

CONSTRUCT~DESIGN~DEVELOP

.....The View from CDD

Summer 2008

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MIKE'S MESSAGE

In May, the City Council adopted the new "General Plan 2025" and an "Implementing Zoning Ordinance" that, for the first time, will provide greater consistency between the new plan's land use designations and definitions and corresponding zoning districts and land use and development standards. In addition, the City Council adopted new development impact fees that are intended to provide essential financial support for the public facilities and improvements called for by General Plan 2025. These include new cross-town connectors and other traffic improvements; parks and open space; and public facilities, such as a swimming pool and police station. The new fees, which go into effect on August 18, 2008, are substantially more than the current schedule of impact fees, and are based on cost studies that assess the amount of the fees that are the responsibility of all new development. By state law, these studies are necessary to insure that new development is paying its fair share.

The new General Plan, after years of public hearings and review, represents the community's vision of how Petaluma will grow and develop over the next 17 years. It contains a number of new policy initiatives on economic health, storm drainage and flooding, water supply and transportation that will be the focus of the City's implementation efforts into the future. In the coming months, Community Development, along with all of the other City departments, will begin the work of making the community vision of General Plan 2025 a reality.

Mike Moore, Community Development Director

PLANNING PERSPECTIVES

On June 16, 2008 the City Council approved the placement of the first two pieces of public art under the City's Public Art Program. The first piece, "DuBull EaGull" by Peter Forakis, will be located next to the new Petaluma Arts Center at Petaluma's Historic Rail Depot. Approval from the Sonoma Marin Area Rail Transit, who owns the property, is still pending. The second piece, "Cherry Soda" by Robert Ellison, will be located within the Theatre District at the corner of 2nd and C Streets atop the stone platform known as a plinth. These pieces will be loaned to the City for approximately 5 years with the option for the City to purchase them during that time. The schedule for the installation of these pieces has not yet been determined.



DuBull Eagle by Peter Forakis



Cherry Soda by Robert Ellison

ON THE HOMEFRONT

Foreclosure Mania

Although Petaluma has been somewhat sheltered from the massive number of foreclosures that have occurred in many housing markets, each homeowner who faces such a threat would like to know where to turn for help. Additionally, unsuspecting tenants of single-family homes, who are faithfully paying the rent each month, may be caught unaware of a pending foreclosure on the part of the landlord/homeowner.

The following resources are available: PPSC's Fair Housing Dept. (765-8488); Catholic Charities (575-0215); Homeownership Preservation Foundation (888-995-4673).

Most experts agree, if you think you are headed for trouble, get your home loan paperwork together and start talking to your lender.

Resources for Homeowners

- ◆ PPSC's Fair Housing Dept.: 765-8488.
- ◆ Catholic Charities: 575-0215
- ◆ Homeownership Preservation Foundation: 888-995-4673

BUILDING BLOCKS

Greywater System Saves Water and Energy

Trathen Heckman, founder of non-profit Daily Acts <<http://www.daily-acts.org/>>, recently received approval to install a household water re-use system that will irrigate his backyard with water drained from his shower, sink and clothes washer — and lower his water bill at the same time. Heckman's Petaluma home is the first single-family household in Sonoma County with a legal, fully permitted greywater system.

The water will flow through a constructed wetland — a gravel-filled trench — where bacteria will eat particles in the water. The cleaned water will then be distributed to three locations in Heckman's back yard, where the roots of various edible plants and shade trees will soak it up.

According to Heckman, the system will potentially funnel 36,000 gallons of water a year into the backyard for irrigation. That's 36,000 gallons that do not have to be pumped to the house from a remote location. Considering that water-related uses account for 19% of California's electricity, 30% of its natural

gas and 88 billion gallons of diesel fuel every year <<http://www.energy.ca.gov/2005publications/CEC-700-2005-011/CEC-700-2005-011-SF.PDF>>, that's significant energy savings as well.

Heckman began planning his greywater system almost a year ago, working with civil engineer, Scott Stoller. Building official Cliff Kendall — who approved the project — said that while legal greywater systems haven't taken off in the Bay Area because of a complex plumbing code, Heckman's professionally designed system "made his job easy," he told the *Petaluma Argus Courier*.

As part of the project, Heckman also installed a catchment system to capture rainwater running off his roof, to be stored in a 1,500-gallon tank for irrigation use. Heckman says that planting shade trees around the house and irrigating them with greywater can have the added benefit of cooling your house during the hot summer months, which will help you save on cooling costs while keeping your water bill low as well.