

# Parks, Recreation and Public Facilities

Existing Conditions Report

*August 19, 2022*



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## Introduction

The purpose of this existing conditions report is to provide a background document and resource for city staff, the consultant team, and the public. It analyzes the citywide existing conditions of parks and public facilities and summarizes key context and considerations for the General Plan update, including past trends, issues facing the city now and in the future, opportunities for positive change, and how they impact the planning process. More specifically, this report includes an inventory of Petaluma's existing parks, recreational facilities, and other public facilities (including schools) and notes proposed new parks and planned improvements and expansions to schools and other public facilities. It also addresses key issues related to the operations and management of the City's parks and recreational assets, such as funding and park maintenance.

## Related Plans and Policies

The City of Petaluma has several planning and policy documents that relate to the planning and management of parks and recreational facilities. The City's current general plan, **City of Petaluma: General Plan 2025**, has a chapter dedicated to parks, recreation, music, and the arts (Chapter 6). Specific aspects of the current general plan are referenced in several sections of this existing conditions report.

The **Petaluma River Access and Enhancement Plan**, adopted in May 1996, is an area plan that describes the community's vision for the Petaluma River, including riverfront uses, activities, and development. It elaborates on the information in the City's General Plan related to the river and adjacent properties.

The City's **Bicycle and Pedestrian Master Plan (BPMP)** includes a chapter on the regional trail system, which is an important component of Petaluma's network of recreational facilities. The multi-use trails in Petaluma accommodate various types of recreational activities, including walking, running, bicycling, and skating. The city's trail system is discussed in the context of the pedestrian and bicycle networks in the Transportation Existing Conditions Report prepared as part of the general plan update process. At the time of writing (Summer 2021), the City of Petaluma also began the process of updating the BPMP in parallel with the General Plan Update.

The City's **Tree Preservation Ordinance** (Chapter 17 of the Petaluma Zoning Code) sets forth regulations and procedures for the protection, removal, and replacement of tree resources (in parks and City-owned rights of way as well as on private property). The citywide **Tree Technical Manual** contains supplemental standards and guidelines for the care and maintenance of trees.

The **Petaluma Park Ordinance** (Chapter 13 of the Petaluma Municipal Code) sets parameters of uses within parks and establishes the standards for the issuance of park permits. This is to ensure all persons may enjoy and make use of the parks and to protect the rights of those in surrounding areas.

## Existing Park Facilities

The inventory and discussion of existing park facilities includes parks owned and maintained by the City as well as Sonoma County parks and California State parks located in Petaluma or within or adjacent to Petaluma's Urban Growth Boundary and Sphere of Influence.

### City of Petaluma Parks

#### Park Typologies

Petaluma's current General Plan presents a typology of City-owned parks, which includes the following park classifications:

- Community Parks
- Neighborhood Parks
- Pocket Parks.

**Community parks** serve a citywide population and typically include major recreational amenities such as lighted sports fields, sports courts, swimming pools, recreation buildings, and other similar special-use facilities, as well as restrooms and parking lots.

**Neighborhood parks** generally serve a smaller geographic area, within walking and biking distance from residences. They may include amenities, such as children's playgrounds, ball fields, open lawn areas, and picnic tables, but are typically not designed to accommodate organized recreational activities.

**Pocket parks** are small park sites located throughout the city that serve localized areas (often multi-family residential developments) and provide small-scale amenities such as children's play equipment and "tot lots."

City parks are also informally classified as active or passive recreation spaces. Active parks have an emphasis on active recreational activities and feature amenities such as athletic fields, courts, and aquatic facilities. Passive parks are intended for more relaxed recreational uses that are not organized or competitive, such as walking, picnicking, and enjoyment of the outdoors and nature, and often include amenities such as pathways, open lawn areas, and children's play facilities.

*Table 1: Inventory of Existing City Parks* includes a full list of City-owned parks, organized by typology, and the Existing Parks Map (Figure 1) displays City, County and State parks.

**Table 1: Inventory of Existing City Parks**

Map #	Park Name	Address	Typology	Active/ Passive	Restroom(s)	Water	Playground(s)	Picnic Area(s)	Sports Fields	Athletic Space	Dog Run Area	Bicycle Access	Acreeage	Notes
1	Alman Marsh Open Space	1400 Cader Ln.	Community	Passive								X	24.7	Access from Marina or Shollenberger Park
2	Kenilworth Park	150 Fairgrounds Dr.	Community	Active			X	X - B/ R	X	X			3.1	Volleyball area, multi-use field
3	Leghorn Park	690 Sonoma Mtn. Pwky.	Community	Active	X	X	X	X - B/ R/ E	X-L	X - L		X	7.6	Basketball courts, bocce ball lanes, tennis courts; softball, baseball fields, & multi-use fields
4	Lucchesi Park	320 N. McDowell Blvd.	Community	Active	X	X	X	X - B/ R/ E	X - L	X - L		X	34.3	Miracle League Field, synthetic turf multi-use field, tennis courts, baseball fields



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Map #	Park Name	Address	Typology	Active/ Passive	Restroom(s)	Water	Playground(s)	Picnic Area(s)	Sports Fields	Athletic Space	Dog Run Area	Bicycle Access	Acreage	Notes
5	McNear Park	1008 G St.	Community	Active	X	X	X	X - B/ R/ E	X - L	X - L	X		7.0	Baseball & multi-use fields, tennis courts, horseshoes
6	Paula Lane Open Space <sup>1</sup>	499 Paula Ln.	Community	Passive									11.2	
7	Petaluma Community Sports Fields	2430 E. Washington St.	Community	Active	X	X			X - L				23.9	Synthetic turf multi-use fields
8	Prince Park	2301 E. Washington St.	Community	Active	X	X		X	X - L		X	X	18.3	Baseball, softball, & multi-use fields

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<sup>1</sup> Paula Lane Open Space is not maintained by the City of Petaluma. The City, in partnership with the Sonoma County Agricultural Preserve and Open Space District and Daily Acts, is looking to open the Paula Lane Open Space Preserve in late 2020. The site will feature a trail system, education program, and agriculture demonstration area.

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Map #	Park Name	Address	Typology	Active/ Passive	Restroom(s)	Water	Playground(s)	Picnic Area(s)	Sports Fields	Athletic Space	Dog Run Area	Bicycle Access	Acreeage	Notes
9	Rocky Memorial Dog Park	2204 Casa Grande Rd.	Community	Passive	X							X	21.1	
10	Shollenberger Park & Open Space	1400 Cader Ln.	Community	Passive	X	X						X	228.7	
11	Steamer Landing Park & Open Space	end of Copeland St.	Community	Passive	X			X				X	9.7	Petaluma River Heritage Center
12	Wiseman Airport Park	2175 St. Augustine Cir.	Community	Active	X	X	X		X		X	X	20.7	Baseball, softball, & multi-use fields
13	Arroyo Park & Open Space	1827 Village East Dr.	Neighborhood	Passive			X	X - B			X		9.2	
14	Bond Park	228 Banff Wy.	Neighborhood	Active	X	X	X	X - B	X	X	X		6.0	Basketball court; multi-use field
16	Cherry Valley Park	870 Cherry St.	Neighborhood	Passive				X - B					1.0	
16	City Hall Lawn	11 English St.	Neighborhood	Passive	X	X							0.8	
17	Country Club Open Space	1058 McNear Ave.	Neighborhood	Passive								X	28.6	

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Map #	Park Name	Address	Typology	Active/ Passive	Restroom(s)	Water	Playground(s)	Picnic Area(s)	Sports Fields	Athletic Space	Dog Run Area	Bicycle Access	Acreeage	Notes
18	Del Oro Park	725 Sartori Dr.	Neighborhood	Active		X	X	X	X	X	X		3.1	Tennis courts; multi-use field
19	Denman Reach Open Space	1075 Industrial Ave.	Neighborhood	Passive								X	24.7	
20	Eagle Park	550 Almanor St.	Neighborhood	Passive			X	X					3.0	
21	Fox Hollow Park	375 Windmill Dr.	Neighborhood	Passive		X	X	X				X	3.9	
22	Glenbrook Park	1648 Lancaster Dr.	Neighborhood	Passive							X	X	3.6	
23	Grant Park	1123 E. Sunnyslope Dr.	Neighborhood	Passive		X	X						0.9	
24	La Tercera Park	1645 Peggy Ln.	Neighborhood	Active		X	X	X - B		X			2.5	Basketball court, horseshoe
25	Mannion Knoll Park & Open Space	941 Elm Dr.	Neighborhood	Passive		X	X	X				X	15.1	
26	McDowell Meadows Park	939 Wood Sorrel Dr.	Neighborhood	Passive			X	X					1.1	

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Map #	Park Name	Address	Typology	Active/ Passive	Restroom(s)	Water	Playground(s)	Picnic Area(s)	Sports Fields	Athletic Space	Dog Run Area	Bicycle Access	Acres	Notes
27	McDowell Park	1418 McGregor Ave.	Neighborhood	Active	X	X	X	X - B	X				3.8	Baseball & multi-use field
28	McNear Landing Park	200 McNear Cir.	Neighborhood	Passive		X	X	X - B				X	1.2	
29	Meadow View Park	1611 Yarberry Dr.	Neighborhood	Passive		X	X			X			2.9	Horseshoes
30	Miwok Park	1012 St. Francis Dr.	Neighborhood	Active			X	X					2.1	
31	Oak Hill Park & Dog Park	336 Pleasant St.	Neighborhood	Active	X	X	X	X		X	X		5.5	Basketball court, petanque court
32	Penry Park	226 Kentucky St.	Neighborhood	Passive		X		X					1.3	
33	Riverview Park & Open Space	192 Mission Dr.	Neighborhood	Passive		X	X						2.4	
34	Southgate Park	1743 Southgate Dr.	Neighborhood	Passive		X	X	X				X	1.1	

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Map #	Park Name	Address	Typology	Active/ Passive	Restroom(s)	Water	Playground(s)	Picnic Area(s)	Sports Fields	Athletic Space	Dog Run Area	Bicycle Access	Acres	Notes
35	Sunrise Park	1460 Sunrise Parkway	Neighborhood	Passive								X	1.8	
36	Turnbridge Park	1407 Liverpool Wy.	Neighborhood	Passive		X					X	X	2.6	
37	Walnut Park	201 4th St.	Neighborhood	Passive	X	X	X	X - R/ E					1.3	
38	Westridge Park & Open Space	200 Eckmann Pl.	Neighborhood	Passive			X		X			X	3.4	Soccer; multi-use field
39	West Haven Park & Open Space	2 West Haven Wy.	Neighborhood	Passive		X	X	X - B				X	1.9	Access to Victoria Open Space
40	Wickersham Park	410 G St.	Neighborhood	Passive		X							2.0	
41	Anna's Meadows Park	1153 Daniel Dr.	Pocket	Passive			X						0.4	
42	Cavanagh Landing	150 Weller St.	Pocket	Passive									0.1	
43	Center Park	3 Petaluma Blvd. N.	Pocket	Passive									0.1	
44	Crinella Mini Park	2018 Crinella Dr.	Pocket	Passive									0.4	

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Map #	Park Name	Address	Typology	Active/ Passive	Restroom(s)	Water	Playground(s)	Picnic Area(s)	Sports Fields	Athletic Space	Dog Run Area	Bicycle Access	Acreage	Notes
45	G St. Riverview Mini Park	end of G St. at 1st St.	Pocket	Passive									0.0	
46	H St. Riverview Mini Park	end of H St. at 1st St.	Pocket	Passive									0.0	
47	Helen Putnam Plaza Park	129 Petaluma Blvd. N.	Pocket	Passive		X							0.1	
48	Maria Pocket Park	Maria Dr. and Sonoma Mtn. Pwky.	Pocket	Passive		X							0.5	
49	Sunset Pocket Park	401 Lakeville St.	Pocket	Passive		X						X	0.4	
<b>Total Acreage</b>													549.1	
B - BBQ available      R - Picnic area available for reservation    L - Lights available E - Electricity available with reservation of picnic area														
<i>Sources: City of Petaluma General Plan 2025, Open Data Petaluma website</i>														

## Park & Recreational Amenities

Recreational amenities at public parks are an increasingly important consideration for the City and the community. Examples of park amenities include sports fields (soccer, baseball, etc.), sports courts (tennis, basketball, handball, volleyball, etc.), swimming pools, children’s playgrounds, water features, picnic areas, dog run areas, and restrooms.

The City maintains an inventory of amenities at each of its parks and recreational facilities (see the Recreational Facilities section below). According to City staff, future planning for parks and recreational facilities in Petaluma will incorporate a greater emphasis on the type and number of amenities provided through the park system and how well these amenities meet the community’s needs and desires for recreational experiences.

## Jointly Managed Park Lands and Resources

In addition to the parks listed above, the City of Petaluma collaborates with other public and private entities to provide and manage public recreational facilities open space.

**Public-Private Partnerships.** The City owns numerous recreational facilities that are operated under contract with private entities. The advantage of such partnerships is that publicly owned lands and facilities are made available for community use and enjoyment, with a reduced fiscal burden to the City in terms of operations and maintenance. Examples of public-private partnership for recreational facilities and open space lands in Petaluma include the Rooster Run Golf Course, the Polly Hannah Klaas Performing Arts Center<sup>2</sup>, the Petaluma Historical Museum and Library, and the Cavanagh Recreation Center.

**Joint Use Agreements.** The City has joint use agreements with Petaluma City Schools and other school districts that allow the shared use of many parks and recreation facilities located on or near school sites. These agreements allow schools to use City park and open space lands for student recreation during weekdays and public use of school recreational facilities after school hours and on weekends.

**Landscape Assessment Districts (LADs).** LADs are a type of financing tool for publicly accessible open spaces within new residential subdivisions to pay for the installation and maintenance of landscaping, irrigation, and other similar improvements. Costs for the provision and maintenance of parks and open space amenities within a residential subdivision are distributed among all privately owned parcels within the district based on the “special benefit” that the property owners receive from these improvements. In other words, property owners pay a special fee – or assessment – to fund landscaping and maintenance above what the City normally provides. There are 47 LADs in Petaluma.

## County and State Parks

Sonoma County Regional Parks owns and operates one public open space within the planning area for the general plan update (which includes the city limits as well as the Urban Growth Boundary/sphere of influence beyond the current city limits). Helen Putnam Regional Park is a large, 256-acre natural open space located just southwest of Petaluma, beyond the city limits and inside the Urban Growth Boundary.

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<sup>2</sup> The Polly Klaas Performing Arts Center Property will be conveyed to the Polly Klaas Foundation to own and operate subject to specified conditions.

There is one state park located adjacent to the planning area to the east of the city, Petaluma Adobe State Historic Park. It features a historic residence and ranch dating back to the 1830s.

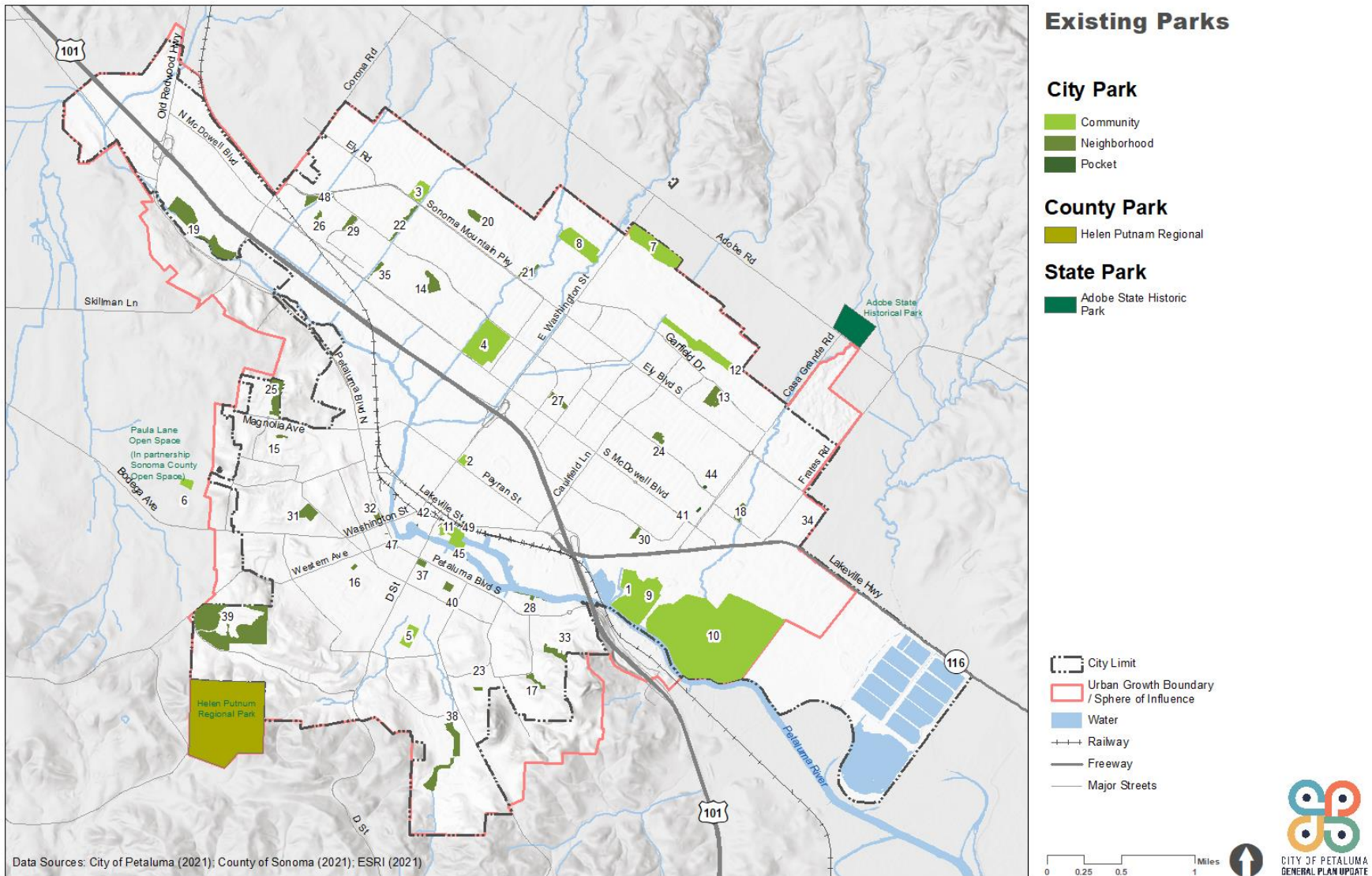
**Table 2: Inventory of Existing County and State Parks**

<b>Park Name</b>	<b>Ownership</b>	<b>Acreage (approx.)</b>	<b>Main Features</b>
Helen Putnam Regional Park	County of Sonoma	256	Hills, oak woodlands, trails
Petaluma Adobe State Historic Park	State of California	5	Historic buildings and farmlands

*Sources: Sonoma County Regional Parks website, California State Parks website.*



**Figure 1. Existing Parks Map**



## Other Open Spaces

In addition to the public parks discussed above, there are several important categories of open space and recreational assets in Petaluma that should be noted. These resources are briefly described below.

**City-Owned Open Spaces.** Open spaces are lands that are undeveloped (no buildings or structures) and are accessible to the public.<sup>3</sup> The City of Petaluma owns over 953 acres of open space. These lands are discussed in detail in the Environmental Background Report.

**Creek Fronts and Riverfront.** The Petaluma River and its tributary creeks are among the most significant and valued natural features in the city. The creek fronts and riverfront also offer excellent recreational opportunities for local residents. There are currently about 216 acres of creek and riverfront recreation areas in the city, many of which feature trails.

**Community and Urban Separators.** Urban separators are City-owned open space lands adjacent to the Urban Growth Boundary that buffer nearby agricultural lands from urban areas. Community separators are lands intended to retain separate, identifiable cities by maintaining open space between other communities in the vicinity, including Rohnert Park and Novato. These lands also provide recreational opportunities.

**Regional Trails.** As indicated in the “Related Plans and Policies” section above, Petaluma has a good system of regional trails that is the subject of *Chapter 5: Multi-Use Trails* of the City’s Bicycle and Pedestrian Plan. Petaluma’s regional trails are some of the most important recreational assets in the area, offering opportunities for walking, running, hiking, and bicycling in and around the city. Because these trails are also essential components of the non-motorized transportation network, they are discussed in detail in the Transportation Existing Conditions Report.

**Conservation Easements.** Several hundred acres of key open space in and around Petaluma are held in conservation easements by various public agencies and non-profit organizations, including the Sonoma Land Trust, the Sonoma County Agricultural Preservation and Open Space District, and the City of Petaluma.

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<sup>3</sup> Open Space definition from the U.S. Environmental Protection Agency, <https://www3.epa.gov/region1/eco/uep/openspace.html>

# City Recreational Facilities and Programming

## Recreational Facilities

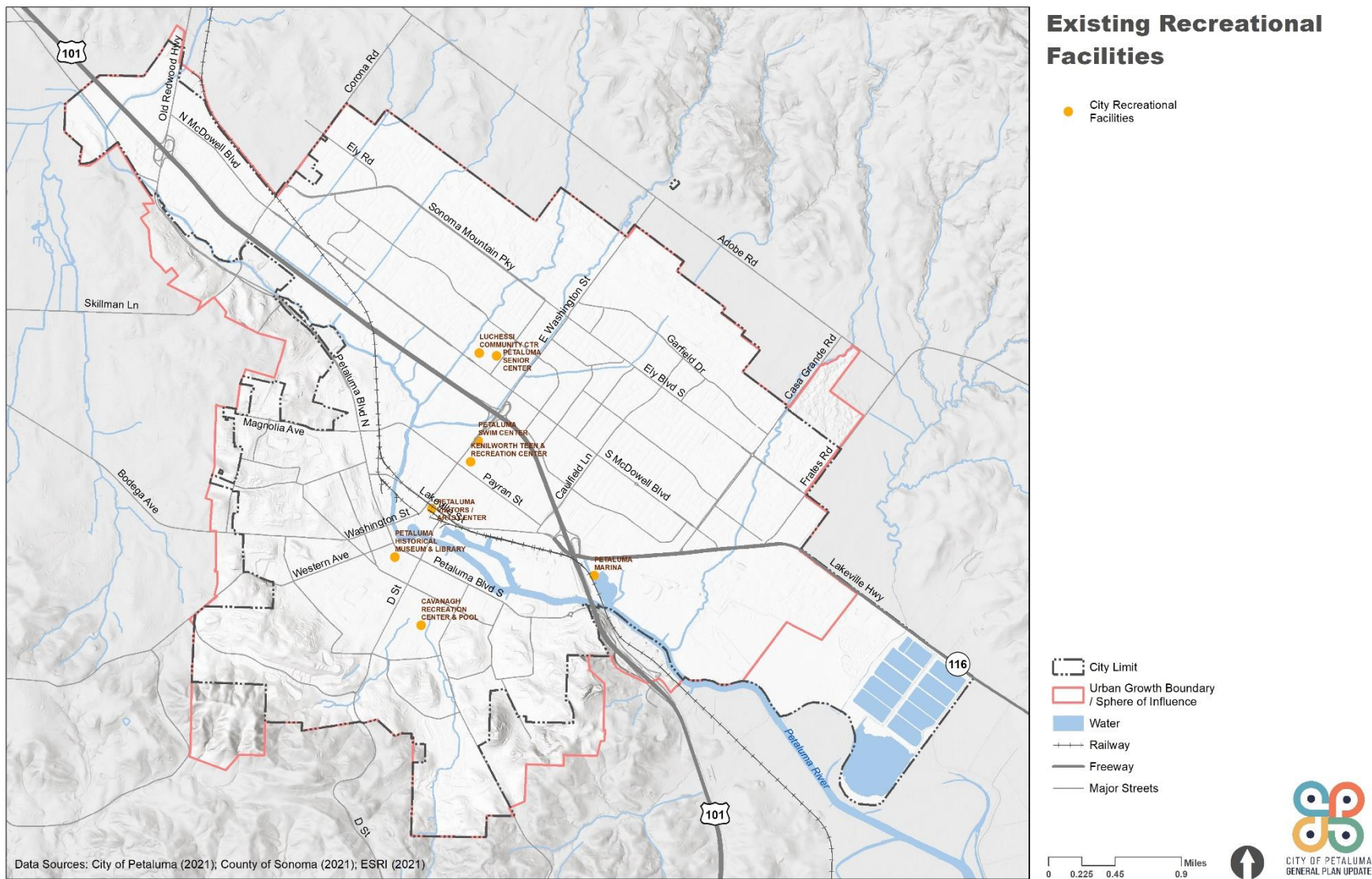
The City of Petaluma owns and operates several recreational facilities that provide a wide range of amenities for residents of all ages. The City’s facilities include a community center, a senior center, a teen center, two public pools, cultural facilities, and a marina on the Petaluma River (see Table 3 and Figure 2).

**Table 3: Inventory of Recreational Facilities**

Name	Address	Facilities/Amenities
Petaluma Community Center	320 N. McDowell Blvd.	Meeting rooms, craft rooms, auditorium and stage, commercial kitchen
Cavanagh Recreation Center & Pool	426 8th St.	Swimming pool, gymnasium, basketball courts, athletic fields, classroom spaces
Petaluma Swim Center	900 E. Washington St.	50-meter outdoor pool, wading toddler pool, indoor programming, community rental venue
Kenilworth Teen & Recreation Center	150 Fairgrounds Dr.	Basketball court; facilities available for rent
Petaluma Senior Center	211 Novak Dr.	Various activity spaces
Petaluma Historical Museum & Library	20 4th St.	Historical exhibits, research library
Petaluma Arts Center <sup>4</sup>	210 Lakeville St.	Art galleries in historic railroad station building
Petaluma Marina	781 Baywood Dr.	Boat mooring slips, boat launch ramp, fuel dock
<i>Source: City of Petaluma</i>		

<sup>4</sup> The depot building is currently owned by Sonoma Marin Area Rail Transit (SMART). The City leases it from SMART and subleases it to the Petaluma Arts Center.

**Figure 2. Existing Recreational Facilities**



Data Sources: City of Petaluma (2021), County of Sonoma (2021); ESRI (2021)

## Recreation Programming

The City of Petaluma offers many different types of recreation programs at its various facilities. Recreation programs are designed for specific age groups, from pre-school age children to senior members of the community. Programming is offered related to a variety of activities and topics, including sports, fitness, arts and crafts, cooking, entertainment, and social enrichment.

**Table 4: City Recreation Programs**

Program	Description / Examples
Adult Sports Leagues	Softball, tennis, basketball
Aquatics	Recreational swim, lap swim, water exercise classes, swim lessons
Dance	Children’s pre-ballet
Fitness Classes	Total body fitness, yoga, yuan qi gong, etc.
Historical Museum Exhibits and Research Library	Permanent and rotating exhibits and special events highlighting Petaluma’s history; historical research library open to the public
Park and Facility Rentals	Reservations and rentals of park and recreational facilities (group picnic/BBQ areas, athletic fields, meeting and activity rooms, auditorium, kitchen, etc.) for residents
Preschool	Preschool programs for children ages 3-5
Seasonal Special Events	Special events such as summer drive-in movies, outdoor concerts, 4 <sup>th</sup> of July Fireworks, Fun Runs, etc.
Senior Programs	Variety of programs and services for seniors ages 55 and up, e.g., Meals on Wheels, emotional support services, social activities, fitness classes, educational activities and groups, health screenings and classes, etc.
Summer Camps	Variety of camps for children ages 5-14, e.g., arts & crafts, sports, science, cooking, etc.
Youth Programs	Variety of activities for youth ages 7-14, e.g., sports, martial arts, cooking, technology, etc.
<b>Sources: City of Petaluma</b>	

During the COVID-19 pandemic, the City is offering virtual as well as in-person recreation programs for all age groups.

## Trees on City Land

Maintaining a healthy urban forest within Petaluma's public open spaces is a priority for the City. Parks and Recreation is responsible for maintaining the health of trees in City parks and works closely with the Public Works & Utilities department to maintain street trees and landscape medians. The City has a citizen Tree Advisory Committee that advises the City Council and various City departments on matters related to management of tree resources.

## Tree City USA Program

The City of Petaluma is recognized as a "Tree City USA" by the National Arbor Day Foundation. The Tree City USA program is a nationwide initiative that provides a framework for local communities to manage and expand their public trees. Petaluma's Tree City USA designation for the past 18 years recognizes and reinforces the City's commitment to maintaining a healthy urban forest.

## Heritage Tree Preservation

The City has a Heritage Tree Ordinance (Chapter 8.28 of the Petaluma Municipal Code) that identifies heritage and landmark tree resources within the city and includes policies to promote the preservation of these trees. Heritage trees are defined in the ordinance as those that merit community recognition and protection due to their physical, social, or environmental significance or contribution to the identity of neighborhoods. The City also maintains a register of designated heritage and landmark trees, which is currently being updated.

## Urban Tree Maintenance

The City has various policies and ordinances that relate to tree preservation, maintenance, and/or removal, which apply to trees on City property and in the public right-of way as well as trees on private property. The Tree Preservation Ordinance, Chapter 17 of the Petaluma Zoning Code, governs the protection, removal, and relocation of protected trees in the city and applies to trees on public property and City-owned rights of way.

The City encourages the planting of native tree species and promotes the use of best management practices for tree maintenance by City staff and by the public. Such practices include proper planting and pruning techniques, and the use of Integrated Pest Management methods to minimize the use of harmful chemicals. In addition, the City Council's goals and priorities for the current year include an action to amend the Tree Preservation ordinance to help achieve the City's goals related to maximizing carbon sequestration by trees to combat climate change.

## Tree Technical Manual

The City's Tree Advisory Committee is in the process of drafting an update to the citywide *Tree Technical Manual*. This document contains standards, guidelines and best management practices for tree maintenance, tree protection during construction, and replacement of protected trees. It also identifies priorities for strengthening Petaluma's urban tree canopy. Once the update is complete the Manual will go to Council for review and feedback.

## Level of Service and Access

The term “level of service” in the context of public parks typically refers to the amount of park land needed to serve a community based on its population.

### Industry Benchmarking

The industry standard that has historically been used by local jurisdictions to measure park service and access is the number of acres of park land per 1,000 residents – a metric that is cited and endorsed by the National Recreation and Park Association. The park service standard in the City of Petaluma’s current general plan is 5 acres of park land per 1,000 residents. The existing level of park service in Petaluma, including the 257.5 acres of community, neighborhood and pocket parks (not including City-owned open spaces), is 4.3 acres per 1,000 residents.

However, the City finds that the park acreage metric is increasingly outdated in terms of providing meaningful input about how well the park system and recreation programming are serving the needs of residents. Parks & Recreation and Planning staff are exploring ways to assess the availability and types of recreational assets and the experiences of park users, rather than simply measuring park acreage, as a way to provide more useful information about how well the City’s parks and recreation facilities are meeting community needs. City staff have already begun to apply these more qualitative benchmarks through internal discussions and seek to implement updated standards and methodologies related to park assets and experiences.

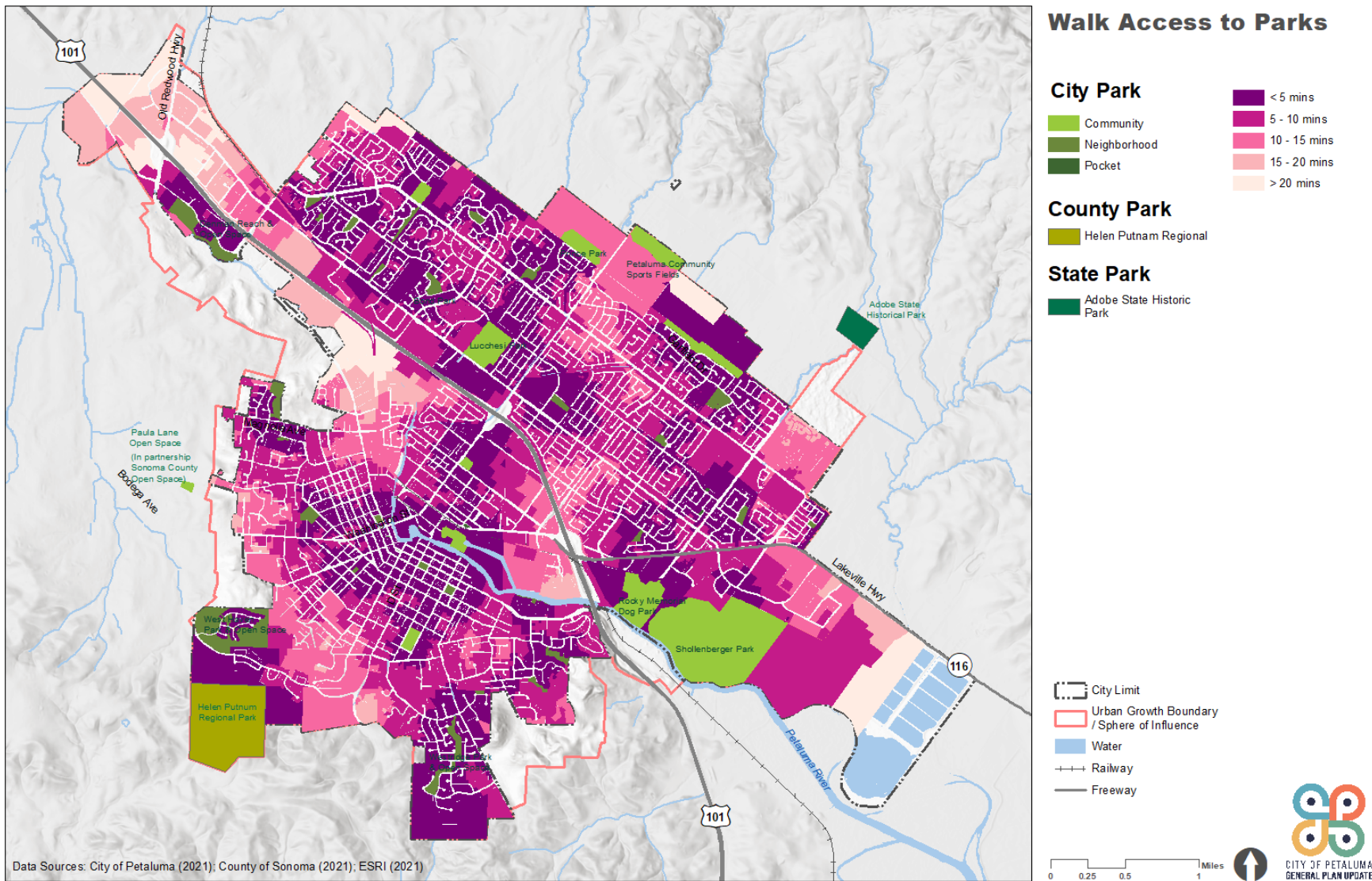
### Walk Access to Parks

Another common measure of access to parks within a community is the walking distance, or walking time, from residences to public parks. One-quarter mile, or about a 5-minute walk at average walking speed, is widely considered to be an easy and accessible walking distance to parks for most residents. **Figure 3: Walk Access to Parks** illustrates the citywide walking time to public parks, following the street network and based on a walking speed of 3 miles per hour. The map shows that approximately 44 percent of Petaluma’s population lives within a 5-minute walk to a park, and 84 percent live within 10-minute walk.<sup>5</sup>

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<sup>5</sup> This calculation uses relative percentages determined from Urban Footprint. The Urban Footprint population of 59,497 varies from the 2020 Census population of 59,776.

**Figure 3. Walk Access to Parks**





## Park Maintenance

Maintenance of parks and recreational facilities is an ongoing and growing challenge for the City of Petaluma. As previously noted, the City's Parks and Recreation Department is responsible for maintenance of all landscaping, trees, buildings, and infrastructure in the park system. Moreover parks and open space acreage has increased since the last General Plan update. In addition to the cuts in maintenance funding over the past several years, staffing levels for park maintenance have decreased significantly over the past several years, from 14 employees in 2006 to eight employees at present.

### Current Maintenance Challenges

**Park lands and infrastructure:** Like many local jurisdictions, Petaluma's park system has a backlog of deferred maintenance, especially for facilities such as hardscaping and irrigation controllers. The City does not currently have a strategic approach for addressing, prioritizing, and funding deferred maintenance.

**Recreational buildings:** The City lacks a modern infrastructure for tracking routine maintenance of parks and recreation facilities. In addition, the City does not currently have complete or up-to-date information about the life cycles or long-term maintenance needs of buildings and building systems. There is not a widely used and accepted industry standard for assessing and tracking maintenance of recreational facilities and buildings. The age and safety of some recreational facilities in Petaluma is a concern.

**Landscape Assessment Districts:** Maintenance for LADs is a particular challenge for the City. There are currently 47 LADs in Petaluma (more than in other local jurisdictions of similar size and population), with two additional LADs to be added soon, and staffing levels are not sufficient to adequately meet maintenance needs, coordinate services, and respond to a growing volume of public inquiries.

# Park Planning

## Planned Parks

The City currently has plans to add several new properties to the park system and to expand existing parks. Locations of the proposed parks are shown on the map in **Figure 4: Planned Parks**.

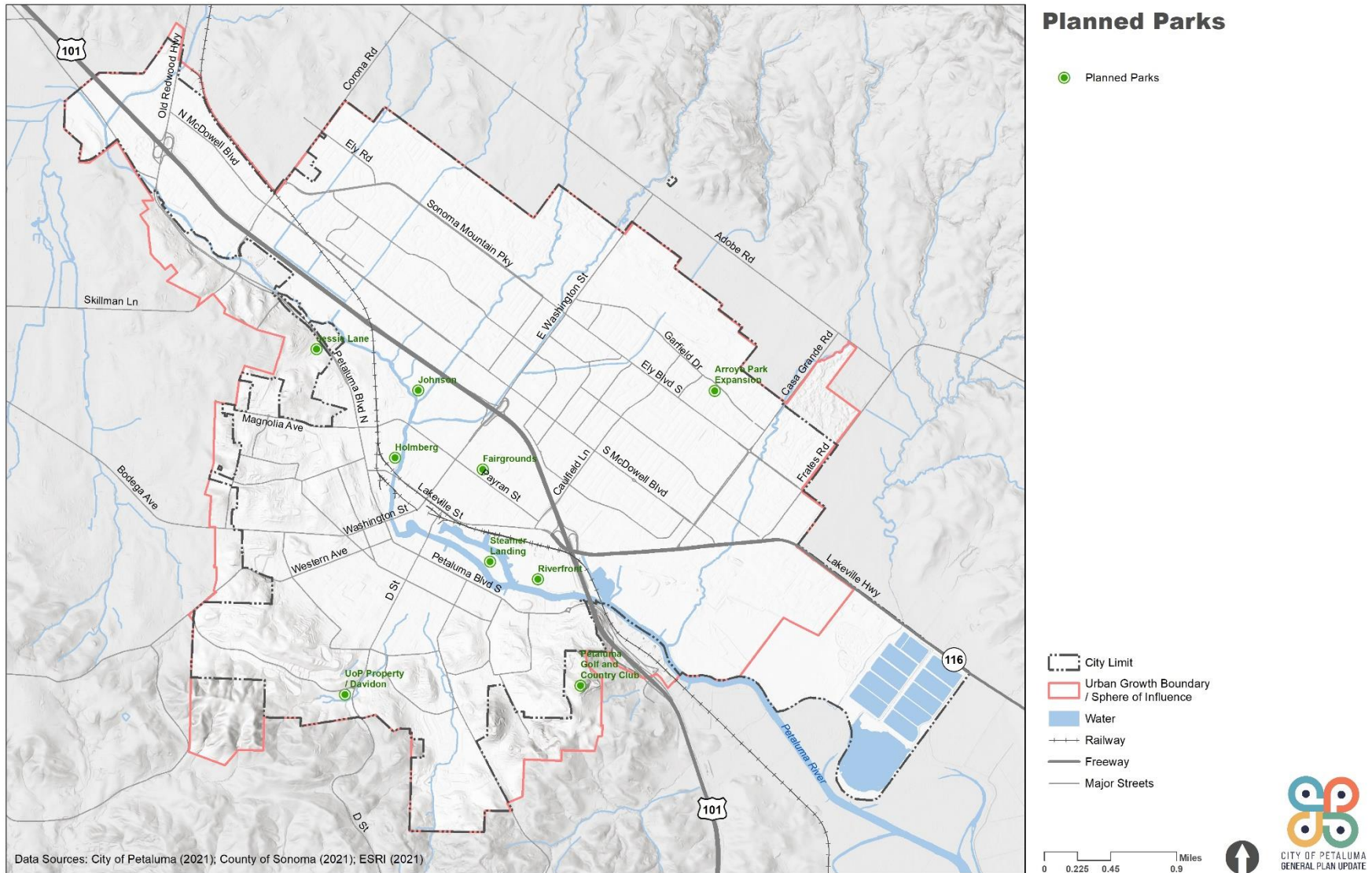
**Table 5: Planned Parks**

Park Name	Typology	Acreage (approx.)
Fairgrounds	Community	20
Johnson Property	Community	7
Riverfront Site (Pomeroy)	Community	7
Steamer Landing (Future Phases)	Community	20
Arroyo Park Expansion	Neighborhood	5
Holmberg	Neighborhood	2
Jessie Lane	Neighborhood	3
UoP Property / Davidon	Neighborhood	3
<i>Sources: Open Data Petaluma website, City of Petaluma General Plan 2025</i>		

Consistent with state law, the City requires private developers to provide land for new parks (or pay an in-lieu fee that the City may use for future park land acquisition) to meet the demand for additional park space that is generated by residential growth. Petaluma Municipal Code, Title 20 – Subdivisions, requires dedication of land for parks and recreation as part of new residential development projects in the following amounts:

- 0.0099 acres per single-family dwelling unit
- 0.0067 acres per multi-family dwelling unit.

**Figure 4. Planned Parks**



## Need for Parks Master Plan

City staff recognizes the need for a citywide Parks Master Plan that would address the topics of park services, experiences, assets, and access (as well as other key issues, such as park maintenance and funding, that are discussed in this report). A Parks Master Plan would articulate an overall vision for Petaluma's park system and would establish new and relevant standards for evaluating the level of service, adequacy of parks and recreational facilities, and deficiencies to be addressed.

Preparation of a Parks Master Plan is listed as one of the draft City Council priorities for 2021. This effort would be the primary responsibility of a third-party industry consultant in collaboration with the Parks & Recreation Department, and support from Public Works & Utilities Department. The City does not yet have a timeline or allocated funding for the Parks Master Plan.

## Funding for Parks

The City of Petaluma's three primary sources of funding for the development and maintenance of parks are Quimby Act Fees, Measure M funds, and the City's General Fund, each described in further detail below.

### Quimby Act Fees

The Quimby Act, a section of state's Subdivision Map Act that is codified in Section 66477 the California Government Code, provides for developers dedicate land for neighborhood and community parks, or to pay fees to the City to be used for new parks in lieu of land dedication, in conjunction with new residential subdivisions. If a developer opts to pay the fees in lieu of dedicating land for new parks, this funding source is collected by the City upon approval of a proposed residential subdivision and is used for the acquisition of land for, and construction of, new parks.

### Measure M Funds

Measure M is a one-eighth cent sales tax approved by Sonoma County voters in November 2018 that supports regional and city parks. The measure went into effect in April 2019 and will provide funding for parks for 10 years. Measure M funds can be used for the maintenance of park lands, buildings, trails, and infrastructure; improvements to park facilities; acquisition of new public park land; recreational and educational programming parks; natural resource conservation and protection on public open space lands; and other similar expenditures.

In Fiscal Year 2019-20, the total Measure M revenue collected in Sonoma County was \$12.3 million, of which \$4.13 million was allocated to the nine cities in the county.

### General Fund

The City allocates a portion of the General Fund each year for park maintenance. Between 2008 and 2010, the parks maintenance function and corresponding funding were transitioned from the Parks and Recreation Department to the Public Works Department. Since that time, the annual budget allocation for park maintenance decreased from \$2.36 million in 2008 to \$1.83 million in 2021 (a decrease of nearly 23 percent). During the same time period, the number of park properties and facilities, the total park land acreage and the square footage of recreational buildings and facilities has increased. Challenges related to park maintenance funding are discussed in the Parks Maintenance section of this report.

## Other Public Facilities

Public facilities are government-owned buildings and property that house governmental offices, utility equipment, and other City services. The following is an inventory of public facilities in Petaluma by category (other than recreational facilities, which are discussed in the City Recreational Facilities and Programming section of this report). Locations of these buildings and facilities are shown on the map in **Figure 5: Other Public Facilities**.

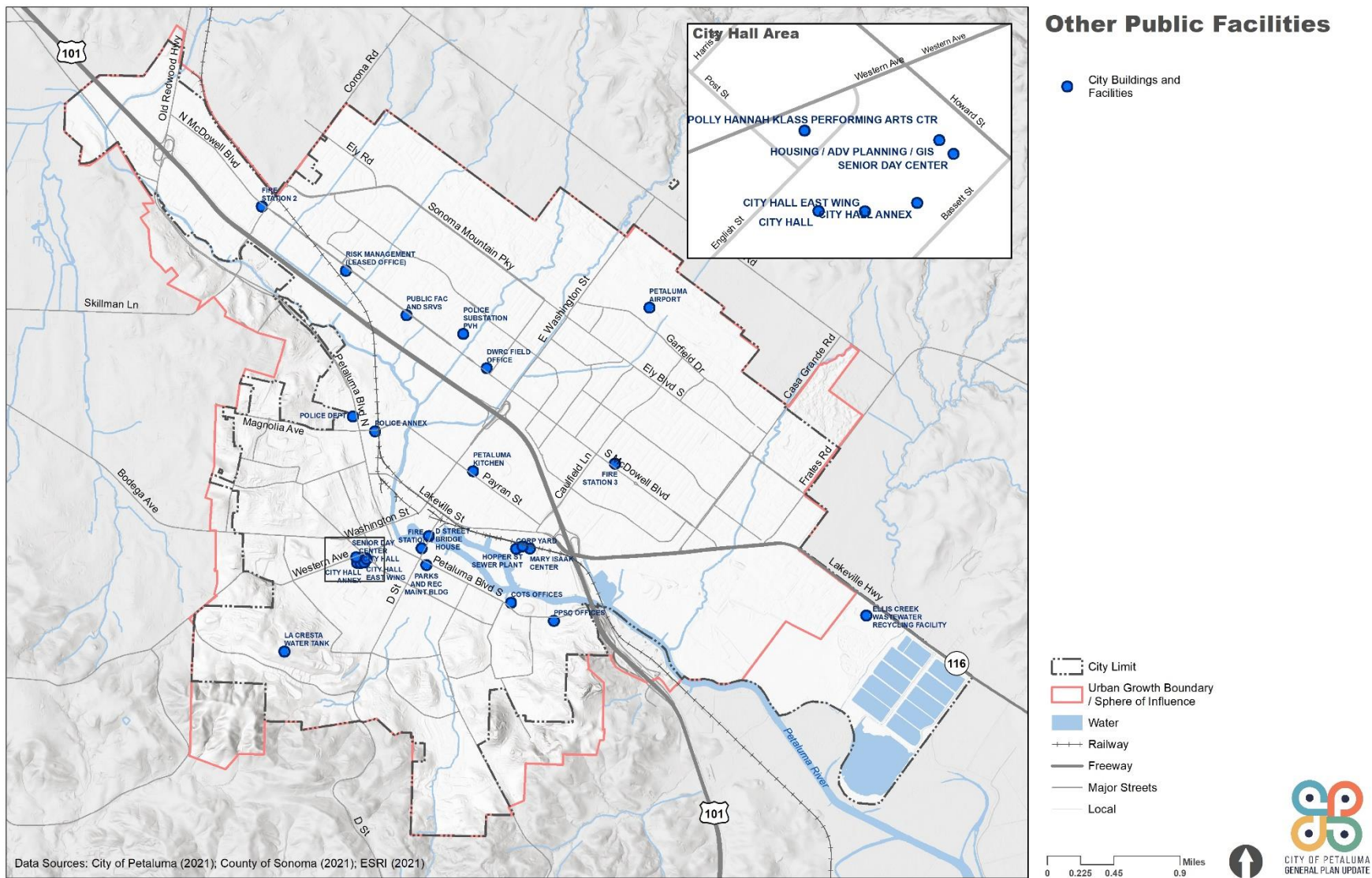
**Table 6: Inventory of City Buildings and Other Public Facilities**

Name	Description / Details
<b>City Offices and Government Facilities</b>	
City Hall, City Hall Annex, City Hall East Wing	City of Petaluma administrative offices
Other City offices: <ul style="list-style-type: none"> <li>• Public Facilities and Services</li> <li>• DWRC (Division of Water Resources &amp; Conservation) Field Office</li> <li>• Parks &amp; Recreation Annex</li> </ul>	City of Petaluma administrative offices
Fire Stations (3)	Public safety facilities
Police Department and Annex Police Substation (Petaluma Valley Hospital)	Public safety facilities
City Corporation Yard	Operations and maintenance facility for City buildings, land, and infrastructure
Parks & Recreation Maintenance Building	Operations and maintenance facility for City parks
<b>Utilities</b>	
Ellis Creek Wastewater Recycling Facility	Collection and treatment facility for wastewater from local residences and businesses
La Cresta Water Tank	Municipal water storage
<b>Other Public Buildings and Facilities</b>	
D Street Bridge House	Building adjacent to D Street Bridge used for operation and control of bridge
Petaluma Municipal Airport	Airport facility for general aviation
<b>Other City-Owned Buildings (Facilities Operated by Private/Non-Profit Organizations)</b>	
Petaluma People Services Center (PPSC) Offices	Human services organization
Senior Day Center (PPSC)	Adult day care facility

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Committee on the Shelterless (COTS) Offices	Homelessness assistance organization
Mary Isaak Center	Homeless shelter (operated by Petaluma Health Center and COTS)
COTS Petaluma Kitchen	Facility serving meals to community members in need
Polly Hannah Klaas Performing Arts Center	Theater for performing arts
27 Howard Street	Single family home to be sold
<b>Sources: Open Data Petaluma website, City of Petaluma</b>	

**Figure 5. Other Public Facilities**





## Schools

The City of Petaluma and the surrounding Urban Growth Boundary / Sphere of Influence areas are served by seven elementary school districts – Cinnabar, Old Adobe Union, Petaluma City (PCESD), Waugh, Wilmar Union, Liberty, and Laguna Joint School Districts (see Table 7 and Figure 6; Petaluma Joint Union High School District is not shown on the map because it extends beyond the City boundaries). All the city's secondary schools belong to the Petaluma Joint Union High School District (PJUHSD), which serves populations both within and outside of the city limits. PJUHSD and PCESD operate under one umbrella agency called Petaluma City Schools (PCS).

Although the City and the General Plan do not have jurisdictional authority over local schools, the General Plan update will plan for future growth and development in Petaluma, which will affect population growth and consequently school facilities.

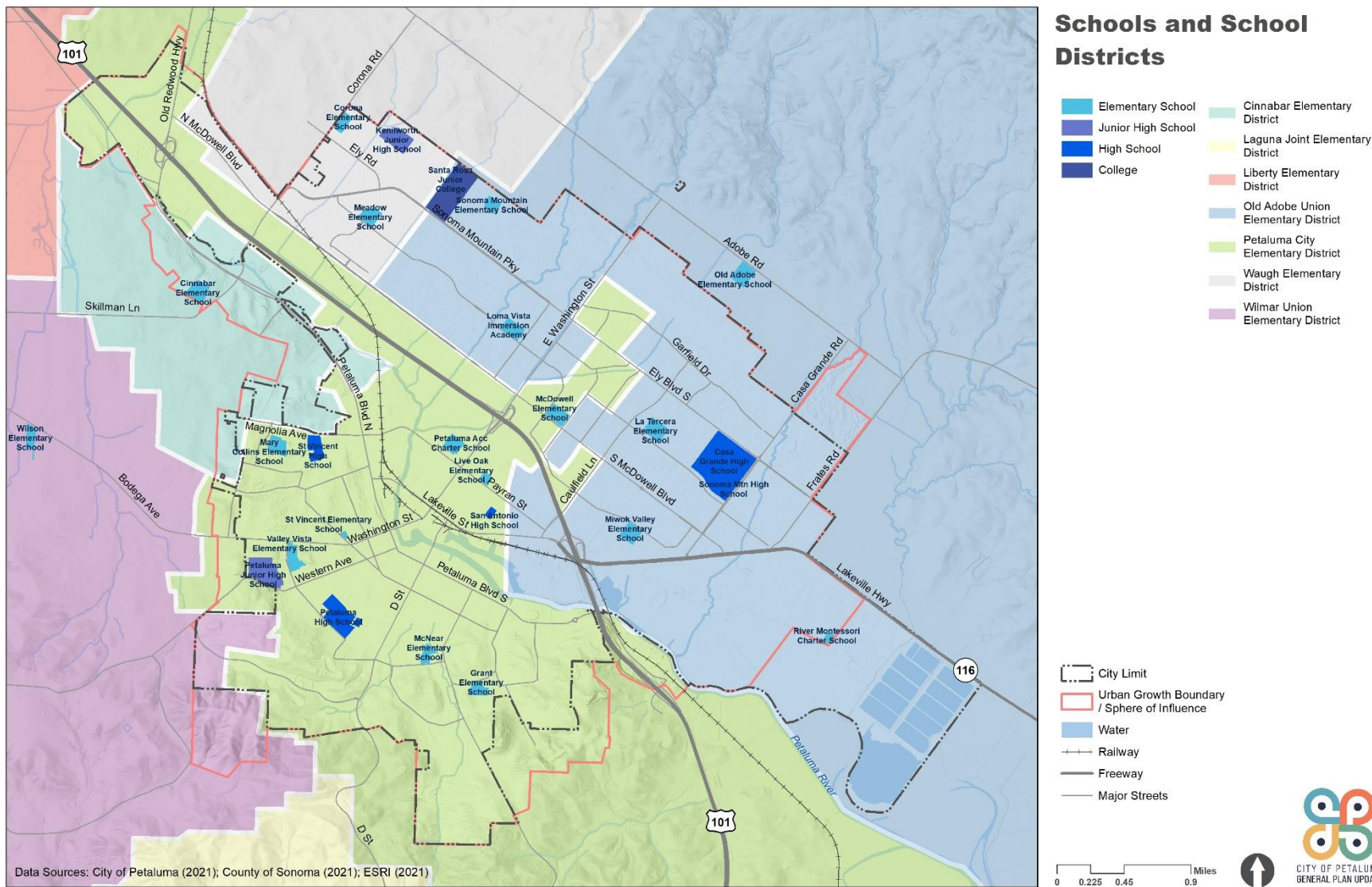
**Table 7: School District Enrollment and Planned Improvements**

School District	Current Enrollment (2021-22)	Planned Improvements
Cinnabar School District	230	None
Old Adobe Union School District	1,897	Addition of 4 modular classrooms at Loma Vista Immersion Academy; major re-roofing for Old Adobe and Sonoma Mountain Charter Schools
Petaluma City Elementary School District	2,424 <sup>6</sup>	Limited Upgrades and Additions
Waugh School District	790	Construction of outdoor shade structures at Meadow and Corona Creek Elementary Schools
Wilmar Union School District	217	None
Liberty School District	211	One additional classroom to accommodate newly added TK grade level
Laguna Joint School District	26	None
Petaluma Joint Union High School District	5,233 <sup>7</sup>	Limited Upgrades and Additions

<sup>6</sup> 2020-2021 year enrollment

<sup>7</sup> 2020-2021 year enrollment

**Figure 6. Schools and School Districts**



## Issues and Opportunities

The following are key issues and future opportunities related to parks and recreation that are noted in this report and that warrant further consideration as part of the General Plan update:

- **Assessing and Measuring Adequacy of Park Facilities** – There is a need for a new approach and methodology for evaluating how well the City’s parks and recreational facilities are serving community needs. Instead of the traditional metric of park acreage per 1,000 residents, the City wishes to consider other metrics and methodologies that evaluate the type and variety of park amenities and assets, park user experiences, etc.
- **Park Vision and Master Plan** – A comprehensive vision and strategy for the future of the City’s parks and recreation system and facilities, in the form of a Parks Master Plan, would greatly assist the City to better plan for ongoing operations and maintenance, recreational programming, and future park expansions. As part of a comprehensive vision, there is the opportunity to explore how parks can play a more active role in helping the City reach its climate goals through more restorative land management practices.
- **Park Funding** – Efforts are needed to address the funding shortfall for parks operations and maintenance, including estimating costs and required staffing levels for sufficient maintenance and identifying existing and new revenue sources.
- **Park Maintenance** – The lack of tracking systems for routine maintenance (needs and completed work) presents a challenge for the proper care and maintenance of park system infrastructure and buildings. There is also a need for a detailed database of long-term maintenance needs that incorporates information about the life cycle and age of park infrastructure, buildings, and other facilities; addresses deferred maintenance needs; and proposes a funding strategy for deferred and ongoing maintenance and facility replacement.

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### **Reports and Data**

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***Persons Contacted***

Corey Garberolio, Finance Director, City of Petaluma

Mike Gardner, Superintendent, Waugh School District

Sheila Garvey, Superintendent/Principal, Wilmar Union School District

Drew Halter, Deputy Director of Parks and Recreation, City of Petaluma

Sonjhia Lowery, Superintendent, Old Adobe Union School District

Luke McCann, Deputy Superintendent, Marin County Office of Education

Christina Paul, Principal Policy Planner, City of Petaluma

Christopher Rafanelli, Superintendent/Principal, Liberty School District