



# REGULATORY CONTEXT



## **Petaluma City Charter, Section 46**

- **No City action providing for the sale or lease of real property having a value of \$3,000 or more may be taken except by ordinance**

## **Gov't Code 65402(a)**

- **Shall not dispose of or acquire real property until the Planning Commission has determined conformity with the city's general plan**
  - **When a determination has been made, the City Council considers it as part of a decision to dispose of or acquire real property**

## **Planning Commission – May 23, 2023**

- **Finding that the acquisition and disposal of the properties necessary for the land exchange conform with the Petaluma General Plan.**

# REQUESTS FOR APPROVAL / AUTHORIZATION

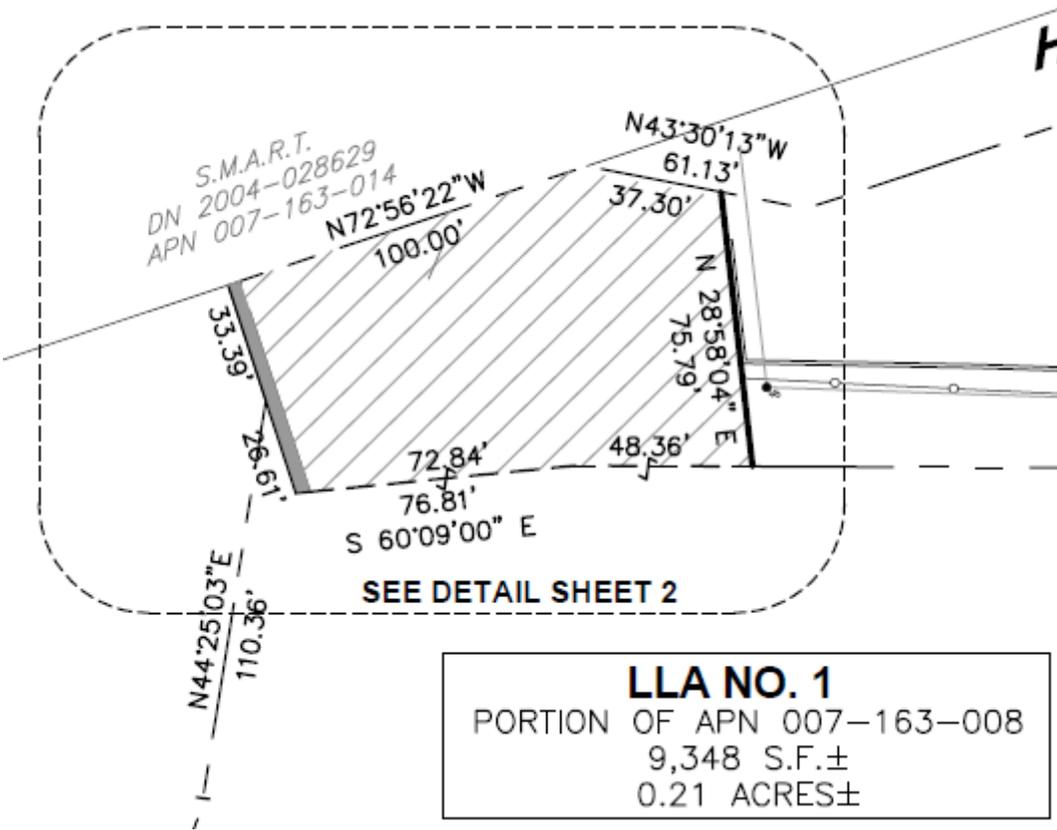


- **Approve acquisition of a ± 0.21-acre portion of APN 007-163-008 located between the McNear Channel and Hopper Street**
- **Approve disposition of a 0.10-acre portion of 007-163-008 located between McNear Channel and the existing Vulcan-Shamrock facility**
- **Authorize the City Manager to act to provide emergency vehicle access (EVA) to the approved Oyster Cove development over the acquired portion of APN 007-163-008**

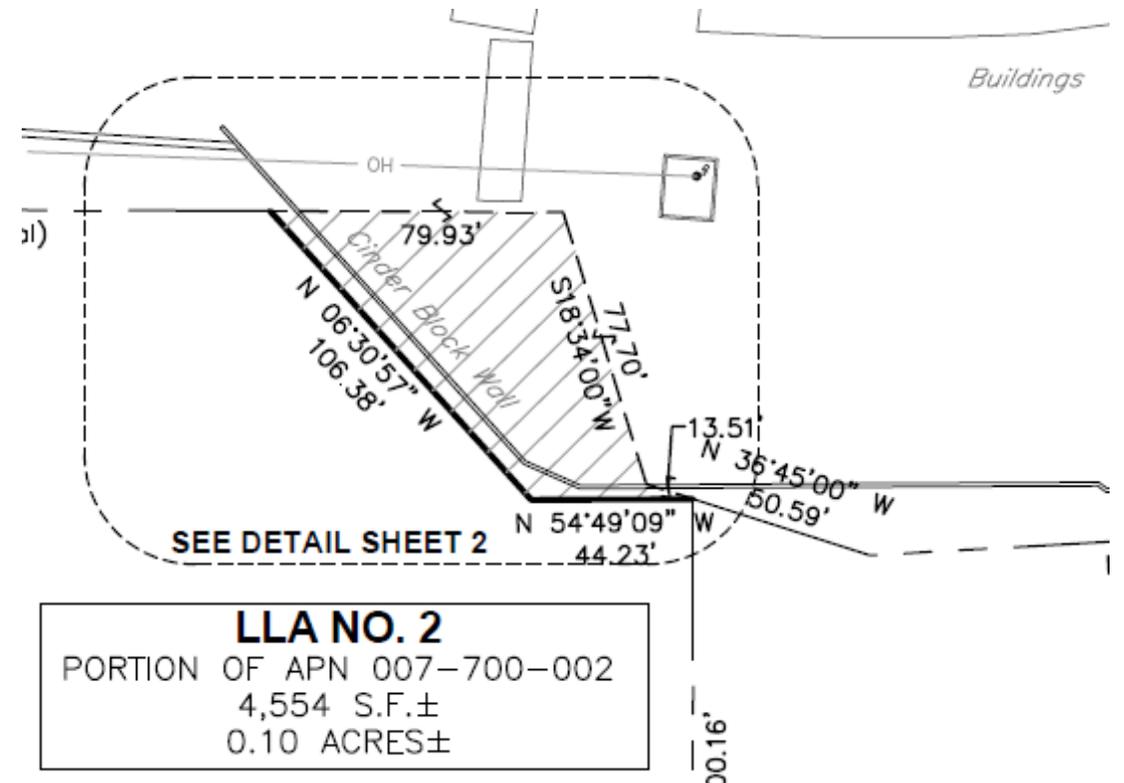
# LAND EXCHANGE



## ACQUISITION ( $\pm 0.21$ acres)



## DISPOSITION ( $\pm 0.10$ acres)



# RIVER TRAIL ACCESS AND DESIGN



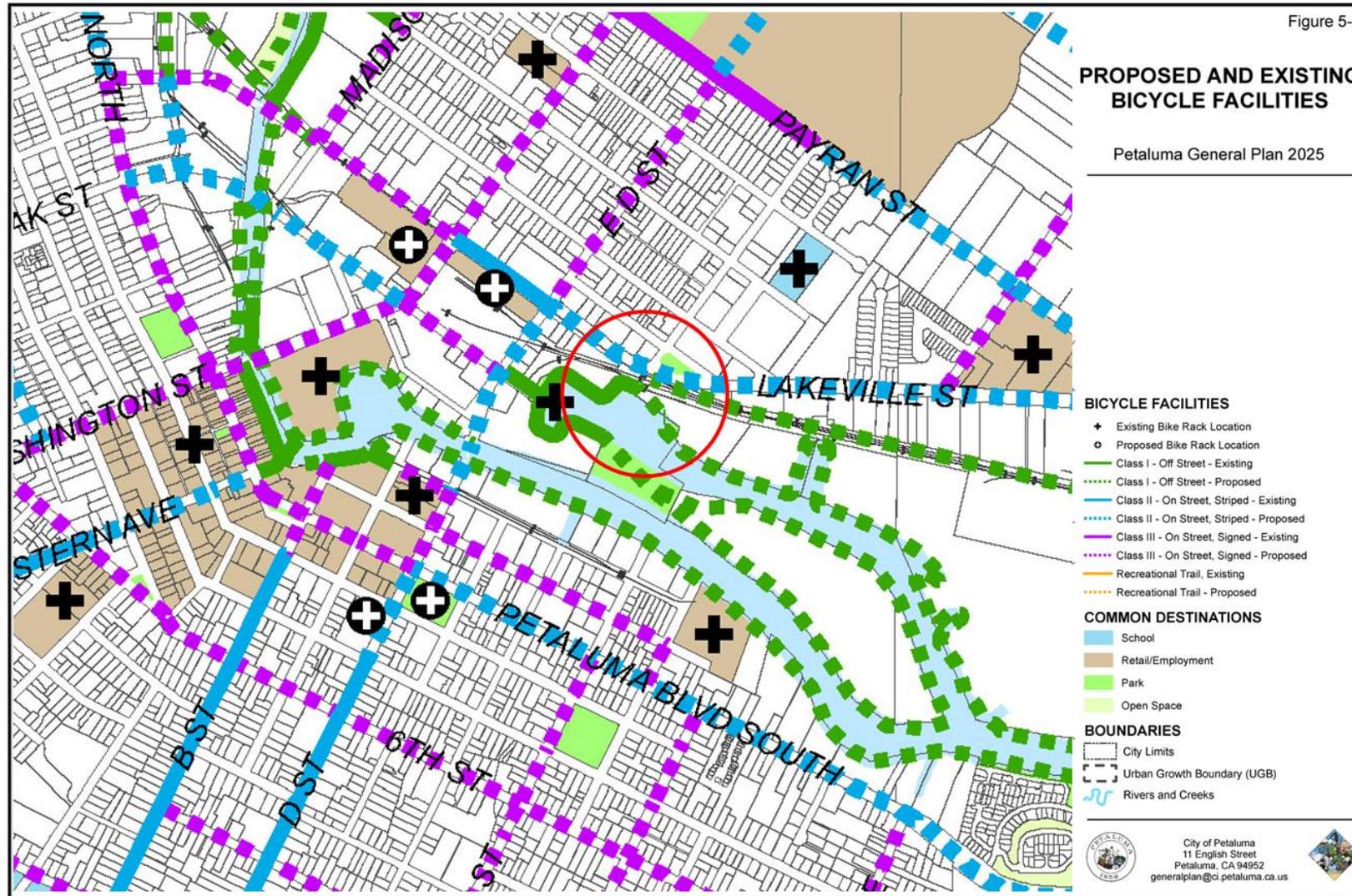
## ACQUISITION ( $\pm 0.21$ acres)



## DISPOSITION ( $\pm 0.10$ acres)

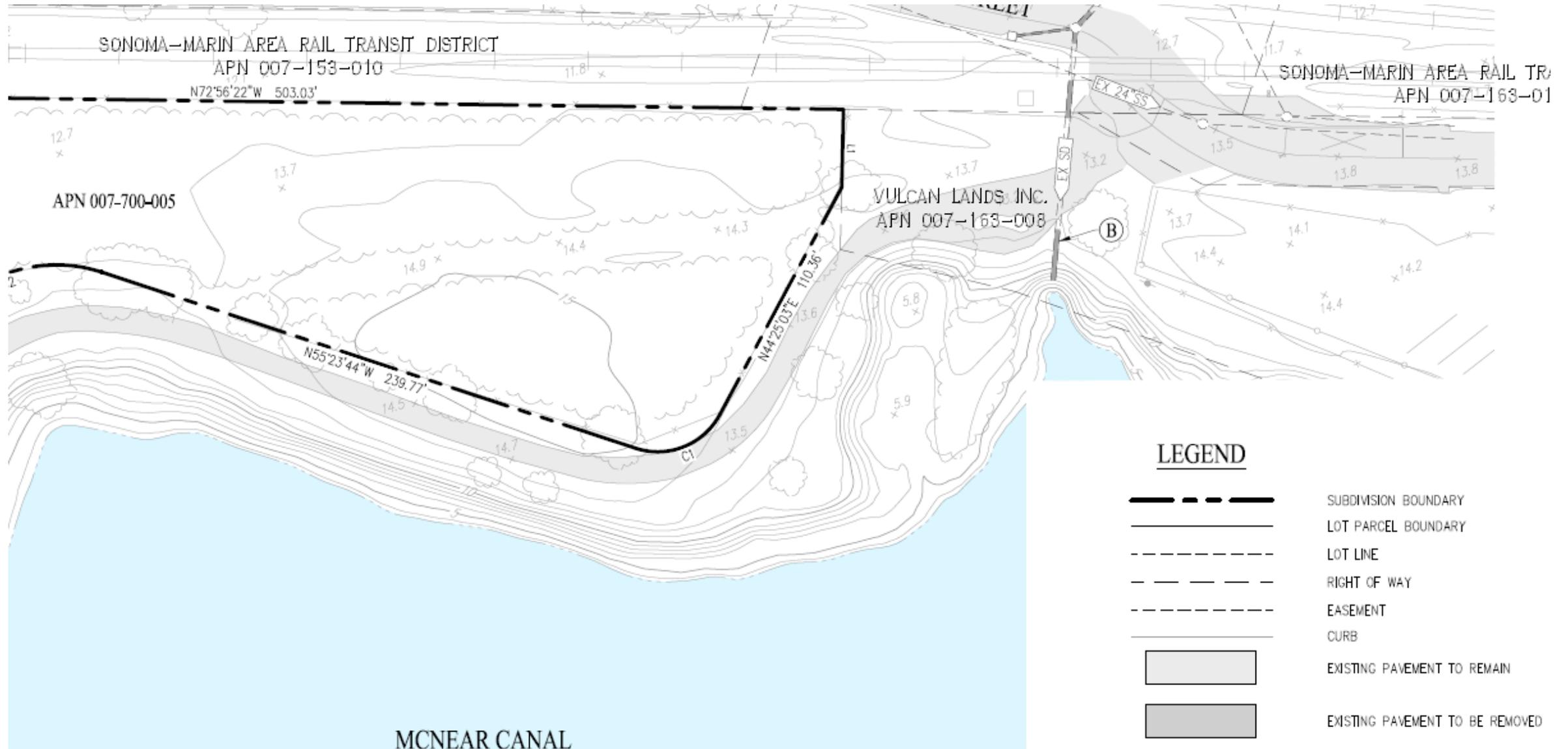


# RIVER TRAIL ACCESS AND DESIGN





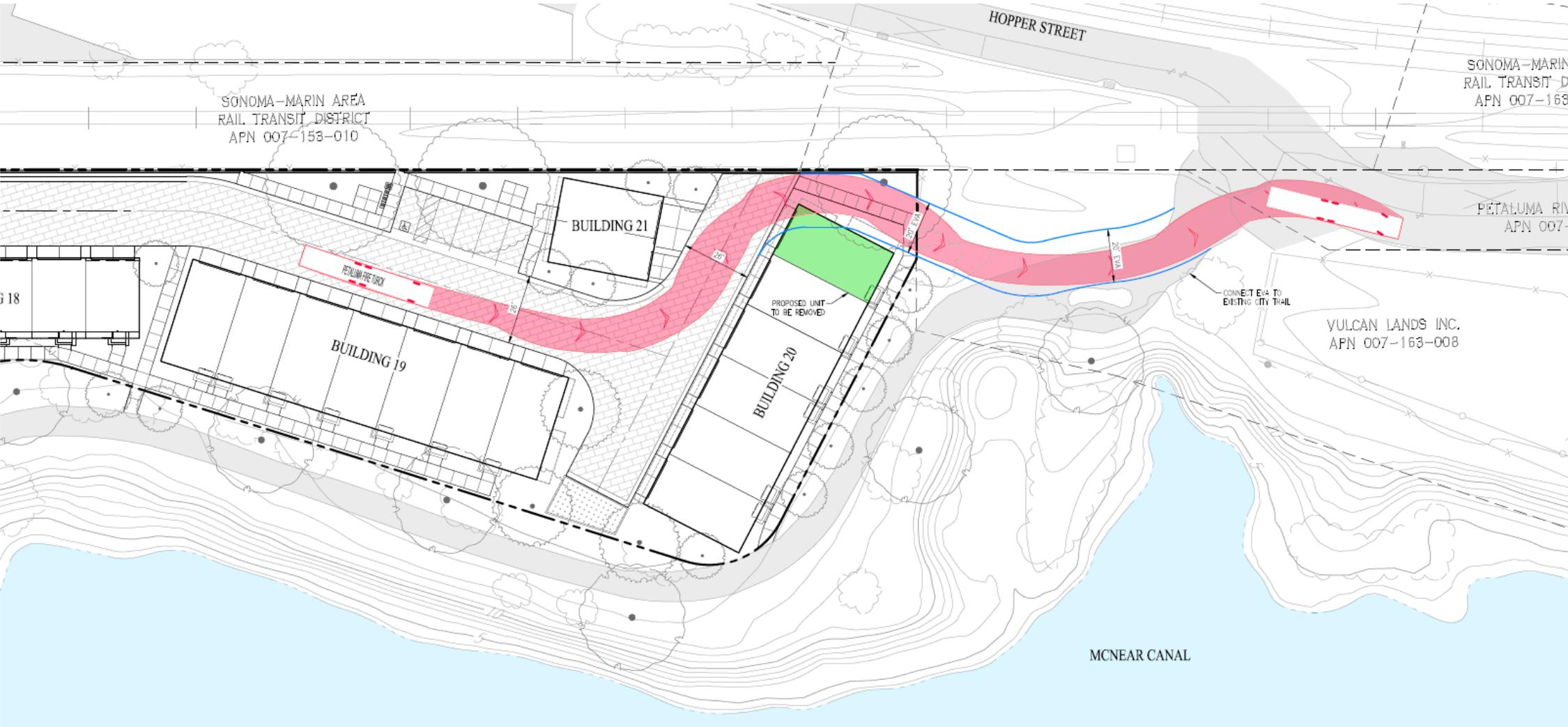
# OYSTER COVE EMERGENCY VEHICLE ACCESS



# OYSTER COVE EMERGENCY VEHICLE ACCESS



## CONCEPTUAL DESIGN STAGE



# RECOMMENDATION



**Introduce an Ordinance (First Reading) of the City Council of the City of Petaluma:**

- **Approving the acquisition of a  $\pm$  0.21-acre portion of APN 007-163-008 located between the McNear Channel and Hopper Street**
- **Disposing of a 0.10-acre portion of 007-163-008 located between McNear Channel and the existing Vulcan-Shamrock facility**
- **Authorizing the City Manager to act to provide emergency vehicle access (EVA) to the approved Oyster Cove development over the acquired portion of APN 007-163-008**

# THANK YOU



- **Andrew Trippel, Planning Manager (M-Group Consulting Planner Serving the City)**
- **Dylan Brady, Assistant City Attorney**
- **Kent Carothers, City Engineer**