



**ECOS Land Use Committee Meeting Minutes  
Monday September 14th, 2015  
Mogavero / Notestine 2012 K Street  
6:00 – 7:30 pm**

**Attendees:**

- Ron Maertz, ECOS Land Use Cmte Co-Chair
- Alex Kelter, ECOS Land Use Cmte Co-Chair
- Rob Burness, ECOS Habitat 2020 Cmte Co-Chair
- Robert Coplin, ECOS member
- Alex Reagan, ECOS Director of Operations
- Brandon Rose, Co-Chair of Organizational Development and ECOS President-Elect
- Sheryl Lenzie, Sacramento County Planning
- John O'Farrell, Natomas Owners Group
- Gregory D. Thatch, Law Offices of Gregory D. Thatch
- Donna Pasquantonio-Leslie, Senior Land Planner, MacKay & Somps
- George Phillips, Attorney with Phillips Land Law, Inc., DSC and Norton Families Natomas
- John Deeter, ECOS Transportation, Air Quality and Climate Change Cmte Co-Chair
- Charissa Morningstar, ECOS member
- Genna Yarkin, ECOS member
- Robert Meagher, ECOS member

6:00 p.m. Welcome, Introductions, Check-Ins, and Changes to Agenda

6:05 p.m. Natomas Vision Plan Presentation

**Presenters:**

- Donna Pasquantonio-Leslie, Senior Land Planner, MacKay & Somps
- Leighann Moffitt, Planning Director, County of Sacramento
- George Phillips, Representing the Owners Group
- John O' Farrell, Natomas Owners Group
- Gregory D. Thatch, Law Offices of Gregory D. Thatch
- Sheryl Lenzie, Sacramento County Planning

Report from Donna Pasquantonio-Leslie, Senior Land Planner, MacKay & Soms:

- This plan used to be called the Natomas Joint Vision, because City was working together with owners and County planners.
- Next steps: workshop in front of the planning commission and then one to the Board of Supervisors
- In the new proposal, the Urban Services Boundary would be extended to include all the plan properties.
- The planned development does not conform to SACOG's Blueprint, in terms of density or timing. Regional MTP/SCS planned for this kind of development to happen much later (post 2050).
- There is an application on the website. This project meets the General Plan points system based on land stats right now (taking north area into account only).
- The methods for calculating consistency with this General Plan policy may not be made available.
- No specific plan has yet been submitted.
- 32 parks, including 440 acres of park land for the North Precinct only, which consists of approximately 6,000 acres of the total 15,000 acres.
- 1,000+ acres of open space
- There is water that drains through the open space and this water will have to be made unattractive for waterfowl because the airport is nearby.
- They are hoping Light Rail will be extended to the Airport. Bus route expansion to be determined.
- App. 2,750 housing units plus commercial and office uses.
- 50 miles of trails, not including sidewalks

Report from Presenters as a Group:

- Entitlements will be sought before the Habitat Conservation Plan will be finalized. They are trying to figure out how to the narrow streets so that community will be walkable.
- The HCP is going to depend on land outside of the county for their habitat mitigation, e.g. in Yolo, Sutter or Placer. Transfer of Development Rights program to address the problem of the "haves and "have-nots" including agricultural owners using conservation easements and still farming.
- One of the applicant parties is Brookfield Development, another is Ose Properties
- Applicants would like to see the developments happen asap.
- It is expected to still take about ten years.
- The plan is to overlay a new HCP over the old one. It is not known if there is a precedent set for this.
- Sept 28 is Planning Commission hearing –(we need someone to speak at this.)

Comments from ECOS

- It seems premature to be making these plans now.
- This will be a new City of approximately 50,000 people

- Where is the community-oriented development? Stores to walk to, etc. – will be planned later
- Where will the water come from?
- The county already has a lot of units in within the Urban Services Boundary, not including the City of Sacramento
- The number of units planned in the region already far surpasses projected needs

7:05 p.m. Project Updates – Connector, Housing Elements, Elk Grove SEPA, Mather Field Project, City General Plan Update, Eastview Specific Plan and Annexation - Galt, Other Projects  
Ron Maertz, Rob Burness, Alex Kelter, Molly Basinger and Others

7:15 p.m. Update on CEQA Revisions  
Sent by Andy Sawyer in lieu of his attendance at this meeting:

*With respect to the California Environmental Quality Act (CEQA) updates, and as I've reported before, there is not much happening in the Legislature, but a lot before the California Supreme Court.*

*The California Supreme Court heard oral argument in the Newhall Land case (Center for Biological Diversity v. Department of Fish and Wildlife) on September 2. The case raises both CEQA issues, particularly concerning greenhouse gas emissions, and fully protected species issues.*

*The Bay Area Air Quality case (California Building Industry Association v. Bay Area Air Quality Management District) is scheduled for oral argument October 7, 2015. This is the case raising the issue whether the Ballona Wetlands case was properly decided. Ballona Wetlands held that environmental impacts can be ignored if they can be characterized as the effect of the environment on the project. Examples include building in the floodplain or siting schools where pupils will be exposed to toxic pollutant.*

*In both case we can expect rulings within 90 days after oral argument. These will be the first two cases in which all three of the justice appointed by Governor Brown (this time around) will be involved. And there are several other CEQA cases pending.*

*The Legislature finished for 2015 on Friday night, other than work on special session legislation. As I have reported before, there was not much happening on CEQA reform. A few bills addressing minor CEQA issues passed. The following is a summary.*

*Chaptered Bills (passed both houses and signed by the governor)*

*AB 117. Extends by one year the date by which the lead agency must act on a project certified by the Governor under Jobs and Economic Improvement Through Environmental Leadership Act of 2011 in order to obtain the streamlining benefits of that act.*

*AB 323. Extends the sunset date for a CEQA exemption for certain road repairs.*

*AB 475. Exempts from CEQA certain manners relating to a tribal game compact with the Jackson Rancheria Branch of Miwok Indians.*

*AB 1540. Exempts from CEQA certain manners relating to a tribal game compact with the Santa Ynez Band of Mission Indians.*

*SB 88. Exempts from CEQA certain water related actions, including regulations measuring and reporting of water diversions and ordinances setting restrictions of the issuance of well permits.*

*SB 348. Requires that a lead agency that makes use of the categorical exemption for grade separation projects file a notice of exemption. Extends the CEQA exemption for closures of grade crossings by order of the Public Utilities Commission.*

*Enrolled Bills (passed both houses, but have not been signed or vetoed)*

*AB 315. Exempts from CEQA certain manners relating to a tribal game compact with the United Auburn Indian Community.*

*AB 795. Exempts from CEQA certain manners relating to a tribal game compact with the Sycuan Band of the Kumeyaay Nation*

7:20 p.m. Project Monitoring – Review Robert Meagher’s changes to Project Monitoring spreadsheet. Discuss criteria for project importance.

**Please review:**

[https://www.cubbyusercontent.com/pl/ECOS+Project+List/\\_1b05859a14244240b38a93db8d940d94#ECOS%20Project%20List](https://www.cubbyusercontent.com/pl/ECOS+Project+List/_1b05859a14244240b38a93db8d940d94#ECOS%20Project%20List)

7:25 p.m. Other Business and Announcements –  
Upcoming Agenda Items-  
October 12th Continued discussion of Mather Field and Natomas  
Vision Plan.

7:30p.m. – Adjourn