



March 30, 2026

Natomas Community Planning Advisory Council
 (CPAC)

- BoardClerk@saccounty.gov for CPAC Members Don Keller; Zack Clark; D.E. “Red” Banes; Alice Montes; Mian Ali Ahmad Zia; and Chairperson Kyle Christopher
- CPAC Coordinator, Manuel Gonzalez, gonzalezma@saccounty.gov

Sacramento County Planning/Environ. Review

- smithtodd@saccounty.gov
- albertsc@saccounty.gov

SUBJECT: Correcting the Record

CPAC meeting March 11, 2026 on Provenance Specific Plan
 - Statements re Natomas Jt Vision MOU, SACOG 2025
 Blueprint, and SacCounty General Plan

Dear Natomas CPAC Members and SacCounty PER staff,

We are writing in response to misleading statements made during the Natomas CPAC meeting on March 11, 2026. The meeting purpose was to review for the first time the proposed Provenance Specific Plan in North Natomas.

But first, we must note that only one CPAC member, D.E. “Red” Banes, was present on March 11. Therefore, we request that the County schedule another initial CPAC review for this very large (9,000 housing units/2,000 acres) proposed project – before this application advances any further. We also request that the meeting be held in Natomas, in a venue adequate to accommodate a large crowd; and that notice be given to all residents in the neighborhoods near the proposed project location, and not just within 500 feet.

Also, we at ECOS would welcome the opportunity to meet with CPAC members and County Planning staff prior to that meeting to discuss our concerns directly.

Copy to:

Compass Land Group, Yasha Saber,
ysaber@compassland.net

SACOG CEO James Corless,
jcorless@sacog.org

Natomas Basin Conservancy Exec. Dir.
 John Roberts, jroberts@natomabasin.org

Sacramento County Supervisors

- SupervisorSerna@saccounty.gov
- SupervisorKennedy@saccounty.gov
- richdesmond@saccounty.gov
- rodriguezros@saccounty.gov
- PatHume@saccounty.gov

City of Sacramento Mayor and Council
 Members

- mayor@cityofsacramento.org
- district1@cityofsacramento.org
- district2@cityofsacramento.org
- district3@cityofsacramento.org
- district4@cityofsacramento.org
- district5@cityofsacramento.org
- eguerra@cityofsacramento.org
- rjennings@cityofsacramento.org

City of Sacramento Planning Staff

- chodge@cityofsacramento.org
- mhertel@cityofsacramento.org

Media Reporters

- tphilp@sacbee.com
- bvandermeer@bizjournals.com

We would like to correct three misleading characterizations made by the Compass Land Group consultant and County staff: one concerning the 2002 City-County Memorandum of Understanding (MOU) for the Natomas Joint Vision project; one concerning SACOG's 2025 Blueprint; and one concerning the Sacramento County 2030 General Plan.

The following is a transcription of the relevant portion of the consultant's presentation at the March 11, 2026 CPAC meeting:

"This project is part of what used to be referred to as the Natomas Joint Vision North Precinct Project. The special study area for this area is part of the Natomas Joint Vision, which began in the mid-1990s. The county initiated that planning effort and actually prepared an EIR dating back to the early 2000s. In 2002, the city and the county entered into a memorandum of understanding that laid forward a conceptual framework upon which development would occur in the Natomas Joint Vision area, but it didn't go further than that. There were no implementing documents that were adopted.

Later, SACOG acknowledged that growth in this area could occur by the year 2050, and that was reaffirmed recently in the 2025 Blueprint update.

In 2011, the County Board of Supervisors adopted the General Plan, and the NJV areas are included in the official land use overlay within the General Plan. The General Plan also anticipates the development will occur in this area within the time frame of the General Plan, along with the need to expand the urban services boundary to allow that to occur. At the bottom of the slide, we've simply shown the progression of name changes over time that ultimately resulted in the current project Provenance Specific Plan."

Each of these characterizations is addressed below.

Point 1: The 2002 MOU Does Not Authorize Development in Natomas

The consultant described the 2002 MOU as establishing "a conceptual framework upon which development would occur in the Natomas Joint Vision area." This framing does not include the MOU's key provision: the explicit assignment of roles between the City and County.

The MOU states that "the City, rather than the County, is the appropriate agent for planning new growth in Natomas," and that the County's role is to serve as "the appropriate agent for preserving open space, agricultural and rural land uses."¹ This establishes a structure of governance. The consultant's interpretation incorrectly suggests that the MOU gives the County authority to plan new growth when it does the opposite.

In addition, the Sacramento County's own Planning and Environmental Review website states: "The Natomas Joint Vision project has been withdrawn."² The consultant presented a withdrawn planning effort as justification for the ongoing project. This is misleading to CPAC members and the public.

¹ City-County Memorandum of Understanding for the Natomas Joint Vision, December 10, 2002. Sacramento County Planning and Environmental Review. <https://planning.saccounty.gov/PlansandProjectsIn-Progress/Documents/City-CountyMOU.pdf>

² Sacramento County Planning and Environmental Review. "Natomas Joint Vision Brief History." <https://planning.saccounty.gov/PlansandProjectsIn-Progress/Pages/NatomasSPAMasterPlanBriefHistory.aspx>, accessed March 23, 2026.

Point 2: The SACOG 2025 Blueprint Does Not Affirm the Provenance Site for Development

The consultant stated that “SACOG acknowledged that growth in this area could occur by the year 2050, and that was reaffirmed recently in the 2025 Blueprint update.” The slide further asserts the 2025 Blueprint “affirmed” the Provenance Specific Plan land for development.

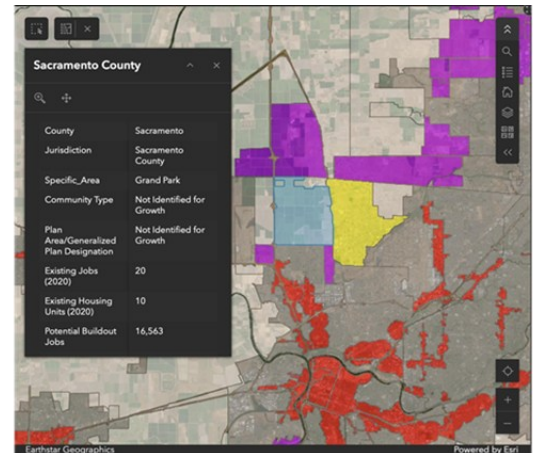
This claim misrepresents the Blueprint. According to SACOG’s own land use documentation, inclusion of growth in the Blueprint “is not a guarantee that it will happen,” and “SACOG has no authority to require or prohibit growth of any kind.”³ The Blueprint works as a regional forecast tool, not as a site-specific development authorization.

More importantly, the 2025 Blueprint’s [Appendix C](#) and Community Type Map, indicate the subject area is “Not Identified for Growth in the Planning Period.”⁴ Refer to the image at right, SACOG’s interactive land use map.⁵ This contradicts the consultant’s assertion that the Blueprint “affirms” this land for growth.

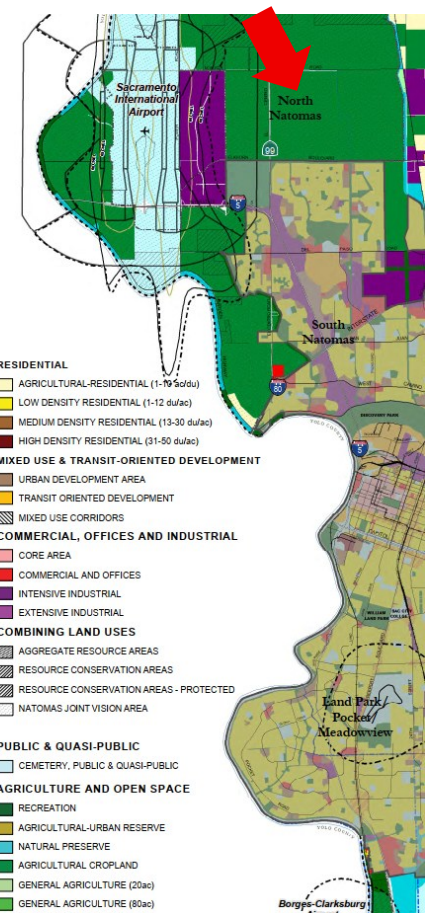
Point 3: The 2030 General Plan Does Not Anticipate Development at the Proposed Provenance Site

The consultant stated that the General Plan “anticipates that development will occur in this area” and that the Natomas Joint Vision area is included as an official land use overlay. While the 2030 General Plan does include a Natomas Joint Vision Area overlay,⁶ it designates the area for study, not for development. The proposed area for Provenance is shown as agricultural land in the General Plan Land Use Map, see excerpt at right, and it is outside of the [County’s Urban Services Boundary](#), the “ultimate boundary of the urban area in the unincorporated County. . . based upon jurisdictional, natural and environmental constraints to urban growth.”

Inclusion in a study area overlay is not authorization for development. It is a placeholder for future planning that was never completed and has since been withdrawn. The cited documents do not support the characterization that the General Plan affirms or anticipates development at the Provenance site.



SACOG 2025 Blueprint Land Use Forecast (ArcGIS Interactive Map)



Sacramento County General Plan Land Use Diagram

³ SACOG. “2025 Blueprint Land Use.” <https://www.sacog.org/planning/2025-blueprint/blueprint-land-use>

⁴ SACOG. Appendix C: 2025 Blueprint Land Use Forecast. <https://www.sacog.org/home/showpublisheddocument/3025/638845528660070000>

⁵ SACOG. 2025 Blueprint Land Use Forecast (Interactive Map). <https://sacog.maps.arcgis.com/apps/dashboards/4eee93dd2cbd48e0affbf947d092ce79>

⁶ Sacramento County. 2030 General Plan, Land Use Element (Amended October 6, 2020). <https://planning.saccounty.gov/PlansandProjectsIn-Progress/Documents/Land%20Use%20Element%20Amended%2010-06-20.pdf>

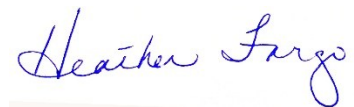
To Summarize:

We request that CPAC and County Planning Staff:

1. Correct the record regarding the characterization of the 2002 MOU, and acknowledge that the MOU designates the City, not the County, as the agent of new development in Natomas;
2. Correct the record regarding the SACOG 2025 Blueprint, and acknowledge that Appendix C designates the Provenance site as “Not Identified for Growth in the Planning Period”;
3. Correct the record regarding the 2030 General Plan, and acknowledge that the Natomas Joint Vision Area overlay designates a study area, not an area approved for development;
4. Share these corrections at a second early review by CPAC of the proposed Provenance plan. Schedule this meeting with notice to residents of nearby neighborhoods, and in a Natomas venue large enough to allow full public participation;
5. Ensure that future presentations to CPAC and the Board of Supervisors accurately represent the source documents cited to justify the project.

Thank you for considering and responding to the points above.

Sincerely,

A handwritten signature in blue ink that reads "Heather Fargo". The signature is written in a cursive style and is positioned above a thin horizontal line.

Heather Fargo
President of the Board
Environmental Council of Sacramento