

General Plan Advisory Committee Meeting #3 Summary Notes



CITY OF PETALUMA
GENERAL PLAN UPDATE

Date and Time: July 15, 2021, 6:30 – 9:00 PM

Location/Format: Zoom Meeting

Meeting Access and Recording

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

www.cityofpetaluma.org/meetings/

The link to the recording of this meeting is:

https://petaluma.granicus.com/player/clip/3345?view_id=31&redirect=true

Agenda

- Welcome and Overview
- General Public Comment
- Developments since Meeting #2
- Environmental Justice and Equity Presentation and Discussion
- Public Comment
- Upcoming Activities and Meetings
- Final GPAC thoughts

Attendance

There were 19 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 | 10. Yensi Jacobo |
| 2. Phil Boyle | 11. Roger Leventhal |
| 3. Matt Brown | 12. Iliana Inzunza Madrigal |
| 4. Erin Chmielewski | 13. Roberto Rosila Mares |
| 5. Delia Diaz | 14. Kris Rebillot |
| 6. Mary Dooley | 15. Bill Rinehart |
| 7. Sierra Downey | 16. John Shribbs |
| 8. Jessie Feller | 17. Joshua Riley Simmons |
| 9. Ali Gaylord | 18. Bill Wolpert |

The following GPAC members were absent:

1. Janice Cader Thompson
2. Stephanie Blake
3. Panama Bartholomy

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

City of Petaluma:

Peggy Flynn - *City Manager*
Heather Hines – *Interim Community Development Director*
Christina Paul – *Principal Planner, Project Manager*
Martín Rivarola – *Spanish Interpreter*
Gustavo A. Sanchez – *Spanish Interpreter*
Eric Roberts – *Planner, City of Petaluma*

Consultant Team:

Matt Raimi - *Raimi + Associates*
Ron Whitmore - *Raimi + Associates*
Juan Reynoso - *Raimi + Associates*
Michelle Hernandez - *Raimi + Associates*
Dave Javid - *Plan to Place*
Paul Kronser - *Plan to Place*

Summary

The focus of the third GPAC meeting was to discuss the state of environmental justice and equity in Petaluma. Other key objectives included: to review issues and opportunities from listening sessions R+A and Plan to Place conducted with City Council and GPAC members, and provide an overview of upcoming activities, work products, GPAC meeting topics, and opportunities for GPAC contributions.

The following notes summarize key agenda items and the related discussion.

Welcome and Debrief

Dave Javid opened the meeting, welcomed everyone and introduced Martín Rivarola and Gustavo Sanchez who provided live Spanish interpretation throughout the duration of the meeting. Martín explained how to utilize the interpretation tool on Zoom for attendees who wanted to listen in in Spanish. Christina Paul followed by taking a roll call attendance for GPAC members.

Dave Javid and Matt Raimi reviewed the meeting agenda and emphasized that today’s meeting will be building on the previous GPAC work done in May and June 2021. The Group Agreements that were shared previously did not receive any edits or comments from GPAC members and will be the working agreements for the GPAC.

General Public Comment

The following is a summary of comments received from meeting participants.

- The tree canopy should be expanded, along with reorienting public infrastructure for underserved areas along the 101 corridor
- Be careful about letting real estate interests guide the GP update process
- Floodplains and the river should be preserved and protected from unsafe development
- Wildlife corridors should be mapped and a part of the GP, along with biodiversity index
- Protect Petaluma’s existing natural elements
- There should be more public structures using adobe and earthen materials

Developments Since Meeting #2

The June GPAC Meeting was canceled, but GPAC members provided feedback on initial city sub-area boundaries and participated in one-on-one Listening Sessions.

City Sub-Areas

- Sub-areas recognize the unique character of different parts of the city. Initially identified boundaries based on land use, urban form, role in the city, among other criteria.
- GPAC input on initial boundaries:
 - While residential boundaries mostly accurate, modifications still needed
 - Expand downtown boundaries, rethink area between Petaluma River and 101
 - Add airport subarea
- Next Steps:
 - Identify sub-areas using GPAC input and other analysis for the Existing Conditions report
 - Conduct Existing Conditions analysis
 - Use the sub-areas later to prepare alternatives for “areas of change” and to develop area-specific goals, policies, and actions
 - Sub-area boundaries may be revised as the General Plan is developed

City Issues & Opportunities

- Vision & guiding principles will be formed through the feedback from listening sessions, sub-area meetings, workshops, and pop-ups
- The listening sessions help the consultant team understand more about the City, inform project direction, and future engagement strategies
- The issues & opportunities identified by GPAC and City Council members during listening sessions included such themes as: equity, climate resilience, housing, economic development, parks & public facilities, and many others

Environmental Justice & Equity

Juan Reynoso of Raimi + Associates presented a summary of an initial screening analysis to identify Petaluma's disadvantaged communities (DACs).

After the presentation, GPAC was invited to ask clarifying questions, which are summarized below. Text in italics is the project team's response to questions.

- Were all the analysis methods combined because Method 1 is not thorough enough? *Yes, advocates ask for more data sources to be used when conducting these types of analysis and the team followed the more thorough method.*
- Will education levels of households be part of the analysis? *It is bundled in the index of factors in this analysis; it may be added as another indicator in the final version.*
- Is the income data divided by income levels or income divided by the number of people in a household, which should have some meaning? *Not in the environmental justice analysis. The CalEnviroScreen and CDC indices, which were used for this preliminary analysis, use aggregated income data to help identify neighborhoods at higher risk .*
- Why use 100% of Poverty Level in this analysis when other cities have used 200%? *Future information packets could use 200% instead.*

GPAC members and the observing members of the public were split evenly into 3 small groups (breakout rooms), each with a facilitator and a recorder capturing notes, to discuss the following questions.

1. What are Petaluma’s citywide health and environmental justice strengths?
2. What are Petaluma’s citywide health and environmental justice weaknesses?
3. What geographic areas may have unique or compounded health risks?
4. What City policies or other programs are in place to address these health-related topics?

Small Group Discussion Comments – Miro (note this image is included to show the amount of comments and discussion points per questions, all comments are captured in the Appendix)

Question 1: What are Petaluma’s citywide health and environmental justice strengths?

- Roberto - Petaluma overall was above average - strength. As a community itself, we have funds to make changes
- Method 1, no indicators which was a good sign to start off on.
 - A: State law only requires you look at that first level, which can sometimes miss
- Dave Alden - Neighborhoods are quite similar, but Petaluma has neighborhoods far from homogeneous
 - A: Screening tool, that helps point us in the direction. Look Citywide. People not in those areas, that do not have protection. and we want to look at everyone.



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|--|--|--|---|
| <ul style="list-style-type: none"> • health care services available in town for people of all ages and incomes • various clinics, churches in town • can find healthcare opportunities within this town, compared to others • COTS | <ul style="list-style-type: none"> • there are many healthy food options, farmers market, grocery stores • on both east and west areas of town | <ul style="list-style-type: none"> • walkability • sports • transit system - good infrastructure, could be advanced • compact city, well distributed open space, a variety of spaces | <ul style="list-style-type: none"> • abundance of parkland • open space, river • relatively easy access to clean and quieter spaces • not many high polluting facilities • there are some good bike routes |
|--|--|--|---|

Question 2: What are Petaluma's citywide health and environmental justice weaknesses?

- Every meeting that has been had, seems to have comment about development projects. Would be beneficial to see an overlay of current and future on a map. To see where high density areas, what kind of development projects. To help identify particular zones.
 - A: We do have those. Would be good to see where there are environmental

high Adult Asthma rates

Health of waterways

Increasing vulnerability to extreme heat

Lack of access to health information or other opportunities to Spanish speakers

Auto-dependance

Especially hard for vulnerable populations, isolated folks, poorly insulated housing stock

Need to better spread the word on services / navigation

Hard to find bikeway space in built-up areas... and hard to be coherent with project by project planning

- but even with all the health opportunities, there are pockets of areas that could help to find those that are disadvantaged
- parts of the city that don't have enough trees and shading tree canopy
- there are some really not great bike routes
- is the community livable? and can thrive?
- neighborhoods with sidewalks that are in disrepair makes it difficult for all types of people - wheelchairs, connectivity
- parklands not accessible for everyone in all neighborhoods
- air quality issues closer to transit, arterial roads near residential areas
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Question 3: What geographic areas may have unique or compounded health risks?

<ul style="list-style-type: none"> Mitigated flood zones - showed up in the deep purple, areas are lower cost SF which used to flood. Different issue. Upper reach of the river shown, what are the findings there (largely unpopulated and should be preserved). <ul style="list-style-type: none"> A: Go into the block group level, not just census track with income being more localized. In analysis, census tracks don't identify as low income but block groups within do. Always more we can do. <p>Delia - (Data missing) Renting vs. zoning. May not be as involved. Lots of areas that are missing, renting becomes less connected.</p> <p>A: In socio economic ppt given out. Can be overlaid.</p>	<ul style="list-style-type: none"> Mary Dooley - Some of these areas identified, some have specific populations: mobile homes, sandwiched between 101 - health related issues. Other areas right now, in that same line. Don't know what the actual density is with these broad strokes. Houses could be between storage facilities. Need to get some numbers (ground truthing). Raised more questions, living next to highway not the healthiest place to live. Petaluma Health Center serves uninsured folks - for sale Hospital, have we really identified health systems that are serving the community. <ul style="list-style-type: none"> A: What's missing is population within census tracks, numbers getting skewed - more people/susceptible to health related issues. Compared to other census tracks? <ul style="list-style-type: none"> Great if the map/aerial was visible. <ul style="list-style-type: none"> A: Will be put online with layers of data. Matt Brown - Geographically, dove into 101 corridor, seems to have the most health issues. E/W the further you go from the 101 corridor, the less the health issues Most risks around freeway or high density streets with traffic. Towards downtown or hills, risks are less <ul style="list-style-type: none"> A: Maps met with your general
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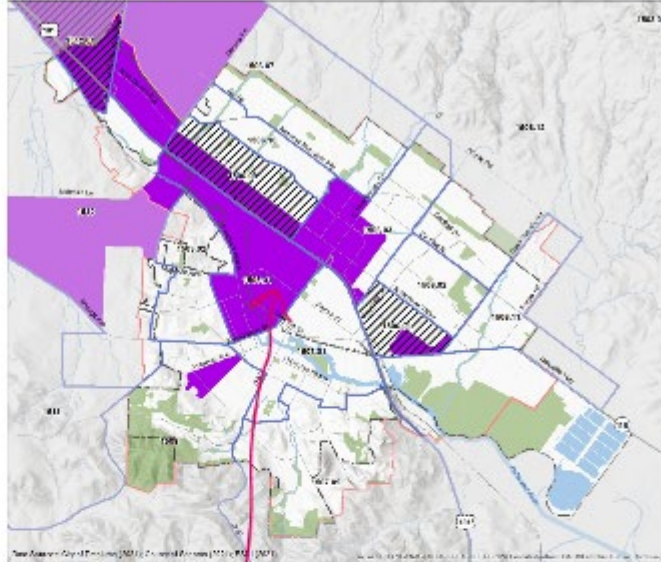
<ul style="list-style-type: none"> street design is not suitable for biking and walking - need to do better on main arteries (Washington) 	<ul style="list-style-type: none"> Lynch Creek bike route is the better one
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<ul style="list-style-type: none"> lakeview area, miwok area near the freeway is too large area of analysis, need to look closer + more data needed to find the neighborhoods that are DACs look at eastside near the freeway the dashed areas on above map do include more priority areas some lower income areas not included in above map school system has seen much more lower income students that are not included ** 	<ul style="list-style-type: none"> older trees impact the sidewalk conditions - downtown north petaluma blvd - less proximity to parks getting to parks can be inconvenient, depending on location ellis creek & shollenburger - bike and walking can be improved, have to cross 101 Lakeview can be dangerous at times caulfield certain areas are avoided on bike
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Potential DACs

In total, 8 census tracts identified as potential DACs

- 1506.01
- 1506.03
- 1506.07
- 1506.09
- 1508
- 1509.01
- 1510
- 1512.01



3) What geographic areas may have unique or compound

• Type Here

New housing along River + freeway

SLR Risk + Pollution

• Type Here

Areas with more fast food have lower income housing

Hard to get to Sprouts from here- have to cross E. Washington (Rough!)

• Type Here

Hard to bike = built-in health risks and challenges

This is general- there are man-made barriers throughout the City

Question 4: What City policies or programs are in place to address these health-related topics?

<p>Roberto - categories used were pretty thorough. 1507.1 - method 3b: uses social vulnerability and compares it with lists/indicators. Looking through methods, surprised not to see that as a risk.</p> <ul style="list-style-type: none"> A: thinking about this as an environmental justice, your pointing out 1507.01 scored highly as indicators for poor health, but does not have low income/high vulnerability. Others that have health risks. 	<ul style="list-style-type: none"> Build off of reason not categorized as a DAC, some of these special categories might need a special session/findings so they are not ignored. Chart 1: Positive: a lot of parks. 	<ul style="list-style-type: none"> A; state law tells us we need to look at low income, expanded range of indicators which analysis shows. Individual indicators do show health indicators even if they don't have low income. Data tells us a lot. Team to go back through. 101 seems to fall into these. Metrics weighed 1:1 - water vs. income - access to clean water. A: This does not look at one higher than the other, weighted the same in this process 	<p>Mary - contaminated soils, does that come into play in this analysis? Take note how we separate humans and look holistically. Planting 1000's of trees and increasing canopy. These comments, seem to have to be singled out rather than looking at this more holistically.</p> <ul style="list-style-type: none"> A: Challenge is state regulation, and looking at this in pieces that are bite sizes. Next GPAC will be more holistic and big picture/vision. Equity and disadvantaged communities seemed to be a priority and wanted to address sooner in the process.
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Use EPT/ Cal
Fresh at
Farmer's
markets = 20%
off

During fires-
community is
very
supportive and
giving

Great
social
capital

Slow
Streets

Thanks,
Juan!

Small Group Discussion Report Out – After the small group discussions, each group reported out key topics and comments to the larger group.

Public Comment

The following is a summary of the comments received from the meeting participants during the final public comment section.

- Be careful with giving the airport a sub-area classification – worried about real estate development increasing outside the city limits, or expanding the Urban Growth Boundary
- Project team should look at neighborhoods in person – census tract 1509-1 was a flooded neighborhood that has not fully recovered
- Parks access adequate but dangerous conditions to reach them without a car depending on location
- This GP update should complete the River Trail that was a key part of the last GP
- The GP should emphasize protecting the environment to facilitate environmental justice
- In addition to pop-ups, there should be a temporary wall/art installation where anyone can contribute what their vision of Petaluma is – more art-oriented forms of engagement

Wrap-up, Next Steps, Upcoming Meetings

Ron Whitmore provided information about broader next steps in the General Plan Update process and specific steps for the GPAC including:

- The Discovery phase is ongoing
- A variety of public engagement activities are planned for the fall
- GPAC topical interests will be addressed in several different ways during the planning process
- GPAC Interests and Contributions will help inform how GPAC is involved in future activities
 - Will be reaching out for assistance with Pop-ups
- Next GPAC Meeting #4: August 19th, 2021

Final GPAC Thoughts

GPAC members then provided closing thoughts prior to close of the meeting which included the following:

- While social and health support service do exist, there are people who are not thriving but might not qualify for support (“Middle income”)– do not forget about this group
- Identifying missing middle housing and middle-income households would be a helpful overlay layer to decide where housing is situated – along 101 corridor is not ideal from an EJ lens
- Should consider how to outreach to other people who do not speak Spanish or English (Indigenous, Asian languages)
- Pop-up engagement should work with existing community groups spread throughout town that can help with the process and expand participation
- Appreciated Juan being a part of this meeting!

The meeting was adjourned at approximately 9 pm.

For the meeting agenda, presentation, meeting recording and other information, please visit:

www.planpetaluma.org

APPENDIX

The following is a transcription of all comments received from GPAC members on the virtual engagement boards during the meeting.

Question 1: What are Petaluma's citywide health and environmental justice strengths?

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- health care services available in town for people of all ages and incomes
- various clinics, churches in town
- can find healthcare opportunities within this town, compared to others
- COTS
- there are many healthy food options, farmers market, grocery stores on both east and west areas of town
- walkability
- sports
- transit system - good infrastructure, could be advanced
- compact city, well distributed open space, a variety of spaces
- abundance of parkland
- open space, river
- relatively easy access to clean and quieter spaces
- not many high polluting facilities
- there are some good bike routes
- Parks
- Walkability
- Passionate community
- Petaluma Health Center
- Petaluma Family Resource center, latino services providers
- Flood system and support networks
- Promotores
- PPS and their programs and support of the unhoused
- Access to planning team/data and convening process
- Schollenberger wetlands
- Access to outdoors
- Connection to river
- Wetlands
- Urban core with rural surrounds
- Mix of housing typologies, mixed income housing typologies

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- A: We do have those. Would be good to see where there are environmental
- but even with all the health opportunities, there are pockets of areas that could help to find those that are disadvantaged
- parts of the city that don't have enough trees and shading tree canopy
- there are some really not great bike routes
- is the community livable? and can thrive?

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- look at eastside near the freeway
- the dashed areas on above map do include more priority areas
- some lower income areas not included in above map
- school system has seen much more lower income students that are not included **
- older trees impact the sidewalk conditions - downtown
- north petaluma blvd - less proximity to parks
- getting to parks can be inconvenient, depending on location
- ellis creek & shollenburger - bike and walking can be improved, have to cross 101
- Lakeview can be dangerous at times
- caulfield
- certain areas are avoided on bike
- street design is not suitable for biking and walking - need to do better on main arteries (washington)
- Lynch Creek bike route is the better one
- New housing along river + freeway
- SLR risk + pollution
- Areas with fast food have lower income housing
- Hard to get to sprouts from here – have to cross E. Washington (rough!)
- Hard to bike = built-in health risks and challenges
- This is general – there are man-made barriers throughout the City

Question 4: What City policies or other programs are in place to address these health-related topics?

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- Has to meet multiple criteria to qualify?
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- A: Challenge is state regulation, and looking at this in pieces that are bite sizes. Next GPAC will be more holistic and big picture/vision. Equity and disadvantaged communities seemed to be a priority and wanted to address sooner in the process.
- Build off of reason not categorized as a DAC, some of these special categories might need a special session/findings so they are not ignored.
- Chart 1: Positive: a lot of parks.
- Use EBT/Cal Fresh at Farmer's markets = 20% off
- Slow streets
- During fires – community is very supportive and giving
- Great social capital

The following are follow-up public comments and images provided by the public.

"I hope I am not correct -- however, it sounded to me like tonight's meeting, consultant put the Airport on the list of priority "sub-areas" for Petaluma per environmental justice. This makes no sense. That area did not appear to me to meet any of the environmental justice criteria (except noise from airplanes perhaps?) -- they are insulated from high traffic, commercial/diesel fumes, no polluted River (Petaluma River is most polluted in region), all are nice single family homes, and they have huge parks adjacent -- and it is not walkable to service amenities.

Watch out -- Developers want to push out Petaluma's urban boundary at the airport. Many real estate-developer-sponsored land use laws continue being passed in Sacramento that will usurp local zoning laws. For example, some new and currently proposed laws mandate local approval of developments that are adjacent to certain zoning. Beware of proposed zoning changes around our city boundary. This is exactly what happened with Sid Commons developer-- with the help of Councilmember Healy's legal guidance (see attached), developer cited zoning of adjacent parcel (per new AB3194 law), which then mandated city approve of that flood-hazard development that had only temporary housing and increased flood risk and traffic flow by 50% over city's own quota. Terrible impact to that low-income neighborhood. Did a GPAC "select member" truly identify airport as top priority -- outside of an official GPAC meeting?... Please ask why and demand airport be replaced with a worthy sub area.

-Taryn"

"This is Miguel Elliott, a native of Petaluma and owner of living Earth structures. I specialize in building Earthen Adobe ovens, benches, and Adobe abodes. Much of my work is done at schools and various community gathering spaces around petaluma. I would very much like to see more Adobe structures be built in Petaluma in the future. We have a rich historical heritage of adobe construction from the time of general Vallejo but no one has done much of it since then. I think it would be great if Petaluma became known as the Earth art capital of the country with lots of nice Earthen public art spaces around town. It would be great to have a community Adobe oven and gathering

space in a central location perhaps along the river or at a park which was built by community members. It would also be great to build a village of adobe abodes for our homeless population which would be fireproof, well insulated, affordable, and beautiful. I am attaching some photos of some structures I have built which I think would be great to have in Petaluma. My website is www.livingearthstructures.com. I would be happy to do a formal presentation presenting some of my ideas.

- Miguel Elliott, 7073203609”

