

# GPAC Meeting Summary

*May 19, 2022, 6:30-9:00 PM*

# Introduction

## Meeting Access

All GPAC Meetings are public and are accessible via Zoom and television (PCA channel). Meeting information, meeting recordings, and materials are posted on the City's Meetings site:

[www.cityofpetaluma.org/meetings/](http://www.cityofpetaluma.org/meetings/).

## Agenda

- Welcome
- General Public Comment
- Project and Staff Updates
- Greenhouse Gas Analysis Presentation
- Sustainable Design Assessment Team (SDAT) Presentation
- GPAC Working Groups Updates
- Public Comment on Agenda Items
- Final GPAC Thoughts

## Attendance

There were 14 total members of the General Plan Advisory Committee (GPAC) members in attendance, as well as members of the public. The following GPAC members were present:

- |                     |                           |
|---------------------|---------------------------|
| 1. Dave Alden       | 8. Roger Leventhal        |
| 2. Phil Boyle       | 9. Kris Rebillot          |
| 3. Erin Chmielewski | 10. Bill Rinehart         |
| 4. Delia Diaz       | 11. John Shribbs          |
| 5. Yensi Jacobo     | 12. Joshua Riley Simmons  |
| 6. Jessie Feller    | 13. Janice Cader Thompson |
| 7. Ali Gaylord      | 14. Bill Wolpert          |

The following GPAC members were absent:

1. Stephanie Blake
2. Sierra Downey
3. Mary Dooley
4. Iliana Inzunza Madrigal
5. Roberto Rosila Mares

The following City and consultant staff were present at the meeting:

### City of Petaluma:

Heather Hines – *City of Petaluma*

Christina Paul – Principal Planner, *City of Petaluma*

David Garcia – Associate Planner, *City of Petaluma*

Eric Roberts – Planner, *City of Petaluma*

Martin Rivarola – *Spanish Interpreter*

**Consultant Team:**

Ron Whitmore - *Raimi + Associates*

Michelle Hernandez - *Raimi + Associates*

Eric Yurkovich - *Raimi + Associates*

Sami Taylor - *Raimi + Associates*

Dave Javid - *Plan to Place*

## Meeting Summary

The focus of the 13<sup>th</sup> GPAC meeting was to receive two presentations. The first summarizes the community and municipal greenhouse gas inventories, potential GHG mitigation measures, and GHG reduction analysis results. The second was about the Sustainable Design Assessment Team project. The GPAC also discussed Working Groups' progress to date.

## Opening

The Spanish interpreter, Martin Rivarola, explained how to use the simultaneous interpretation tool on Zoom for attendees who wanted to listen in Spanish. Dave Javid followed by taking roll call attendance for GPAC members.

## General Public Comment

The following public comment was presented at the beginning of the meeting.

- It is important for any city to take a look at its utility infrastructure and increase efficiency. How can we take full advantage of a public utility for the community? Everyone needs high-speed broadband, and we could leverage one utility for another to get a win-win for the city. There is a grant the City is eligible for that could enhance broadband and could add fiber optic through the existing water pipes to deliver a second benefit instead of just installing phone towers around town.
- In Europe, various cities have added fiber optics through the water infrastructure and shown that it's a safe and secure system. In the US there are so many false promises sold by phone companies, but there is a better and smarter way to do that, through the fiber optic infrastructure.
- At the goal-setting meeting with City Council, it was announced that a building moratorium cannot happen in the flood zone. So GPAC please come up with a creative and smart way to ensure zoning functions as it should, to limit building in the flood zone and the adjacent parcels.
- Another commenter agreed with exploring fiber optic infrastructure with the grant money.
- After attending the open space working group, a commenter agrees that we need a firm zoning plan that makes it harder to use zoned areas for other purposes - especially in identifying existing open spaces and exploring what it would take to protect them. Interested to see what would a maximum protection scenario look like? Of the max amount of open space protected?
- A commenter lives in Village Chateau, a low-income senior residential building between Lynch Creek Trail and the Plaza North Shopping Center with the vacant Kmart. Concerned about the Home Depot proposal and the safety and accessibility issues that would arise if the proposal is

approved by City Council. Home Depot would bring more traffic and large trucks, making it dangerous for seniors to cross the parking lot and reach the community services in the plaza.

## Project and Staff Updates

Christina Paul presented project and staff updates. Alex Greenwood is the new Community Development Director. The City's various Committees and Commissions have openings and applications are due by May 31<sup>st</sup>. On May 2<sup>nd</sup>, the City Council identified the top priorities for Fiscal years 2022/23 and 2023/24, which include the Fairgrounds Visioning Process, Bike Paths & Pedestrian Improvements, and Decarbonizing Existing Buildings.

The GPAC, Planning Commission, and City Council will be reviewing Housing Element sites and programs in June and July. The Fairgrounds Visioning Process is underway with the first meetings of the lottery-selected panel held on May 13, 14, and 15. Broader community outreach will involve a community input survey (now live: [www.bit.ly/FairgroundsSurveyEnglish](http://www.bit.ly/FairgroundsSurveyEnglish) and [www.bit.ly/FairgroundsSurveySpanish](http://www.bit.ly/FairgroundsSurveySpanish)), a community storytelling exhibit, and a community workshop in the Summer.

The Flood & Sea Level Rise modeling is underway, and staff have met with the West Consultants team to review preliminary flood model results. The focus in May will be on sea-level rise modeling with West Consultants and Sherwood Engineers.

No decision has been made yet regarding the Home Depot Project Proposal. The application was incomplete, and the City has sent significant questions to the applicant. Community feedback can continue to be directed to the City Council, the assigned planner, and/or the project applicant.

Please see the presentation slides and the meeting recording for more information about the project and staff updates.

## GPAC Clarifying Question

- Is Urban Footprint being used for sea-level rise modeling?
  - A: R+A did use it for the "What If?" Scenarios but haven't used it a granular level to focus solely on the River.

## Climate Action and Adaptation Plan Update / Greenhouse Gas Presentation

Eric Yurkovich and Sami Taylor presented the Greenhouse Gas (GHG) Inventories, Mitigation & Reduction Analysis, in addition to a primer on climate change greenhouse gases. The Communitywide Greenhouse Gas Emissions inventory summarized the emissions produced in Petaluma in 2018 in comparison to the 2010 baseline. The emissions forecast through 2050 included business-as-usual and adjusted business-as-usual scenarios; the latter incorporated implementation of State laws. The Municipal Greenhouse Gas Emissions inventory summarized the emissions produced by City operations in 2019. The GHG Reduction Analysis summarized possible GHG mitigation measures and actions to be implemented by the City and community.

The Municipal GHG Emissions profile found that the City of Petaluma emitted 3,653 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>) in 2019, with the vehicle fleet (31%) and employee commute (27%) producing the largest percentage of City emissions. But the City operations account for less than 1% of communitywide GHG emissions.

The Community GHG Emissions profile found that Petaluma, as a community, emitted 472,422 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>) in 2018. On-road transportation (67%) accounted for the largest percentage of community emissions.

The 2030 Projected Emissions have two scenarios: Business as Usual (BAU) and Adjusted Business as Usual (ABAU). With these projections, the community ABAU emissions are estimated to be 428,527 C<sub>2</sub>CO<sub>2e</sub> in 2030.

Draft Mitigation Measures have been produced in seven sectors: Clean Energy, New + Existing Buildings, Transportation, Solid Waste, Water, Sequestration + Ecosystems, and Municipal Operations. The GHG Reduction Scenarios found that the current pace of the City's GHG reduction does not meet the 2030 carbon neutrality goal. An Aggressive Action scenario that has policies requiring increased investment from the City in reduction measures would also not meet the carbon neutrality goal by 2030. Only in a Blue Sky scenario where mitigation measures are required and implemented on an accelerated timeline with significant investment from the City and unprecedented behavioral change would Petaluma reach the 2030 carbon neutrality goal. This scenario includes mandatory requirements for buildings, a high rate of EV adoption (25%), and a shift away from single-occupancy vehicles (75% non-SOV).

Please see the presentation slides and meeting recording for more information on the analysis results and to review the GHG data presented.

## GPAC Clarifying Questions

The following are questions and comments from the GPAC following the presentation.

- Is the City using the grants to look at using the purple pipes to sell recycled wastewater to vineyards or farmers? Or for parks?
  - A: The City is looking at all options to expand wastewater reuse and to utilize grants to expand. They are also pursuing water reuse grants to expand the purple pipes throughout the City.
- What are the levers we can pull to embed climate action into every piece of the General Plan process and produce aggressive action? If we had a 35% mode shift, have any calculations been done to understand what that would mean on a weekly or daily behavior scale for residents? Such as replacing X amount of car trips with walking/biking/transit? Additionally, how many EV charging shared sites would the City need to have to reach the 25% EV adoption? Is the CAAP able to extrapolate future extreme heat projections to understand future air conditioning needs?
  - A: Have not done that granular analysis but getting to that goal is difficult in towns with suburban land-use patterns, and urban areas can only reach it because of their urban land use patterns, transportation accessibility, traffic management, and behavioral patterns. The City will need to make a change in all these areas to reach such a high mode shift goal.
- What is CNG and why is it mentioned in the presentation?

- A: Compressed natural gas is a closed-loop fuel generated by using biomass/biofuels, instead of burning extracted natural gas. There are no state incentives for these types of vehicles, but they are an alternative to traditional vehicles.
- The graphs should have curved lines, not straight lines, to be more accurate since it will take time to implement these programs and efforts. Additionally, the amount of carbon sequestration through regenerative agriculture and wetland preservation could be as big as the transportation output, making them critical for reducing emissions. To reduce VMT, we will need to support working and living here so there is less commuting out of town. It would be interesting to provide incentives to local car dealers or larger vehicle manufacturers to promote and sell smaller EVs and use the City as a model for the EV transition.
- Assuming that Sonoma Clean Power production is ever limited, would like some assurance that the City is doing everything it can to reduce power consumption, in addition to making power sources cleaner.

## Sustainable Design Assessment Team (SDAT) Presentation

The SDAT steering committee applied for this American Institute of Architecture (AIA) grant, and Petaluma was selected to receive help from experts to design specific ideas to implement the vision of a walkable, sustainable community – and build off of the General Plan Vision. The SDAT in Petaluma is focused on creating 15-minute neighborhoods and livable streets.

The AIA will conduct a community-led design process with diverse stakeholders and invite the entire city to participate in the process. They will bring 5-7 national experts to lead the vision & design process specifically for Petaluma. The community meetings will occur on August 5<sup>th</sup> throughout the day, and the AIA will present their findings and ideas to the City Council on August 8<sup>th</sup>. The SDAT work will produce the following outcomes: vision, strategy, policy/zoning/action recommendations, short- and long-term projects, goals & metrics, and strategies for integration with General Plan, Active Transportation Plan, and Climate Action & Adaptation Plan. Three months after the meetings, AIA will deliver a report with the strategies and an implementation portion.

The City has been in discussions with the SDAT steering committee for the past few years about how this process can inform the General Plan, especially the land use pattern that will be identified in the General Plan process.

## GPAC Clarifying Questions

- What time is the Aug 5<sup>th</sup> event?
  - A: Most likely they will happen throughout the day, with a larger meeting in the afternoon/evening.
- This 15-minute neighborhood vision is the reason that GPAC members wrote the op-ed for the newspaper about the Home Depot proposal, to push the ideas of what it could be, instead of following the old pattern of strip malls.
- In the late 1990s, Santa Rosa experienced a similar AIA program. It was an amazing experience and inspired CC and PC to think of things differently and inspired developers to change the

conversation - it opened the door for innovation. In Petaluma, we have the option to aim for 15 minute walkability and repurposing/acquiring parcels within subdivision land to create services within the single-family neighborhoods.

- How do you envision what comes out of these meetings? Designs or how will it be formalized into action items?
  - A: The idea is to have a focus on how we can implement zoning changes, and metrics, but will depend on the engagement process and results. There will be a report provided
- Will there be a geographic focus through the engagement? Like looking at a specific neighborhood that is close to the goal or one that is far away from the 15 minute goal?
  - A: Talked about the example neighborhoods in a walking tour and were looking at criteria of characteristics, but each meeting up to the AIA experts.

## GPAC Working Groups

The GPAC Working Groups provide an opportunity for GPAC members to collaborate with other knowledgeable and active community members to make topic-specific recommendations in support of the General Plan Update. This work will complement the work of the General Plan team and related City and community-based initiatives. During the February GPAC meeting, GPAC members decided to form the following working groups:

- Climate Action
- Equity and Intersectional Justice
- Open Space and Natural Resources
- Mobility
- Sense of Place and Quality of Life
- Economic Development
- Housing

The Working Groups are self-directed and self-facilitated. At this meeting, each group provided an update on their progress so far and answers to the following discussion questions.

- What has your group been working on?
- What topical issues have you been discussing?
- Any further thoughts on scenario concepts to explore or constraints to consider?
- Other updates to share?

Notes from this discussion can be found in the Appendix.

## Public Comment

- A commenter loved the regenerative vision and is interested to see if there is something that can happen at the City Council level and would love to see the natural resources group ideas morph into a more formalized body and impact the work the PC does. They are an advocate for the model of protecting natural resources as the first step and having those considerations at the core of City practices.

- Is the housing element inventory being presented to CC for a decision? If so, a lot of the work from the working groups won't be considered? Also, for the CAAP presentation, so much emphasis on GHG, and can't assume that carbon sequestration will account for much since most of that area is under threat to be developed, in turn taking away that sequestration capability.
- Susan Kirks was a candidate for CC and her platform included a lot of the ideas SDAT presented. The two organizations she represents were excluded from all the groups that have been mentioned when they have a lot of expertise with natural systems and working in Petaluma.
- When biofuels are sold as transportation fuels, the producers of fuel receive credits to offset the emissions of fossil fuel companies, so the City should be careful with using these. The City's bus fleets need to follow the CARB zero-emission policies, so CNGs wouldn't be a good move.
- Current GHG emissions are the highest they've ever been, so can we stop showing the consumption-based emissions as pie charts and as if they are total emissions? The seven sectors in the GHG mitigation measures don't mention living streets conversions. The City Council just approved the Sonoma County Vision Zero goal, which should be a part of the GPAC efforts.

## Final GPAC Thoughts

No final thoughts were provided by the GPAC.

The meeting was adjourned at approximately 9 PM.



# Appendix

## Public Comment Received Through Email After Meeting

### Home Depot Proposal

- “I am not sure if I will be able to attend the zoom meeting tonight so I would like to offer my feelings on the proposed Home Depot in the space formerly occupied by Kmart. I am a resident of the Vintage Chateau senior apartment complex, next door to the shopping center. There are hundreds of residents here! The entire southern side of our complex faces the transit way which leads to the back of the old Kmart. The noise from the trucks, not only throughout the day but late at night, the diesel fumes which spew into our apartments, even now with Kmart being empty are oppressive at best. Just crossing this transit street can be dangerous for seniors, and factoring in large delivery trucks is frightening. The idea of a large home-improvement store moving into the space just makes no sense. Friedman’s is up the street. For those who need a Home Depot, there is one twenty minutes north. Putting a Home Depot in this space does NOT serve our community. A Home Depot in the space adds unsustainable traffic to North McDowell. Further, the hundreds of seniors that use the shopping center here on the east side will be in peril with the type of traffic that Home Depot will bring into the parking lot. Many seniors transit through this parking lot by foot, patronizing the stores as well as the restaurants. Having large trucks, even a truck rental center on this site endangers this community, and seriously compromises our quality of life. I know this community very much misses the convenience of Kmart, a department store which supplied a wide of merchandise. It seems to me the needs of this community have not even been taken into consideration. So often the senior community is overlooked, but in this case we are right next-door! Certainly a better use of the space can be found.”
- “I’m writing to express my heartfelt opposition to the proposal that a Home Depot be built in Petaluma. Everyone I’ve spoken to about this is in agreement without exception (many people!), including local builders who are very happy to support Friedman’s. This would be an absolute travesty for so many reasons: traffic on McDowell, loss of business for local stores, and worst of all a misuse of space that could so easily be reallocated to something that would really benefit Petaluma - like affordable housing and child care! Please, please, please don’t let Home Depot take another step in this direction. And thank you so very much for all you do to steward and shape this wonderful place!”

Please refer to the project website for the public comments received before the GPAC meeting: <https://www.planpetaluma.org/gpac-meetings>

## Working Groups Discussion Notes

Housing	Open Space	Equity and Intersectional Justice	Economic Development	Mobility	Climate Action	Sense of Place and Quality of Life
<b>General Updates</b>						
<p>Authored an op-ed in the Argus about existing underutilized spaces in town -getting ready to engage with the draft Housing Element and to meet with the ad-hoc CAC group</p>	<p>Have held 2 listening sessions with non-profits that are engaged with open spaces and wildlife corridor improvements.</p> <p>Agree that the open spaces we have now and those we could acquire in the future need to maximize the environmental services/benefits that can be produced</p>	<p>Have identified intersectional justice as the route the General Plan should have, strategies to improve intersectional justice in the city, and improve communication with disadvantaged and tribal communities</p>	<p>Still trying to get in contact and schedule a meeting with Ingrid, the Economic Development Director</p>	<p>Have a meeting scheduled next Tuesday to hear from the community on mobility input</p>	<p>Will be meeting next week to discuss the memo on climate adaptation and the 12 measures they have drafted that could be included in the CAAP</p> <p>Hoping to get feedback or revisions from community members and then submit them to the City</p>	<p>Have discussed uniqueness and quality of life and have reviewed the types of surveys that exist to assess this</p>