Agenda Item 9: Petaluma Property Purchase

January 18, 2023
SMART Downtown Petaluma

Resolution No. 2023-05

• Authorizes General Manager to execute Purchase Agreement for 5 parcels in downtown Petaluma owned by Basin Street Properties

Resolution No. 2023-06

• Finding that the Property Purchase Agreement for the acquisition of the five parcels is exempt from environmental review under the California Environmental Quality Act (CEQA)
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- Subject property consists of five parcels bisected by Hopper Street
- SMART owns property outlined in red
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- Seller: Basin Street Properties (Petaluma Riverfront LLC.)
- Asking Price: $240,000 ($14.48 per sq ft)
- Property Details
  - Five parcels
  - 16,884 square feet (.388 acres)
  - Located at corner of Lakeview and D Street
    - Across the street from SMART’s Downtown Petaluma Station
  - Property currently bisected by Hopper Street extension
• Completed Independent Appraisal
  • Appraised value $240,000
• Owner agrees to sell property at appraised value
• Conducted Phase 1 Environmental Assessment
  • Findings
    • No recognized environmental conditions (RECs)
    • No controlled recognized environmental conditions (CREC)
    • No historical recognized environmental conditions (HRECs)
    • No *de minimis* environmental condition is present in connection with the subject property.
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• Property is an opportunity purchase
• No current project identified for property
• Provides opportunity to consolidate several parcels thereby increasing value of all parcels
• Provides future flexibility in the operation of properties in the Downtown Petaluma Station area
• Property acquisition and related documents are categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301
  • There is no project or expansion of use
• Transfer of the property is exempt from environmental review pursuant to CEQA Guidelines Section 15061 (b) (3)
  • It can be determined with certainty that there is no possibility that approval of the action (property purchase) will result in a direct or reasonably foreseeable indirect significant impact on the environment
• Change in future use of the property conditioned on appropriate CEQA review and compliance
Recommended Board Actions:

• Approve Resolution No. 2023-05 authorizing the General Manager to execute a property Purchase Agreement between the SMART District and Basin Street Properties for an amount of $240,000 plus closing cost estimated at $15,000

• Approve Resolution No. 2023-06 finding the Property Purchase Agreement between SMART and Basin Street Properties for the acquisition of five parcels in downtown Petaluma is exempt from the environmental review under CEQA
Questions?