

Resolution No. 2025-XXX N.C.S.
of the City of Petaluma, California

RESOLUTION AUTHORIZING THE CITY OF PETALUMA TO ACCEPT A GRANT AWARD FROM THE METROPOLITAN TRANSPORTATION COMMISSION's (MTC's) THE TRANSIT-ORIENTED COMMUNITIES (TOC) PLANNING AND IMPLEMENTATION GRANT AND COMMITTING TO TAKE STEPS TOWARD ACHIEVING COMPLIANCE WITH THE MTC'S TOC POLICY AS A CONDITION FOR MTC TO ALLOCATE REGIONAL DISCRETIONARY FUNDING TO THE PETALUMA DOWNTOWN SMART STATION PRIORITY DEVELOPMENT AREA

WHEREAS, on March 13, 2025, the Metropolitan Transportation Commission (MTC) awarded the City of Petaluma a Transit-Oriented Communities (TOC) Planning and Implementation grant in the amount of \$1,190,000 for the Petaluma Downtown SMART Station Priority Development Area (PDA) Specific Plan; and

WHEREAS, the MTC adopted Resolution 4530, the TOC Policy; and

WHEREAS, the TOC Policy incentivizes local jurisdictions to plan and zone for higher residential and commercial densities in areas within one half-mile of existing and planned fixed-guideway transit stops and stations to support the region's transit investments and implement key GHG reduction strategies from Play Bay Area 2050; and

WHEREAS, incentivizing local jurisdictions to also adopt policies focused on increasing housing production of all types, particularly affordable housing production, preservation and protection, commercial anti-displacement and stabilization, parking management, and transit station access and circulation further supports regional transit investments and Plan Bay Area 2050; and

WHEREAS, in 2024 MTC identified the Petaluma Downtown SMART Station (Transit Service Tier 4) in the City of Petaluma; and

WHEREAS, MTC conditions the allocation of regional discretionary funding for fixed-guideway transit extension projects to be in compliance with the TOC Policy; and

WHEREAS, the TOC Policy established different compliance expectations for existing and planned stations areas based on level of transit service; and

WHEREAS, the TOC Policy identified that four TOC Policy areas (density, housing, affordability, parking, and access/circulation); and

WHEREAS, the proposed action is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15378, in that applying for a grant does not meet CEQA's definition of a "project," because the action does not have the potential for resulting in either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment, and because the action does not commit the City to a definite course of action (See City of Irvine v. County of Orange (2013) 221 Cal 4th 846, 865 (County's decision to apply for state funding for potential jail expansion was not project approval). Further CEQA analysis will be performed once the City obtains the grant funds and determines how to use the funds.

WHEREAS, the City of Petaluma has previously delegated authority to execute these documents and any amendments thereto to Peggy Flynn, City Manager, or her designee.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Petaluma hereby:

- 1. Declares the above recitals to be true and correct and are incorporated herein as findings of this Resolution.
- 2. Accepts the grant award from the Metropolitan Transportation Commission (MTC).
- 3. Finds that the acceptance of a grant application is not a project subject to the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15378 because it does not have the potential for resulting in either a direct or reasonably foreseeable indirect physical change in the environment.
- 4. Authorizes the City Manager or her designee to execute all documents necessary to accept MTC’s Transit-Oriented Communities (TOC) Planning and Implementation grant in the amount of \$1,190,000 for the development of a Specific Plan for the Petaluma Downtown SMART Station Priority Development Area (PDA).
- 5. Commits to completing the Petaluma Downtown SMART Station PDA Strategic Plan’s work scope following the MTC grant award by applying for these funds.
- 6. Intends to adapt relevant plans, policies, or zoning updates emerging from the work completed through the TOC grant to comply with TOC Policy requirements.

Under the power and authority conferred upon this Council by the Charter of said City.

REFERENCE:	I hereby certify the foregoing Resolution was introduced and adopted by the Council of the City of Petaluma at a Regular meeting on the 2nd day of June 2025, by the following vote:	Approved as to form:
		<hr/> City Attorney
AYES:		
NOES:		
ABSENT:		
ABSTAIN:		
ATTEST:	<hr/> City Clerk	<hr/> Mayor