

Resolution No. 2023-XX

RESOLUTION OF THE CITY OF PETALUMA PLANNING COMMISSION MAKING A GENERAL PLAN CONFORMITY DETERMINATION CONSISTENT WITH CALIFORNIA GOVERNMENT CODE SECTION 65402(a) FOR THE PURPOSES OF ACQUIRING A PARCEL OF LAND COMPRISED OF PORTIONS OF APNs 019-210-038, 019-210-039, AND 019-210-01 LOCATED AT 1601 PETALUMA BOULEVARD SOUTH

WHEREAS, the City of Petaluma has received an irrevocable offer of dedication for a parcel comprised of portions of APNs 019-210-038, 019-210-039, and 019-210-01 located at 1601 South Petaluma Boulevard, attached hereto as Exhibit A (“Proposed Acquisition”); and

WHEREAS, Government Code section 65402(a) regulates government acquisition of real property, mandating that prior to the acquisition of property, a jurisdiction’s Planning Commission report on the conformity of that action with the jurisdiction’s General Plan; and

WHEREAS, the proposed acquisition of a 1.68-acre parcel of land located at 1601 Petaluma Boulevard South (“Project”) is necessary for the development of the approved River Place Apartments; and

WHEREAS, the Project is consistent with the objective goals and policies of the General Plan and facilitates the development of an approved infill multi-family project at an underutilized site within the Urban Growth Boundary; and

WHEREAS, the Project is consistent with the City’s Floodway regulations as no development, site improvements grading, or any other proposed work would occur in areas designated Floodway as part of this project; and

WHEREAS, the Project is consistent with the circulation/bicycle and pedestrian facilities envisioned in the General Plan and Bicycle and Pedestrian Plan, as property acquisition would facilitate the City’s ability to construct Class I and Class II facility on Caulfield Lane and implement the envisioned River Trail; and

WHEREAS, further environmental review will be conducted by the City for any improvements on the acquired property, such as the Caulfield Crossing Extension or River Trail expansion; and

WHEREAS, the Planning Commission finding that the acquisition of the property is in conformance with the City’s General Plan is not a “project” pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15378 in that it is an administrative activity of government that will not result in any direct or indirect physical change in the environment; and

WHEREAS, the Planning Commission of the City of Petaluma held a duly noticed public

meeting on June 13, 2023, at which time all interested parties were given full opportunity to be heard and to be present; and

WHEREAS, the Planning Commission of the City of Petaluma has reviewed the proposed acquisition and has determined that the land acquisition conforms to the General Plan.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Petaluma hereby finds that, based on substantial evidence in the record, that:

1. The foregoing recitals are true and accurate and are incorporated into this Resolution as findings.
2. Acquisition of the property is in conformance with the City's General Plan and is not a "project" pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15378 as it is an administrative activity of government that will not result in any direct or indirect physical change in the environment. If the Planning Commission finds that the acquisition is in conformance with the General Plan, the City Council will have its own review for compliance with CEQA in determining whether to acquire the property. Further, environmental review will be conducted by the City for any improvements on the acquired property, such as the Caufield Crossing Extension or River Trail expansion.
3. The land conveyance of 1.68 acres complies with the objective goals and policies of the General Plan, and it would support the development of the previously approved River Place infill multi-family project on an underutilized site.
4. Specifically, the land acquisition (1.68 acres) is in compliance with the following General Plan Goals, Policies, and Programs:

Goal 1-G-1: Land Use – Maintain a balanced land use program that meets the long-term residential, employment, retail, institutional, education, recreation, and open space needs of the community.

Policy 1-P-1: Promote a range of land uses at densities and intensities to serve the community's needs within the Urban Growth Boundary (UGB).

Policy 1-P-2: Use land efficiently by promoting infill development at equal or higher density and intensity than surrounding uses in order to use land efficiently.

Goal 1-G-5: Petaluma River – Develop land uses in proximity to the Petaluma River that ensure the restoration of the natural River corridor, provide for adequate storm flow capacities, and enable public access and stewardship.

Goal 5-G-1: Mobility Framework – To improve Petaluma's mobility system to increase efficiency for all modes of travel.

Policy 5-P-1: Develop an interconnected mobility system that allows travel on multiple routes by multiple modes.

Policy 5-P-3: Ensure public improvements are constructed and maintained in a manner that is economically feasible to the budgetary constraints of the City.

Policy 5-P-4: New development and/or major expansion or change of use may

require construction of off-site mobility improvements to complete appropriate links in the network necessary for connecting the proposed development with existing neighborhoods and land uses.

Policy 5-P-11: Require proposed development to assist, in addition to seeking other funding sources, in the funding and construction of the following improvements...Caufield Street Extension.

Goal 5-G-5: Bicycle and Pedestrian Improvements – Create and maintain a safe, comprehensive, and integrated bicycle and pedestrian system throughout Petaluma that encourages bicycling and walking and is accessible to all.

Program 5-P 15A: Fund and implement the Bicycle Plan and complete gaps in the bikeway network through new development, redevelopment, and the Capital Improvements Program.

Policy 5-P-25: Establish a network of multi-use trails to facilitate safe and direct off-street bicycle and pedestrian travel.

Policy 5-P-26: Require all new development and those requiring new city entitlements with “frontage” along creeks and the river to permit through travel adjacent to creeks and the river with access points from parallel corridors spaced at minimum intervals of 500–1,000 feet.

Program 6-P-2B: Provide public access and recreational opportunities along the length of the Petaluma River and its tributaries, to every extent possible.