The building would be constructed in an area that is currently used for outdoor gathering space. The project also proposes a Zoning Text Amendment to modify parking requirements for all land uses.



Current Status

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



reading of the ZTA was held on December 5th, 2022, and the second reading by City Council was held on December 19th, 2022. The Zoning Text Amendment is 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.



Integrated Pest Management Plan (IPMP)

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

Contact Information:

pcarter@cityofpetaluma.org and
dhalter@cityofpetaluma.org

Project Completion Date: Fall 2023

Budget: \$69,900

Goal/Priority: Our Environmental Legacy—Workplan item 196



Project Description

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

Current Status

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



Labcon North America - 3200 Lakeville Highway & 1677 Fisher Drive

Project Manager: Greg Powell,
Community Development

Contact Information:

gpowell@cityofpetaluma.org

Project Completion Date:

Under Construction; according to the applicant, the building will be ready for occupancy in October 2025.

Budget: Cost Recovery Project

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



Project Description

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

Current Status

Site preparation and grading began in April 2023.

Public Information

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



Lucchesi All Weather Multi-Use Field Replacement

Project Manager: Josh Minshall, Public Works and Utilities

Contact Information: jminshall@cityofpetaluma.org

Project Completion Date: Summer 2023

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

Lighting: \$107,000

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

Project Description

The Lucchesi Turf Field Replacement project will replace the existing all weather synthetic turf field and provide much needed safety and drainage improvements to ensure the field continues offer resident youth and adults a safe place to enjoy active sports. The existing all-weather field is used for soccer and lacrosse and is heavily used by youth and adult recreation programs, and drop-in play. The project will be funded by fees charged for using the field.



The existing lighting system will be replaced with energy-saving LED lights and upgraded with a remote activation control system.

Current Status

A presentation was provided on May 17 at the regular Recreation Music and Parks Commission (RMPC) meeting. Additional information was requested by the RMPC and community engagement is ongoing. The project team is seeking input on field replacement options, and maintenance program considerations. Project updates will be posted to the website and a survey is available on the project website, <https://cityofpetaluma.org/lucchesifield>



Lucchesi Skatepark

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

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

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

Budget: \$463,000

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

Project Description

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



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



Current Status

The consultant shared its first conceptual design for the proposed 23,000 square foot Lucchesi Skatepark at a May 23 Community Workshop. The conceptual design will be finalized in Summer 2023, at which point the project team will begin working toward final design drawings, permits, and environmental approvals. The project team is targeting construction of Phase 1 in Summer/Fall 2024. Community engagement efforts will solicit feedback from all park users to ensure an inclusive design that enhances the overall park experience.



North McDowell Complete Streets

Project Manager: Ken Eichstaedt, Public Works and Utilities

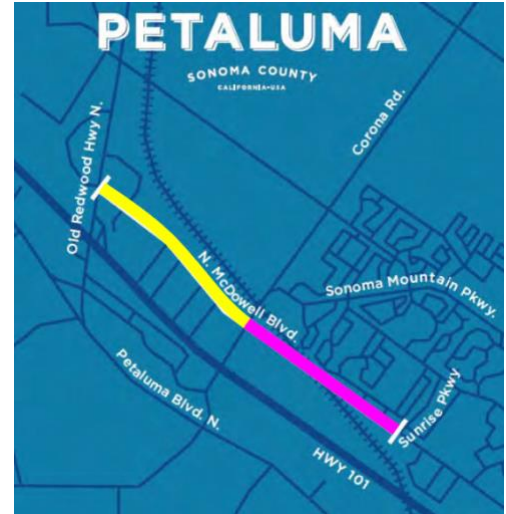
Contact Information:

KEichstaedt@cityofpetaluma.org

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

Current Status

Construction has completed the installation of sidewalks, curb ramps, and retaining walls starting from Old Redwood Highway to Sunrise Parkway. Current work is proceeding with the paving operations. During these operations, one lane will be provided for through traffic, however some driveways may be close with alternate access being provided. To date, the project has added over 1,500 linear feet of retaining walls and 10,000 square feet of sidewalk. This has improved over a mile of roadway frontage and 30 pedestrian curb ramps that meet ADA standards. To fill the sidewalk gaps, eight easements have been garnered. Bulb-outs are being installed to improve pedestrian safety by shortening the crossing distances and to slow turning traffic. Work with property owners is proceeding to replace impacted irrigation systems and landscaping that were impacted by the sidewalk installation. Improvements are being made to install trees and provide for drought-tolerant landscaping features. A community meeting was held May 10 to inform the community on the traffic impacts of these significant operations.



Onboarding—New Employee Orientation

Project Manager: Aaron Zavala, City Manager's Office

Contact Information: azavala@cityofpetaluma.org

Project Completion Date: Fall 2023

Budget: Not Applicable

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

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



Current Status

The staff is currently reviewing the existing onboarding process and forms. The forms will be updated and moved to a digital onboarding program on a cloud-based platform. The staff has also met internally and will seek consultant assistance to introduce digital personnel files in the new fiscal year.



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



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

Current Status

On May 9, 2023, the Planning Commission unanimously voted to recommend that the project move forward for City Council consideration. City Council is scheduled to consider the project on June 19, 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: The City is improving many streets over the next five years through seal coats, overlays, repairs, and reconstruction. Streets are selected based on many factors, including feedback from the community, pavement condition, location, usage, and proximity to schools and parks. To promote active transportation, features like bike lanes, pedestrian safety improvements, and transit accommodations are being added. With Measure U Sales Tax Revenues, the City is tripling the investment in street preservation projects and completing an unprecedented \$4 million in pavement preservation projects in the current fiscal year. This investment will help to stabilize, preserve, and improve the overall quality of the streets in Petaluma, which will increase the average Pavement Condition Index by about 2 points.



Current Status

Design for the Maria Drive project is approaching 100% design level. The pavement design is being reviewed for potential cost and construction efficiencies. It is anticipated that construction can be bid in late summer 2023. As part of the paving work, the Maria Drive project will also install a recycled water line to service Lucchesi Park. The Garfield Dr. reconstruction has begun following the water services replacement work. Additionally, utility work is proceeding on Howard St., St. Francis Rd., and Casa Grande Rd. to allow for future pavement reconstruction.



Payran/Madison Water and Sewer Main Replacement

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information: dherrera@cityofpetaluma.org

Project Completion Date: Winter 2023

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

Goal/Priority: Our Environmental Legacy—Workplan item 55

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



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

Current Status

The bid opening was unsuccessful and recommendation for rejected bids was approved by Council on June 15th. Project adjustments including scope changes and separation of work by construction method being considered. Project for pipe bursting sewer work is bidding June 16th, with an August 7th council award date.



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



Current Status

The City is working with existing Free Range permit holders to continue to offer outdoor spaces to the public.



Petaluma Community Baseball Field

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

Contact Information: jsanglerat@cityofpetaluma.org and mebrahimi@cityofpetaluma.org

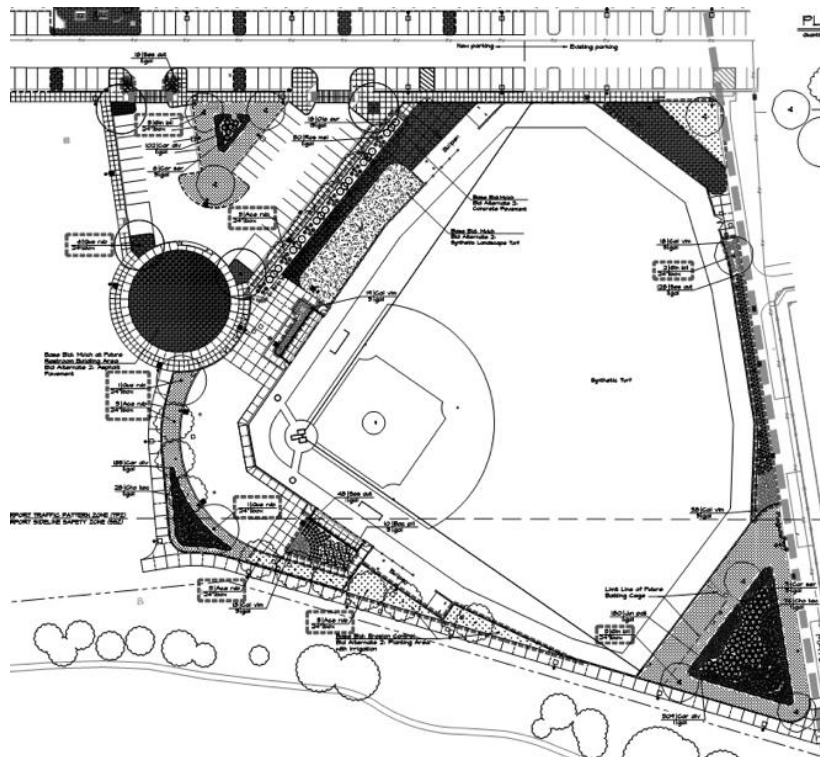
Project Completion Date: Provided adequate funding is secured, the project is slated for completion in FY 23/24.

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

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

Project Description

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



Current Status: The construction of the Baseball Diamond project is progressing well. OC Jones & Sons, the contractor, is currently focusing on constructing the foundations for the retaining walls. They are also in the process of forming and pouring concrete for the walkways and flush curbs around the field, and this work is steadily moving forward. The construction of the parking lot, including sidewalks, curbs, and gutters, has been completed. The installation of irrigation systems for the landscaped areas of the baseball field has been initiated by the contractor. This installation is an integral part of the current construction phase and is being integrated into the overall project accordingly. The project's design team is in the final stages of amending the Wetlands Mitigation Plan. These amendments are necessary due to unforeseen conflicts that were discovered during utility potholing and site surveying conducted last year. The design team is working on resolving these conflicts and updating the plan accordingly.

Weekly meetings take place between the City, the project team, and O.C. Jones and Sons to discuss any issues, project milestones, and schedules. The city staff and design team are actively involved in responding to project submittals, change order requests, and Requests for Information. This close collaboration between the city project team and the contractor is ensuring that the project proceeds smoothly and meets all the required standards. Overall, the Baseball Diamond project is making steady progress, with various construction activities ongoing and effective coordination between the stakeholders involved.



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

Current Status

Project is delayed due to priorities and delays with the PIPS force main project. Design expected to start in fall 2023.

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

**Current Status**

The updated preliminary design review has been developed and is under review. Discussions with Caltrans, SMART and nearby developments are underway to incorporate design requirements. Environmental impacts are being evaluated and compliance efforts are ongoing. Design is expected to be completed by the end of the year, including environmental compliance, 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 2023

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

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

Project Description

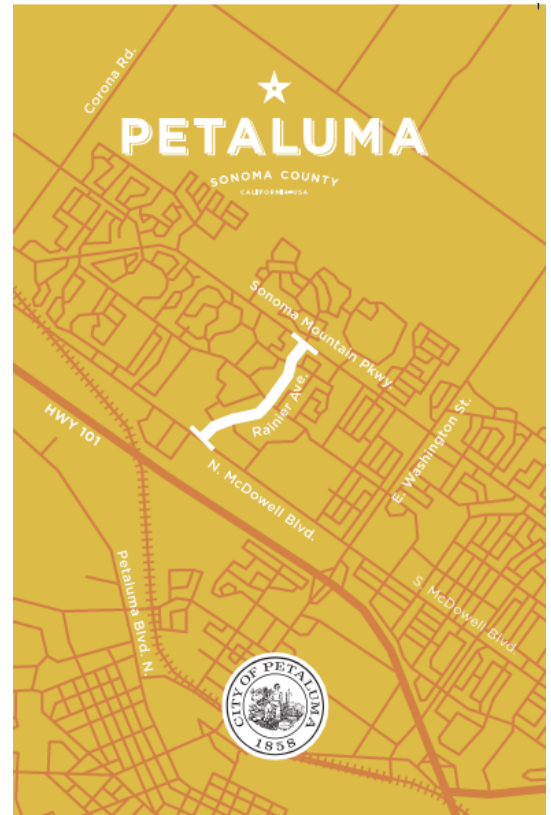
The Rainier Avenue Active Transportation project aims to improve traffic safety and provide safer options for walking and biking along the 0.7-mile stretch between North McDowell Boulevard and Sonoma Mountain Parkway. The project will be part of a larger effort to restore and reconstruct streets across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

Current Status

Evaluation of existing pavement was conducted with coring and physical testing. This indicated a more substantive project of pavement reconstruction is needed. Because of this data, it has been decided to replace utility appurtenances first. This will be a separate project that will proceed pavement operations. It is anticipated to bring additional information on the project to Council later in 2023. The pilot project with the revised lane markings and lane reduction is being reevaluated because of neighborhood concerns.

More information can be found on the project website at:

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



Resilient Energy Back-Ups

Project Manager: Erica Jacobs, Public Works and Utilities; Patrick Carter and Rhianna Frank, City Manager's Office

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



Current Status

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



Sewer Master Plan

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information: dherrera@cityofpetaluma.org

Project Completion Date: Winter 2023

Budget: \$450,000 – Wastewater Operation Funds

Goal/Priority: Our Environmental Legacy—Workplan item 55

Project Description

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



Current Status

The technical memos for model calibration and rehabilitation/replacement have been finished and included in the rate study. Capacity improvement projects have been reviewed and finalized. Master Plan efforts have identified errors and deficiencies in the City's GIS information. Efforts to correct these errors and deficiencies are underway. The Sewer Master Plan is set to be finished by the end of the year in conjunction with the General Plan update.



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

Current Status

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



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 \$1,100,00000

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



Project Description

The City of Petaluma and Petaluma People Services Center (PPSC) partnered to create the SAFE (Specialized Assistance for Everyone) program, a mobile crisis response team modeled after the successful program, Crisis Assistance Helping Out on the Streets (CAHOOTS) program, in Eugene, Oregon, to assist law enforcement in addressing crises involving mental health, addiction, and homelessness. Petaluma is the first city in Sonoma County and the first in the region to provide such a program.

Current Status: The SAFE Team has been operating for over 20 months with great success, responding to calls involving mental health, addiction, and homelessness. In March, the team responded to 381 calls for service, freeing up limited police and fire resources. The team is outfitting a second SAFE van, which will be completed by the end of April. PPSC expanded the SAFE Team model to Marin County and is now operating in San Rafael. The SAFE Team can be reached at 707-781-1234, and more information can be found online at cityofpetaluma.org/safe/. An update will be given as a presentation at the Monday, July 10, 2023 City Council Meeting.



The Studios at Montero (Project Homekey)

Project Manager: Karen Shimizu, Community Development

Contact Information: kshimizu@cityofpetaluma.org

Project Completion Date: July 2023

Budget: Housing and Community Development Grant \$13.883 Million and County and City local match of \$1.532 Million. The County of Sonoma awarded 59 Project based Housing Vouchers and \$600k in Capital Funding

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



Project Description

The Studios at Montero, located in Petaluma, CA, is a two-story property that will be converted into supportive housing for people experiencing chronic homelessness. The project will provide permanent homes for 60 individuals, with each unit having a single-use bathroom and no separate bedroom. The City of Petaluma is partnering with Burbank Housing to complete the project and leverage funding from various sources.

Current Status

In March 2022, the project was awarded grant funding from the California Department of Housing and Community Development and received additional funding from the City of Petaluma, the County of Sonoma, and the State of California. The project also received funding from The Wells Fargo Foundation and St Joseph's Health Foundation. Mid-State Construction began the demo/rehab construction in October 2022, and the project is now slated to be completed by May 2023.

Project Timeline

Burbank Housing Development Corporation (BHDC) submitted project plans for review in June 2022, and the plans were approved in August. BHDC closed escrow on the property in September and began construction in October. Originally planned to be completed by November 2022, the project schedule was impacted by additional review requirements from the Department of Housing and Urban Development (HUD), which resulted in a request for an extension. In early May, residents began moving into the finished units. The remaining units are expected to be fully occupied by the end of June 2023. An opening celebration will take place on July 13, 2023.



Traffic Calming Pilots

Project Manager: Ken Eichstaedt, Public Works and Utilities

Contact Information: KEichstaedt@cityofpetaluma.org

Project Completion Date: June 30, 2023

Budget: \$211,000

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

Project Description

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

Current Status

Speed radar feedback signs have been received and the contract for installation is in place. Staff will be working with PD on the installation locations. The construction of a permanent traffic circle at Bassett and Upham Streets. has been completed. Additional locations for traffic circles are being reviewed. The Bike Boulevard is in the design phase. The traffic calming markings and signage for I St. have been installed.



Transit Facility & Fleet Electrification

Project Manager: Jared Hall, Public Works and Utilities

Contact Information: jhall@cityofpetaluma.org

Project Completion Date: Fall 2023

Budget: Approximately \$400,000 for facility improvements

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



Project Description

In the Fall of 2022, Transit began the process of procuring its first four electric buses. However, the current Transit Facility cannot support the necessary electrical infrastructure to charge the vehicles. This project involves planning and constructing the first phase of electrical upgrades to the Transit Center to accommodate the first wave of electric buses. City staff will collaborate with PG&E to prepare for future planned electrification of the Petaluma Transit bus fleet.

Current Status

Work continues on the site electrification in May including determining technical specs for the electric bus chargers, conducting site topographic utility work, and continuing toward the preliminary 10% site design in conjunction with the NV5 consultant team. Staff anticipates bringing a request to purchase the first wave of electric buses and associated charging and infrastructure hardware to Council in Summer 2023.



Transit Free Fare Programs

Project Manager: Jared Hall, Public Works and Utilities

Contact Information: jhall@cityofpetaluma.org

Project Completion Date: Summer 2023

Budget: \$180,000 (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

The project aims to provide reduced or free transit fare programs for Petaluma Transit in the community, including the Petaluma Veterans & Active-Duty Free Fare Pilot Program launched in 2022.

Current Status

The Youth Ride Free program started on June 1, 2023 providing free transit to all K-12 students on Petaluma Transit, Sonoma County Transit, SMART, Marin Transit, and Santa Rosa City Bus starting on June 1, 2023. This program will run for two years and is expected to serve as a funding “bridge” until the revised Sonoma County GO Sonoma ¼ sales tax begins in 2025. Petaluma Transit staff have met with several North Bay transit agencies to create a coordinated marketing plan which rolled out in May. Staff has participated in a series of outreach efforts including tabling events and school site visits, providing digital and paper posters for distribution promoting this campaign. A joint press release was sent out on May 16, and an article was published by the Press Democrat on May 19 detailing the program. Staff and participating transit agencies will continue to coordinate marketing efforts which will include a joint social media campaign as well as onboard advertisements. The Sonoma County free fare program will continue to operate beyond summer 2023 and through June 2025, at a minimum, with Petaluma Transit coordinating efforts with partnering transit agencies.

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



Trestle Rehabilitation

Project Manager: Christopher J. Bolt, 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

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



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



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

Staff has contracted with a team of experienced timber inspectors, restorers, and wood scientists to work closely with our structural engineering consultants to complete a detailed timber assessment of the trestle. The inspection was conducted over a period of 6 days, from May 22-27th, and was intended to evaluate how much of the timber structural components of the trestle

have potential to be salvaged and retained as part of the rehabilitated structure. The inspection included an assessment of all piles, bent caps, stringers, and rail ties. The team identified wood species, took moisture content measurements, conducted resistance drilling to quantify internal deterioration, and will provide a detailed report to catalog location of damage and deterioration. Results are expected to be available and reported out in July. The findings of this evaluation will inform design options and alternatives and determine the opinion of probable construction cost needed for grant applications. Staff continues to work with the Petaluma Woman's Club to support their fundraising efforts for the project.



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



Urban Recycled Water Expansion – Park Irrigation Conversions

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information: dherrera@cityofpetaluma.org

Project Completion Date: Summer 2023

Budget: \$685,000

Goal/Priority: Our Environmental Legacy—Workplan item 70

Project Description

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



Current Status

The recycled water conversion work is complete, except for Maria Pocket Park and Meadow View Park. These parks were not fully converted due to complications with Landscape Assessment Districts (LAD) irrigation systems. Staff is working with the LAD contractor to finish the conversion work, which is expected to be completed by late summer 2023.



Water Master Plan

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information:

dherrera@cityofpetaluma.org

Project Completion Date: Fall 2023

Budget: \$215,000 Water Operation Funds

Goal/Priority: Our Environmental Legacy—
Workplan item 55



Project Description

The Water Master Plan Update is a critical document for water operations that guides the Capital Improvement Program (CIP). The current plan was last updated in 2006, and the 2020 redevelopment of the hydraulic model using SCADA and field-collected data led to the current update. The update will focus on water modeling, supply redundancy, future development, seismic evaluation, and a new CIP project list to meet current and future operational demands.

Current Status

The Water Master Plan Update is ongoing. The repair and replacement section has been finalized and incorporated into the current rate study. Individual sections of the master plan are on-going. Fire flow and storage requirements have been calculated and have been incorporated to the master plan sections. The complete Master Plan, including the updated general plan land use changes, is expected to be finished by the end of 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 aims to install pedestrian and bicycle wayfinding signs throughout the city, with downtown signage to be installed in FY21/22. The program will include community outreach and collaboration with stakeholders through a Technical Advisory Committee and guidance from the Pedestrian & Bicycle Advisory Committee and the Petaluma Downtown Association.



Current Status

The bid documents for the wayfinding program were advertised on March 20, 2023. However, no bids were received. Project was rebid and one solicitation received that exceeded the budgeted amount. Staff is reviewing other contracting and installation possibilities.



Well Construction and Tank Projects (Includes Oak Hill Well)

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information: dherrera@cityofpetaluma.org

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

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

Goal/Priority: Our Environmental Legacy—Workplan item 55

Project Description

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



Figure 3: La Cresta tank site

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

Current Status

The Manor Tank Rehabilitation project is substantially complete. Final completion including electrical work is expected by June 2023. . The Oak Hill and La Cresta tank replacements are awaiting design and scheduled to begin in FY 24/25 and 23/24, respectively. The final design for the Oak Hill well is ongoing and expected to be complete by July. A community meeting to update the residents in the Oak Hill area was completed at the end of May. The well is expected to begin construction in Fall 2023 as the well drilling moratorium from the County has been lifted.



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.

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



Adoption of Retail Cannabis Ordinance

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

The first milestone, *Review Regional Jurisdictions' Regulations and Modify for Local Considerations*, was completed in Quarter 1 of FY 2023. The next milestone, *Draft Ordinances and Regulations and Get Council Feedback*, is in progress.

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 completed and is ongoing as the City continues to review electrification plans from other municipalities. The second milestone, *Meet Quarterly with Internal Working Groups*, has been completed ahead of schedule. The third milestone, *Develop Outreach and Education Resources*, is currently in progress.

Adoption of Tenant Protection Ordinance Package

The need for eviction protection was underscored by the widespread employment disruption caused by the COVID-19 pandemic. The eviction moratorium enacted by the County of Sonoma during the pandemic is set to expire September 30, 2022. This set of protections for tenants specific to the City of Petaluma includes legislation related to Just



Cause, the Ellis Act, and updates to the City's Mobile Home rental protection. The tenant protection ordinance package was adopted by City Council on September 12, 2022. The ordinance protects tenants by requiring "just cause" to evict most tenants. The ordinance also protects tenants who are evicted for a landlord removing their property from the rental market, known as Ellis Act evictions, by requiring landlords to pay one month of the rent agreement to the tenants as relocation costs. The ordinance also protects tenants by requiring a landlord to provide tenant notice of the tenant's rights under the ordinance, that all notices to the tenant be in the language that the lease was negotiated into including Spanish, the right of first refusal for tenants being evicted for "no-fault just cause", and others.

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

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

On June 19, 2023 the City Council passed an urgency ordinance amending the annual mobile home space rent cap.

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-Marín 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. Staff continues to work with the DAA and staff complete an agreement. Staff is working with long term tenants to enter into new license agreements that will be effective when the DAA lease expires on December 31, 2023.

Public Safety Facilities Assessment, Including New and Renovated Fire Stations

The Public Safety Facilities Assessment will be used to inform future new construction and renovations to address inadequate police and fire facilities city wide. Fire Station 1 needs Seismic upgrades and Stations 1, 2, and 3 no longer meet operational needs for a diverse workforce with crew space lacking. The Police Station similarly is poorly configured to meet the needs of a modern police department with inadequate locker space, showers, meeting, and office space. This project will develop a road map and strategic plan to move our Public Safety facilities into the 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 drafted in Quarter 4 of FY 2023. An update on the plan is scheduled to be presented at the July 10, 2023 City Council meeting.



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, *Integrate Feedback and Present Draft IPMP Program to Community Working Group and (Committees, Commissions, and Boards) CCBs*, is underway.

Adoption of Tree Preservation Ordinance and Update City Policies and Procedures

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

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



Historic Trestle Reconstruction

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

The first two milestones, *Reengage on Previous Studies/Plans/Designs* and *Commence Design of the Project to Make the Project Ready for Bids in FY24 or FY25*, have been initiated and are underway. The next milestone, *Environmental Assessments/Permits*, is under way. In late May, a team of experienced timber inspectors, restorers, and wood scientists came out to the site and conducted a detailed timber assessment of the trestle.

Safe Mobility and Community Connectivity | Safe Streets

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

The first three milestones have been completed, *Memorialize Safe Streets Elements in Overall Vision*, *Adopt Local Road Safety Plan*, and *Crosstown Connector Workshop*. The next milestone, *Establish Criteria/Framework for Active Transportation Projects Selection* is in progress and underway.

