

# City of Petaluma General Plan 2025 Implementation Plan and Mitigation Monitoring Program



*City of Petaluma*  
*Dept. of General Plan Administration*  
*May 2008*

This Implementation and Mitigation Monitoring Plan identifies all Programs from the General Plan 2025 document and assigns their implementation to appropriate City Departments and/or Public Agencies. Programs may be shown to be the sole responsibility of one department, or shared with other departments or another agency. The Implementation Plan and Mitigation Monitoring Program does **not** include every Policy, only those with Programs. Please refer to the General Plan document for a complete list of all Goals, Policies, and Programs.

The first column indicates whether the program is also a Mitigation Measure as identified within the General Plan's Final Environmental Impact Report. If so indicated, then the responsibility of monitoring the mitigation is also assigned to a particular department, departments, or a combination of departments and other agencies. The second column references the General Plan number to the policy and associated program; the third column quotes the applicable General Plan program text (the applicable policy is illustrated in bold italics). The first digit indicates the General Plan Element number:

1. **Land Use, Growth Management & the Built Environment;**
2. **Community Design, Character, and Green Building;**
3. **Historic Preservation;**
4. **The Natural Environment;**
5. **Mobility;**
6. **Recreation, Music, Parks, & the Arts;**
7. **Community Facilities, Services, and Education;**
8. **Water Resources;**
9. **Economic Health & Sustainability;**
10. **Health & Safety; and**
11. **Housing.**

The letter 'P' indicates a Policy, which is then identified in numerical order within each element. Programs follow a policy utilizing the policy number with a letter for each program, presented in alphabetical order. They are not intended to be presented in any order of priority or value.

The center section identifies the department(s) and/or agencies assigned the responsibility of implementing and/or monitoring the particular program. Multi-department assignment calls for a team approach with one department taking a leadership and management role. The following section breaks the planning term of 2008-2025 into four capital improvement and funding cycles that identify the anticipated timeframe for implementation of the particular adopted program. An 'X' in every box

indicates an ongoing program through the term of the General Plan, and beyond. Following the implementation timing section are the cost estimates; most of which are identified in 2008 dollars. The document provides the opportunity to update these figures throughout the planning period to more accurately reflect the actual costs per timing cycle by the addition of the year of amended cost estimate calculation (e.g. \$50,000 [2012]).

In the annual report to the Planning Commission and City Council the monitoring report can be reviewed for compliance and the year of implementation of programs can be indicated in the far right column. If the annual report process or the routine updating of the General Plan results in the addition or deletion of any programs, these changes may also be indicated in the far right column with the appropriate notation.

The Implementation Plan and Mitigation Monitoring Program is designed to be a useful tool for City staff to stay current with General Plan implementation efforts, and for elected and appointed officials as a reference guide when reviewing capital projects, and determining annual goals, priorities and funding/expenditures. As part of the development review process, which departments are involved will depend upon the nature of the proposal.

The General Plan 2025 document contains goals, policies, and programs designed to assist citizens, elected and appointed officials, and City staff in reviewing public and private projects, guiding day-to-day municipal operations, and long-term planning efforts toward the implementation of the community's vision. Early in the Plan preparation process, key issues were identified: Economic Health, Infill/Residential Growth Projection, Water Resources, Mobility, Public Facilities and Parks, and Sustainability. These key issues are more fully described in the General Plan document.

As the General Plan was drafted, Guiding Principles were crafted as the basis for the individual goals, policies, and programs contained in the Plan. These Principles are as follows, and are also more fully described in the General Plan text:

- 1. Maintain a close-knit, neighborly, and family-friendly city.*
- 2. Preserve and enhance Petaluma's historic character.*
- 3. Preserve and enhance Petaluma's natural environment and distinct setting in the region—a community with a discrete edge surrounded by open space.*
- 4. Enhance the Petaluma River corridor while providing recreational and entertainment opportunities, including through active implementation of the Petaluma River Access and Enhancement Plan.*
- 5. Stimulate and increase public access and use of pathways as alternative transportation routes by providing a safe, efficient and interconnected trail system.*

6. *Provide for a range of attractive and viable transportation alternatives, such as bicycle, pedestrian, rail, and transit.*
7. *Enhance Downtown by preserving its historic character, increasing accessibility and residential opportunities, and ensuring a broad range of businesses and activities.*
8. *Foster and promote economic diversity and opportunities.*
9. *Expand retail opportunities to meet residents' needs and promote the city's fiscal health, while ensuring that new development is in keeping with Petaluma's character.*
10. *Continue efforts to achieve a jobs/housing balance, emphasizing opportunities for residents to work locally.*
11. *Foster a sustainable community in which today's needs do not compromise the ability of the community to meet its future needs. Enhance the built environment, encourage innovation in planning and design, and minimize environmental impacts through implementation of green development standards.*
12. *Ensure infrastructure is strengthened and maintained.*
13. *Integrate and connect the east and west sides of town.*
14. *Encourage cultural, ethnic, and social diversity.*
15. *Recognize the role Petaluma holds within the region and beyond.*

## Table Legend

### Responsible Body or Agency

- ☐ – Lead Department
- – Participating Team Department

**CC** – City Council, City of Petaluma  
**PC** – Planning Commission, City of Petaluma

**SC1** – Sonoma County Board of Supervisors  
**SC2** – Sonoma County Water Agency  
**SC3** – Sonoma County Permit and Resource Management Department

**PAC** – Petaluma Area Chamber of Commerce  
**PHM** – Petaluma Historical Library and Museum

**X** – within the identified 5-year work effort

**Note:** An 'X' in every 5-year period indicates an ongoing work effort for term of General Plan and beyond. No 'X' within a 5-year period indicates timing will be based on City Council identification of priority.

### Cost Estimates/Funding Sources

**\$** - Grants, bond measures, and/or private donations to be pursued

**EF** – Enterprise Fund (applicable to lead department)

**GF** – General Fund

**IF** – Impact Mitigation Fee

**RD** – Redevelopment Funds

**FEES** – cost recovery charges; fees for services; utility connection/capacity charges

**PRIVATE** – Development exactions or donations

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle							
										Agency							
<b>1. LAND USE, GROWTH MANAGEMENT AND THE BUILT ENVIRONMENT</b>			●	●	●		●		●	●	●						
<b>Land Use</b>																	
☀	1-P-1 A	<p>Promote a range of land uses at densities and intensities to serve the community needs within the Urban Growth Boundary (UGB). Update the city's Development Code for consistency with the General Plan, including:</p> <ul style="list-style-type: none"> <li>Establishment of new base districts, consistent with the land use classifications in the General Plan.</li> <li>Identification of overlay districts, such as the Floodplain, Historic Districts, Petaluma River Corridor, and groundwater recharge/surface water retention areas.</li> <li>Maintain both minimum and maximum development intensities as stipulated in the General Plan Land Use Classifications.</li> <li>Opportunities for infill without land division.</li> <li>Design Guidelines, where applicable.</li> </ul>			☐					PC CC	X				\$125,000		
☀	1-P-2	Use land efficiently by promoting infill development, at equal or higher density and intensity than surround uses.			☐					PC CC					n/a		
☀	1-P-3 A	<p>Preserve the overall scale and character of established residential neighborhoods. In addition to density standards, establish building intensity (floor area ratio) standards for residential development in the Diverse Low and Medium Density Residential districts, to prevent development out of scale with existing neighborhood context. Actual standards are to be developed and maintained in the City's Development Code.</p>			☐					PC CC	X				part of 1-P-1 A		
	1-P-8 A	<p>Maintain Business Park uses by monitoring availability of industrial land area for possible expansion of high employment businesses. Provide a review process to consider allowing retail components in conjunction with uses in the industrial/business park areas.</p>			☐					PC CC	X				part of 1-P-1 A		
	1-P-12 A	Encourage reuse of under-utilized sites along East Washington Street and Petaluma Boulevard as multi-use residential/commercial corridors, allowing ground-floor retail and residential and/or commercial/office uses on upper			☐					PC CC	X				part of 1-P-1 A		

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle					
										Agency					
		<i>floors.</i> Develop incentives in the Development Code to encourage lot consolidation to enable efficient multi-story buildings, and relocation of driveways to side streets.													
		<b>Hillsides / Ridgelines</b>													
☀	1-P-16 A	<i>Allow development in hillside areas that preserve ridgelines and are site sensitive.</i> Establish development and design standards related to residential development in hillside areas that address: <ul style="list-style-type: none"> <li>• Location of hillside residential units, including preserving ridgelines.</li> <li>• Specific provisions to preserve open space, natural assets (woodlands, creeks, etc.).</li> <li>• Standards for building height and massing.</li> <li>• Appropriate forms of clustered development, including amount of bonus, alternate development forms, common recreational facilities, phasing, etc.</li> </ul>			●					PC CC	X				part of 1-P-1 A
☀	1-P-16 B	Enhance the hillside development regulations in the Development Code to include: <ul style="list-style-type: none"> <li>• Regulating development density by degree of hillside slope.</li> <li>• Protecting unique natural features, including landforms, mature trees and their surrounding habitat, and ridge lines, by requiring location of structures away from these assets.</li> <li>• Requiring architectural design that reflects the natural form of the hillside setting, in order to minimize visual and environmental impacts.</li> <li>• Preventing the significant alteration of hillside topography through grading and paving.</li> <li>• Use of visually unobtrusive building materials.</li> </ul>			●					PC CC	X				part of 1-P-1 A
☀	1-P-17	<i>Retain ridgelines and prominent hillsides as open space through appropriate clustering and/or transfer of density to other parts of a development site (applies to Rural and Very Low Residential areas within the West Hills, South Hills and Petaluma Boulevard North subareas only).</i>			●					PC CC	X	X	X	X	n/a

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle						
										Agency						
☀	1-P-18	Maintain a permanent open space around the city by the continuation of the Urban Separator and the use of an Urban Separator Pathway, as designated.			☑					CC	X	X	X	X	n/a	
		<b>Land Use</b>														
	1-P-21 A	As development or annexation occurs, the Urban Separator and/or Urban Separator Pathway shall be dedicated to the City, at no cost for the City for the land or required interface improvements. Public access pathways and appropriate landscaping, scenic or overlook areas where appropriate, and fencing along the entire length of the urban separator shall be provided by the developer through the development review process, in concert with project design.			☑	●				CC	X	X	X	X	n/a	
	1-P-21 B	Maintenance, in perpetuity, shall be the responsibility of the development through a guaranteed funding source, such as a Landscape Assessment District and/or a funded trust.	●		●	☑				CC	X	X	X	X	n/a	
☀	1-P-24 A	Support designation of land uses in the unincorporated area beyond the Urban Growth Boundary as rural, agricultural and/or open space, where appropriate. Work with local, state and federal funding sources to acquire open space outside of the Urban Separator and/or beyond the Urban Growth Boundary where community-wide benefit is achieved.		●	☑	●				SC1	X	X	X	X	n/a	
☀	1-P-25	Support regulatory measures and work with other jurisdictions and agencies to maintain and expand the existing Community Separators in agreement with Sonoma and Marin Counties.			☑	●				CC	X	X	X	X	STAFF TIME	
	1-P-26 A	Work with public agencies and utilities to facilitate joint-use where feasible. Work with utility companies to use and enhance utility corridors to link open space lands with activity centers.				☑	●			CC	X	X	X	X	STAFF TIME	
	1-P-26 B	Work with regulatory and transportation agencies to utilize unused railroad rights-of-way to link open space lands and activity centers.				☑	●			CC	X	X	X	X	STAFF TIME	
		<b>Urban Growth Boundary</b>														
	1-P-29 A	It is the policy of the City to build within the agreed upon Urban Growth Boundary. No urban development shall be permitted beyond the Urban Growth Boundary. "Urban development" shall mean development requiring one or more basic municipal services including, but not limited to, water service, sewer, improved storm drainage facilities, fire hydrants and other physical public			●					CC SC1	X	X	X		n/a	

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]								5-Year Implementation Cycle					
											Agency					
		<i>facilities and services; but shall not mean providing municipal or public services to open space uses, public or quasi-public uses such as schools or public safety facilities. Said municipal or public services or facilities can be developed beyond the UGB to provide services within the UGB.</i> Maintain a time certain and parcel-specific Urban Growth Boundary around the city, beyond which urban development will not take place.														
	1-P-29 B	Use the growth management system, design review, or other project review methods to assure that the density of new residential development is greatest within and adjoining existing urbanized areas and gradually and logically lessens as it approaches the urban edge.			●						PC CC	X	X	X	X	n/a
	1-P-29 C	Encourage the County to continue to promote agricultural land use and to strictly limit further residential infilling on lands beyond the Urban Growth Boundary within the Petaluma Planning Referral Area.			●						CC	X	X	X	X	n/a
	1-P-37 A	<i>Ensure that the UGB continues to serve the community while allowing for consideration of development to meet the goals of this document.</i> Present a ballot measure to the community to extend the life of the existing UGB ballot measure to 2025, consistent with the General Plan 2025.														
	1-P-37 B	By, or during, year 2015, independently, or as part of comprehensive General Plan review, analyze the Urban Growth Boundary that includes assessment of a comprehensive range of factors, including: <ul style="list-style-type: none"> <li>• Availability of vacant land</li> <li>• Growth trends and projections</li> <li>• City's economic development and affordable housing needs, and</li> <li>• Infrastructure capacity</li> </ul>	●	●	●						PC, CC		X			\$20,000
		<b>Petaluma River</b>														
☀	1-P-40	<i>An area shown as the Petaluma River Corridor (PRC), along the Petaluma River, shall be set aside for the creation of flood terraces where appropriate; preservation, expansion, and maintenance of flood storage capacity of the floodplain; habitat conservation; and public access.</i>			●						PC CC	X	X	X	X	n/a
☀	1-P-41 A	<i>The Petaluma River Corridor (PRC) shall be irrevocably offered for dedication to the City, improved and maintained in perpetuity by the development as adjacent development occurs.</i>			●		●	●				X				\$15,000

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]								5-Year Implementation Cycle					
											Agency					
		Design Standards shall be developed for the Petaluma River Corridor.														
☀	1-P-41 B	Maintenance of the PRC, not covered by maintenance in perpetuity by adjacent development, shall be assured through the creation of a funding mechanism such as citywide surface water utility fee or Landscape Assessment District.		●	☐		●	●				X	X	X	X	n/a
☀	1-P-42	<i>Development on lands affected by the PRC designation shall be subject to a discretionary review process beyond that required by CEQA.</i>		☐				●				X	X	X	X	n/a
☀	1-P-43	<i>Development shall incorporate the River as a major design focal point, orienting buildings and activities toward the River and providing water access, to the extent deemed feasible.</i>		☐	●			●				X	X	X	X	n/a
☀	1-P-44	<i>Develop the Petaluma River as a publicly-accessible green ribbon, fronted by streets, paths, access points, and open spaces, by implementing the Petaluma River Access and Enhancement Plan within the context of the PRC Design Standards.</i>		●	☐			●				X	X	X	X	STAFF TIME
☀	1-P-45	<i>Development along the River shall include the creation and maintenance, in perpetuity, of public access sites. Amenities provided may include ramps, steps, docks or other means of access to the water.</i>		●	☐			●				X	X	X	X	n/a
☀	1-P-46	<i>New development shall acknowledge, preserve, protect, and enhance the ecological and biological health and diversity of the Petaluma River.</i>		●	●			☐				X	X	X	X	n/a
		<b>Growth Management</b>														
	1-P-47 A	<i>Ensure that the pace of growth does not create spikes that unduly strain City services.</i> Monitor the availability of resources necessary to serve new development, prior to granting entitlements.			☐			●	●			X	X	X	X	STAFF TIME
	1-P-47 B	Upon adoption of the General Plan, immediately reevaluate the Residential Growth Management System, with the possibility of reducing the annual allocation numbers and/or eliminating or reducing exemptions, to keep pace with infrastructure capacities and to allow a reasonable annual growth rate through 2025.		●	☐					PC, CC		X				STAFF TIME
	1-P-47 C	Evaluate the need for a nonresidential growth management program.		●	☐					PC, CC		X				\$20.000
	1-P-48	<i>Ensure all new development provides necessary public facilities to support the</i>	●		●			☐	●			X	X	X	X	n/a

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle						
										Agency						
	A	<i>development.</i> Collect proportionate fair share of long-term infrastructure improvement costs as entitlements are granted.														
	1-P-48 B	Initiate design of long-term infrastructure improvements in a timely manner to insure their completeness to coincide with demand.	●					☐	●			X	X	X	X	n/a
		<b>Trees and the Built Environment</b>														
	1-P-49 A	<i>Preserve existing tree resources and add to the inventory and diversity of native/indigenous species.</i> Review and update existing tree regulations and development procedures relating to trees, including: <ul style="list-style-type: none"> <li>Standardize submittal requirements and design review procedures for development and redevelopment projects.</li> <li>Create a manual or reference guide outlining all tree-related guidelines, standards, and specifications; including, but not limited to: Requirements for design review and construction permit submittals; protection measures for trees in or near construction areas; monitoring requirements for trees during construction; guidelines for injury mitigation and replacement values; and guidelines for planting and maintenance.</li> </ul>		●		☐		●				X				\$5,000
	1-P-49 B	Develop and adopt an Ordinance for Tree Preservation and Management Regulations.		●		☐		●				X				STAFF TIME
	1-P-49 C	Designate an official City Arborist(s). Role to include, but not be limited to: Review of all development and redevelopment project applications with regard to trees and subsequent project monitoring; Educate citywide staff on tree issues relating to each development; Provide a central authority for the coordination, review, and development of tree related policies and program; Promote a healthy urban forest and encourage supporting practices.				☐						X				n/a
	1-P-50 A	<i>Preserve and expand the inventory of trees on public property, by undertaking the following:</i> Develop a program, and associated costs, to monitor and maintain all trees on public property.				●		☐				X				\$5,000

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]								5-Year Implementation Cycle							
											Agency							
	1-P-50 B	Develop Street Tree Master Plan(s) for neighborhoods and downtown districts.					☐						X				\$5,000	
	1-P-50 C	Assist and encourage private property owners to plant street trees (e.g.: no fee permits for concrete removal, neighborhood tree planting programs).					●		☐				X	X	X	X	n/a	
	1-P-50 D	Allocate funding for the planting and long-term care of trees.	●	●			☐				CC	X	X	X	X	unknown		

Mitigation	General Plan Program Number	GENERAL PLAN PROGRAM	Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle				Cost Estimate 2008 \$ Unless otherwise indicated by [year]	Year of Implementation or Change	
			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017			2018-2022
<b>2. COMMUNITY DESIGN, CHARACTER, AND GREEN BUILDING</b>																
<b>City Form and Identity</b>																
	2-P-3 A	<p><i>Maintain landmarks and aspects of Petaluma's heritage that foster its unique identity.</i></p> <p>Reinforce the industrial character of the city by:</p> <ul style="list-style-type: none"> <li>Adaptively reutilizing, reusing and preserving industrial landmarks such as the Train Depot, the Sunset Line &amp; Twine building, Petaluma &amp; Santa Rosa Railroad trestle, the livery stable at Steamer Landing Park, and existing granaries.</li> </ul>		●	◐				●		PC CC	X	X	X	X	n/a
	2-P-4 A	<p><i>Support the continuation of active industry, including river-dependent land uses, within the community to provide a balance of land uses and the maintenance of the river as a working river.</i></p> <p>Evaluate the feasibility, and initiate formation, of an assessment district to ensure routine dredging of the Petaluma River.</p>	●	●	●				●	◐			X			20,000
	2-P-4 B	Review all development proposals along the navigable portion of the river to determine that they are designed to encourage long-term retention of river-dependent uses to the extent feasible.														
	2-P-5 A	<p><i>Strengthen the visual and aesthetic character of major arterial corridors.</i></p> <p>Improve key arterial corridors through:</p> <ul style="list-style-type: none"> <li>Intensification via infilling, orientation of facades toward the street, appropriate building height, and interior parking lot configuration on the parcel;</li> <li>Prohibiting the use of soundwalls facing the roadway;</li> <li>Sidewalk improvements including trees, lighting fixtures, planters, curbs, shading devices, public and commercial-related seating, and paving materials;</li> <li>Streetscape improvements including use of planted medians, parking configuration, signage, and paving materials;</li> <li>Transition into neighborhoods bordering corridors such as Payran McKinley residences abutting East Washington Street utilizing</li> </ul>			●		●		◐	●	CC	X	X	X	X	\$ RD

Mitigation	General Plan Program Number	GENERAL PLAN PROGRAM	Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]								5-Year Implementation Cycle				Cost Estimate 2008 \$ Unless otherwise indicated by [year]	Year of Implementation or Change	
			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022			2023 -
		<p>improvements such as street neck-downs, canopy trees, transitional building setbacks and heights for the corner commercial, etc.; and</p> <ul style="list-style-type: none"> <li>Creating strong streetscape elements where deemed appropriate (for example, intensely planted tree corridors could draw attention to the street itself as a green passage).</li> </ul>															
		<i>Funding sources for 2-P-5 will vary by location and detail of improvements from private development exaction, donations, grants, and/or PCDC funds to encourage economic development.</i>															
	2-P-6 A	<p><i>Create a strong sense of entry into the city at key locations, identified as Gateways. Each gateway should be considered individually with some requiring architectural and/or landscape treatments and others more simply protecting/enhancing what already exists (e.g. cultural landscapes and ecological diversity) to provide a sense of transition or entry to Petaluma.</i></p> <p>Designate the following areas, located along the UGB, as entry gateways into Petaluma, and create distinctive features at these points:</p> <ul style="list-style-type: none"> <li>Highway 101, at the northern entrance into the city;</li> <li>Highway 101/Petaluma Boulevard South;</li> <li>I Street, at southwestern entrance;</li> <li>D Street, at southwestern entrance;</li> <li>Bodega Avenue, at western entrance;</li> <li>Stony Point Road, at northern entrance;</li> <li>Old Redwood Highway, at northern entrance;</li> <li>Corona Road, at eastern entrance;</li> <li>East Washington Street, at eastern entrance;</li> <li>Frates Road at eastern entrance; and</li> <li>Lakeville Highway at southeastern entrance.</li> </ul>			●		●	☐			X 3	X 3	X 3	X 2	\$ RD		
	2-P-7 A	<p><i>Encourage creation of a street tree planting program in existing residential areas and industrial areas undergoing revitalization. Such a program may include:</i></p> <ul style="list-style-type: none"> <li>Examples of appropriate tree species to reflect local growing conditions.</li> </ul>			●		☐		●			X	X	X	X	STAFF TIME	

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		<ul style="list-style-type: none"> <li>Standards for the placement of trees to ensure successful growth and limit impacts to infrastructure from roots.</li> <li>A funding mechanism for replacing, maintaining, and expanding the inventory of street trees.</li> </ul>														
☀	2-P-8	Require single-loaded streets along the Urban Separator and riparian corridors to ensure the creation of linear open space corridors with maximum public accessibility, visibility, and opportunities for stewardship.			☑		●		●		PC CC	X	X	X	X	n/a
		<b>Planning Subareas</b>														
	2-P-9 A	Provide for the extension of Copeland Street to Petaluma Boulevard North in the vicinity of Oak Street. Establish a plan line for the extension of Copeland Street to Petaluma Boulevard North.		●	●					☑		X				See 5-P-11
	2-P-10 A	Provide for the extension of Caulfield Lane from Lakeville Street to Petaluma Boulevard South (Southern Crossing). Establish a plan line for the extension of Caulfield Lane to Petaluma Boulevard South.		●	●					☑		X				See 5-P-11
		<b>Downtown</b>														
	2-P-18	Develop Downtown uses and activities that relate to the city's history: <ul style="list-style-type: none"> <li>Continue the preservation, rehabilitation, and reuse of historically significant structures within the Downtown, as directed by the Petaluma Historic Commercial District Design Guidelines.</li> <li>Build upon the public signage program to incorporate historical information.</li> <li>Develop a program for reflecting Downtown's agricultural past in the built space or through activities. Examples include retail outlets specializing in North Bay-produced foodstuffs and other regional products, and events focused on the continuing vitality of regional agriculture (wine events, cheese tasting, produce and/or product award programs, etc.).</li> </ul>		●	☑				●			X	X	X	X	STAFF TIME

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			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022	2023 -		
		<b>Washington Corridor</b>															
	2-P-23 A	<p><i>Facilitate development patterns that provide an urban edge along East Washington Street, providing visual continuity and cohesiveness, and increased safety.</i></p> <p>Undertake streetscape improvements to slow traffic speeds, widen sidewalks and promote a pedestrian orientation. Add trees that maximize shade and sense of enclosure. Select street trees appropriate to the scale and character of the area. Include street tree planting for lateral streets accessing the corridor.</p>			●		●		☐			X	X	X	X		STAFF TIME
	2-P-23 B	<p>Maintain design and development standards in the Development Code that incorporate:</p> <ul style="list-style-type: none"> <li>Require building location and height to present a storefront along the corridor.</li> <li>Design standards to promote a pedestrian orientation.</li> <li>“Build-to” lines to ensure an expanded sidewalk or outdoor seating, while maintaining a cohesive corridor.</li> <li>Parking lots at the rear of buildings, accessible from side streets where feasible.</li> <li>Provide for a transition between the more traffic-oriented East Washington Street corridor and the residential areas immediately adjacent to the corridor.</li> </ul>							☐	●		X					Part of 1-P-1 A
	2-P-23 C	As development/redevelopment occurs require the reduction or elimination of curb-cuts along East Washington Street; encourage potential consolidation of lots to maximize access from side streets.			●				☐			X	X	X	X		n/a
	2-P-23 D	Ensure that development at the old Kenilworth Jr. High school site and any future redevelopment of the Fairgrounds property maintains a public, pedestrian, and active face along East Washington Street, and provides civic and ceremonial spaces with links to the Library and other uses.			☐				●		PC CC	X	X	X	X		STAFF TIME
	2-P-23 E	Explore the feasibility of establishing a parking district or other methods of consolidated parking for the corridor, including joint use possibilities with the	●	☐	●				●		CC		X	X			STAFF TIME

Mitigation	General Plan Program Number	GENERAL PLAN PROGRAM	Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]								5-Year Implementation Cycle				Cost Estimate 2008 \$ Unless otherwise indicated by [year]	Year of Implementation or Change
			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022		
		Fairgrounds or other uses in the area.														
	2-P-23 F	Using the Mobility Element as a guide, develop a cohesive streetscape plan for the corridor west of Highway 101 that incorporates widened sidewalks, street trees, reduced traffic lanes or elimination of center turn lane (or addition of a landscaped median between left turn lanes if lane is maintained), and reduction or elimination of mid-block driveways.			●		●		☐			X				STAFF TIME
		<b>Payran-McKinley</b>														
☀	2-P-34	<i>Foster connections to the river from surrounding areas and ensure that new development adjacent to the river is oriented toward it.</i>			●		●		☐			X	X	X	X	n/a
☀	2-P-38	<i>Promote greater accessibility to the Petaluma River and vacant lands through road extensions, bikeways, and trails, including:</i> <ul style="list-style-type: none"> <li>• Extending Burlington Drive northward across Lynch Creek, and consider other options to extend streets through to new developments.</li> <li>• Requiring new development to be oriented to the river, and providing continuous public access to the riverfront.</li> </ul>			●		●		☐			X	X	X	X	\$
		<b>Petaluma Boulevard South</b>														
☀	2-P-41 A	<i>Provide gateway improvements both east and west of the Highway 101 overcrossing.</i> East of Highway 101, undertake a streetscape improvement program that recognizes existing trees, incorporates new trees and vegetation, while reinforcing a visual and physical connection to the Petaluma River and estuary.					●		☐					X		PRIVATE
	2-P-41 B	Preserve and expand river-dependent industrial uses, while improving appearance from Petaluma Boulevard South with landscaping.			☐				●		PC CC	X	X	X	X	n/a
	2-P-41 C	Develop the terminus of the Caulfield Lane “southern crossing” with Petaluma Boulevard South as a gateway, with methods—such as a roundabout, tree-lined median, reduced lane widths, or other traffic calming/design treatments—to slow traffic and define an entrance into the community and new neighborhoods.			●				☐			X				PRIVATE

Mitigation	General Plan Program Number	GENERAL PLAN PROGRAM	Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle				Cost Estimate 2008 \$ Unless otherwise indicated by [year]	Year of Implementation or Change		
			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017			2018-2022	2023 -
☀	2-P-41 D	With or without the southern crossing develop traffic calming measures to address traffic speeds.							☑		CC	X				PRIVATE	
☀	2-P-42	Provide vistas eastward to the Petaluma River and across toward Sonoma Mountain.			☑		●		●			X	X	X	X	n/a	
		<b>Petaluma Boulevard North – North of Cinnabar Avenue</b>															
	2-P-47 A	Reinforce Petaluma Boulevard North as a gateway into the city. Maintain the area north of Cinnabar Avenue along the western edge of Petaluma Boulevard in a rural character (except for a minor neighborhood commercial node at Corona Road), with trees, vegetation, and building setbacks reinforcing the historical design of the corridor as a landscaped boulevard. Monitor and replace, if required due to age or disease, the existing Sycamore trees located within the median in order to preserve the character which these trees lend to this gateway. Replace with 24" box or larger.			●			☑	●			X	X	X	X	\$	
	2-P-47 B	Enhance ecological diversity by planting native oaks, buckeyes and other appropriate native species to enhance gateway.			●			☑				X	X	X	X	\$	
☀	2-P-48	Maintain the rural character to the west of this corridor by limiting density: <ul style="list-style-type: none"> <li>To primarily Rural Residential uses west and north of Gossage Avenue.</li> <li>A combination of Rural and Low Density Residential uses south of Gossage Avenue.</li> <li>Limiting the mixed use of the KOA site to allow continuation and possible expansion of the variety of uses on the site (i.e. recreation/camping, support commercial, RV storage, outdoor recreational activities, seasonal events, etc.)</li> </ul>			☑							X	X	X	X	n/a	
☀	2-P-57	Foster connections to the river from surrounding areas and ensure that new development adjacent to the river is oriented toward it.			☑		●		●	●		X	X	X	X	n/a	
☀	2-P-58	Use the Petaluma River Access and Enhancement Plan as the tool to implement the Petaluma River Corridor by maintaining setbacks; creating natural flood terraces where appropriate; and enhancing floodplain and habitat conservation areas and other open spaces along the river utilizing an ecologically-based design approach.			☑		●		●	●		X	X	X	X	\$ RD IF	
☀	2-P-59	Promote greater accessibility and views to Petaluma River through road			●				☑			X	X	X	X	\$	

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			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022			2023 -
		<p><i>extensions, bikeways, and trails, including:</i></p> <ul style="list-style-type: none"> <li>• Requiring new development to be oriented to the river, and provide continuous public access parallel to the riverfront.</li> <li>• Extending Industrial Avenue south of Corona Road.</li> <li>• Requiring a new pedestrian/bicycle connection to the river east of Jessie Lane and intersecting with Petaluma Boulevard North.</li> <li>• Requiring a new street connection to the river at, or near, the intersection of Gossage Avenue.</li> <li>• Requiring paths from the area of Jessie Lane southwest toward Magnolia Avenue to link with existing neighborhoods.</li> <li>• Enhancing the ecological diversity of the riparian corridor.</li> <li>• Requiring development to enhance the natural ecology along the river.</li> </ul>													RD IF		
		<b>West Hills</b>															
☀	2-P-62	<p>Preserve the rural aspect of the area by maintaining the existing density (Rural, Very Low and Low Residential) and land use patterns.</p> <p>A decrease in density through minimum lot sizes within the Development Code can achieve the desired transition.</p>			☑							X	X	X	X	n/a	
☀	2-P-65	Require dedication of the Urban Separator and/or Urban Separator Pathway along the western and southern boundaries of the UGB.			☑							X	X	X	X	n/a	
☀	2-P-70	Extend the Urban Separator and/or Urban Separator Pathway. To the extent feasible, provide an area up to 300-feet in width along the eastern boundary of the South Hills subarea by requiring dedication of land as Urban Separator, while allowing density transfers from the Urban Separator and Urban Separator Pathway to the developable portion of individual sites.			☑		●					X	X	X	X	PRIVATE	
☀	2-P-71	Develop a strong gateway at I Street with landscape treatment and views of the Petaluma Valley. Maintain the rural character and interface of the adjacent outlying areas of the UGB when designing gateway improvements.			☑		●		●			X	X	X	X	PRIVATE	
☀	2-P-72	Preserve the existing public viewsheds featuring the Petaluma community.			☑							X	X	X	X	n/a	
		<b>Washington Core</b>															
	2-P-82 A	Work with the Sonoma-Marin Fair to explore more optimal use of the Fairgrounds site or relocation of the Fair.		☑	●		●		●		PC CC			X		n/a	

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			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017			2018-2022	2023 -
		If the Fairgrounds are relocated, permit a diverse range of residential and commercial uses appropriate in intensity and character to compliment the residential neighborhood to the southwest, and new commercial uses toward Highway 101. Require provision of park and open space and extension of the existing street grid.															
	2-P-82 B	Optimal use could include redesign and intensification of the existing acreage; reduction and intensification of the existing site; or master planning of the Fairgrounds and adjacent property(ies) to create an improved layout of the fairgrounds; improve compatibility with existing neighborhoods, and enhance adjacent development potential.		☑	●					●		PC CC			X		PRIVATE
		<b>North McDowell Boulevard</b>															
	2-P-91 A	<i>Promote walkability by clustering business parks and increasing pedestrian linkages between office structures and nearby commercial and restaurant uses. Develop a program for modifying existing lawn areas fronting industrial development to provide sidewalks.</i>			●		●		☑				X	X	X	X	n/a
		<b>West</b>			☑												
☀	2-P-114	<i>Allow lot consolidation in residential areas only when finding that this will not negatively impact the existing neighborhood character.</i>			☑								X	X	X	X	n/a
		<b>Green Building</b>															
	2-P-118 A	<i>As part of the Development Code and Standards Updates, incorporate sustainable site planning, development, and maintenance standards and procedures, reflecting conditions in the variety of Petaluma settings (such as hillsides and floodplains). Prepare, periodically update, and implement green building guidelines and/or standards, appropriate to the Petaluma context, to ensure high level of energy efficiency and reduction of life-cycle environmental impacts associated with construction and operations of buildings.</i>			☑		●		●	●			X				PART OF 1-P-1 A
	2-P-118 B	Prepare and adopt green street standards, and incorporate these practices in design of city streets.			●		●		☑	●			X				STAFF TIME

Mitigation	General Plan Program Number	GENERAL PLAN PROGRAM	Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle				Cost Estimate 2008 \$ Unless otherwise indicated by [year]	Year of Implementation or Change				
			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017			2018-2022	2023 -		
	2-P-118 C	Prepare a salvage ordinance that requires an inventory of usable materials prior to demolition.			☐				●					X				PART OF 1-P-1 A	

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle					
									Agency						
<b>3. HISTORIC PRESERVATION</b>															
		<b>Historic Preservation</b>													
☀	3-P-1 A	Protect historic and archaeological resources for the aesthetic, cultural, educational, environmental, economic, and scientific contribution they make to maintaining and enhancing Petaluma's character, identity and quality of life. Maintain the historic-era integrity of the Petaluma Historic Commercial District, which is listed on the National Register of Historic Places, by adhering to the city's Historic Commercial District Design Guidelines.							PC CC	X	X	X	X		N/A
☀	3-P-1 B	Maintain the historic-era integrity within the Oak Hill-Brewster and "A" Street Historic districts as adopted local historic districts.								X	X	X	X		N/A
☀	3-P-1 C	Develop floor area ratio and other design standards that relate overall building size and bulk to site area for Downtown, the Oak Hill-Brewster, and "A" Street Historic District neighborhoods.								X					PART OF 1-P-1 A
☀	3-P-1 D	Conduct a comprehensive, city-wide survey of historic and cultural resources for the purpose of creating an historic resource inventory. <ul style="list-style-type: none"> <li>• Include updated surveys of existing Historic Districts as well as their adjacent areas.</li> <li>• Identify individual resources for designation as local, state or nationally designated landmarks.</li> <li>• The historic resource inventory shall be updated on a regular basis, per national standards. Inventories should be phased by prioritizing critical areas including areas targeted for development through the Central Petaluma Specific Plan and this General Plan.</li> </ul>							PC CC PHM	X	X				STAFF TIME \$
☀	3-P-1 E	Develop historic preservation guidelines or standards for protecting resources that are not currently designated through initiating, requiring and/or encouraging designation of additional historic districts, expanding the boundaries of existing districts and identifying and designating local landmarks.								X					PART OF 1-P-1 A
☀	3-P-1 F	Pursue Certified Local Government (CLG) status through the California State Office of Historic Preservation.								X					STAFF TIME

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle						
										Agency						
☀	3-P-1 G	Create a central repository for historic surveys, reports, guidelines, ordinances etc. that is easily accessible to the public, while protecting confidentiality regarding archeological sites and Traditional Cultural Places.			☑							X				STAFF TIME
☀	3-P-1 H	The loss of designated and eligible historic resources shall be minimized through strict enforcement of City policies requiring proposed demolition to be reviewed by the Historic and Cultural Preservation Committee. All means shall be used to encourage preservation of eligible historic resources (Resolution 005-198 N.C.S. as thereafter amended). <ul style="list-style-type: none"> <li>Reconsider defining structures/resources 45 years or older as the standard for review to be consistent with the State of California, CEQA, and the National Register criteria.</li> </ul>			☑							X				PART OF 1-P-1 A
☀	3-P-1 I	Prepare a salvage ordinance that requires an inventory of usable materials, in cases where demolition is the only alternative, prior to demolition of historic structures.			☑							X				PART OF 1-P-1 A
☀	3-P-1 J	Ensure the protection of known and unrecorded archaeological resources in the city by requiring a records review for any development proposed in areas that are considered archeologically sensitive for Native American and/or historic remains.			☑							X	X	X	X	N/A
☀	3-P-1 K	In accordance with CEQA and the State Public Resources Code, require the preparation of a resource mitigation plan and monitoring program by a qualified archaeologist in the event that archaeological remains are discovered.			☑							X	X	X	X	N/A
☀	3-P-1 L	Ensure that city staff responsible for planning decisions affecting historic resources is well-versed in historic preservation theory and practice; consider the creation of an historic preservation planner position on staff.			☑							X	X	X	X	STAFF TIME
	3-P-2 A	<i>Provide incentives for encouraging the preservation and revitalization of historic and cultural resources.</i> Continue and expand the Storefront Improvement Loan Program.	●	☑	●						CC	X	X	X	X	RD
	3-P-2 B	Consider a reduced fee for projects that involve the preservation of historic resources.	●	●	☑						CC	X				STAFF TIME, GF

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle							
										Agency							
	3-P-2 C	Encourage and enforce the use of the State Historical Building Code.			☐							X	X	X	X	STAFF TIME	
	3-P-2 D	Encourage owners of historic resources to take advantage of the Rehabilitation Tax Credit; investigate the costs/benefits of applying limited use of the Mills Act within the city.			☐							X	X	X	X	STAFF TIME	
	3-P-2 E	Take advantage of the benefits of the Certified Local Government program such as grant funding available through the California State Office of Historic Preservation.			☐							X	X	X	X	STAFF TIME	
	3-P-2 F	Work with local nonprofits, preservation groups, and the private sector to establish funding partnerships to raise local funds for preservation projects.	●		☐				●		CC					STAFF TIME	
	3-P-3 A	<i>As a policy, the City of Petaluma does not support demolition by neglect.</i> Prepare an ordinance that implements fines and penalties for property owners who willfully allow for the destruction of historic resources through a lack of adequate maintenance.	●		☐						PC CC	X				STAFF TIME	
	3-P-4 A	<i>Foster appreciation for Petaluma's cultural heritage and encourage greater public participation in education regarding the preservation of resources.</i> Create a program and standards for the installation of signs, kiosks, plaques, and/or interpretive art commemorating past events/sites of historical or cultural interest.			●				☐			X				STAFF TIME	
	3-P-4 B	Independently, or in concert with community group(s), annually recognize individuals, groups, or businesses that have made a significant contribution to the preservation, protection or restoration of historical or cultural resources.			☐						PC CC	X	X	X	X	STAFF TIME	
	3-P-4 C	Work with local groups and organizations to provide tours, educational opportunities and other public information programs geared toward increased knowledge and understanding of Petaluma's historic and cultural resources.									PAC PHM	X	X	X	X	STAFF TIME	
	3-P-4 D	Provide opportunities for ongoing education on historic and cultural preservation for City staff and elected/appointed officials.			☐	●					CC PHM	X	X	X	X	STAFF TIME	
☀	3-P-5 A	<i>The protection of historic resources shall be a key consideration and an equal component in the development review process.</i> Develop procedures to ensure that historic resource reports and similar background materials be submitted to Historic SPARC during preliminary			☐							X				PART OF 1-P-1 A	

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle					
										Agency					
		review of projects involving historic or cultural resources in order to resolve potential conflicts between preservation and proposed development early in the planning process.													
☀	3-P-5 B	Ensure that future plans, ordinances, and City programs are complimentary to the historic preservation goals and policies contained within this plan.			☑						X	X	X	X	N/A
☀	3-P-5 C	Develop standards for historical review.			☑						X				PART OF 1-P-1 A
	3-P-7 A	<i>Recognize landscape features, including trees in both their urban and natural environment as part of Petaluma's identity and part of the character defining features of the City's historic districts.</i> Develop a program for monitoring and maintaining historic and/or contextually significant trees as defined in tree ordinance (as part of new Development Code).			●		☑				X				STAFF TIME
	3-P-7 B	Conduct and periodically update a survey of existing significant trees.			●		☑				X	X	X	X	\$10,000
	3-P-7 C	Make information available to residents and businesses related to the protection, maintenance, and proper care of significant trees and other historically significant landscape features.			●		☑		●		X	X	X	X	STAFF TIME
	3-P-7 D	Allocate funds for the maintenance, monitoring, and planting of street trees in designated historic districts, as appropriate to the historic character of these districts.					☑		●	CC	X	X	X	X	RD \$

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle					
										Agency					

4. THE NATURAL ENVIRONMENT																			
Biology and Natural Resources																			
☀	4-P-1 A	Protect and enhance the Petaluma River and its tributaries through a comprehensive river management strategy of the following programs: Fully adopt and incorporate the Goals, Objectives, Policies and Programs of the Petaluma River Access and Enhancement Plan as an integral part of the General Plan 2025. Implement the Petaluma River Access and Enhancement Plan including expanded improvements identified through project specific environmental assessment.							●	●	●	☑	PC CC	X	X	X	X	PRIVATE	\$
☀	4-P-1 B	Institute and maintain public access to and along the entire length (on one or both sides), of the river while ensuring that natural resources and river dependent industry are protected.							●	●	●	☑	PC CC	X	X	X	X	PRIVATE	\$
☀	4-P-1 C	Require design review to address the relationship and stewardship of that project to the river or creek for any development on sites with frontage along the river and creeks.							☑					X	X	X	X	STAFF TIME	
☀	4-P-1 D	Create setbacks for all tributaries to the Petaluma River extending a minimum of 50 feet outward from the top of each bank, with extended buffers where significant habitat areas, vernal pools, or wetlands exist. Development shall not occur within this setback, except as part of greenway enhancement (for example, trails and bikeways). Where there is degradation within the zone, restoration of the natural creek channels and riparian vegetation is mandatory at time of adjacent development.							☑			●		X	X	X	X	STAFF TIME	
☀	4-P-1 E	Facilitate compliance with Phase II standards of the National Pollutant Discharge Elimination System (NPDES) to improve the water quality and aesthetics of the river and creeks.									●	☑		X	X	X	X	STAFF TIME	
☀	4-P-1 F	Work with the State Lands Commission, State Department of Fish and Game, the Sonoma County Water Agency, and other jurisdictional agencies on preservation/enhancement of the Petaluma River as a component of reviewing major development along the River.							☑			☑	PC CC	X	X	X	X	STAFF TIME	
☀	4-P-1	Expand the planting and retention of trees along the upper banks of the river and creeks to reduce ambient water temperature and shade out invasive, non-							●	●		☑		X	X	X	X		\$

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]								5-Year Implementation Cycle					
											Agency					
	G	native species.														PRIVATE
☀	4-P-1 H	Revise the Development Code to include: <ul style="list-style-type: none"> <li>Standards for the four management zones that run the entire length of the river: 1) Restoration Zone, 2) Buffer Zone, 3) Preservation Zone, and 4) River Oriented Development Zone. These standards shall be based on the River Plan's text and sections A-A through O-O as augmented by the cross-section needs identified through the XP-SWMM analyses;</li> <li>Design review requirements as articulated in the River Plan for any development on sites with frontage along the river or within 300 ft. of the river;</li> <li>The use of transfer of development rights (TDR) from portions adjacent to the river to elsewhere on the parcel by allowing property owners an increase in residential densities or in allowable Floor-to-Area-Ratio (FAR) and/or smaller/clustered lots to compensate for the loss of development opportunity on land within the Restoration, Buffer, or Preservation zones of the River Plan. The overall development potential on a site shall be consistent with the General Plan. TDRs shall not be applied to lands within the Floodway as there is no development potential within the Floodway.</li> </ul>					●	●	●			X				PART OF 1-P-1 A
☀	4-P-1 I	Develop a consistent design for site furniture, a wayfinding system, and educational signage in the PRC and along the creeks and tributaries leading to it to heighten the recognition and value of the river and its ecosystem.					●	●	●			X				STAFF TIME, RD
☀	4-P-1 J	Utilize the Parks and Recreation, Water Resources & Conservation, Public Works departments, property owners (i.e. Landscape Assessment Districts), and/or other appropriate public agencies (e.g. SCWA) to manage the long term operations, maintenance responsibilities, and stormwater capacity associated with the river and tributary greenways.					●	●	●	SC 2		X	X	X	X	STAFF TIME
☀	4-P-1 K	Prohibit placement of impervious surfaces in the Floodway (i.e. Parking lots, roadways, etc.) with the exception of pathways and emergency access improvements.					●	●	●			X	X	X	X	STAFF TIME


			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle						
										Agency						
☀	4-P-1 L	Continue to implement, where appropriate, flood terrace improvements to reduce localized flooding in concert with habitat enhancement projects.			●					☐		X	X	X	X	PRIVATE, STAFF TIME, RD
☀	4-P-1 M	Cooperate with State and Federal agencies to address and/or eradicate issues and environmental problems associated with possible infestation of the midsized crab into the Petaluma River and adjacent tributaries.								☐		X	X	X	X	unknown
☀	4-P-2 A	<i>Conserve wildlife ecosystems and sensitive habitat areas in the following order of protection preference: 1) avoidance, 2) on-site mitigation, and 3) off-site mitigation.</i> Utilize Technical Memorandum: Biological Resources Review as a baseline document, expanding to address project specific impacts.			☐					●		X	X	X	X	STAFF TIME, PRIVATE
☀	4-P-3 A	<i>Protect special status species and supporting habitats within Petaluma, including species that are State or Federal listed as endangered, threatened, or rare.</i> As part of the development review process, site-specific biological resource assessments may be required to consider the impacts on riparian and aquatic resources and the habitats they provide for invertebrates, fish, amphibians, reptiles, birds, mammals, and plants. If development is located outside these ecologically sensitive regions, no site-specific assessment of biological resources may be necessary. Appropriate mitigation measures to reduce impacts to sensitive habitats and special status species shall be imposed on a project-by-project basis according to Petaluma's environmental review process.			☐					●		X	X	X	X	PRIVATE
☀	4-P-3 B	Permit mitigation banking as a conditional use in all land use designations along the Petaluma River and its tributaries.			☐				●	●	PC CC	X	X	X	X	STAFF TIME
☀	4-P-4 A	<i>Continue to support rural land use designations and Agricultural Best Management Practices within the Sonoma County General Plan.</i> Coordinate with Sonoma County's Agricultural Preservation and Open Space District, Permit and Resource Management Department, and Water Agency to protect riparian corridors and critical biological habitats as well as to reduce cumulative impacts on sensitive watershed areas outside of the city limits.			☐					●		X	X	X	X	N/A

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle										
										Agency										
☀	4-P-4 B	Work with County, State and federal agencies to ensure that development within the Planning Referral Area does not substantially affect State or federally listed rare, endangered, or threatened species or their habitats. Require assessments of biological resources prior to approval of any development in or within 300 feet of ecologically sensitive areas.			☐						●			X	X	X	X	STAFF TIME		
☀	4-P-5	<i>Support wetland mitigation and oak woodlands restoration in the unincorporated areas outside the UGB.</i>			☐							CC		X	X	X	X	STAFF TIME		
		<b>Air Quality</b>												X	X	X	X			
☀	4-P-6 A	<i>Improve air quality through required planting of trees along streets and within park and urban separators, and retaining tree and plant resources along the river and creek corridors.</i> Require planting of trees for every significant tree removed at a project site. Replacement planting may occur on the project site or on a publicly owned area, with long-term maintenance assured. <ul style="list-style-type: none"> <li>Encourage the use of trees which provide biogenic benefits to air quality and are suitable to the local environment.</li> <li>Establish ratio and size of replacement trees as part of the development code update.</li> </ul>			☐						●		●		X	X	X	X	PRIVATE	
☀	4-P-7 A	<i>Reduce motor vehicle related air pollution.</i> Enforce land use and transportation strategies described in Chapter 1: Land Use and Chapter 5: Mobility that promote use of alternatives to the automobile for transportation, including walking, bicycling, bus transit, and carpooling.  <i>Motor vehicles, regulations of whose emissions by local agencies is preempted by State law, are the major source of criteria air pollutants in the Bay Area Air Basin, accounting for the vast majority of carbon monoxide and particulate matter and over a quarter of the reactive oxygen gas and nitrogen dioxide in the region. Increased use of transit and carpooling, coupled with land use and circulation patterns that promote walking and bicycling, can lead to a decrease in daily trips, less emissions, and improved air quality.</i>									●				X	X	X	X	N/A	
☀	4-P-8	<i>Support, where feasible, the development of alternative fuel stations.</i>			☐									X	X	X	X	STAFF TIME		

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle							
										Agency							
☀	4-P-9	Require a percentage of parking spaces in large parking lots or garages to provide electrical vehicle charging facilities.			☑							X	X	X	X	PRIVATE	
☀	4-P-10	Require electric vehicle charging and alternative fuel facilities at all new and remodeled gas stations.			☑							X	X	X	X	PRIVATE	
☀	4-P-11	Promote ride-sharing and car-sharing programs.						☑				X	X	X	X	STAFF TIME	
☀	4-P-12	Prohibit new drive-thru food and service facilities with the exception of vehicle serving such as car wash and oil/lube facilities and limit expansion of the drive-thru components of existing facilities which increase idling vehicles. <ul style="list-style-type: none"> <li>Discretionary approvals for such facilities shall include provisions which decrease or eliminate idling vehicles, to the extent feasible and practical.</li> </ul>			☑							X	X	X	X	STAFF TIME	
☀	4-P-13	Require development of traffic roundabouts, where feasible, as an alternative to a traffic signal, to reduce idling vehicles.						☑				X	X	X	X	STAFF TIME	
☀	4-P-14	Develop and integrate Intelligent Transportation Technologies, as applicable, into Petaluma's transportation system.						☑				X	X	X	X	STAFF TIME	
☀	4-P-15 A	Improve air quality by reducing emissions from stationary point sources of air pollution (e.g. equipment at commercial and industrial facilities) and stationary area sources (e.g. wood-burning fireplaces & gas powered lawn mowers) which cumulatively emit large quantities of emissions. Continue to work with the Bay Area Air Quality Management District to achieve emissions reductions for non attainment pollutants; including carbon monoxide, ozone, and PM-10, by implementation of air pollution control measures as required by State and federal statutes.  The BAAQMD's CEQA Guidelines should be used as the foundation for the City's review of air quality impacts under CEQA.			☑			●		CC		X	X	X	X	STAFF TIME	
☀	4-P-15 B	Continue to use Petaluma's development review process and the California Environmental Quality Act (CEQA) regulations to evaluate and mitigate the local and cumulative effects of new development on air quality.			☑							X	X	X	X	STAFF TIME	
☀	4-P-15 C	Continue to require development projects to abide by the standard construction dust abatement measures included in BAAQMD's CEQA Guidelines.			☑			●				X	X	X	X	STAFF TIME	

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle							
										Agency							
		<i>These measures would reduce exhaust and particulate emissions from construction and grading activities.</i>															
☀	4-P-15 D	<p>Reduce emissions from residential and commercial uses by requiring the following:</p> <ul style="list-style-type: none"> <li>• Use of high efficiency heating and other appliances, such as cooking equipment, refrigerators, and furnaces, and low NOx water heaters in new and existing residential units;</li> <li>• Compliance with or exceed requirements of CCR Title 4 for new residential and commercial buildings;</li> <li>• Incorporation of passive solar building design and landscaping conducive to passive solar energy use for both residential and commercial uses, i.e., building orientation in a south to southeast direction, encourage planting of deciduous trees on west sides of structures, landscaping with drought resistant species, and use of groundcovers rather than pavement to reduce heat reflection;</li> <li>• Encourage the use of battery-powered, electric, or other similar equipment that does not impact local air quality for non-residential maintenance activities;</li> <li>• Provide natural gas hookups to fireplaces or require residential use of EPA-certified wood stoves, pellet stoves, or fireplace inserts.</li> </ul> <p><i>Current building code standards generally ban the installation of open-hearth, wood-burning fireplaces and wood stoves in new construction. It does, however, allow for the use of low-polluting wood stoves and inserts in fireplaces approved by the federal Environmental Protection Agency, as well as fireplaces fueled by natural gas.</i></p>			●						X	X	X	X	STAFF TIME		
☀	4-P-16	<p><i>To reduce combustion emissions during construction and demolition phases, the contractor of future individual projects shall encourage the inclusion in construction contracts of the following requirements or measures shown to be equally effective:</i></p> <ul style="list-style-type: none"> <li>• Maintain construction equipment engines in good condition and in proper tune per manufacturer's specification for the duration of</li> </ul>			●								X	X	X	X	STAFF TIME

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle					
										Agency					
		<ul style="list-style-type: none"> <li>construction;</li> <li>Minimize idling time of construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment;</li> <li>Use alternative fuel construction equipment (i.e., compressed natural gas, liquid petroleum gas, and unleaded gasoline);</li> <li>Use add-on control devices such as diesel oxidation catalysts or particulate filters;</li> <li>Use diesel equipment that meets the ARB's 000 or newer certification standard for off-road heavy-duty diesel engines;</li> <li>Phase construction of the project;</li> <li>Limit the hours of operation of heavy duty equipment.</li> </ul>													
☀	4-P-17	<p><i>To avoid potential health effects and citizen complaints that may be caused by sources of odors, dust from agricultural uses, or toxic air contaminants the following measures may be considered:</i></p> <ul style="list-style-type: none"> <li>Locate new stationary sources of air pollutants, such as industrial facilities, at sufficient distances away from residential areas and facilities that serve sensitive receptors to avoid significant impacts caused by odors, dust, and toxic air contaminants.</li> <li>Include buffer zones within new residential and sensitive receptor site plans to separate those uses from potential sources of odors, dust from agricultural uses, and stationary sources of toxic air contaminants.</li> </ul>			●						X	X	X	X	STAFF TIME
		<b>Energy</b>													
☀	4-P-18 A	<p><i>Develop and adopt local energy standards that would result in less energy consumption than standards set by the California Energy Commission's (CEC) Title 24, or update thereto.</i></p> <p><i>The State of California addresses energy conservation through Title 24 "Energy Efficiency Standards for Residential and Nonresidential Buildings." Whereas Title 24 applies to new buildings, much of the City west of Highway 101 was developed prior to 1953 and there is a tremendous opportunity to encourage greater energy efficiency in Petaluma's older structures. Energy-efficient air conditioners, high-efficiency lighting and glass, automatic controls</i></p>			●		●	●	CC	X					STAFF TIME

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle						
										Agency						
		<p><i>for lighting, photocell dimming, higher insulation levels, and reflective rooftops are examples of standards that could reduce energy consumption in new and existing buildings.</i></p> <p>Identify and implement energy conservation measures that are appropriate for public buildings and facilities, such as:</p> <ul style="list-style-type: none"> <li>• Schedule energy efficiency “tune-ups” of existing buildings and facilities.</li> <li>• Institute a lights-out-at-night policy in all public buildings where feasible.</li> <li>• Continue to retrofit older lighting fixtures in City facilities until all buildings have been upgraded.</li> <li>• Where new traffic signals or crosswalk signals are installed, or existing signals are upgraded, continue to use LED bulbs or other equivalent efficient technology that may develop.</li> <li>• Evaluate the possibility of decreasing the average daily time streets lights are on.</li> <li>• Periodically evaluate the efficiency of potable and sewer pumping facilities and identify measures to improve pumping efficiency. Encourage the County of Sonoma to upgrade existing, inefficient facilities which serve Petaluma (e.g. potable water pumping facilities).</li> </ul>														
	<b>4-P-18 B</b>	<p>Identify energy conservation measures appropriate for retrofitting existing structures. Work with local energy utility to encourage incentive program for retrofitting. Consider the use of alternative transportation fuels among City-owned vehicles and the Petaluma Transit system to reduce dependence on petroleum-based fuels and improve local air quality. Continue to replace traditional fuel vehicles in the City’s fleet with alternative fuel vehicles and/or zero/low emission vehicles, as appropriate. When selecting alternative fuel vehicles consider the “full cycle” of emissions for the different fuel types.</p> <p><i>In 2002, the City of Petaluma adopted a Clean City Fleets resolution. The Clean Fleets Program, sponsored by the American Lung Association, directs local government staff to purchase the cleanest vehicle available for municipal</i></p>							●		X	X	X	X	<b>STAFF TIME</b>	

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]								5-Year Implementation Cycle					
											Agency					
		<i>fleets</i>														
☀	4-P-18 C	Investigate and implement alternative sources of renewable power to supply City facilities, such as solar water heating at the Petaluma Swim Center, cogeneration at the Ellis Creek Water Recycling Facility, and solar photovoltaics on City-owned buildings.					●	☐	●			X	X	X	X	STAFF TIME
☀	4-P-19 A	<i>Encourage use and development of renewable or nontraditional sources of energy.</i> Participate in state and local efforts to develop appropriate policies and review procedures for the institution of renewable energy sources such as solar, wind, geothermal, and hydroelectric power.  <i>One such effort began in August 2005, when the City adopted a resolution requiring developers of residential projects of 5 or more units to wire all units for future photo voltaic arrays.</i>  <i>In addition, the State's Emerging Renewable Buydown Program provides rebates to consumers who install qualifying energy systems, such as photo voltaic, wind turbines, and fuel cells. As of July 2005, nearly 80 participants from within Petaluma have been involved with the program through the use of solar energy systems.</i>														
☀	4-P-19 B	Implement green building code to allow use of alternative building materials and methods.										X	X	X	X	STAFF TIME
☀	4-P-19 C	Work with the Petaluma Area Chamber of Commerce and PG&E in encouraging local businesses to undertake energy audits and implement energy reduction improvements.										X	X	X	X	STAFF TIME
☀	4-P-19 D	Consider the feasibility of requiring a percentage of new development to meet 50% of their energy needs from fossil fuel alternatives (e.g. solar panels, etc.).										X	X	X	X	STAFF TIME
		<b>Solid Waste</b>														
☀	4-P-21 A	<i>Reduce solid waste and increase reduction, reuse and/or recycling, in compliance with the Countywide Integrated Waste Management Plan (CoIWMP).</i> Work with Sonoma County to identify environmental and economical means to meet the need for solid waste disposal.										X	X	X	X	STAFF TIME

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle							
										Agency							
☀	4-P-21 B	Require new or remodeled residential and all non-residential development to incorporate sufficient, attractive, and convenient interior and exterior storage areas for recyclables and green waste.			☑				●			X	X	X	X	STAFF TIME	
☀	4-P-21 C	Continue to encourage waste reduction and recycling at home and in businesses through public education programs, such as informational handouts, on recycling, yard waste, wood waste, and hazardous waste collection.		●					☑			X	X	X	X	STAFF TIME	
☀	4-P-21 D	Develop a residential and commercial food waste composting program.							☑			X	X	X	X	STAFF TIME	
☀	4-P-21 E	Purchase goods containing recycled materials for City use.	☑	●					●			X	X	X	X	STAFF TIME	
☀	4-P-21 F	Continue to cooperate, require, and/or support the operation of resource recovery facilities by the City waste hauler and the disposal site operators.		●					☑			X	X	X	X	STAFF TIME	
☀	4-P-21 G	Investigate and replace bottled water in City offices with alternate source of drinking water.							☑			X	X	X	X	STAFF TIME	
☀	4-P-21 H	Ensure that all public facilities have adequate and accessible depositories for recyclables.							☑			X	X	X	X	STAFF TIME	
☀	4-P-22 A	<i>Require future waste contract negotiations to include the following:</i> Disposal of City waste products at a site with the least potential for environmental impacts.		☑					●			X	X	X	X	STAFF TIME	
☀	4-P-22 B	Discussion on resource recovery services for Petaluma waste.		☑					●			X	X	X	X	STAFF TIME	
☀	4-P-22 C	The identification of recycling and waste stream diversion goals.		☑					●			X	X	X	X	STAFF TIME	
☀	4-P-22 D	Hazardous waste collection.		☑					●			X	X	X	X	STAFF TIME	
		<b>Greenhouse Gas Emissions</b>															
☀	4-P-23	<i>Fund and/or designate a Green Program Manager to oversee implementation of all Greenhouse Gas Emissions policies and programs identified in the</i>		●	●				☑		CC	X	X	X	X	STAFF TIME	

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]								5-Year Implementation Cycle					
											Agency					
		<i>Greenhouse Gas Emissions section as well as the City's Climate Action Plan. The policies and programs will need to be reviewed and updated periodically as new information, regulatory standards, and technologies develop. A report shall be provided to the City Council biannually, reporting on the status of the City's efforts to reduce green house gases, and recommendations for any changes that are deemed necessary.</i>														
☀	4-P-24	<i>Comply with AB 32 and its governing regulations to the full extent of the City's jurisdictional authority.</i>	●	☐					●			X	X	X	X	STAFF TIME
☀	4-P-25	<i>To the full extent of the City's jurisdictional authority, implement any additional adopted State legislative or regulatory standards, policies and practices designed to reduce greenhouse gas emissions, as those measures are developed.</i>	●	☐					●			X	X	X	X	STAFF TIME
☀	4-P-26	<i>Implement all measures identified in the municipal Climate Action Plan to meet the municipal target set in Resolution 2005-118 (20% below 2000 levels by 2010).</i>	●						☐			X				unknown
☀	4-P-27	<i>The City shall prepare a Community Climate Action Plan to identify and prioritize programs, projects, and procedural policies that will help the City achieve the community greenhouse gas emission goals of Resolution 2005-118 (25% below 1990 levels by 2015).</i>							●			X				\$50,000
☀	4-P-28	<i>Prepare a feasibility report for the City of Petaluma forming a Community Choice Aggregation (through AB 117, permits any city or county to aggregate the electric loads of residents, businesses and municipal facilities to facilitate the purchase and sale of electrical energy) as a way of supplying renewable energy to the community.</i>	●	●					☐			X	X			STAFF TIME
☀	4-P-29	<i>Train appropriate City staff on new technology and look for opportunities to improve energy efficiency in public facilities.</i>							☐			X	X	X	X	STAFF TIME
☀	4-P-30	<i>Continue to monitor new technology and innovative sustainable design practices for applicability to insure future development minimizes or eliminates the use of fossil fuel and GHG-emitting energy consumption.</i>							●			X	X	X	X	STAFF TIME
☀	4-P-31 A	<i>Provide information and tips on reducing greenhouse gas emissions to the community. Advertise "Green Tip" in the local newspaper.</i>							●			X	X	X	X	STAFF TIME
☀	4-P-31 B	<i>Work with utilities to offer Green Tips with the utility bills.</i>							●	●		X	X	X	X	STAFF TIME

			Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]								5-Year Implementation Cycle						
											Agency						
☀	4-P-31 C	Continue sponsoring Petaluma's green programs, including, but not limited to, the Going Green Expo.			☐					●	●		X	X	X	X	ANNUAL BUDGET, STAFF TIME
☀	4-P-31 D	Create a program of on-going community education.			☐					●	●		X	X	X	X	STAFF TIME
☀	4-P-31 E	Support the efforts of the Sonoma Green Business Program.		☐	●					●	●	CC	X	X	X	X	STAFF TIME
☀	4-P-32	<i>Develop and implement a municipal Environmentally Preferable Purchasing Program.</i>	☐	●								CC	X				unknown
☀	4-P-33	<i>Investigate the feasibility of developing a City-sponsored program to subsidize or assist home-owners in purchasing solar water heating or passive solar systems, or other forms of renewable energy, through low-interest loans or property tax assessments.</i>	☐		●					●							STAFF TIME

Mitigation	General Plan Program Number	GENERAL PLAN PROGRAM	Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]							5-Year Implementation Cycle				Cost Estimate 2008 \$ Unless otherwise indicated by [year]	Year of Implementation or Change	
			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017			2018-2022
<b>5 MOBILITY</b>																
		<b>Mobility Framework</b>														
☀	5-P-1 A	<i>Develop an interconnected mobility system that allows travel on multiple routes by multiple modes.</i> Develop a network that categorizes streets according to function and type, considering the surrounding land use context.							☑			X	X	X	X	STAFF TIME
☀	5-P-1 B	Develop a network for off-street paths and routes according to function and type, considering the intensity of use and purpose.							☑			X	X	X	X	STAFF TIME
☀	5-P-1 C	Review and update the City's Street Design Standards to be consistent with street function and typology.							☑			X				STAFF TIME
☀	5-P-1 D	Explore the redesign of existing streets to potentially reduce the width and/or number of travel lanes, improve the multimodal function of intersections and street segments, and introduce amenities such as wider sidewalks, special paving treatments, bus priority treatments, landscaped medians, and street trees within parking lanes.							☑			X	X	X	X	STAFF TIME \$ unknown
☀	5-P-1 E	Evaluate the feasibility of road diets on streets with projected excess capacity at buildout (see Section 5.3).							☑			X	X	X	X	STAFF TIME
☀	5-P-2 A	<i>Ensure the identified mobility system is provided in a timely manner to meet the needs of the community by updating the City's transportation impact fee program to insure that necessary citywide improvements are funded.</i> Transportation impact fees will be determined based on each project's fair share of the aggregate costs of roadway improvements identified within the Mobility Element and EIR.							☑			X	X	X	X	STAFF TIME
☀	5-P-2 B	The fee program is intended to ensure that new developments pay its proportionate share of traffic infrastructure improvements to mitigate direct traffic impacts from new development.	●		●				●		CC	X	X	X	X	STAFF TIME
☀	5-P-2 C	Some portion(s) of the identified mobility system improvements will be constructed as part of project related frontage improvements.			●				☑			X	X	X	X	STAFF TIME
☀	5-P-2 D	Allocation of mitigation funds shall be designated to the capital improvement project for which it was exacted.	●	●					☑		CC	X	X	X	X	N/A

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			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022			2023 -		
	5-P-2 E	Transportation impact fees will be routinely updated to reflect project timing and costs.	●	●						☐				X	X	X	X	STAFF TIME	
☀	5-P-3 A	Ensure public improvements are constructed and maintained in a manner that is economically feasible to the budgetary constraints of the City. Establish priorities for transportation improvements and prepare an action program to implement identified street improvements.	●	●	●					☐		CC		X	X	X	X	STAFF TIME	
☀	5-P-3 B	Investigate innovative means to fund the design, construction and maintenance of both neighborhood and community-wide mobility infrastructure.	●	●						☐				X	X	X	X	STAFF TIME	
☀	5-P-4	New development and/or major expansion or change of use may require construction of off-site mobility improvements to complete appropriate links in the network necessary for connecting the proposed development with existing neighborhoods and land uses.			●					☐				X	X	X	X	PRIVATE	
☀	5-P-5	Consider impacts on overall mobility and travel by multiple travel modes when evaluating transportation impacts.			●					☐				X	X	X	X	STAFF TIME	
☀	5-P-8 A	The priority of mobility is the movement of people within the community including the preservation of quality of life and community character. Develop formal transportation impact analysis guidelines that consider multi-modal impacts of new developments.			●					☐				X				STAFF TIME	
☀	5-P-8 B	Develop and adopt multi-modal level of service (LOS) standards that examine all modes and vary the standards by facility type to imply a preference to selected modes based upon the context (including street type and location).								☐				X				STAFF TIME	
☀	5-P-8 C	LOS analysis data shall utilize the peak hour (60 minutes) rather than the peak period (15 minutes) for determining intersection LOS.			●					☐				X	X	X	X	STAFF TIME	
		<b>Motor Vehicle Circulation</b>																	
	5-P-9 A	Ensure safety improvements are undertaken in response to the changing travel environment. Establish a program to annually collect and evaluate traffic collision data at the top collision locations for automobiles, bicycles, and pedestrians in Petaluma, and design countermeasures where needed.							●	☐				X	X	X	X	STAFF TIME	
	5-P-9	Explore the development of a citywide Intelligent Transportation Systems								☐				X	X	X	X	STAFF	

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			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022			2023 -
	B	(ITS) plan to maximize the efficiency of the transportation system through advanced technologies, such as adaptive signal controls, real-time transit information, and real-time parking availability.													TIME		
	5-P-9 C	Designate official truck routes to ensure truck traffic minimizes its impact on residential neighborhoods and avoids mixed use and main streets, where possible, and enforce truck parking restrictions.						●	☐			X	X	X	X	STAFF TIME	
☀	5-P-10 A	<p><i>Maintain an intersection level of service (LOS) standard for motor vehicle circulation that ensures efficient traffic flow and supports multi-modal mobility goals. LOS should be maintained at Level D or better for motor vehicles due to traffic from any development project.</i></p> <p>A lower Level of Service may be deemed acceptable, by the City, in instances where the City finds that potential vehicular traffic mitigations (such as adding additional lanes or modifying signal timing) would conflict with the Guiding Principles of the General Plan, particularly with regard to:</p> <ul style="list-style-type: none"> <li>• Guiding Principle #2. Preserve and enhance Petaluma's historic character.</li> <li>• Guiding Principle #6. Provide a range of attractive and viable transportation alternatives, such as bicycle, pedestrian, rail and transit.</li> <li>• Guiding Principle #7. Enhance Downtown by preserving its historic character, increasing accessibility, and ensuring a broad range of business and activities and increasing residential activities.</li> </ul> <p>The above does not relieve any need to mitigate development related impacts, which may include multi-modal improvements to reduce identified impacts.</p>			●				☐			X	X	X	X	STAFF TIME	
☀	5-P-11 A	<p><i>Require proposed development to assist, in addition to seeking other funding sources, in the funding and construction of the following improvements:</i></p> <ul style="list-style-type: none"> <li>• Rainier Avenue extension and interchange</li> <li>• Caulfield Lane extension to Petaluma Boulevard South (southern crossing) [assumes 80' span over River]</li> <li>• Old Redwood Highway interchange widening</li> <li>• Copeland Street Extension Bridge</li> <li>• Caulfield Lane/Payran Street Intersection Improvements</li> </ul>		●	●					☐		X	X	X	X	Million	2013
																75	*
																60.65	2013
																28.475	*
																4.5	
																.5	

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		<ul style="list-style-type: none"> <li>Petaluma Boulevard North/Magnolia Avenue/West Payran Street Intersection.</li> <li>New roundabouts/signals.</li> </ul> *Development driven, timing as needed.													.5	*
		Per Policy 5-P-2, Program E. Transportation Impact Fees will be routinely updated to reflect timing and costs. The annual fee update will include any new information on defined construction costs.													3.9	*
	5-P-12 A	Cooperate with local jurisdictions, County, State and Federal agencies toward identifying and implementing regional improvements to the network. Work with CalTrans and the Sonoma County Transportation Authority (SCTA) to achieve timely implementation of programmed freeway and interchange improvements.		●					☐	CC	X	X	X	X	STAFF TIME	
	5-P-12 B	Designate SCTA as the agency with the overall responsibility for regional circulation and transit coordination between the City and County.		☐					●	CC					N/A	
	5-P-12 C	Work with the County and SCTA to develop regional/subregional fees and/or allocate a fair share contribution to accommodate transportation demand created by new development.		●					☐	CC	X				STAFF TIME	
		<b>Travel Demand Management and Parking</b>														
☀	5-P-13 A	Encourage existing major employers to develop and implement Transportation Demand Management programs to reduce peak period trip generation. Study the feasibility of a citywide TDM program that could be funded by annual fees or assessments on new development.			●				☐		X				STAFF TIME	
☀	5-P-13 B	If developed, assign a proportion of TDM fees to Petaluma Transit for expansion of service and future fare reductions or fare elimination.							☐	CC					N/A	
☀	5-P-13 C	Assign trip reduction credits and reduced transportation impact fees for demonstrated commitment to TDM strategies.		☐	●				●	CC					N/A	
☀	5-P-13 D	Reduce parking requirements for mixed-use developments and for developments providing shared parking or a TDM program.			●				☐		X	X	X	X	STAFF TIME	
☀	5-P-13 E	Consider establishing a TDM program for City of Petaluma employees.							☐						N/A	

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☀	5-P-13 F	Continue to collaborate with Santa Rosa Junior College to minimize the impact of future enrollment growth on local traffic and parking demand, such as though TDM measures, limitations on parking near the College, and on-campus parking management.			●				☑			X	X	X	X	STAFF TIME	
☀	5-P-13 G	Encourage provision of preferential parking in selected areas for designated carpools, motorcycles, bikes and alternative fuel vehicles.			●				☑			X	X	X	X	STAFF TIME	
☀	5-P-14	<i>To the extent deemed feasible and appropriate by the City, maximize shared parking opportunities and support the construction of additional structured parking in Central Petaluma.</i>			☑				●			X	X	X	X	STAFF TIME	
		<b>Bicycle and Pedestrian Improvements</b>															
	5-P-15 A	<i>Implement the bikeway system as outlined in the Bicycle and Pedestrian Plan, and expand and improve the bikeway system wherever the opportunity arises.</i> Fund and implement the Bicycle Plan and complete gaps in the bikeway network through new development, redevelopment and the Capital Improvements Program.	●						☑			X	X	X	X	25.5M	
	5-P-15 B	Develop and update guidelines and standards for the design of bicycle facilities.							☑			X				STAFF TIME	
	5-P-15 C	Design and maintain bikeways at or above local, state, and federal standards in order to maximize safety for bicyclists (e.g. width).							☑			X	X	X	X	STAFF TIME	
	5-P-15 A	Develop and implement a uniform bicycle signage program to enhance safety and ease of travel for all who use the city transportation network.							☑			X				STAFF TIME	
	5-P-15 E	Identify loop detectors along bikeways with stencils where (a) the outline of the loop is not identifiable on the surface of the roadway, or (b) where it is unclear which of the identifiable loops will activate the signal.							☑			X	X	X	X		
	5-P-15 F	Preserve the Highway 101 pedestrian/bicycle over-crossing south of East Washington Street interchange.							☑							N/A	
	5-P-15 G	Continue to outfit local transit busses with bike racks; and encourage regional transit providers to provide bike racks as well.							☑			X	X	X	X		
	5-P-22 A	<i>Preserve and enhance pedestrian connectivity in existing neighborhoods and require a well connected pedestrian network linking new and existing</i>				●			☑			X	X	X	X	PRIVATE \$	

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		<i>developments to adjacent land uses.</i> Improve the pedestrian experience through streetscape enhancements, focusing improvements where there is the greatest need, and by orienting development toward the street.														
	5-P-22 B	Improve street crossings and complete gaps in the sidewalk system through development review and capital improvement projects.							☑			X	X	X	X	See 5-P-15
	5-P-22 C	Allocate funds and/or identify funding sources (including the potential formation of assessment districts) for pedestrian and streetscape improvements in existing neighborhoods.					●		☑	CC	X	X	X	X	PRIVATE \$	
	5-P-22 D	Create a pedestrian priority program emphasizing pedestrian circulation needs and safe street crossings.							☑		X				STAFF TIME	
	5-P-22 E	Conduct an inventory of key pedestrian facilities and routes to identify missing or deficient links, pedestrian crossings or intersections, and focusing initially on pedestrian priority areas.							☑		X				10K	
	5-P-22 F	Establish a prioritization and funding mechanism for completing gaps in the sidewalk system, identifying locations for improving street crossings, and installing curb ramps to meet ADA specifications.							☑	CC	X				PRIVATE \$, RD	
	5-P-22 G	Improve the integration of pedestrian projects into the Capital Improvement Program and consider opportunities to construct pedestrian improvements concurrently with other roadway improvements.							☑	CC	X	X	X	X	CIP	
	5-P-22 H	Develop guidelines and standards for the design of pedestrian facilities and establish pedestrian-friendly residential and commercial design guidelines.			●				☑		X				STAFF TIME	
	5-P-22 I	Review and update the City's street design standards to address pedestrian-friendly street designs such as maximum lane widths, maximum curb radii, detached sidewalks, dual left turn lanes at intersections, pedestrian refuge islands, and curb ramp standards.			●				☑		X				STAFF TIME	
	5-P-22 J	Collaborate with the Santa Rosa Junior College to identify measures that enhance pedestrian circulation to and within the Petaluma Campus.							☑			X			STAFF TIME	
	5-P-22 K	Establish a Pedestrian Safety Program that provides pedestrian educational materials and a regularly updated pedestrian safety report.							☑			X			STAFF TIME	

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	5-P-22 L	Conduct regular maintenance of pedestrian related facilities.								☑				X	X	X	X	STAFF TIME	
		<b>Multi-Use Trails</b>																	
	5-P-25 A	<i>Establish a network of multi-use trails to facilitate safe and direct off-street bicycle and pedestrian travel. At the minimum, Class I standards shall be applied unless otherwise specified.</i> Review the status of ownership and use of railroad rights-of-way, creek maintenance rights-of-way, dedicated public or utility easements in favor of the city, and other public lands and seek to include new bicycle and pedestrian routes by working with all appropriate agencies.		●						☑				X	X	X	X	STAFF TIME \$ PRIVATE	
	5-P-25 B	Fully implement the non-motorized components of the Petaluma River Access and Enhancement Plan.		●	●		●			☑		CC		X	X	X	X	PRIVATE \$, RD	
	5-P-25 C	Support the implementation of a continuous SMART bicycle/pedestrian path along the NWPRR corridor and integrate it with the citywide bicycle network.		●						☑		CC		X	X	X	X	N/A	
	5-P-25 D	Study, seek funding for, construct and maintain a "Petaluma Ring Trail," a connected system of multi-use trails in the Urban Separator, or otherwise approximately parallel with (if not immediately adjacent to) the Urban Growth Boundary. The Petaluma Ring Trail shall form a continuous, unbroken path around the city.			●					☑		CC		X	X	X	X	PRIVATE \$	
	5-P-25 E	Build new river (upstream of navigable waters) and creek crossings for bicycles and pedestrians to provide greater connectivity and more efficient cross-town routes.			●					☑	●	CC		X	X	X	X	PRIVATE \$	
	5-P-28 A	<i>Allow bicyclists and pedestrians use of all emergency access routes required of existing and new developments.</i> Design new emergency access routes to accommodate bicycle and pedestrian use.			●	●		●		☑				X	X	X	X	PRIVATE \$	
		<b>Support Facilities</b>																	
☀	5-P-31 A	<i>Make bicycling and walking more desirable by providing or requiring development to provide necessary support facilities throughout the city.</i> Provide secure, protected parking facilities and support services for bicycles at								☑				X	X	X	X	PRIVATE \$	

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		locations with high bicycle-parking demands such as multi-family housing and shopping and employment centers.															
☀	5-P-31 B	Install drinking fountains serving people and their pets in strategic locations to make it easier and healthier for pedestrians and bicyclists to be outdoors and travel long distances.					☐		●	●			X	X	X	X	PRIVATE \$
☀	5-P-31 C	Provide easily accessible and aesthetically pleasing public restrooms wherever feasible.					☐		●				X	X	X	X	UNKNOWN
☀	5-P-31 D	Require projects subject to discretionary approval to install public benches where appropriate.			☐				●				X	X	X	X	PRIVATE \$
☀	5-P-31 E	Install non-glare lighting along multi-use paths that serve as commuter routes.						●		☐			X	X	X	X	PRIVATE \$, IF, RD
		<b>Safety, Education, and Promotion</b>															
	5-P-32 A	<i>Promote bicycle and pedestrian safety and increased use of non-motorized transportation alternatives through engineering, education, and enforcement programs.</i> Request an annual bicycle and pedestrian report from the Police Department to the City Council and PBAC. Encourage an annual meeting with the Police and Public Works Departments to analyze annual collision data, identify collision “hot spots,” and develop and implement measures to improve safety.		●					●	☐			X	X	X	X	STAFF TIME
	5-P-32 B	Encourage the Police Department to positively reinforce the Motor Vehicle Code for pedestrians, bicyclists, and motorists – especially violations that are most likely to cause injury such as running red lights, speeding, wrong-way riding, riding on sidewalks where illegal, and not yielding to pedestrians - through education and enforcement.		●					☐	●			X	X	X	X	STAFF TIME
	5-P-32 C	Encourage helmet use among all bicyclists, and enforce the law for those under the age of 18.							☐				X	X	X	X	STAFF TIME
	5-P-32 D	Implement the use of bicycle- and pedestrian-friendly traffic calming methods.							●	☐			X	X	X	X	STAFF TIME

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	5-P-32 E	Make bicycle and pedestrian safety improvements at street crossings a priority.						●	☐			X	X	X	X	See 5-P-15	
	5-P-32 F	Publicize existing bikeways and recommended travel routes throughout the community.							☐			X	X	X	X	STAFF TIME	
	5-P-32 G	Participate in and support recommendations of the Safe Routes to Schools program.							☐			X	X	X	X	STAFF TIME \$	
	5-P-32 H	Work with Petaluma schools to encourage more children to walk and bicycle to school.							☐			X	X	X	X	STAFF TIME \$	
	5-P-32 I	Promote the benefits of walking and bicycling through Bike to Work Week, Walk and Roll to School Week, and develop new citywide programs.							☐			X	X	X	X	STAFF TIME	
	5-P-32 J	Conduct annual bicycle and pedestrian counts to monitor the growth of bicycle use and walking.							☐			X	X	X	X	STAFF TIME	
	5-P-32 K	Encourage and recognize Petaluma employers that (a) install more bicycle- and pedestrian-friendly facilities and (b) implement incentives to facilitate bicycling and walking as transportation.							☐			X	X	X	X	STAFF TIME	
		<b>Maintenance</b>															
	5-P-33 A	<i>Fund and perform regular maintenance on all public bicycle and pedestrian facilities.</i> Conduct regular scheduled street sweeping, vegetation management, and re-striping on designated bikeways, especially on bike lanes.							☐			X	X	X	X	ONGOING GF	
	5-P-33 B	Respond in a timely manner to citizen requests regarding maintenance concerns on all public bicycle and pedestrian facilities.							☐			X	X	X	X	STAFF TIME	
	5-P-33 C	Give special attention to the construction and maintenance of speed humps, drainage ditches, manhole covers, sewer and drainage grates, railroad crossings, and asphalt/concrete interfaces to eliminate hazards to bicyclists and pedestrians.							☐			X	X	X	X	STAFF TIME	
	5-P-33	Give priority to trail maintenance, including vegetation removal, pavement							☐			X	X	X	X	GF	

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	D	quality, and litter control.															
	5-P-33 E	Repair, or require the property owner to repair, broken sidewalks.								☐			X	X	X	X	STAFF TIME
		<b>Implementation</b>															
	5-P-34 A	<i>Utilize a creative variety of measures to fully implement all projects and programs of the Petaluma Bicycle and Pedestrian Plan.</i> Consider assigning a staff member as “Bicycle and Pedestrian Coordinator” whose job may include monitoring bicycling and pedestrian issues both within the entire transportation network and with regard to development and redevelopment.								☐			X	X	X	X	STAFF TIME
	5-P-34 B	Research, apply for, and obtain available funding for bicycle and pedestrian improvements.								☐			X	X	X	X	STAFF TIME \$
	5-P-34 C	Continue the institutional structure that gives the Pedestrian and Bicycle Advisory Committee review of development and redevelopment projects that require discretionary approval.								☐			X	X	X	X	STAFF TIME
	5-P-36 A	<i>Review, and update as necessary, the Petaluma Bicycle and Pedestrian Plan every five years, concurrent with the General Plan.</i> Amend the Municipal Code, development related codes, and design and construction standards & specifications to implement the goals, policies, and programs of the Bicycle and Pedestrian Plan.			●					☐			X	X	X	X	STAFF TIME
	5-P-36 B	At the time of update, coordinate efforts with the SCTA Countywide Bicycle Plan.								☐			X	X	X	X	STAFF TIME
		<b>Public Transit</b>															
☀	5-P-42 A	<i>Expand the bus transit system so that it is convenient and provides frequent, regular service along major City corridors serving education, shopping, and employment destinations, and SMART park-and-ride lots.</i> Identify increased funding sources for local transit service and improvements.								☐			X	X	X	X	\$
☀	5-P-43 A	<i>Support efforts for transit oriented development around the Petaluma Depot and along the Washington Street, Petaluma Boulevard, McDowell Boulevard,</i>								☐			X	X	X	X	STAFF TIME

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		<i>Lakeville Street, and other transit corridors.</i> Reserve and plan for future bus stop enhancement and transit priority along Washington Street and Petaluma Boulevard.																
☀	5-P-43 B	Enhance the use of the Park and Ride facility at the Fairgrounds through education and marketing.								☑				X	X	X	X	STAFF TIME
☀	5-P-44 A	<i>Maintain a transit system of nominal cost, or no cost, to riders.</i> Investigate the creation of subsidies for designations such as education, significant employment, and/or recreation destinations.								☑				X	X	X	X	\$
☀	5-P-44 B	Collaborate with Santa Rosa Junior College to promote measures to enhance transit access and service at the Petaluma Campus.								☑				X	X	X	X	STAFF TIME
☀	5-P-45	<i>Coordinate transit improvement efforts and schedules among Petaluma Transit, Sonoma County Transit, Golden Gate Transit, airport shuttle services, paratransit, taxi services, commuter rail, and schools; coordinate local transit to include after-school activity schedules.</i>												X	X	X	X	STAFF TIME
☀	5-P-46	<i>Consider benefits to the possible consolidation of transit serving agencies.</i>												X	X			STAFF TIME
		<b>Traffic Calming / Neighborhood Traffic Management</b>																
	5-P-47 A	<i>Efforts to preserve the peace and quiet in residential areas should be continued.</i> Formalize traffic calming efforts under a comprehensive Neighborhood Traffic Management Program to improve the safety and livability of collector and local street types and identify neighborhoods where traffic conditions may indicate the need for traffic management measures.								☑				X				STAFF TIME
	5-P-47 B	Investigate the feasibility of creating a special assessment district to fund capital improvements for neighborhood traffic management.								☑				X				STAFF TIME
	5-P-48 A	<i>The City should not assume public responsibility for maintenance of private streets not built consistent with current public street standards.</i> Require private streets to be consistent with public street standards where deemed necessary and appropriate by the City (e.g. for utilities, street lights, sidewalks, street trees, parking) as well as to include traffic calming measures where appropriate.			●					☑				X	X	X	X	STAFF TIME

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		<b>Air, Water and Rail Transport</b>															
	5-P-50 A	<i>Maintain the Northwestern Pacific Railroad (SMART) corridor for mobility purposes and ensure that any future projects adjacent to or near the rail corridor be planned with safety of the rail corridor in mind, especially with regard to pedestrian and vehicle circulation. Design treatments should include appropriate fencing, improvements to existing at-grade crossings, and coordination with the California Public Utilities Commission (PUC). Ensure that land use decisions and public improvements enhance the viability of the Northwestern Pacific Railroad (SMART) corridor for use as a multi-modal mobility corridor.</i>		●	◐					●		CC	X	X	X	X	STAFF TIME PRIVATE \$
	5-P-51 A	<i>Preserve and expand transportation and community development initiatives that utilize the Petaluma River for commercial and recreational use. Support efforts to establish ferry and water taxi service along the Petaluma waterfront.</i>		◐	●					●		CC	X	X	X	X	STAFF TIME
	5-P-51 B	<i>Investigate water-related recreational opportunities that could enhance tourism such as a multi-use public river aquatic center, including increased River access for hand-launching of small craft.</i>			●			◐					X	X	X	X	STAFF TIME
	5-P-51 C	<i>Ensure that new river crossings do not inhibit viable commercial and recreational water transportation.</i>			●					●	◐		X	X	X	X	STAFF TIME
	5-P-51 D	<i>Ensure continued dredging of the river to facilitate commercial, recreational and possibly transit services.</i>	●	●						●	◐	CC	X	X	X	X	STAFF TIME
	5-P-52 A	<i>Integrate the Petaluma Airport with the transportation network in Petaluma and support the continued operation of the Airport as a community amenity. Ensure that land use decisions in Petaluma enhance and support the Petaluma Airport as a community transportation, commercial, and recreational asset.</i>		●	◐					●		PC, CC	X	X	X	X	STAFF TIME
☀	5-P-52 B	<i>Future land uses in the airport area are to be compatible with airport use, including compliance with the County's Comprehensive Airport Land Use Plan for Sonoma County.</i>		●	◐					●			X	X	X	X	STAFF TIME

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<b>6 RECREATION, MUSIC, PARKS, and the ARTS</b>																			
<b>Parks and Recreation</b>																			
☀	6-P-1 A	Develop additional parkland and recreational facilities in the city, particularly in areas lacking these facilities and where new growth is proposed, to meet the standards of required park acreage. Develop and implement a Parks Master Plan, including the reevaluation of existing resources to determine best uses for the benefit of the community (e.g. Lucchesi Park Pond).					●							X					STAFF TIME \$
☀	6-P-1 B	Through the Parks Master Plan process and the park design process, determine the make-up of any given park (e.g. passive/active and the level and type of park features). <ul style="list-style-type: none"> <li>Active Parks: emphasis on athletic fields, aquatics, courts, etc.</li> <li>Passive Parks: emphasis on pathway, tot lots, informal playfields, etc.</li> <li>The provision of amenities (e.g. restrooms) based on intensity of use.</li> </ul>					●	●						X	X	X	X		STAFF TIME
☀	6-P-1 C	Work with local, regional, and state agencies to acquire and fund further parkland acquisition and improvements.	●				●	●						X	X	X	X		\$ IF
☀	6-P-1 D	Undertake a proactive program to acquire necessary land and develop new parks in the locations shown in Figure 6-1, prioritizing areas where new development may occur and park opportunities may be lost, and in underserved neighborhoods.	●	●			●							X	X	X	X		STAFF TIME \$, IF
☀	6-P-1 E	As part of the City's Development regulations establish common open space requirements for multi-family development. Such open space shall NOT to be counted toward public park dedication/in lieu fee requirements for meeting neighborhood and/or community park needs.			●		●							X					PART OF 1-P-1 A
☀	6-P-1 F	Require land development along designated trails and pathway corridors to provide sufficient right-of-way for trails and amenities and to ensure that adjacent new development does not detract from the scenic and aesthetic qualities of the corridor.			●		●	●						X	X	X	X		N/A
☀	6-P-1 G	Encourage and support the collaboration of local school districts, non-profit organizations and private parties in the use of public lands for outdoor												X	X	X	X		

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		education opportunities such as: community gardens, riparian or wetland enhancement projects, wildlife study/protection areas, etc.		●			☐									STAFF TIME		
☀	6-P-1 H	Improve community health and unity by providing community-wide, family-oriented special events that bring the community together (e.g. Movies in the Park, family festivals, etc.).		●			☐						X	X	X	X	STAFF TIME \$ PRIVATE	
☀	6-P-1 I	Where feasible, acquire and/or restore, maintain and use for the community's benefit, local historic assets (e.g. Steamer Landing Livery Stable, McNear Channel, Polly Hannah Klaas Performing Arts Center, etc.).					☐		●				X	X	X	X	PRIVATE \$	
☀	6-P-1 J	Work collaboratively with affected property owners to dredge the McNear Channel and utilize this protected body of water for small boating in concert with local organizations, including the development of a small boating facility that can house instructional and/or historical programs relating to the Petaluma River and Petaluma's historical heritage.			●		●		●	☐			X	X	X	X	PRIVATE \$	
☀	6-P-1 K	Explore opportunities for the development of a public multi-use, small-craft center providing a venue for recreational and competitive small boaters (e.g. rowing shells, outrigger canoes, kayaks, traditional wooden boats, and other human and sail powered watercraft) on the Petaluma River.			●		☐		●				X				PRIVATE \$	
☀	6-P-2 A	<i>Provide a comprehensive and integrated network of parks and open space and improve access to existing facilities where feasible.</i> Provide public access and recreational opportunities along the length of the Petaluma River and its tributaries, to every extent possible.			●		☐		●				X	X	X	X	PRIVATE \$ IF, RD	
☀	6-P-2 B	Identify missing links to connect parks and open spaces with neighborhoods and community destinations. Develop prioritization and funding to complete these links.			●		☐		●				X	X	X	X	PRIVATE \$	
☀	6-P-3	<i>Connect city parks with other public facilities, open spaces, employment centers, and residential neighborhoods by locating new recreation facilities in proximity to these uses and by fully integrating the parks system with the city's pedestrian, bicycle, and transit systems.</i>			●		☐						X	X	X	X	STAFF TIME	
☀	6-P-4	<i>Proposed parks, and proposed expansion of existing parks, as designated on the General Plan Land Use Map, are parcel specific, and shall be dedicated as a condition of development entitlements, consistent with federal, state and local</i>			☐		●						X	X	X	X	PRIVATE \$, IF	

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		<i>law. Dedication requirements for development subject to the Quimby Act (Government Code Sec. 66477) shall be consistent with the requirements of that Act.</i>															
☀	6-P-5	<i>New parkland or recreation facilities, beyond those identified in the General Plan, may be required as part of a specific project's development review process.</i>			●		●						X	X	X	X	STAFF TIME
☀	6-P-6 A	<i>Achieve and maintain a park standard of 5 acres per 1,000 residents (community park land at 3 acres per 1,000 population and neighborhood park land at 2 acres per 1,000 population) and an open space/urban separator standard of 10 acres per 1,000 population, in order to enhance the physical environment of the city and to meet the recreation needs of the community. Revise the City's park in lieu fees/dedication requirements to achieve the General Plan standard of 5 acres per 1,000 residents (community park land at 3 acres per 1,000 population and neighborhood park land at 2 acres per 1,000 population).</i>		●	●		●				CC	X					STAFF TIME
☀	6-P-7 A	<i>Neighborhood parks shall be donated, constructed, and maintained within the developing property(ies). The formation of landscape assessment districts, or other funding mechanisms, to offset costs associated with developing, upgrading, and maintaining community parks may be imposed as a condition of development. Transfer of density within a project site from donated acreage in excess of dedication/in lieu requirements may be considered. Review and, if necessary, revise the City's Municipal Code regarding the payment of community park impact fees to maximize all opportunities for funding community and neighborhood parkland, park improvements and park operation and maintenance through the development entitlement process.</i>	●	●	●		●				CC	X	X	X	X		STAFF TIME
☀	6-P-7 B	<i>Establish a transfer of development rights (TDR) program that allows project proponents on whose sites new neighborhood parkland locations are designated, to transfer development rights from portions of the site dedicated as public open space/park beyond required dedication/in lieu requirements (2 acres of neighborhood park per 1,000 residents) to the remainder of the site at the base land use designation on the site, subject to approval by the City Council or the adoption of a TDR Program, provided the following criteria are met:</i>			●		●				CC	X					STAFF TIME

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		<ul style="list-style-type: none"> <li>The resulting park area meets the minimum size and location requirements shown in Table 6.1-8 and Figure 6-1;</li> <li>The park/open space is useful for recreational use, and not just leftover acreage;</li> <li>The park/open space is physically and perceptually available to the community-at-large, and not internal to the development;</li> <li>The resulting transfer will not unduly impact the character of the neighborhood where the development is located; and</li> <li>The park/open space is not at the city's edge, adjacent to an urban separator.</li> </ul>													
☀	6-P-9 A	<p><i>Recognizing that schools are community assets, continue to actively promote and coordinate joint use of school properties as neighborhood parks and recreation program sites to help meet the community's demand for additional recreational facilities while realizing the cost benefits from the shared use of publicly-owned land.</i></p> <p>Create a program for shared renovation and maintenance of all recreational facilities (city and school district lands) through a possible city-wide assessment which will be in addition to current funding provided for renovation and maintenance of those facilities by the responsible agency or authority.</p>		●		☐			CC	X					STAFF TIME
☀	6-P-10	<p><i>Continue cooperating, and pursue expansion, with the local school districts to allow public use of school open space, playfields and facilities to achieve a ratio of 1 acre per 1,000 residents, to augment the City owned recreational facilities.</i></p>				☐				X	X	X	X		STAFF TIME
☀	6-P-13 A	<p><i>Recognize, maintain, and improve aquatics programs as a key element of Petaluma's Parks and Recreation Services.</i></p> <p>If the existing Petaluma Swim Center should be slated for replacement, retain the existing facility until a new, comparable site is identified, acquired, funding secured, and construction completed.</p>				☐		●		X					PRIVATE \$ GF
☀	6-P-13 B	<p>Maintain and improve the current level of aquatics programming in Petaluma by operating Petaluma swim facilities with a season extending from March 1 to October 30, and with the goal of year-round operation. Use an enhanced program mix based on consumer preference, and with continuing efforts to increase patronage at the Swim Center through marketing, advertising and by</p>				☐				X	X	X	X		\$ FEES

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			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022			2023 -
		promoting website access.															
☀	6-P-13 C	<p>Produce an Aquatic Plan to ensure that a full range of aquatic programs are provided in Petaluma.</p> <ul style="list-style-type: none"> <li>The Aquatic Plan shall analyze the projected population and demographic changes in Petaluma and the anticipated impact of those changes on the future demand for aquatic facilities and programs.</li> <li>The Aquatic Plan shall evaluate the current capacity of Petaluma's aquatic facilities, taking into consideration the impact of proposed development adjacent to the Petaluma Swim Center site and beyond, and project the viability of those facilities to meet the projected demand. The Aquatic Plan shall also recognize that the Petaluma pool is a unique recreational facility in the North Bay and should be considered in terms of potential programming and economic sustainability.</li> <li>Based on that evaluation, the Aquatic Plan shall identify improvements, enhancements or replacement of existing facilities, including considerations of disabled access in selecting the location, design and capacity of new facilities.</li> <li>The Aquatic Plan shall address the potential for leveraging resources from the Petaluma School District, local services agencies, Santa Rosa Junior College District, local employers and other governmental entities to address the project demand.</li> <li>The Aquatic Plan shall propose the method and strategy for financing the changes necessary to meet the projected programming demand, with separate provisions for capital replacement, routine capital financing and annual maintenance costs.</li> </ul>					●									STAFF TIME GF	
☀	6-P-14	<i>Work with the Sonoma County Regional Parks Department and the Sonoma County Board of Supervisors to encourage the development of Tolay Lake as an open space asset for the residents of Petaluma and southern Sonoma County, and to provide regional active parks (athletic fields) in close proximity to Petaluma.</i>		●			●								CC		STAFF TIME

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☀	6-P-15 A	<p>Work with the Sonoma County Regional Park Department, the Sonoma County Open Space Authority, the Sonoma County Agricultural Preservation and Open Space District, the Sonoma County Water Agency, the Sonoma Land Trust, the Sonoma County Watershed Council, the California State Parks Department, and the California State Coastal Conservancy and other entities to develop common goals for open space beyond the Urban Growth Boundary, and coordinate acquisition efforts and priorities.</p> <p>Continue to maintain Lafferty Ranch as City-owned open space for possible future passive public use.</p>		●			☐		●	●		X	X	X	X	STAFF TIME \$	
☀	6-P-16	Should expansion beyond the 1998 Urban Growth Boundary occur, priority shall be given to identification and development of adequate park lands to meet identified standards and community needs.													X	STAFF TIME	
☀	6-P-17 A	<p>Recognizing that the maintenance of City assets is a matter of civic pride, priority and safety, the City shall work with citizens, businesses, schools, organizations, and public agencies to fund an acceptable level of maintenance for all city-owned park and recreational facilities.</p> <p>Create opportunities and incentives, such as public acknowledgements plaques and signs, for other agencies, non-profits, private businesses, and user groups to participate in the provision, development and maintenance of parks, open space, and recreation facilities.</p>		●			☐		●			X	X	X	X	STAFF TIME PRIVATE	
☀	6-P-17 B	Establish a program to work with adjacent neighborhoods to take responsibility for their neighborhood parks and urban separators, including the possibility of assuming maintenance needs or costs. Neighborhood parks 'adopted' by the residents shall remain publicly owned and accessible by the community.					☐					X	X	X	X	\$	
☀	6-P-18	Development that occurs adjacent to designated trails and pathway corridors shall be required to install and maintain the publicly owned and accessible trail, in perpetuity.										X	X	X	X	STAFF TIME PRIVATE \$	
	6-P-19 A	Support efforts by the City's Tree Advisory Committee to disseminate current information to the public advocating the use of Best Management Practices for the care and perpetuation of the urban forest, including issues such as strategic tree planting that considers site conditions as well as shading in selection and			●		☐					X	X	X	X	STAFF TIME	

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		<i>placement of trees, proper planting and pruning techniques, and the importance of using Integrated Pest Management practices in order to minimize the use of chemicals harmful to the environment.</i> Development plans shall be reviewed to ensure adequate growing space and conditions for trees and other vegetation is provided, and that plant species choices are adaptable to the proposed planting environment.														
	6-P-19 B	Provide tree-related information on the City's website for public reference (e.g. street tree planting procedures and guidelines, approved street tree list, heritage tree applications, etc.).			●		☐					X	X	X	X	STAFF TIME
	6-P-19 C	Review and update existing tree regulations and development procedures relating to trees and provide periodic education for city field staff regarding issues relating to care and proper pruning of trees.			●		☐		●			X				STAFF TIME
	6-P-19 D	Educate and celebrate the value and importance of trees to the Petaluma community including celebrating Arbor Day with a community tree planting day or community clean up day. Review, update and publish tree walking tours of Petaluma, identify trees of significance to the community.					☐					X	X	X	X	STAFF TIME
	6-P-19 E	The City of Petaluma shall strive to retain its designation as a "Tree City USA" by the National Arbor Day Foundation. This designation recognizes Petaluma's commitment to maintaining a healthy urban forest.					☐					X	X	X	X	STAFF TIME
		<b>Special Programs</b>														
	6-P-23 A	<i>Recognize the unique needs of Petaluma youth.</i> Develop a Youth Master Plan.					☐					X				STAFF TIME
	6-P-23 B	Continue to utilize the Teen Council and Youth Commission to ensure the voice of our youth is included in governance.					☐					X	X	X	X	STAFF TIME
	6-P-23 C	Maintain and expand the Teen Center facilities and programs.					☐		●			X	X	X	X	IF \$
	6-P-24 A	<i>Recognize the unique needs of Petaluma seniors.</i> Maintain the Adult/Senior Center and continue to support senior activity programs.					☐					X	X	X	X	STAFF TIME

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	6-P-24 B	Renovate the Cavanagh Recreation Center in order to expand recreational programming including activities for adults/seniors.					☐		●				X	X	X	X	STAFF TIME	
	6-P-24 C	Continue to work with public agencies and non-profit organizations to meet the needs of seniors.					☐						X	X	X	X	STAFF TIME	
	6-P-25 A	6-P-25 Recognize the value of having excellent childcare facilities to serve residents and employees in Petaluma. A. Continue to allow small and large childcare facilities within neighborhoods and employment centers.			☐			●					X	X	X	X	STAFF TIME	
	6-P-25 B	Within the Development Code allow childcare centers in all districts.			☐								X				PART OF 1-P-1 A	
	6-P-25 C	Within the Development Code, allow the consideration of a formula for granting a bonus in intensity of use from commercial or industrial uses that provide child care facilities.			☐								X				PART OF 1-P-1 A	
	6-P-25 D	Within the Development Code, encourage the use of public facilities, schools, churches, and spaces within other facilities for child care facilities.			☐								X				PART OF 1-P-1 A	
		<b>The Arts</b>																
	6-P-26 A	Encourage, develop and support arts programs throughout the community that provide for the continued success of musical, theatrical, artistic, and cultural traditions and events in Petaluma. Identify, renovate and/or expand places for music, art, and cultural activities to take place (such as, but not limited to, the Polly Hannah Klaas Performing Arts Center and the Petaluma Arts Center).			●		☐		●				X	X	X	X	PRIVATE \$ STAFF TIME IF	
	6-P-26 B	Work with the school districts to ensure the success of music and the arts programs for all ages.		●			☐					CC	X	X	X	X	STAFF TIME	
	6-P-27 A	Utilize the Public Art Committee to implement the City's public art program and increase art throughout Petaluma. Work with the Public Art Committee and local organizations to establish			☐			●					X	X	X	X	STAFF TIME	
	6-P-27 B	Develop a funding strategy to ensure adequate funding to support arts and utilize the Public Art In-Lieu Fee to implement long-range public art goals.			●		☐		●				X	X			STAFF TIME	

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	D														TIME		
	6-P-27 E	Pursue grants from State and Federal agencies and philanthropic organizations.			●		☐					X	X	X	X	STAFF TIME	



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	7-P-8 B	Expand as necessary to insure that adequate spectrum capacity is maintained for emergency management and disaster response services.	☑							●				X	X	X	X	UNKNOWN	
	7-P-8 C	Encourage the creation of public and private teleconferencing facilities.	☑											X	X	X	X	STAFF TIME	
	7-P-8 D	Encourage new industrial and business development to incorporate the highest level of electronic communication technology available.	●		☑									X	X	X	X	STAFF TIME	
	7-P-8 E	Encourage new residential development to provide for the maximum reasonable band width connectivity to each unit.	●		☑									X	X	X	X	STAFF TIME	
	7-P-8 F	Consider amending City standards to ensure the highest level feasible of media is provided to new and existing development.	●		●					☑				X	X	X	X	STAFF TIME	
	7-P-8 G	Work with the technology industry and local media provider(s) to expand the service levels and growth potential in the community in an attempt to obtain 100% geographical access.	☑	●							●			X	X	X	X	STAFF TIME	
	7-P-9 A	<i>Utilize technology to enhance the transparency of the local decision making processes.</i> Continue and expand the use of web-based streaming and archiving of public meetings.	☑	●										X	X	X	X	STAFF TIME	
	7-P-9 B	Train City staff, appointed officials and elected officials in the use of electronic communications tools, applications, and modern information technologies.	☑											X	X	X	X	STAFF TIME	
	7-P-9 C	Update City Council Chambers to provide a high standard of technological use.	●	☑										X				UNKNOWN	
	7-P-10 A	<i>Use technology as a tool to encourage participation in governance at all age levels, particularly involving youth.</i> Encourage provision of public access terminals and wireless hotspots at convenient sites throughout the community.	●	☑										X	X	X	X	PRIVATE \$	
	7-P-10 B	Provide computer access points, training and print capability to low income and access-limited residents at service sites, City Hall, libraries, the senior center and other appropriate public sites.	☑		●			●						X	X	X	X	PRIVATE \$	
	7-P-10 C	Support and encourage Petaluma Community Access (PCA) television and KPCA radio in the broadcast of public Council, Commission and Committee	☑	●		●			●					X	X	X	X	STAFF TIME	

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		meetings. Encourage and support use of PCA television and KPCA radio as a public education tool and as an emergency communication tool. Support links to the Emergency Alert System and the Petaluma Emergency Operations Center.														
	7-P-10 D	Expand the content and opportunities for access to recreation, parks and music programs through technological advances. System improvements should allow interaction between the public and community assets.	●				●					X	X	X	X	STAFF TIME
	7-P-11 A	<i>Use technology to facilitate the exchange of information between local government and the public.</i> Continue to expand the services which allow the public to interact with the City, particularly for providing payment for services (i.e. permits, recreational programs, boat berthing, etc.).	●		●		●	●				X	X	X	X	STAFF TIME
	7-P-11 B	Continue to utilize and expand the City's Geographic Information System (GIS) for use by City departments, citizens, and corporate users. As feasible, expand the use of the City GIS to add layers for historic, cultural, and environmental data and infrastructure assets.			●				●			X	X	X	X	STAFF TIME
	7-P-11 C	Encourage cooperation between public agencies, schools, and nonprofits to share media content with the public.	●	●								X	X	X	X	STAFF TIME
	7-P-11 D	Explore the development of recommended practices for communicating with the public.	●									X	X	X	X	STAFF TIME
		<b>Schools, Education and Childcare</b>														
☀	7-P-12 A	<i>Work with school districts to ensure availability of appropriate sites for all schools needs and to identify alternative short or long term uses for school facilities and sites that may not be needed because of decreased enrollment.</i> Work with the Petaluma school districts to undertake a comprehensive, long-range (10 – 20 years) assessment of enrollment, school sites, and capacities.			●				●				X			STAFF TIME
	7-P-13 A	<i>Work with higher education institutions in Petaluma to integrate facilities expansions and increased student populations into the community for the benefit of all.</i> Work with Santa Rosa Junior College and other post secondary institutions to ensure and coordinate the availability of affordable housing and support			●							X	X			STAFF TIME

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		amenities and services to meet the needs of the student population.																
	7-P-13 B	Evaluate the transportation and recreational needs brought on by an increase in higher education school students.					●		☐				X					STAFF TIME
	7-P-14 A	<i>Recognize the continued need for expanded child care services.</i> Include in updated Development Codes permissive standards for establishing small and large day-care facilities.			☐		●						X					PART OF 1-P-1 A
	7-P-14 B	Encourage schools to offer after-school recreation programs and before and after school based care.						☐					X	X	X	X		STAFF TIME
	7-P-14 C	Consider the impact of residential and commercial development projects on the supply of child care.			☐		●						X	X	X	X		STAFF TIME
	7-P-14 D	Encourage child care facilities in city government buildings, new housing or office/industrial developments.		●	☐		●		●				X	X	X	X		STAFF TIME
	7-P-15 A	<i>Improve and expand safe pedestrian, bicycle, and transit access to all school sites and campuses.</i> Implement the City Pedestrian and Bike Plan.			●		●		☐				X	X	X	X		SEE 5-P-15
	7-P-15 B	Continue support for the schools' Safe Routes to Schools Program.							☐				X	X	X	X		STAFF TIME
	7-P-15 C	Utilize the development review process to complete gaps in existing routes serving the proposed development.			●				☐				X	X	X	X		SEE 5-P-15
	7-P-15 D	Encourage an increase in transportation services for the developmentally disabled to schools.							☐				X	X	X	X		\$
☀	7-P-16	<i>Should expansion of the UGB occur a priority shall be given to analyzing whether new school sites are needed; and if needed land for future school sites shall be set aside or designated for future school development.</i>			☐								X	X	X	X		STAFF TIME
		<b>Emergency Management – Fire Protection</b>																
☀	7-P-17 A	<i>Achieve and maintain a minimum ratio of one fire suppression personnel per 1,000 population served or a similar level of response service to meet increased call volumes.</i> Fund additional staff to insure minimum ratio is maintained as population increases occur.		●		☐							CC	X	X	X	X	GF

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☀	7-P-18 A	<i>Ensure facilities, equipment and personnel are adequate to maintain quality of service demands of the community, including but not limited to: fire suppression, Advanced Life Support (ALS), rescue, fire prevention, education, CUPA, and disaster preparedness and management.</i> Expand Fire staffing to provide a Training Officer to insure maintaining compliance to Federal and State safety mandates.		●		☐						CC	X	X	X	X	GF	
☀	7-P-18 B	Continue education and training programs to maintain technical proficiency.				☐							X	X	X	X	GF	
☀	7-P-18 C	Maintain and modernize emergency response facilities, including fire stations, as needed to accommodate population growth.				☐			●				X	X	X	X	IF	
☀	7-P-18 D	Expand, as needed, staffing in the Fire Prevention Bureau to keep pace with increasing development and fire safety inspection impacts.				☐			●				X	X	X	X	GF	
☀	7-P-18 E	Maintain safety department responsiveness to changes in community demographics (i.e. age, ethnicity).				☐							X	X	X	X	GF	
☀	7-P-18 F	Retain a current computed-based records management system to allow monitoring and evaluation of program performance.	●			☐							X	X	X	X	GF	
☀	7-P-18 G	Continue to upgrade means of communication between emergency response personnel and emergency service facilities.	●			☐							X	X	X	X	GF	
☀	7-P-18 H	Continue to upgrade communication systems to maintain responsiveness to wireless calls for service.	●			☐							X	X	X	X	GF	
☀	7-P-18 I	Encourage communication compatibility between local and regional systems.	●			☐							X	X	X	X	GF	
☀	7-P-19 A	<i>Maintain a four minute travel time for a total of 6-minute response time for emergencies within the City.</i> Require that properties outside of the four-minute (travel) response radii utilize fire-resistant materials and maintain fire breaks surrounding residences.				☐							X	X	X	X	STAFF TIME	
☀	7-P-19 B	Ensure that transportation improvements are provided for additional development so as not to adversely impact emergency response times.				●			☐				X	X	X	X	PRIVATE IF	

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	7-P-20 A	<i>Strive to maintain an Insurance Service Office (ISO) rating of Class 3 or better. Work cooperatively with other City departments to insure applicable upgrades and updating of city infrastructure occur in a timely manner.</i>		●		☐				●			X	X	X	X	GF, IF	
☀	7-P-21 A	<i>Maintain and expand the Ambulance Enterprise System to meet continued needs in the District. Provide a third ALS ambulance within the Petaluma Fire Department.</i>		●		☐							X	X	X	X	GF, IF	
☀	7-P-21 B	Establish and implement an ambulance replacement program.	●	●		☐							X	X	X	X	GF	
☀	7-P-21 C	Maintain current EMS training to meet industry standards.				☐							X	X	X	X	GF	
☀	7-P-22 A	<i>Ensure emergency response equipment and personnel training are adequate to follow the procedures contained within the Emergency Operations Plan for a major event, through maintaining and updating, as appropriate, the City's emergency preparedness programs, plans, and procedures to ensure the health and safety of the community in the event of an earthquake or other disaster. Review and update City department Disaster Operation Guides (DOGs) as needed.</i>				☐							X	X	X	X	STAFF TIME	
☀	7-P-22 B	Provide training to all City personnel to remain current with all State and Federal mandated training for disaster preparedness (i.e. NIMS).				☐							X	X	X	X	STAFF TIME	
☀	7-P-22 C	Conduct training exercises for city personnel to simulate man-made or natural disasters.				☐							X	X	X	X	STAFF TIME	
☀	7-P-22 D	Consider the need, and fiscal feasibility, of providing a dedicated Disaster Coordinator.	●	●		☐							X				GF	
☀	7-P-22 E	The Fire Department should provide the training and organization for community based volunteers who can provide localized assistance within their neighborhoods during an emergency.				☐							X	X	X	X	GF	
☀	7-P-23 A	<i>Continue to utilize the Emergency Operations Center (EOC) to provide early warning of and response to all life-threatening hazards, such as earthquakes, floods, landslides, severe storms, and hazardous materials incidents. Evaluate the effectiveness of the EOC facility and consider relocation to other city facilities to improve emergency operations and coordination.</i>				☐							X	X	X	X	GF, IF	

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☀	7-P-23 B	Support the establishment of, and publicize a low power FM radio station with links to the Emergency Alert system and the Petaluma Emergency Operations Center to keep the public informed during emergencies and disasters. Coordinate operation of this station with KPCA.	●			☑						X	X	X	X	STAFF TIME	
☀	7-P-24 A	<b>Ensure that critical facilities, including medical centers, school facilities, and other structures that are important to protecting health and safety in the community, remain operative during emergencies.</b> Work with local hospitals and school districts to coordinate planning, communication and response.			●	☑	●					X	X	X	X	STAFF TIME	
☀	7-P-25 A	<b>Reduce the potential for a catastrophic fire event in the historic Downtown and other areas.</b> Complete the fire sprinkler retrofit installation within the historic Downtown business area.				☑			●			X	X	X	X	STAFF TIME, RD	
☀	7-P-25 B	Maintain and update the business fire safety inspections and pre-incident planning documents (Pre-Plans).				☑						X	X	X	X	GF	
☀	7-P-25 C	Explore requirements and opportunities for direct-link fire alarms.				☑						X	X	X	X	STAFF TIME	
	7-P-26 A	<b>Recognize the value of providing public education in fire safety, first aid/CPR, and accident prevention.</b> Continue early childhood programs.				☑	●					X	X	X	X	STAFF TIME	
	7-P-26 B	Add programs to meet the needs of the elderly (e.g. Senior Safety Program).				☑	●					X	X	X	X	STAFF TIME	
	7-P-26 C	Hire a dedicated, part-time Public Education specialist.				☑							X			GF	
	7-P-26 D	Utilize Petaluma Community Access television and KPCA radio to create and broadcast educational programs regarding disaster preparedness, fire safety, first aid and other public safety issues.	●			☑						X	X	X	X	STAFF TIME	
☀	7-P-27 A	<b>Reduce the impacts of wildland fires.</b> Develop a program and standards to address the increased fire risk associated with development within the Urban Interface areas to the West.				☑						X				STAFF TIME	

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☀	7-P-27 B	Continue the annual Weed Abatement Program.				☑			●				X	X	X	X	FEES	
☀	7-P-27 C	Continue the regulation of fireworks city wide.				☑							X	X	X	X	STAFF TIME	
☀	7-P-27 D	Consider the prohibition of the sale and use of fireworks within the City, with the exception of city sanctioned and permitted events with appropriate City standards in place.				☑							X				STAFF TIME	
☀	7-P-27 E	Conduct regular reevaluation of City-lands designated as Very High or High Fire Hazard Severity Zones.				☑							X	X	X	X	STAFF TIME	
☀	7-P-28 A	<b>Expand the capability of the Fire Department to respond to River related emergencies.</b> With revitalization of the Downtown and the Petaluma River corridor, along with increased river activities, purchase a new rescue/fire boat and relocate it on the River for better response times and increased opportunities for emergency response.				☑								X			IF GF	
	7-P-30 A	<b>Maintain cooperative agreements for mutual aid at a State level and automatic aid at a local level.</b> Review and update as needed to maintain an acceptable level of service within the District.				☑							X	X	X	X	STAFF TIME	
		<b>Emergency Management – Police Services</b>																
☀	7-P-31 A	<b>Maintain a minimum standard of 1.3 police officers per 1,000 population or a similar level of coverage to meet increased service calls.</b> Provide additional staff to ensure the minimum ratio is maintained as the population increases.		●					☑			CC	X	X	X	X	GF	
☀	7-P-32	<b>Develop and use the City's Computer Aided Dispatch System (CAD) and Records Management System (RMS) for analysis of issues, crime trends and response times.</b>											X	X	X	X	STAFF TIME	
☀	7-P-33	<b>Pursue a long-term strategy for funding education and crime prevention programs recognizing that the costs of education and prevention are more effective in reducing crime than the costs of apprehending, prosecuting and</b>											X	X	X	X	GF \$	
☀	7-P-34	<b>Plan for and implement replacing the police station with a facility (either on-site or elsewhere)) of sufficient size to accommodate police operations, community</b>											X	X			IF	

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			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022		
		<i>requirements and the anticipated population growth. Funding of expanded facilities should be addressed through the implementation of adequate Public Facilities fees as identified in the Implementation Plan.</i>													GF	
☀	7-P-35	<i>Incorporate, into new development to the extent deemed appropriate and feasible, the Development Code Urban Design Standards for crime prevention.</i>									X	X	X	X	STAFF TIME	
☀	7-P-36 A	<i>Ensure adequate police staff to provide rapid and timely response to all emergencies and maintain the capability to have minimum average response times. Actions that could be taken to ensure rapid and timely response to all emergencies include:</i> Analyze and monitor factors affecting response time (population growth, police staffing, and community policing programs) and average response times as guidelines based on past experience.		●				☐			X	X	X	X	GF	
☀	7-P-36 B	Maintain, train, and equip special response teams for extraordinary or extremely hazardous emergency incidents.						☐			X	X	X	X	GF	
		<b>Hospitals and Health Care Facilities</b>									X	X	X	X		
	7-P-41 A	<i>Maintain communication with the various major health care facilities (Petaluma Valley Hospital, Kaiser) to ensure that adequate medical facilities and services are provided to meet the varying needs of the community.</i> Work with the Petaluma Health Care District to achieve superior health care and emergency care facilities.		☐							X	X	X	X	STAFF TIME	
	7-P-41 B	Support expansion of health care facilities to match the growing population and changing demographics of the community.		●	☐						X	X	X	X	STAFF TIME	
	7-P-42 A	<i>Recognize the health benefit of a ‘walkable’ community with neighborhood access to parks and trails.</i> As development occurs, ensure that connectivity is established to recreational amenities and retail opportunities.			☐		●		●		X	X	X	X	STAFF TIME	
	7-P-42 B	Maintain communication with the health care industry to incorporate new means of sustaining a healthy community environment.		☐							X	X	X	X	STAFF TIME	

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<b>8. WATER RESOURCES</b>																
		<b>Water Supply and Demand</b>														
☀	8-P-1 A	<i>Optimize the use of imported water from the SCWA to provide adequate water for present and future uses.</i> Prepare, implement, and maintain long-term, comprehensive water supply plans and options in cooperation with the appropriate state and federal agencies, regional authorities, water utilities, and local governments.								☐		X	X	X	X	IF FEES
☀	8-P-1 B	Support regional efforts towards ensuring that imported water is reliable, cost-effective, and is of high quality.								☐		X	X	X	X	STAFF TIME
☀	8-P-3	<i>Work with the Sonoma County Water Agency on the South Transmission System Project to develop the parallel aqueduct along the City's preferred eastside alignment in order to improve reliability of water supplies.</i>										X	X	X	X	STAFF TIME, IF
☀	8-P-4 A	<i>The City shall routinely assess its ability to meet demand for potable water.</i> The City shall continue to monitor the demand for water for projected growth against actual use, and ensure that adequate water supply is in place prior to, or in conjunction with, project entitlements.			●					☐		X	X	X	X	STAFF TIME, IF
☀	8-P-4 B	The City planning staff will discuss water supply with the developer for each new development early in the planning process and inform Water Resources staff of upcoming demands as provided by the applicant.			☐				●	●		X	X	X	X	STAFF TIME
☀	8-P-4 C	The City shall maintain a tiered development record to monitor pending and projected developments to allow a reasonable forecast of projected water demand.			☐					●		X				STAFF TIME
☀	8-P-4 D	The City shall upgrade utility billing software as necessary to provide the ability to efficiently track and project water demand trends including, but not limited to, the following parameters. ● Land use categories ● Customer classifications	☐							●		X	X	X	X	STAFF TIME
☀	8-P-5 A	<i>Develop alternative sources of water to supplement imported supply.</i> Expand the use of recycled water to offset potable demand.								☐		X	X	X	X	STAFF TIME
☀	8-P-5	Expand water conservation to further improve the efficient use of potable								☐		X	X	X	X	STAFF

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			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022	2023 -		
	B	water.														TIME	
☀	8-P-5 C	Continue to use groundwater to meet emergency needs.								☑		X	X	X	X	STAFF TIME	
☀	8-P-6 A	<i>The City shall utilize the Water Demand and Supply Analysis Report, June 2006 and any amendments thereto, for monitoring, assessing and improving the City's municipal water supply.</i> Require implementation of adopted Water Master Plan through conditions of approval for all public and private development.								☑		X	X	X	X	STAFF TIME	
☀	8-P-7	<i>Limit the provision of potable water service to lands within the Urban Growth Boundary with the exception of the provisions outlined in the Urban Growth Boundary measure and incorporated into Chapter 2 Land Use, Growth Management, and the Built Environment.</i>								☑		X	X	X	X	STAFF TIME	
	8-P-8 A	<i>Provide timely responses to customer service requests and improve educational opportunities.</i> Implement monthly utility billing.	●							☑		X	X	X	X	STAFF TIME	
	8-P-8 B	Convert to an automated meter reading system (AMR).	●							☑		X				IF FEES	
	8-P-8 C	Provide additional information to customers on their water use through utility billing and new technology, such as web-based service programs. Additional information shall include amount of water used by tier for the current billing period, charge for each tier, amount of water used for wastewater charge during the current billing period, and recent water use history.	●							☑		X	X	X	X	STAFF TIME	
	8-P-8 D	Expand community service programs such as: <ul style="list-style-type: none"> <li>• Conducting customer statistical analyses.</li> <li>• Conducting consumer surveys.</li> <li>• Providing customer leak detection services.</li> <li>• Participating in the Business Water Project by the Business Environmental Alliance.</li> <li>• Developing a community recognition program that recognizes efforts to implement Best Management Practices.</li> </ul>								☑		X	X	X	X	STAFF TIME	

Mitigation	General Plan Program Number	GENERAL PLAN PROGRAM	Responsible Department/Agency [● indicates implementation responsibility, M indicates monitoring responsibility]									5-Year Implementation Cycle				Cost Estimate 2008 \$ Unless otherwise indicated by [year]	Year of Implementation or Change
			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022	2023 -		
		<b>Recycled Water</b>															
☀	8-P-9 A	<i>Provide tertiary recycled water for irrigation of parks, playfields, schools, golf courses and other landscape areas to reduce potable water demand. Expand the Ellis Creek Water Recycling Facility to provide tertiary and secondary recycled water as outlined in the Recycled Water Master Plan.</i>									☑		X	X	X	X	FEES IF
☀	8-P-9 B	Operate and maintain the Ellis Creek Water Recycling Facility to produce recycled water to meet or exceed current regulatory standards.									☑		X	X	X	X	FEES
☀	8-P-10 A	<i>The City may require the use of recycled water through the City development review process. New development may be required to install a separate recycled water system as deemed necessary and appropriate by the City to offset potable demand.</i>			●						☑		X	X	X	X	PRIVATE
☀	8-P-10 B	Evaluate where the most appropriate potable water offset improvements can be implemented.			●						☑		X	X	X	X	STAFF TIME
☀	8-P-10 C	Determine the appropriate means of potable offset. Individual project systems may be required in addition to City-required improvements and/or fees relating to the recycled water offset system.									☑		X	X	X	X	STAFF TIME
☀	8-P-11	<i>The City may continue to work with agricultural users to reuse secondary recycled water. In addition, the City may purchase land as a backup reuse site, if deemed necessary and appropriate to meet system needs.</i>											X	X	X	X	STAFF TIME
☀	8-P-12	<i>Provide water of adequate quality and quantity to meet customer needs. The City, at its' sole discretion, during the environmental review and entitlement process, will determine whether a given customer's supply will be potable water, tertiary recycled water, secondary recycled water, groundwater, or a combination of these.</i>											X	X	X	X	STAFF TIME
☀	8-P-13 A	<i>Work to convert existing potable water customers identified under the City's Recycled Water Master Plan to tertiary recycled water as infrastructure and water supply becomes available. Require implementation of adopted Recycled Water Program improvements through conditions of approval for all public and private development.</i>									☑		X	X	X	X	STAFF TIME IF FEES

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			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022	2023 -					
		<b>Wastewater</b>																		
☀	8-P-14	<i>The water recycling facility shall be operated and maintained in compliance with all State and Federal permit requirements.</i>										X	X	X	X	STAFF TIME				
☀	8-P-15 A	<i>Capacity of the water recycling facility shall be maintained, and expanded as necessary, to keep pace with the city's growth.</i> Require implementation of adopted Water Recycling Facility Master Plan and distribution program improvements through conditions of approval for all public and private development.			●						☐	X	X	X	X	STAFF TIME IF FEES				
☀	8-P-16 A	<i>Comply with the current Statewide General Waste Discharge Requirements concerning the operation and maintenance of the City's sanitary sewer collection system.</i> Perform condition assessment of existing facilities.										☐	X	X	X	X	100K			
☀	8-P-16 B	Survey facilities and maintain current system maps.										☐	X	X	X	X	STAFF TIME			
☀	8-P-16 C	Perform regular cleaning and inspection to help eliminate sanitary sewer overflows.										☐	X	X	X	X	STAFF TIME			
☀	8-P-16 D	Fund collection system infrastructure replacement on a 100-year life cycle.										☐	CC	X	X	X	X	1M		
☀	8-P-16 E	Regularly update the sanitary sewer flow model and make improvements necessary to support development.										☐	X	X	X	X	STAFF TIME			
		<b>Water Conservation</b>																		
☀	8-P-18 A	<i>Reduce potable water demand through conservation measures.</i> Implement the Water Conservation Plan that incorporates conservation measures beyond the Best Management Practices developed by the California Urban Water Conservation Council.												☐	X	X	X	X	STAFF TIME	
☀	8-P-18 B	Continue to expand the application of Water Conservation Best Management Practices.												☐	X	X	X	X	STAFF TIME	
☀	8-P-18 C	Implement the City's Water Drought Contingency Plan to assist citizens in reducing water use during periods of water shortages and emergencies.												☐					STAFF TIME	

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			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022			2023 -
☀	8-P-18 D	Revise the City's Landscape Ordinance to encourage, or as appropriate require, the use of water-efficient landscaping.			●		☐			●		X				STAFF TIME	
☀	8-P-18 E	Regularly update regulations, codes and agreements to implement water conservation and discourage wasteful use of water.								●	☐	X	X	X	X	STAFF TIME	
☀	8-P-18 F	Enforce conservation measures that eliminate or penalize wasteful uses of water								☐		X	X	X	X	STAFF TIME	
		<b>Groundwater Supply</b>															
☀	8-P-19 A	<i>Ensure adequate water supply during emergency situations by developing potential groundwater resources and aquifer storage capacity, combined with management of surface water, to meet overall emergency water supply objectives. The City's groundwater resources shall be preserved to meet emergency needs and to offset peak demands.</i> The City will develop additional wells to supply the average minimum month water demand.								☐		X	X	X	X	STAFF TIME IF FEES	
☀	8-P-19 B	Work cooperatively with the County of Sonoma to protect and preserve Petaluma groundwater resources, including the preservation and enhancement of significant recharge areas within the Petaluma Watershed.			●					☐		X	X	X	X	STAFF TIME	
☀	8-P-19 C	Evaluate the need and feasibility of developing limited wellhead treatment facilities to insure water quality requirements.								☐		X	X	X	X	STAFF TIME IF, FEES	
☀	8-P-19 D	Preserve oak woodlands, upland native grassland, and wetland areas identified as contributing to groundwater recharge; at a minimum for areas identified within the Groundwater Feasibility Study, Technical Memo 4, dated February 2004 (Technical Appendix Volume 4).			☐					●		X	X	X	X	STAFF TIME	
	8-P-20 A	<i>Manage groundwater as a valuable and limited shared resource by protecting potential groundwater recharge areas and stream sides from urban encroachment within the Petaluma watershed.</i> [See, at a minimum, those areas defined as possible recharge areas set forth in Technical Appendix Volume 4, Groundwater Feasibility Study, 2004, or revisions thereto.] Control construction of impervious surfaces in groundwater recharge areas.			☐					●		X	X	X	X	STAFF TIME	

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			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022		
		Potential recharge area protection measures at sites in groundwater recharge areas include, but are not limited to: <ul style="list-style-type: none"> <li>Restrict coverage by impervious materials;</li> <li>Limit building or parking footprints;</li> <li>Require construction of percolation ponds on site.</li> <li>Require surface drainage swales</li> </ul>														
	8-P-20 B	Urge the County when reviewing development applications, to examine the combined impacts of new septic tanks placed in proximity to wells and the ability to maintain adequate protection of groundwater resources. The County should examine the cumulative impacts of the allowed development densities in the West Petaluma Specific Plan area and compare the results to established water quality standards. Test wells should be required prior to issuing any building permits.			●					●	SC 3	X	X	X	X	STAFF TIME
		<b>Water Distribution</b>														
	8-P-22 A	<i>Invest in the maintenance, repair and replacement of the water utility infrastructure.</i> Fund pipeline infrastructure replacement based on a 100-year life cycle.								●	CC	X	X	X	X	1M
	8-P-23 A	<i>Provide storage facilities to serve twice the average daily water demand.</i> Design and construct additional storage facilities as necessary.								●		X	X	X	X	STAFF TIME IF, FEES
	8-P-24 A	<i>Water quality shall be maintained to meet local, State, and Federal standards.</i> Maintain water storage reservoir coatings on a 20-year life cycle.								●		X	X	X	X	STAFF TIME IF
	8-P-24 B	Continue to perform routine directional water main flushing and testing.								●		X	X	X	X	STAFF TIME
	8-P-26 A	<i>Encourage continued development of the City's water supply and distribution system to meet established system pressure and fire flow standards (including reservoirs, mains, and hydrants).</i> The City will implement water distribution improvements identified in the Water Distribution System Master Plan to provide design pressure and flows to each part of the City's water distribution system.								●	●	X	X	X	X	IF PRIVATE

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			Admin Serv.	City Manager	Community Development	Fire	Parks and Recreation	Police	Public Works	Water Resources	Body and/or Agency	2008-2012	2013-2017	2018-2022			2023 -
	8-P-28 A	<i>The area upstream of the Corps weir, and below the confluence of Willowbrook Creek with the Petaluma River, located within the 1989 FEMA floodplain (and any amendments thereto) and adjacent to the Petaluma River, shall include a Petaluma River Corridor (PRC) set aside for the design and construction of a flood terrace system to allow the River to accommodate a 100-year storm event within a modified River channel, to the extent feasible given existing physical and natural constraints.</i> The Water Resources and Conservation Department shall work with the Community Development Department to insure the PRC and applicable improvements are implemented.			●		●					X	X	X	X	STAFF TIME	
	8-P-28 B	Maintenance, in perpetuity, of the PRC and applicable flood terrace, storm water flow capacity, environmental habitat and public access improvements shall be maintained, through a funding mechanism approved by the City.	●		●		●		●			X	X	X	X	STAFF TIME	
	8-P-29 A	<i>The City of Petaluma, SCWA, Sonoma County and other responsible agencies shall be encouraged to work together in order to create and adopt a flood management plan, or plan amendment to the Petaluma River Watershed Master Drainage Plan (SCWA, June 2003), for the Petaluma River watershed implementing the following regional surface water solutions, or a reasonable segment thereof:</i> Establish a Petaluma River and creek corridor setback for the design and construction of a flood terrace system to allow the Petaluma River (Corona and Denman Reaches), along with Willowbrook, Marin, and Liberty Creeks to accommodate a 1% (100-year) storm event within a modified channel section, to the extent possible given natural and physical constraints.		●					●	CC	X					STAFF TIME	
	8-P-29 B	Work with Sonoma County to create interim development standards for that setback area until such time as studies are concluded and approved by Sonoma County, the SCWA, the City of Petaluma, and other responsible agencies. Thereafter all lands affected shall set aside the necessary river and/or creek corridor areas and, as development occurs, shall undertake the identified surface water containment enhancement improvements to accommodate improvements envisioned in Program A, above. The following components, at a minimum, shall be included in the interim development standards called for above:			●				●			X	X	X	X	STAFF TIME	

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		<ul style="list-style-type: none"> <li>Compliance with No Net Fill.</li> <li>Elevation of finished floor at least two feet above Base Flood Elevation (BFE).</li> <li>Construction of a flood terrace in the setback area to convey the 1% (100-year) design storm, to the extent possible, in accordance with City and SCWA requirements.</li> <li>Payment of an hydraulic/hydrology model update fee for evaluating the proposed project, the cumulative impacts and the related mitigations, to the regional surface water conveyance system.</li> <li>Payment of a proportionate share of regional flood reduction mitigation costs.</li> </ul>														
	8-P-29 C	The City will work with the County to ensure that zero net fill policies are enforced within the unincorporated area for areas within the regulatory floodplain of the Petaluma River and its tributaries.			●					●		X				STAFF TIME
	8-P-29 D	Working with Sonoma County, the City shall develop a plan and identify funding opportunities to acquire and remove existing structures within the regulatory floodway of the Petaluma River and its tributaries. The Plan shall be updated as needed to maintain consistency with changes in regulatory mapping of the floodway.		●	●					●	SC 2	X	X	X	X	STAFF TIME
	8-P-29 E	Participate with the County in implementation of the regional components of the Petaluma River Watershed Master Drainage Plan (SCWA, June 2003), Petaluma River Floodplain Management Plan (City of Petaluma, October 2001, Petaluma River Access and Enhancement Plan (City of Petaluma, May 1006, Sonoma County General Plan 2020 (Public Safety Element) and the City of Petaluma General Plan 2025.			●				●	●	SC 2	X	X	X	X	STAFF TIME
	8-P-30 A	<i>Within a 200' setback from centerline of the Petaluma River, within the UGB, no additional development shall be permitted on lands within that 400' wide corridor, given natural and physical constraints, unless the proposed development fully complies with the interim development standards as defined in 8-P-29 B, until such time as the study referred to in Policy 8-P-29-B is concluded and approved by the SCWA and City of Petaluma. Thereafter all lands affected shall set aside the necessary river and/or creek corridor areas</i>			●				●	●		X	X	X	X	STAFF TIME IF PRIVATE

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		<i>and, as development occurs, shall undertake the identified surface water containment enhancement improvements.</i> The watershed model, XP-SWMM or updates thereto, shall be maintained, in cooperation between the City and SCWA, to assist in the evaluation of development proposals and in the design of regional watershed improvements to reduce flood elevations.															
	8-P-30 B	Proposed development applications may be charged a model update fee to cover costs associated with evaluating a specific proposal for project specific and cumulative impacts to the regional surface water system.			●					●	☐		X	X	X	X	FEES
	8-P-30 C	On-site and off-site improvements, deemed necessary by the City of Petaluma, to reduce the surface water impacts associated with a specific development proposal shall be designed, constructed, and maintained in perpetuity at the cost of the development associated with said impacts.			●		●			●	☐		X	X	X	X	PRIVATE IF
	8-P-31 A	<i>In accordance with the studies undertaken for the Corps Flood Protection Project, existing areas subject to periodic surface water inundation and containment, within the Corona and Denman Reaches (Lynch Creek confluence with the Petaluma River upstream to the Old Redwood Highway over-crossing of Willowbrook Creek), shall be preserved and enhanced where feasible to reduce localized flooding.</i> The Department of Water Resources and Conservation shall work with the SCWA and the Community Development Department to insure the protection afforded by the Payran Corps Flood Protection Project is not compromised by proposed development.			●					●	☐		X	X	X	X	STAFF TIME
	8-P-31 B	Continue to work with SCWA for the on-going efforts to maintain or improve historic channel capacity for flood waters.									☐		X	X	X	X	STAFF TIME
	8-P-32 A	<i>Areas within the Petaluma watershed, outside of the City of Petaluma, which are subject to periodic surface water inundation and containment, should not be modified in any manner to reduce the historic storage characteristics and capacity.</i> Department of Water Resources & Conservation shall work with Sonoma County, SCWA, and other responsible agencies to preserve and expand detention basin capacity within the Petaluma River watershed and maintain or			●						☐		X	X	X	X	STAFF TIME

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		reduce peak discharge volumes from Willowbrook, Marin, Liberty and Lichau Creeks.															
	8-P-32 B	The City shall work with the County of Sonoma to establish a zero net fill policy for areas within the regulatory floodplain within the Petaluma River watershed in order to preserve and enhance basin capacity, to secure areas for detention basins and to ensure no detrimental impact to downstream flows, including the increase in peak discharge volumes in the downstream areas.			●					☐	SC1 SC2 SC3	X					STAFF TIME
	8-P-33 A	<i>The City shall continue to implement mandatory zero-net fill upstream of the Payran transition weir, and when appropriate, utilize zero-net runoff, to assess site-specific impacts and identification of mitigations.</i> The Development Code shall be amended to include the dirt, existing or fill, between the regulatory 100-year flood elevation and the required minimum elevation for the first finished floor in the calculation of zero-net fill displacement or placement. Any project within an area subject to inundation in a 1% (100-year) storm event shall include site specific analysis of impacts and identification of mitigations.			☐					●		X	X	X	X		PART OF 1-P-1 A
		<b>Surface Water Management</b>															
	8-P-35 A	<i>Protect private and public properties and capital investments including those designed to minimize flooding potential.</i> Work with SCWA, regulatory agencies, and/or property owners, as appropriate given maintenance authority, to insure maintenance of the engineered channels, natural creeks, and enclosed surface water system.								☐	SC2	X	X	X	X		STAFF TIME
	8-P-35 B	Support continuation of Zone 2A parcel tax for funding regional surface water improvements.		●						●	☐	CC	X	X	X	X	STAFF TIME
	8-P-35 C	Work with regulatory and advisory agencies to facilitate preservation and environmental enhancement of the natural corridor for species of importance and native to the area.			●					☐		X	X	X	X		STAFF TIME
	8-P-35 D	Promote public education and stewardship of the riparian corridors.			●		●			☐		X	X	X	X		STAFF TIME
	8-P-35 E	Work with the U.S. Army Corps of Engineers to dredge the river channel downstream of the transition weir to maintain the 100-year design conveyance		●						●	☐	X	X	X	X		STAFF TIME

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		capacity and navigable channel.															
	8-P-35 F	Initiate the formation of an Assessment District, or other funding mechanism, to ensure periodic dredging occurs and the dredge materials disposal site is maintained.	●	●						●	☐		X	X	X	X	STAFF TIME
	8-P-35 G	The City shall continue to inspect and maintain the conveyance capacity of open channels and the piped system within our authority.								●	☐		X	X	X	X	STAFF TIME
	8-P-35 H	The City shall facilitate and advise property owners to ensure the maintenance of privately owned creeks and channels (e.g. Kelly Creek). Assistance may include facilitation of regulatory permitting and design standards.									☐		X	X	X	X	STAFF TIME
	8-P-35 I	Continue to evaluate, and take appropriate action, to monitor and maintain the adequacy, safety, and strength of existing berms and levees and other flood protection/reduction facilities.									☐		X	X	X	X	STAFF TIME
	8-P-35 J	The Development Code shall require the identification of any disposal site for excavated soil and require that any disposal be located outside the regulatory floodplain within the Planning Referral Area.			☐						●		X				PART OF 1-P-1 A
	8-P-35 K	Monitor changes in tide elevations and related effects on Petaluma River tidal levels over time in order to determine if there is a trend that increases the level of Mean Higher High Water, as determined by the Corps of Engineers. <ul style="list-style-type: none"> <li>Assess the effect of any such trend or changes on “habitable” dwellings in the regulatory floodplain.</li> </ul>									☐		X	X	X	X	STAFF TIME
	8-P-35 L	Require flood protection of new or significantly remodeled first floor habitable structures within the regulatory floodplain.			☐						●		X	X	X	X	STAFF TIME
	8-P-35 M	Continue to monitor precipitation data in order to maintain current data in the XP-SWMM model.									☐		X	X	X	X	STAFF TIME
	8-P-35 N	Improve the data available for the XP-SWMM model. Add stream level gages at the following locations: <ul style="list-style-type: none"> <li>Petaluma River at Petaluma Blvd (southbound bridge)</li> <li>Petaluma River at the railroad trestle bridge downstream of Corona Creek</li> <li>Corona Creek at McDowell Blvd.</li> </ul>									☐	sc2	X 4	X 3	X 3	X	STAFF TIME IF FEES

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		<ul style="list-style-type: none"> <li>• Capri Creek at McDowell Blvd.</li> <li>• Adobe Creek at Lakeville Road</li> <li>• Lynch Creek at Maria Dr.</li> <li>• Lynch Creek at McDowell Blvd. or HWY 101 (northbound)</li> <li>• Washington Creek at McDowell Blvd. or HWY 101 (northbound)</li> <li>• East Washington Creek at Washington St.</li> <li>• Petaluma River at HWY 101 (southbound bridge)</li> </ul>														
	8-P-37 A	<p><i>No new inhabited structure or development shall be permitted within that portion of properties containing areas of water depths exceeding one foot as illustrated in Figure 8-2, unless mitigation and/or on-site or off-site improvements are constructed to reduce the 100-year flood depth to less than 1'.</i></p> <p>The City shall maintain a 2-D model of the Petaluma River within the City of Petaluma and continue to work with SCWA to achieve a 2-D model for the Petaluma Watershed.</p>			●					☐	PC, CC	X	X	X	X	STAFF TIME IF
	8-P-37 B	Utilizing the 2-D model, the City of Petaluma will work with SCWA to identify, design, fund, and construct regional solutions to minimize the flooding impacts associated with historic and increasing out-of-bank flows which occur from increasing storm flow and velocity from out-of-City areas into the City.		●						☐	CC SC2	X	X	X	X	STAFF TIME
	8-P-37 C	Working with Sonoma County, the City will continue to ensure that zero net fill policies are enforced within the unincorporated area for areas encumbered by the regulatory floodplain of the Petaluma River.			●					☐	SC2 SC3	X	X	X	X	STAFF TIME
	8-P-37 D	Utilizing an approved modeling tool, the City shall diligently pursue the remapping of the regulatory Floodway and Floodplain, through the Corps of Engineers, following the completion of the Payran Reach Corps project.			●					☐		X				STAFF TIME IF
	8-P-37 E	Working with Sonoma County, the City shall develop a plan and identify funding opportunities to acquire and move, relocate, or demolish housing, which remain located within the regulatory Floodway, once remapping occurs.			☐					●						STAFF TIME IF, \$
	8-P-37 F	Until remapping of the regulatory floodplain occurs, new residential development in the 100-year flood boundary area, as illustrated in Figure 8-1, with depths of less than one foot of water during a 100-year storm event will			●					☐		X	X	X	X	STAFF TIME

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		be required to elevate the lowest floor two feet (2') above the BFE as determined by the City 2-D model.															
	8-P-37 G	New non-residential development in the 100-year flood boundary area, as illustrated in Figure 8-1, with less than one foot of water depth during a 100-year storm event will be required to provide flood protection at least 1 foot above the BFE, or elevate the lowest floor two feet above the BFE.			●								X	X	X	X	STAFF TIME
	8-P-37 H	After remapping of the FEMA floodway/floodplain, residential development shall be prohibited on the first floor of structures within the regulatory floodplain.			●								X	X	X	X	STAFF TIME
	8-P-37 I	After remapping the City should pursue acquisition of properties in the regulatory Floodway and seek funding for implementation of surface water improvements and riparian habitat enhancements.			●								X	X	X	X	STAFF TIME \$
		<b>Water Quality</b>															
☀	8-P-38 A	<i>All development activities shall be constructed and maintained in accordance with Phase 2 National Pollutant Discharge Elimination System (NPDES) permit requirements.</i> The Water Resources and Conservation Department shall review, and have the authority to conditionally approve, all development permits to insure compliance with NPDES Phase 2 requirements.			●								X	X	X	X	STAFF TIME
☀	8-P-38 B	Maintain, update as needed, and implement the City's Storm Water Management Plan to retain a current storm water discharge permit with the California Regional Water Quality Control Board.											X	X	X	X	STAFF TIME
☀	8-P-38 C	A funding mechanism, such as a storm water utility fee, shall be implemented by the City to insure a dedicated source of funds is available for all surface water drainage system maintenance and improvement needs.		●									X	X	X	X	STAFF TIME IF

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<b>9. ECONOMIC HEALTH &amp; SUSTAINABILITY</b>																			
<b>Economic Vitality and Opportunity</b>																			
	9-P-1 A	<p><i>Retain and attract 'basic' economic activities that bring dollars into the local economy by exporting products and services.</i></p> <p>Regularly assess and identify economic activities that are locally desirable. Employment uses that advance the objective of a sustainable economy are particularly desirable. Techniques for enhancing local economic sustainability include:</p> <ul style="list-style-type: none"> <li>Utilizing inputs (goods, services, etc.) that can be obtained locally,</li> <li>Serving unmet local demands for goods, services, and intermediate products,</li> <li>Generating revenue for the City to sustain and expand City services as deemed appropriate and necessary by the community,</li> <li>Providing jobs for un- and under-employed segments of the work force,</li> <li>Avoiding pollution of air or water resources,</li> <li>Paying wages commensurate with the cost of living in Petaluma,</li> <li>Working to ensure that diverse employment opportunities exist for residents,</li> <li>Other employment uses that do not violate the economic sustainability objectives listed above.</li> <li>Support training programs that promote career ladders.</li> </ul>	●	●	●								X	X	X	X	STAFF TIME		
	9-P-1 B	<p>Target desirable and diverse economic activities for recruitment and retention. Survey such uses where they exist in the Bay Area and adjoining counties to determine:</p> <ul style="list-style-type: none"> <li>Their location needs,</li> <li>The provision of educational opportunities,</li> <li>Skills, qualifications, and attributes of our local work force,</li> <li>The appropriateness of Petaluma sites for their operations,</li> <li>Desirable components of an economic development program targeted to such activities. (See discussion in box, "Keys to a Comprehensive Economic Strategy."), and,</li> </ul>	●	●	●									X	X	X	X	STAFF TIME	

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		<ul style="list-style-type: none"> <li>The relative and economic advantage of our area and the availability of a diverse work force.</li> </ul>														
	9-P-2 A	<p><i>Ensure new commercial development will have a net positive impact on Petaluma's economy, existing businesses, city finances and quality of life.</i></p> <p>Consider the need when reviewing commercial development proposals over a specific size in building area per occupant to obtain a fiscal/economic analysis, as a component of the project's entitlement process, of the impacts on Petaluma's economy, existing businesses, local workforce and city finances.</p>	●	●	●							X	X	X	X	STAFF TIME
	9-P-2 B	Develop a means to track, monitor, and analyze the ongoing health and diversity of Petaluma's retail assets and opportunities.	●	●								X	X	X	X	STAFF TIME
	9-P-3 A	<p><i>Provide an array of employment opportunities to existing and future residents by assuring diversity in Petaluma's industry and enterprise mix.</i></p> <p>Encourage the retention of existing businesses including, but not limited to:</p> <ul style="list-style-type: none"> <li>Maintaining open channels of communication between the business community and City government so that City staff and policy makers will remain informed of the needs of employers.</li> <li>Formulating guidelines for planned intensification of employment sites, to encourage expanding businesses to remain. Such guidelines would permit employment densification at suitable sites including, potentially, increases in FAR and/or facilitation of multi-level parking.</li> </ul>	●	●	●							X	X	X	X	STAFF TIME
	9-P-4 A	<p><i>Establish the informational and planning capacity needed to define, encourage, and support sustainable economic development.</i></p> <p>Identify and track employment indicators, including employment by sector and unemployment by labor force segment, and patterns of in- and out-commuting. Identify and track business indicators, including:</p> <ul style="list-style-type: none"> <li>Sales and use tax revenues</li> <li>Property tax revenues</li> <li>Transient occupancy tax (TOT) revenues</li> <li>Business licenses (for new businesses)</li> <li>Business license revenues (for changes in status or economic condition of existing businesses)</li> </ul>	●	●								X	X	X	X	STAFF TIME

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		<ul style="list-style-type: none"> <li>• Employment (e.g. by North American Industry Classifications)</li> <li>• Business investment</li> <li>• Per-capita income</li> </ul>															
	9-P-4 B	<p>Identify and track residential and nonresidential market indicators, including:</p> <ul style="list-style-type: none"> <li>• Number of housing units built per year;</li> <li>• Number of housing units (new and existing) sold per year;</li> <li>• Housing prices;</li> <li>• Residential land prices;</li> <li>• Supply of housing in price ranges affordable to Petaluma workers in all income ranges;</li> <li>• Office, retail, and industrial rents;</li> <li>• Amount of new nonresidential building space completed per year;</li> <li>• Office, retail, and industrial vacancy rates;</li> <li>• Development trends including, but not limited to, land absorption rates and density/intensity yields.</li> </ul>	●	●	●							X	X	X	X	STAFF TIME	
	9-P-4 C	<p>Identify constraints inhibiting desired development are promptly identified by monitoring development conditions, including:</p> <ul style="list-style-type: none"> <li>• The supply of sites for economic development to assure that Petaluma has a sufficient supply of land suitable for desired types of commercial and industrial uses in the desired locations (see Land Use Element).</li> <li>• The transportation network to assure that it is adequate to accommodate desired amount and pattern of growth. In particular, assure that sufficient capacity is available to support centers of economic activity (see Mobility Element).</li> <li>• Infrastructure conditions to maintain sufficient capacity for expected growth.</li> </ul>		●	●								X	X	X	X	STAFF TIME
	9-P-4 D	<p>Annually prepare an “Asset Status Report,” for consideration and review by the City Council on the monitoring of economic indicators and development conditions, commenting on Petaluma’s competitiveness, and identifying obstacles to desired development by type (e.g. housing, employment) and in</p>	●	●	●								X	X	X	X	STAFF TIME

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		identified areas of special interest (e.g., Downtown, the riverfront, the Washington Street corridor, etc.), and suggesting corrective responses.														
	9-P-5 A	<p><i>Monitor availability of adequate land, transportation, and infrastructure for desired types of growth to meet the community's economic vitality goal.</i></p> <p>Identify sites for future employment uses. Implementation may include the following:</p> <ul style="list-style-type: none"> <li>• Inventory recent major employment development projects in Petaluma and in other North Bay communities (e.g., Novato, Rohnert Park, Santa Rosa, Napa) to determine the characteristics of sites that have attracted these uses.</li> <li>• Assess Petaluma's site inventory in terms of its attractiveness for recent developments that (a) respond to suitability concerns and (b) have been developed in the North Bay in recent years.</li> <li>• Identify particularly developable sites for the types of uses most desired; e.g., employment uses of higher employment densities (&gt;1 employee: 350 sq. ft. and/or FAR exceeding 0.4), because such uses 1) offer more employment opportunities per unit of land and 2) generally have higher building values per unit of land than uses with lower employment densities. Directive planning tools (area plans or zoning) can be used to encourage higher density development in these areas.</li> <li>• Implement design guidelines in the CPSP; and create guidelines for non-residential areas outside the CPSP where significant new development is expected, for the purpose of strengthening the concept of Petaluma as a distinct environment for employment, retail, and tourism activities.</li> </ul>	●	●	●				●	●	X	X	X	X	STAFF TIME	
	9-P-5 B	<p>Facilitate development for economic activity on appropriately-designated sites.</p> <ul style="list-style-type: none"> <li>• Review zoning requirements and design guidelines to identify obstacles to economic development of the types desired.</li> <li>• Provide an expedited approval process for projects that conform to City development guidelines and design criteria.</li> </ul>		●	●							X	X	X	X	STAFF TIME

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		<ul style="list-style-type: none"> <li>Monitor the project approval process and revise it, as necessary, to assure that it is business-friendly.</li> </ul>																
	9-P-6 A	<p>Realize adequate City revenue from its economic base to sustain the public services and infrastructure needed by local residential, commercial and industrial activities.</p> <p>Maintain master plans for utilities and other infrastructure systems to assure sufficient coverage and capacity for future economic development.</p>	●	●	●		●		●	●		X	X	X	X	STAFF TIME		
	9-P-6 B	Identify funding sources for infrastructure improvements and community facilities that benefit the City as a whole (in contrast to specific development projects); assure the availability of funding for those upgrades and facilities, including continued maintenance.	●	●			●		●	●		X	X	X	X	STAFF TIME IF		
	9-P-6 C	Formulate and adopt a financing strategy for infrastructure expansions to assure sufficient ongoing capacity, giving priority to economic development by type (e.g., basic economic uses, activities meeting sustainability criteria, etc.) and by area (within designated redevelopment areas) that reflect the community's economic goals.	●	●			●		●	●		X		X		STAFF TIME RD		
	9-P-6 D	Formulate a strategy for assuring future maintenance of the Petaluma River as a navigable waterway (i.e., dredging) in the event that existing large industrial users relocate to non-river-based sites. Such a strategy would include, for example, monitoring of navigability, funding sources for dredging and other maintenance needs, etc.	●	●						●		X				STAFF TIME IF \$		
	9-P-6 E	Encourage an adequate supply of workforce housing (see Housing Element).			●											N/A		
	<b>Economic and Social Sustainability</b>																	
	9-P-7 A	<p>Plan jointly for economic development, housing, and transportation to assure that the collective effect of change in each area will support movement toward enhanced sustainability over the planning horizon.</p> <p>Promote and enhance inter-connectivity and communication between City departments, community organizations, businesses, utilities, and citizens to insure economic goals are achieved.</p>		●	●					●	●	CC PAC	X	X	X	X	STAFF TIME	
	9-P-9	Incorporate sustainability as a characteristic of Petaluma's image.		●	●					●			X	X	X	X	STAFF	

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	A	Attract/retain/expand businesses that incorporate the concept of sustainability in their operation: <ul style="list-style-type: none"> <li>Adapt criteria to the City's green building program.</li> <li>Consider incentives for proposals that meet the City's criteria.</li> </ul>													TIME	
	<b>Retail Sector</b>															
	9-P-12 A	<i>Maintain and expand Downtown as a hub of commercial and retail activity with residential opportunities.</i> <i>Downtown is Petaluma's landmark retail center. The vitality of Downtown as an area of retail, restaurant, civic, river orientation and access, and visitor use is important in itself and as an influence on the perception of Petaluma's overall retail strength. Downtown policies are presented in Section 9.4.</i> Reinforce the role of Downtown Petaluma as the City's economic center.		●	●							X	X	X	X	
	9-P-12 B	Encourage the establishment and viability of arts and cultural attractions and programs to support and complement retail activity.		●	●		●					X	X	X	X	
	9-P-12 C	Identify types of retail and office uses that are particularly suited to and supportive of the Downtown area, and encourage those uses to locate Downtown.		●	●							X	X	X	X	
	9-P-12 D	Increase Downtown's current level of concentration by continuing to encourage ground-floor retail while increasing intensity of use (office, visitor-serving, housing) on upper floors.		●	●							X	X	X	X	
	9-P-12 E	Maintain Downtown's image as Petaluma's center.		●	●							X	X	X	X	
	9-P-12 F	Reinforce Downtown's "central place" role by strengthening visual and pedestrian connections to the Riverfront and the neighborhoods, sponsoring public events and cultural events, expanding visitor-related uses, retaining City offices in the Downtown area, and enforcing an urban design character that maintains the area's image.		●	●				●		CC PAC	X	X	X	X	
	9-P-12 G	Maintain Downtown's role by encouraging specialized uses and activities appropriate to Downtown from locating elsewhere in Petaluma (e.g. boutique hotel, farmer's market, etc.) and discourage these uses from locating elsewhere in Petaluma.		●	●							X	X	X	X	

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	9-P-12 H	Strengthen Downtown's ability to attract shoppers and visitors. <ul style="list-style-type: none"> <li>Improve access by auto and non-auto travel modes.</li> <li>Monitor the adequacy of parking availability.</li> <li>Support promotion efforts on behalf of Downtown Petaluma. (See box: "Promoting Downtown.")</li> </ul>		●					●			X	X	X	X		
	9-P-12 I	Retain and identify new Downtown sites for community and cultural facilities.		●			●				PAC	X	X	X	X		
	9-P-12 J	Require new development projects to maintain or increase the current intensity of use in order to enhance the distinctiveness of Downtown Petaluma's urban form.			●							X	X	X	X		
	9-P-12 K	Encourage the development of higher-density residential uses and tourist lodging establishments in the Downtown area.			●							X	X	X	X		
	9-P-12 L	Within the Redevelopment Project Area, focus application of Redevelopment funds on projects that will benefit Downtown. Projects may include: <ul style="list-style-type: none"> <li>Investment in establishing conditions of developability; for example, environmental cleanup, site assembly, and infrastructure improvements.</li> <li>Capital improvements that enhance the experience of the Downtown user/visitor, such as: <ul style="list-style-type: none"> <li>Streetscape/pavement enhancements,</li> <li>An integrated program of signage and visual cues that incorporates directional, informational (e.g., historic), and promotional purposes.</li> <li>Attractive open spaces for informal or formal use by a variety of user types (including different age groups), and</li> <li>A well-articulated network of access routes into the Downtown and connecting the heart of Downtown with and along the river.</li> </ul> </li> </ul>	●	●	●				●			X	X	X	X		
	9-P-12 M	Formulate and adopt a strategy to prioritize and guide redevelopment expenditures. Such a strategy would include, for example, a comparison of proposed projects to adopted goals, objectives, and programs for each	●	●					●		CC	X					

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		redevelopment project area.																
	9-P-13 A	<p><i>Expand and diversify Petaluma's retail base.</i></p> <p>Adopt a strategy to consider, select, and attract retail uses. Such a strategy should address, for example, criteria for:</p> <ul style="list-style-type: none"> <li>Attracting desired new businesses that expand and enhance the diversity of retail options.</li> <li>Determining where to encourage new occupancies by local businesses vs. regional or national chains.</li> <li>Placing appropriate kinds of retail uses in appropriate settings (as called for in the consultant's report, Leakage and Sustainable Retail Strategy Study).</li> <li>Monitoring the evolving retail environment to adjust targeted retail uses when goals are met.</li> </ul>		●	●	●						CC	X	X	X	X		
	9-P-13 B	<p>Implement the strategy of Program A by targeting types of retail stores and activities to attract to Petaluma that would expand local choice in types of retail enterprises.</p> <ul style="list-style-type: none"> <li>Identify targeted types of retail stores and activities to be attracted to Petaluma using the City's retail strategy as a guide.</li> <li>Identify the criteria used by major retailers to select new locations, the type of store format (size, etc.) they would use locally, and whether they would be interested in a Petaluma location (and, if so, in what time frame).</li> <li>Determine site requirements of interested retailers and identify suitable sites.</li> </ul>			●	●								X	X	X	X	
	9-P-13 C	<p>Put in place mechanisms to assist in placing the desired kinds of retailers at locations suitable for them; for example, by:</p> <ul style="list-style-type: none"> <li>Prioritizing projects by location.</li> <li>Adjusting parking requirements (such as by allowing for shared parking arrangements, or facilitating construction of parking structures).</li> </ul>			●	●								X	X	X	X	
	9-P-14	<i>Plan and locate retail uses appropriately to their types and the sites available.</i>		●	●									X	X	X	X	

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	A	Target sites for new retail uses and activities.															
	9-P-14 B	Develop neighborhood centers at multiple locations to focus commercial activity close to residential uses.			●							X	X	X	X		
	9-P-14 C	Consider appropriate retail uses for key infill locations (including Downtown) and new development sites, including: <ul style="list-style-type: none"> <li>• Arterial corridors, including Petaluma Boulevard North.</li> <li>• Lakeville Highway at Casa Grande Road.</li> <li>• Along East Washington Street in the Washington Core subarea.</li> <li>• Adjacent to the Petaluma Marina.</li> <li>• At any new transit station/centers, as part of higher-intensity, transit-oriented development.</li> <li>• As part of new mixed use developments. (See box "Retail in Mixed Use Areas")</li> </ul>		●	●						CC	X	X	X	X		
	9-P-14 D	Locate Community Commercial in areas with appropriate regional mobility access.			●							X	X	X	X		
	9-P-18 A	<i>Strengthen the tourism sector:</i> Consider Petaluma visitors as an important retail market segment. <ul style="list-style-type: none"> <li>• Work with the Chamber of Commerce and the Visitor's Bureau to conduct periodic surveys and follow-up of visitors to identify Petaluma's existing tourist attractions and provide information about how the City can enhance its tourist appeal.</li> <li>• Where possible, locate visitor service uses (including lodgings, restaurants, and entertainment uses) in visual and physical relationship to retailing uses.</li> </ul>		●	●						CC PAC	X	X	X	X		
	9-P-18 B	Encourage a greater variety of visitor-serving retail, attractions and facilities. <ul style="list-style-type: none"> <li>• Promote and retain a "local" quality in Petaluma's retail offerings.</li> <li>• Encourage the establishment and viability of smaller, locally-owned businesses.</li> <li>• Encourage local manufacturers and processors to establish local retail outlets for their goods.</li> </ul>		●	●						CC PAC	X	X	X	X		

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		<ul style="list-style-type: none"> <li>Establish and give emphasis to a distinctive local character in Petaluma retailing through a comprehensive signage program.</li> <li>Encourage the hosting of special events and conferences.</li> <li>Continue to preserve Petaluma's unique historic and cultural resources to expand the success of heritage tourism and its benefits to the local economy.</li> <li>Promote heritage tourism.</li> </ul>														
	9-P-18 C	<p>Identify and encourage retail activities that enhance local agricultural businesses and local agricultural products.</p> <ul style="list-style-type: none"> <li>The PCDC may use redevelopment powers to assist major agriculture-related businesses to expand and/or relocate in Petaluma.</li> <li>Work with representatives of agricultural support businesses to receive recommendations on what the City can do to increase their viability.</li> </ul>		●	●					CC PAC	X	X	X	X		
	<b>Fiscal Health</b>															
	9-P-19 A	<p><i>Insure the long-term fiscal health of Petaluma, as the City continues to develop, balancing fiscal concerns with economic, social, environmental, and cultural values.</i></p> <p>Assemble data on the relationships between land use and City service costs and between land use and City revenues.</p>	●	●	●	●	●	●	●	X	X	X	X	X		
	9-P-19 B	Prepare periodic citywide and project-specific fiscal impact studies to provide information about pressures on the City's fiscal resources.	●	●						X	X	X	X	X		
	9-P-19 C	Formulate a strategy to guide the fiscal consideration of proposed development projects. Such a strategy should recognize that not every project will generate net revenues (that is, revenues exceeding costs) for the City, and should provide a framework for consideration of projects in the larger context of the full array of their economic, social, cultural, and environmental impacts on the City.	●	●	●					X	X	X	X	X		
	9-P-19 D	In expanding Petaluma's business base, seek economic activities that yield net fiscal benefits to the City.	●	●	●					X	X	X	X	X		

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	9-P-19 E	Maintain a catalogue of strategies for increasing operating revenues if constraints on the City budget would require unacceptable service reductions, and work with the residents of Petaluma to authorize increases should the need arise.	●	●								X	X	X	X	X		
	9-P-19 F	Encourage the use of local contractors and sub-contractors.		●								CC	X	X	X	X		

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10. HEALTH AND SAFETY																		
<b>Natural Hazards</b>																		
	10-P-1 A	<p><i>Minimize risks of property damage and personal injury posed by natural hazards.</i></p> <p>Require geotechnical studies prior to development approval in geologic and/or seismic hazard areas. Require or undertake comprehensive geologic and engineering studies for critical structures regardless of location.</p> <p><i>Critical structures are those most needed following a disaster or those that could pose hazards of their own if damaged. They include utility centers and substations, water reservoirs, hospitals, fire stations, police and emergency communications facilities, and bridges and overpasses.</i></p>			●								X	X	X	X	STAFF TIME	
	10-P-1 B	On sites with slopes greater than 30 percent, require all development to be clustered outside of the 30 percent slope areas (and preferably on land less than 15 percent in slope) where possible.			●								X	X	X	X	STAFF TIME	
	10-P-1 C	<p>Regulate the grading and development of hillside areas for new urban land uses, by instituting a Hillside Overlay or other similar mechanism in the Development Code. Ensure that new development on hillsides is constructed to reduce erosion and landslide hazards and in compliance with any City hillside regulations, including, but not limited to:</p> <ul style="list-style-type: none"> <li>• Limit cut slopes to 3:1, except where an engineering geologist can establish that a steeper slope would perform satisfactorily over the long term.</li> <li>• Encourage use of retaining walls or rock-filled crib walls as an alternative to high cut slopes.</li> <li>• Ensure revegetation of cut-and-fill slopes to control erosion. Plant materials for revegetation should not be limited to hydro-seeding and mulching with annual grasses. Trees add structure to the soil and take up moisture while adding color and diversity.</li> <li>• Ensure blending of cut-and-fill slopes within existing contours, and provision of horizontal variation, in order to mitigate the artificial appearance of engineered slopes.</li> </ul>			●								X	X	X	X	PART OF 1-P-1 A	

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		<ul style="list-style-type: none"> <li>Ensure structural integrity of sites previously filled before approving redevelopment.</li> </ul> <p><i>See also Chapter 2: Land Use, Growth Management, and the Built Environment and Chapter 3: Community Design Character and Sustainable Building for additional hillside policies and programs.</i></p>														
	10-P-1 D	<p>Adopt and amend as needed updated versions of the California Building Code (CBC) so that optimal earthquake-protection standards are used in construction and renovation projects.</p> <p><i>Earthquake-resistant design and materials must meet or exceed the current seismic engineering standards of the CBC Seismic Zone 4 requirements.</i></p>			●							X	X	X	X	STAFF TIME
	10-P-1 E	<p>Explore programs that would encourage, assist, or provide incentives to property owners to retrofit their buildings for seismic safety, such as the successful Unreinforced Masonry (URM) program..</p>			●							X				STAFF TIME
	10-P-2 A	<p><i>Protect the community from risks associated with seismically induced surface ruptures, ground-shaking, ground failure, slope instability leading to mudslides and landslides, subsidence, liquefaction, and other seismic, geologic, and fire hazards.</i></p> <p>Adopt and maintain a Hazard Mitigation Plan (HMP) in compliance with applicable state and federal regulations.</p>				●						X				STAFF TIME
	<b>Noise</b>															
	10-P-3 A	<p><i>Protect public health and welfare by eliminating or minimizing the effects of existing noise problems, and by minimizing the increase of noise levels in the future.</i></p> <p>Continue efforts to incorporate noise considerations into land use planning decisions, and guide the location and design of transportation facilities to minimize the effects of noise on adjacent land uses.</p>			●				●			X	X	X	X	STAFF TIME
	10-P-3 B	<p>Discourage location of new noise-sensitive uses, primarily homes, in areas with projected noise levels greater than 65 dB CNEL. Where such uses are permitted, require incorporation of mitigation measures to ensure that interior noise levels do not exceed 45 dB CNEL.</p>			●							X	X	X	X	STAFF TIME
	10-P-3 C	<p>Ensure that the City's Noise Ordinance and other regulations:</p> <ul style="list-style-type: none"> <li>Require that applicants for new noise-sensitive development in areas</li> </ul>			●							X	X	X	X	STAFF TIME

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		<p>subject to noise levels greater than 65 dB CNEL obtain the services of a professional acoustical engineer to provide a technical analysis and design of mitigation measures.</p> <ul style="list-style-type: none"> <li>Require placement of fixed equipment, such as air conditioning units and condensers, inside or in the walls of new buildings or on roof-tops of central units in order to reduce noise impacts on any nearby sensitive receptors.</li> <li>Establish appropriate noise-emission standards to be used in connection with the purchase, use, and maintenance of City vehicles.</li> </ul>														
	10-P-3 D	<p>Continue to require control of noise or mitigation measures for any noise-emitting construction equipment or activity. <i>The City's Noise Ordinance establishes controls on construction-related noise.</i></p>			●							X	X	X	X	STAFF TIME
	10-P-3 E	<p>As part of development review, use Figure 10-2: Land Use Compatibility Standards to determine acceptable uses and installation requirements in noise-impacted areas.</p>			●							X	X	X	X	STAFF TIME
	10-P-3 F	<p>Discourage the use of sound walls anywhere except along Highway 101 and/or along the NWPRA corridor, without findings that such walls will not be detrimental to community character. When sound walls are deemed necessary, integrate them into the streetscape.</p>			●				●			X	X	X	X	STAFF TIME
	10-P-3 G	<p>In making a determination of impact under the California Environmental Quality Act (CEQA), consider an increase of four or more dBA to be "significant" if the resulting noise level would exceed that described as normally acceptable for the affected land use in Figure 10-3: Land Use Compatibility for Community Noise Environments.</p>			●							X	X	X	X	STAFF TIME
	<b>Hazardous Materials</b>															
	10-P-4 A	<p><i>Minimize the risk to life and property from the production, use, storage, and transportation of hazardous materials and waste by complying with all applicable state and local regulations.</i></p>														
	10-P-4 B	<p>Repeal future replanting and site cleanup of abandoned sites that are not on the State Inventory of Environmentally Contaminated Sites (SIECS). Work with the State Water Resources Control Board (SWRCB) to ensure that the City's development agency (CUPA) program elements.</p>				●						X	X	X	X	STAFF TIME

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	10-P-4 C	Establish special zoning designations and environmental review processes that limit the location of industry, research, and business facilities using hazardous materials. Require safe distances between these sites and residential areas, groundwater recharge areas (see Chapter 8: Water Resources), and waterways.			●	●						X				PART OF 1-P-1 A	

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<b>11. HOUSING</b>																		
		THE HOUSING ELEMENT IS CERTIFIED BY THE STATE, IMPLEMENTATION OF THE HOUSING ELEMENT IS UNDERTAKEN BY THE HOUSING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT.			●													
		<i>The Housing Element is scheduled to be updated in 2009.</i>			●										STAFF TIME			
<b>ANNUAL MITIGATION MONITORING REPORT AND GENERAL PLAN IMPLEMENTATION PROGRESS REPORT</b>																		
		Annually provide to the Planning Commission and City Council a report on the progress and status of General Plan mitigations and programs. Programs, which were achieved during the prior year, may be moved from their specific Element to the Implemented Programs list at the end of the General Plan document with a notation of the year of implementation.	●	●	●	●	●	●	●	●	●	●	●	X	X	X	X	STAFF TIME