



The Bi-Monthly Update

July & August 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

Community engagement efforts launched in July, starting with the project map, a key element of the Plan that identifies specific infrastructure improvements (such as new or improved trails, sidewalks, crosswalks, and bike lanes). The City has prepared an interactive draft project map that allows community members to view the existing and proposed infrastructure and add comments and ideas directly to the map. People can learn more about the plan, access the map, and subscribe to updates at cityofpetaluma.org/active-transportation-plan.

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

On May 1, City staff presented the project to the City Council and on May 15 received approval from Council for a material purchase order. City staff is currently working on the contract documents for the project 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: September 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

Project is complete!



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

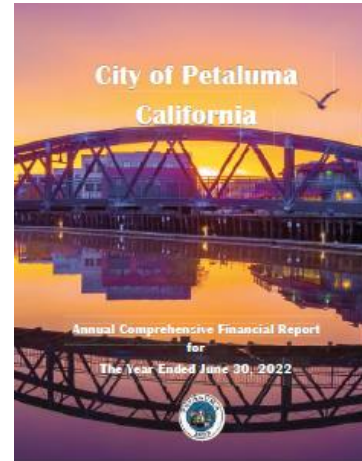
Project Manager: Corey Garberolio, Janine Tedrow, and Isabel Craft, Finance

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

Project Completion Date: Annual Comprehensive Annual Report (ACFR) – Winter 2023; Budget – Late Spring 2024

Budget: N/A

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



Project Description

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

Current Status

Staff is currently working on closing the FY 2022/23 year and preparing for the annual audit.



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

Project Manager: Diane Ramirez, Public Works and Utilities

Contact Information:

dramirez@cityofpetaluma.org

Project Completion Date: Winter 2023

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

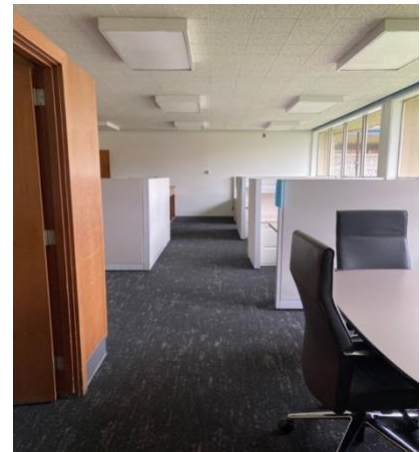
Goal/Priority: Spaces and Places That Inspire—Workplan items 138 and 139



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, permitted, advertised for bid, and awarded for construction in September-2023 with construction to follow.



Climate Ready

Project Manager: Rhianna Frank, City Manager's Office

Contact Information:

rfrank@cityofpetaluma.org

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 by the end of the year 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. This project will conclude October 2023.

Climate Action Campaign

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



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

Project Manager: Kristin Arnold, Public Works and Utilities

Contact Information: karnold@cityofpetaluma.org

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

Public Information

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



Davidon/Scott Ranch

Project Manager: Heather Hines and Olivia Ervin, Community Development

Contact Information: hhines@cityofpetaluma.org 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. In September 2023, the applicant submitted the SPAR application, which is currently under review by Planning. On September 5, 2023, the HCPC considered designation of the barn complex and forwarded a recommendation on to Planning Commission, which will consider making a recommendation on the landmark designation to City Council on October 10, 2023.

Public Information

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



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

Project Manager: Aarón Zavala, City Manager's Office

Contact Information: azavala@cityofpetaluma.org

Project Completion Date: Ongoing

Budget: N/A

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



Project Description

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

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

Moreover, the DEIB Initiatives will drive continuous education and awareness campaigns, engage in open dialogues with the community to understand diverse perspectives, and work towards enhancing representation across city operations. The proactive approach taken by the city through this project will not only address current disparities but will lay a strong foundation for promoting diversity, equity, inclusion, and belonging in the long term, thereby creating a more inclusive and vibrant community for all Petaluma residents.



Current Status

DEIB Core Team – The team has been created and has begun to meet monthly. The team is made up of representatives from different departments, including staff from different backgrounds and roles in the City. The team participated in a half day training session with CircleUp Education in September and will be working on developing it's mission in October.

United Against Hate – Petaluma joined California towns, schools and organizations as part of United Against Hate. City staff is assisting in planning for the fourth annual United Against Hate Week (November 12th through 18th, 2023).

Resolution Supporting Human Rights of All Petalumans and Condemning Hate and Antisemitism – Staff is currently working on a resolution to present to City Council on October 16th, 2023.



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

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

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

Current Status

On October 24, 2023, the Historic and Cultural Preservation Committee and Planning Commission will hold a joint public hearing. The Historic and Cultural Preservation



Committee will be asked to make a recommendation to the Planning Commission regarding proposed Zoning Amendments, and the Planning Commission will be asked recommendation to the City Council regarding the Draft Initial Study with Mitigated Negative Declaration (IS/MND) of the California Environment Quality Act (CEQA) document, and the amendments to the General Plan, the Implementing Zoning Ordinance, and the Zoning Map as described above.

Public Information

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



Ellis Creek Water Recycling Facility

Chemical System Upgrades Project

Project Manager: Kristin Arnold, Public Works and Utilities

Contact Information: karnold@cityofpetaluma.org

Project Completion Date: Spring 2026

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

Goal/Priority: Our Environmental Legacy—Workplan item 53

Project Description

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



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

Current Status

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



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

Outfall Replacement

Project Manager: Josh Minshall, Public Works and Utilities

Contact Information: jminshall@cityofpetaluma.org

Project Completion Date: Fall/Winter 2023

Budget: \$2.4 million

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

Project Description

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



Current Status

Construction began in 2022, but the contractor had to stop work due to technical issues and permit deadlines and was unable to complete the project. The City is preparing to have the installation completed during the 2023 permit window, with construction to begin in September.

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 two grants, one from the California Department of Water Resources and one from the [US Bureau of Reclamation](#) through a partnership with the North Bay Water Reuse Authority.



Current Status

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



Fine Balance

Project Manager: David Ward,
Community Development

Contact Information:
dward@cityofpetaluma.org

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.



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 relevant to General Plan development. Phase 2 involves completing the FEMA map revision and providing more accurate data for floodplain characteristics. The objective of the project is to reduce flood risk and increase resilience.



Current Status

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



General Plan Update

Project Manager: Christina Paul,
Community Development

Contact Information:

cpaul@cityofpetaluma.org

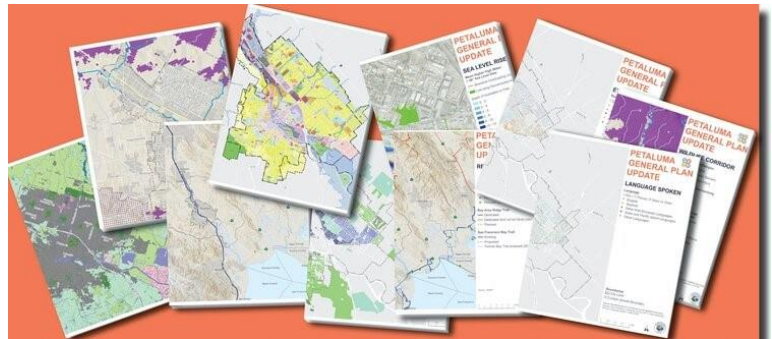
Project Completion Date: Late
2024

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.

Current Status

Public Works, the Community Development Department, and the Communications team collaborated to orchestrate a General Plan Advisory Committee (GPAC) meeting on new flood hazard maps that will inform the General Plan. This meeting was held on September 21, 2023, and will be followed by a community meeting on September 27 on the same materials.

Now that the flood hazard 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.

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. In June 2023, the building permit to allow for the construction of the building was ready to be issued, subject to payment of development impact fees and other building permit fees.

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 2024

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

Lighting: \$107,000

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

Project Description

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



Current Status

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



Lucchesi Skatepark

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

Contact Information: bgripenburg@cityofpetaluma.org 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 project team is currently soliciting community input on the conceptual design for the proposed 23,000 square foot skatepark at Lucchesi Park, which involves developing the ideal footprint, layout, and skating features for the park. The consultant shared its second conceptual design July 12 Community Workshop, which is available at cityofpetaluma.org/lucchesi-skatepark. Following the next round of feedback and revisions, the project team will begin working toward final design drawings, permits, and environmental approvals.

On September 20, the Lucchesi Skatepark project team presented an update to the Recreation, Music, & Parks Commission at its regular meeting, focusing primarily on the latest version of the [proposed concept plan](#). Commissioners unanimously adopted the concept plan and referred it to City Council for approval.

Meeting materials and a recording are available on our project webpage, cityofpetaluma.org/skatepetaluma, under “PROJECT UPDATES.”

The project team is tentatively scheduled to **present the proposed Lucchesi Skatepark concept plan to City Council at its regular October 16 meeting**. Meeting details will be posted to the [project webpage](#) and shared via email when available. Construction of the 13,000 square foot Phase 1 is targeted for Summer/Fall 2024.



North McDowell Complete Streets

Project Manager: Ken Eichstaedt, Public Works and Utilities

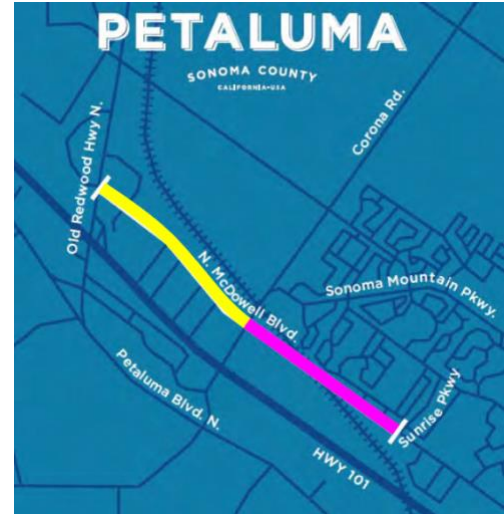
Contact Information:

KEichstaedt@cityofpetaluma.org

Project Completion Date: November 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

Completed work includes: road reconstruction, sidewalks, curb ramps and pedestrian crossings. Gaps in the sidewalk are still present because of delays by PG&E to complete their work, likely in October. SMART will be completing work at rail crossing including the multiuse trail crossing. Current work is proceeding with the striping and markings. The final signal improvements will begin in the next month.



Onboarding—New Employee Orientation

Project Manager: Aarón 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 September 19th, 2023 City Council approved a resolution adopting an initial study/mitigated negative declaration and mitigation monitoring and reporting program for the Oyster Cover mixed use neighbor

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 with bidding set for October 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 is being completed. Additionally, utility work is proceeding on Howard St., St. Francis Rd., and Casa Grande Rd. to allow for future pavement reconstruction. It is anticipated that Howard St. will be put out for public comment at the end of 2023. Community input is being solicited.



Payran/Madison Water and Sewer Main Replacement

Project Manager: George Howard, Public Works and Utilities

Contact Information: ghoward@cityofpetaluma.org

Project Completion Date: Summer 2024

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

Goal/Priority: Our Environmental Legacy—Workplan item 55

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



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

Current Status

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



Permanent Parklet Program

Project Manager: Nancy Sands, Economic Development & Open Government

Contact Information: nsands@cityofpetaluma.org

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, Public Works and Utilities

Contact Information: jsanglerat@cityofpetaluma.org

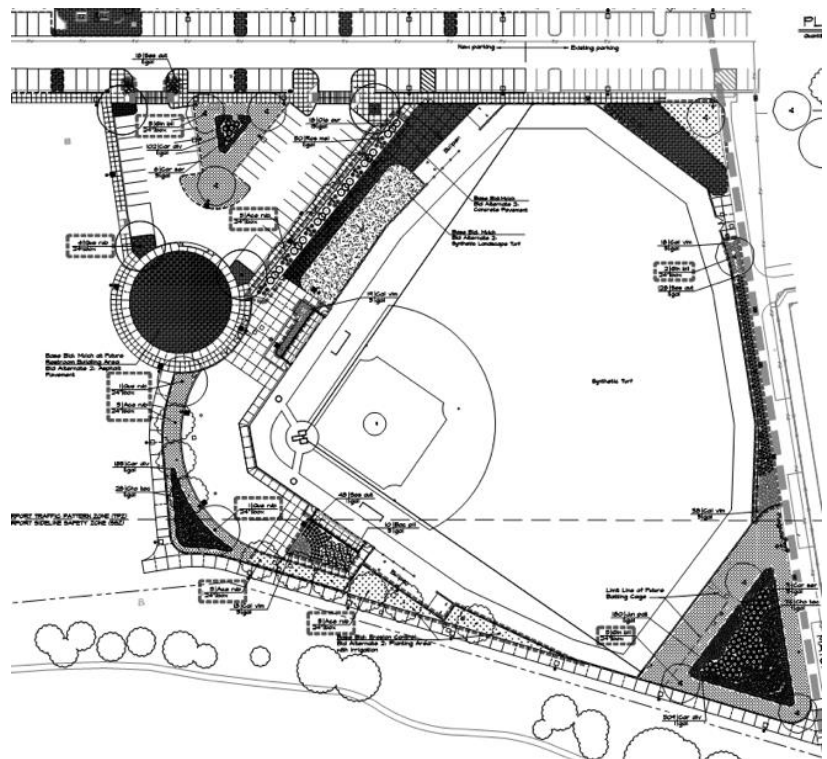
Project Completion Date: Provided adequate funding is secured, the project is slated for completion in late November 2023.

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

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

Project Description

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



Current Status: The installation of the turf field has been completed and most of the fencing has been completed as well. OC Jones's subcontractors are working to complete the remaining site fencing and will be beginning the wetland construction work in early October. Currently the project is set to be completed by the end of November 2023.



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. PSA for design expected to be awarded in October-November 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 60% design expected to be submitted in October. CEQA compliance for pipeline and trail project underway. .



Rainier Avenue Active Transportation and Pavement Restoration

Project Manager: Ken Eichstaedt, Public Works and Utilities

Contact Information:

KEichstaedt@cityofpetaluma.org

Project Completion Date: Late 2024

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

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

Project Description

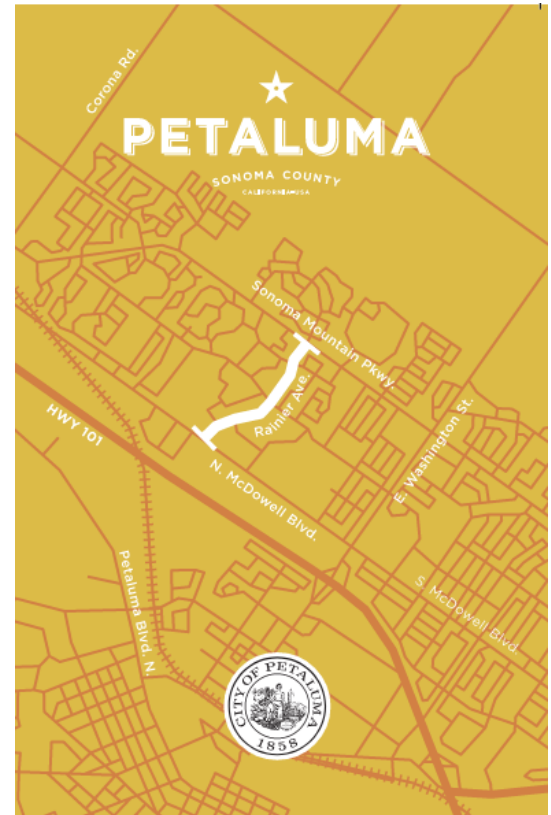
The Rainier Avenue Active Transportation project aims to improve traffic safety and provide safer options for walking and biking along the 0.7-mile stretch between North McDowell Boulevard and Sonoma Mountain Parkway. The project will be part of a larger effort to restore and reconstruct streets across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

Current Status

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

More information can be found on the project website at:

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



Resilient Energy Back-Ups

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

Contact Information: epaslay@cityofpetaluma.org dramirez@cityofpetaluma.org
pcarter@cityofpetaluma.org, and rfrank@cityofpetaluma.org

Project Completion Date: Winter 2024

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

Goal/Priority: Our Environmental Legacy—
Workplan item 202

Project Description

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



Current Status

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



Sewer Master Plan

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information: dherrera@cityofpetaluma.org

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

T. Master Plan efforts have identified errors and deficiencies in the City's GIS information. Efforts to correct these errors and deficiencies are underway and expected to be completed by October 2023. The Sewer Master Plan update is set to be finished by the end of the year with possible revisions once Land Use update is completed with the General Plan.



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

Two of the four locations are currently in design and scheduled for construction late 2023 or early 2024. The Swim Center array's installation is expected to be delayed until 2025 due to upgrading PG&E infrastructure and the Police Department array has been delayed due to PG&E transformer requirements. A solar developer has been awarded the Ellis Creek Water Recycling Facility floating solar project, which is currently in design and expected to begin construction in late 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 two years with great success, responding to calls involving mental health, addiction, and homelessness. In total the team responded to 7,524 calls for service, freeing up limited police and fire resources. PPSC expanded the SAFE Team model to Marin County and is now operating in San Rafael. The SAFE Team in Petaluma continues to be the only 24/7 mobile crisis intervention team operating in California. The SAFE Team can be reached at 707-781-1234, and more information can be found online at cityofpetaluma.org/safe/.



The Studios at Montero (Project Homekey)

Project Manager: Karen Shimizu, Community Development

Contact Information:

kshimizu@cityofpetaluma.org

Project Completion Date: July 2023

Budget: State of California Housing and Community Development (HCD) grant funding from the Project Homekey Program in the amount of \$15,583 for acquisition, rehab and operating funding, HCD Local Housing Trust Fund Program \$1.1 Million, and County of Sonoma \$600k and City local match of \$1.532 Million. The County of Sonoma awarded 60 Project based Housing Vouchers and \$600k in Capital Funding

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



Project Description

The Studios at Montero, located in Petaluma, CA, is a two-story property that has been converted into supportive housing for people experiencing chronic homelessness. The project provides permanent homes for 60 individuals, with each studio units having kitchenettes. The City of Petaluma partnered with Burbank Housing to purchase the site, rehab the property, and work to secure additional funding from various sources for the project

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 November 2022, and the project is completed and fully occupied.

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 November. The project was originally planned to



be completed by November 2022, but 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 climate weather and supply chain and subcontractor issues. In mid-May, the first phase of residents began moving into the finished units. The 60-unit community is now fully occupied and includes an on-site resident manager and case management services. An small event to celebrate the completion of the project and welcome the new residents was held in August of 2023.



Traffic Calming Pilots

Project Manager: Ken Eichstaedt, Public Works and Utilities

Contact Information: KEichstaedt@cityofpetaluma.org

Project Completion Date: June 30, 2024

Budget: \$211,000

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

Project Description

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

Current Status

Speed radar feedback signs have been installed at 6 locations: D St. (3); Lakeville Highway (1); Bodega Highway (1); and, I St. (1). received and the contract for installation is in place. Additional locations for traffic circles are being reviewed. The Bike Boulevard on 5th St. is in the design phase. The traffic calming markings and signage for I St. have been installed and the next phase of traffic calming implementation that includes speed cushions will be put out to bid before the end of 2023.



Transit Facility & Fleet Electrification

Project Manager: Jared Hall, Public Works and Utilities

Contact Information: jhall@cityofpetaluma.org

Project Completion Date: Fall 2024

Budget: Approximately \$400,000 for facility improvements

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



Project Description

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

Current Status

The Petaluma City Council adopted the first ever Petaluma Transit Zero-Emission Bus Transition Plan on September 11, 2023. Work continues on the transit electrification project. Design work for electrical improvements to the Transit Operations Yard (555 N. McDowell Blvd) are at approx 30% design level working in conjunction with the NV5 consulting team. Two items related to infrastructure improvements to the Transit yard will be presented to City Council for consideration in October 2023; one item for granting PG&E an access easement to the Transit Yard in order to access a new transformer that they will install and a second item to authorize approval to purchase electric switchgear



as part of the needed infrastructure upgrades for the site in order to be able to charge electric buses. The first purchase of electric transit buses (4 buses) will be presented to Council for consideration in November 2023.



Transit Free Fare Programs

Project Manager: Jared Hall, Public Works and Utilities

Contact Information: jhall@cityofpetaluma.org

Project Completion Date: June 30, 2024

Budget: \$180,000

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

Project Description

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



Current Status

The Youth Ride Free program started on June 1, 2023 providing free transit to all K-12 students on Petaluma Transit, Sonoma County Transit, 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. Throughout August 2023 staff continues to coordinate efforts and logistics related to introduction of the program in FY24.



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. Staff is waiting to hear back on the results. 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.

Staff met with representatives from the State, County Supervisors, and SMART in August on moving forward with the project and showing the City's commitment and interest in getting the project done. Additionally, the Pedestrian and Bicycle Advisory Committee (PBAC) made the Trestle part of the Active Transportation Plan.

On Monday, October 2nd, staff provided a presentation and update. A video recording of the presentation can be seen here on [YouTube](#).



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 2024

Budget: \$685,000

Goal/Priority: Our Environmental Legacy—Workplan item 70

Project Description

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



Current Status

The recycled water conversion work is complete, at Maria Pocket Park with Meadow View Park expected for completion in October. Efforts to bring local schools on recycled water underway. 3.



Water Master Plan

Project Manager: Dan Herrera, Public Works and Utilities

Contact Information:

dherrera@cityofpetaluma.org

Project Completion Date: Spring 2024

Budget: \$215,000 Water Operation Funds

Goal/Priority: Our Environmental Legacy—
Workplan item 55



Project Description

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

Current Status

The Water Master Plan Update is ongoing. Individual sections of the master plan are ongoing. Fire flow and storage requirements have been calculated and have been incorporated to the master plan sections. The updated Master Plan is expected to be finished by the end of 2023. An additional update to the master plan is expected once the land use plan is completed as part of the general plan update.



Wayfinding

Project Manager: Ken Eichstaedt, Public Works and Utilities

Contact Information: keichstaedt@cityofpetaluma.org

Project Completion Date: Fall 2023

Budget: \$230,000

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

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

Current Status

Bids will be solicited from multiple manufacturers of signs. Plan is to have pilot signs installed by city staff.



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

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

Goal/Priority: Our Environmental Legacy—Workplan item 55

Project Description

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



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. Due to delivery impacts, final completion including electrical work is expected by October 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 Oak Hill construction project was awarded in September and construction is expected in Fall 2023 with completion by Spring 2024. A community meeting will occur prior to construction starting.



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, Inclusion, & Belonging (DEIB) citywide staff team was appointed in May.



Adoption of Retail Cannabis Ordinance

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

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

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-Marin Fair in June and other organizations the 4th DAA subleases to, such as a preschool, elementary school, racetrack, and event spaces.



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

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

Public Safety Facilities Assessment, Including New and Renovated Fire Stations

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



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 2023.

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

Adoption of Tree Preservation Ordinance and Update City Policies and Procedures

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

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



Historic Trestle Reconstruction

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

The first two milestones, *Reengage on Previous Studies/Plans/Designs* and *Commence Design of the Project to Make the Project Ready for Bids in FY24 or FY25*, have been initiated and are underway. The next milestone, *Environmental Assessments/Permits*, is 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.

