Executive Board Meeting
July 17, 2019
South Natomas Community Center
2921 Truxel Rd, Sacramento, CA 95833
6:30 PM to 8:00 PM
www.natomascommunity.org

Executive Board Attendees: Dan Aderholt, Dee Buck, Nikki Chand, Lizzie Edmondson, Janae Grant, Ericka Harden, Sachiko Konatsu, Sandee Smith, and Leslie Taylor

Community Attendees: Annette Emery, Virginia Fair Amaitani, Zubaida Gulshan, Cynthia Ingram, and Howard Knudsen

Speakers:

- South Natomas Library – Erica Naranjo
- Environment Science Associates (ESA) - Elizabeth Boyd, Jonathan Teofilo, and Danaka DeBow
- Sleep Train Arena Land Owner Representative – Jay Harris

Meeting Called to Order: 6:30 PM

Agenda Changes:
The Sacramento Police Department is running late and very busy. If they are available to attend they will stop by and we will stop our discussion so they can have time.

City of Sacramento Public Officials:

Upcoming Events: - Updates from Jocelyn Navarro (Councilmember Harris' Office) via email and Annette Emery, Gardenland Northgate Neighborhood Association (GNNA)

- Movie Night at Gardenland Park – July 27, 2019 8:00 PM – Spiderman into the Spiderverse
    - GNNA will be providing hotdogs for the first 300 people attending this event.
    - Bring a blanket and watch the movie.

    - Individuals can park at Stanford Settlement and walk to the park or car pool with others since parking near the park is limited.

- POPS in the Park – September 7, 2019 – South Natomas Community Center
    - This is a free family-friendly outdoor concert series which raises money for our under-funded neighborhood parks. The food will be provided by the Kiwanis Club. Last year they had hotdogs and hamburgers.
    - They are hoping that 1,000 people will attend this year.
    - They will need some volunteers to take tickets and to help ensure that alcoholic beverages remain are not taken out of the designated area.
        - Leslie Taylor said that she would be happy to help
        - Howard Knudson expressed interest in helping as well.
- These events as well as others can be found on the NCA website: www.natomascommunity.org.

South Natomas Library - Erica Naranjo

- Summer Reading is still in full swing. Even if you haven't completed a book come to the library and get credit. Individuals will receive a free tote back.
- Leslie Taylor – What strategies do you use to encourage kids to read?
    - It is helpful to encourage them to find books that they want to read. Often, kids are forced to read books at school or are told that they "need" to read certain books.
    - The library is making a concerted effort to get books that have vibrant covers so the books look more exciting.
    - The library also offers many literacy programs for children and adults. There are opportunities for individuals to work one-on-one with librarians and they partner with a career online high school that provides support. Erika will send information about these programs to be posted on the website and promoted through NCA.

Parents Concerned with the Community Summer Program – Sachiko Konatsu

Sachiko and other parents have expressed concerns with the city summer program that is operated through the Measure U funds. These concerns have been expressed to the South Natomas Program as well as Councilmember Harris's office, but have not been taken seriously or adequately addressed:

- Overall the camp has been unorganized, no communication with parents, and workers have demonstrated a lack of education on safety protocols.
- The program runs from 10 am to 4:00 pm – Despite the stated hours the program schedules field trips where the children need to arrive at 7:30 am. Parents have rearranged their work schedules to accommodate the program's stated hours and are having difficulty with adjusting their schedules to meet the differing times. Times of the field trips were not communicated with parents ahead of time.
- The program doesn't offer alternatives for children that cannot or do not want to attend the field trips. They are told to not attend that day.

- When there is a field trip the children have not arrived back at the community center on time.
- Children have been left on hot buses without air-conditioning when there have been mechanical issues.
- Safety protocols are not followed at the end of the day. IDs are not checked by staff to ensure that children are released to appropriate adults.
- Staff do not wear name tags, t-shirts, or any other type of identification that note that they are staff for the program.
- At drop off and pick up the staff is unorganized; check-in sheets are not ready and individuals dropping off kids have to wait in the wait for extended periods of time. Many of these individuals are elderly.

- Ericka Naranjo – Kids 8+ can be at the library without a parent. On days when they do not want to attend a field trip this could be an alternative for older children. The library allows "responsible snacking" as well.

- Sachiko and others were encouraged to continue to reach out to Councilman Harris's office and to put their concerns in writing so there is a record.

Other experiences working with Jeff Harris' Office:

Virginia Fair Amaitani's son was arrested and went to jail. Police accused him of being intoxicated. They took him to jail despite the fact that he passed field sobriety tests and blood tests that were performed later. Her son was later released and not charged with anything. They towed his truck and charged Virginia $550. She went to Jeff Harris' office and worked with Jocelyn who was very helpful and connected her with appropriate individuals/departments to have the truck released without incurring the $550 fee.

Sacramento Police Department Update - Sergeant Morris

Natomas area police have been very busy. There is a high call volume right now, which isn't unusual. It usually increases during the summer months. Additionally, the shooting of Tara O'Sullivan has been disruptive. There are numerous investigations that are currently underway. Given the limited amount of time Sergeant Morris had he opened up the discussion to attendees to voice concerns or ask questions:

- Is there anything that can be done for the panhandlers? No, the police are limited in what they can do. It is an individual's first amendment right to pan handle.
- Homeless Encampments – With the closure of the American River Way for the Levee Repair the community has seen the homeless encampments move into the neighborhoods. Police are limited in what they can do unless a person is an immediate danger to themselves or others. Homeless issues are being handled through the police impact team. Continue to call in issues but know that they the impact team is incredibly busy and under resourced.

- Homeless Camps Digging Into the Levees – The police Department is not working on this issue. Park rangers, impact teams, county and city officials are working together on this issue.
- What can individual stores or companies do when shoplifting occurs? Dee Buck has witnessed numerous incidences of this and store employees have said there is nothing that they can do. – Officer Morris stated that it depends on the individual store and company policies in place. Often, companies have policies that limit what employees can and should do. They don't want to see one of their employees injured trying to do something. Employees are encouraged to report incidences to the police. When they can, they will respond, but there is often higher priority calls.
- Are there cameras in the Bel Air Shopping Center Parking Lot? Sergeant Morris is not sure. He thought there were, but in a recent shooting case they were not able to obtain footage because the cameras were not operational.

Crime Reports and Tools – To learn more about the crime in the area as well as across Sacramento you can access area crime reports on the NCA website. The police have also recently developed a tool that allows users to look at crime rates and the type of crime using a GIS Map (https://arcg.is/18T0S1).

Former Sleep Train Arena Development – Elizabeth Boyd, Jonathan Teofilo, and Danaka DeBow, Environment Science Associates (ESA) and Jay Harris representing the land owners

ESA has been hired to conduct the draft Environmental Impact Report (EIR) for the redevelopment of the sleep train arena site in North Natomas. At this time, there are no specific plans by the landowners.

The following figures were presented at the meeting and can be found on page 7:

  - Figure 1 - Arial View of the Project
  - Figure 2 – Relative Land Area Comparison
  - Figure 3 - Comparison of the General Land Use Designations and Proposed Zoning Changes
  - Figure 4 - Conceptual Internal Circulation Diagram (Proposed Transportation Infrastructure – Main roadways, bicycle paths, and public transit)

- The EIR is required under California Law and it describes the environmental impacts of the proposed changes. This information will be used by the Sacramento City Council to determine if the General Use Plan can be amended to allow for different types of development than what is currently approved for this area.
- The current plan limits the type of development that can take place on this site. Figure 3 is a comparison of the General Land Use Designations and the proposed Zoning Changes.
- Some of the changes that were highlighted in the discussion include:
  - Adding residential, commercial, and agriculture zoning.
  - Reducing the height of the buildings to match the surrounding area.

- As mentioned earlier, there are no current plans, but the landowners would like to make the general use plan as flexible as possible so the land can be parceled and attract a variety of different projects/buyers.
- While the draft EIR is designed to cover a variety of uses it is possible that additional environmental review will need to take place. For example, if the city bought part of the land and decided to build a zoo additional EIRs would have to take place.
- Figure 4 shows a proposed plan for main roadways and other transportation infrastructure no matter who buys it. This plan includes the Green Line Extension and where RT Sacramento currently has it planned for. ESA and the landowners have no input about the Greenline or placement. Current plans are based off of Sac RTs plans.
    - The roadways are funded in the same way that all development projects in Sacramento are. Developers pay money that gets set aside in a general fund that pays for the city to build roadways and transportation infrastructure.
- Community Feedback – As part of the process ESA wants to obtain community feedback about what they would like to see in the space.
    - Numerous attendees expressed discomfort with the idea that the land owners are able to sell the land for profit to the highest bidder when the tax payers funded the building of the Sleep Train Arena.
    - The community can express that part of the land should donated for public use. As of right now the city would have to buy back any land for public use.
    - Virginia Fair Amaitani – A portion of the land should be set aside for affordable housing units with some of them designated for seniors.
    - Can the land be used for another arena? No, when the Kings agreed to move to the Golden 1 Center a non-compete disclosure was put into place so the Sleep Train Arena cannot be used.
    - Zoo - There is a movement “We want a zoo” to move the Sacramento Zoo to this area. As it stands now the city, or some other entity would need to buy the land to do this. Also, a zoo would likely generate very different traffic and impacts than a traditional mix-use (housing/commercial) development because there would be a higher traffic volume during the day and on the weekend so additional assessments may need to be made, if this project were to come to fruition.

- ESA is planning to have the draft EIR completed at the end of the year. Then it will be open for public comment. It is at this time where the community will be able to provide additional input/pressure.
- Feedback and questions can be emailed to newnca@gmail.com and will be forwarded to the ESA team.

American River Homeless Group - Dan Aderholt

- Dan Aderholt apologized for his behavior at the June meeting stating that he had been under a lot of stress as his son was in the hospital. He further stated that he

felt that he was being verbally attacked while he was trying to present to the group and he didn't handle it in the best way.

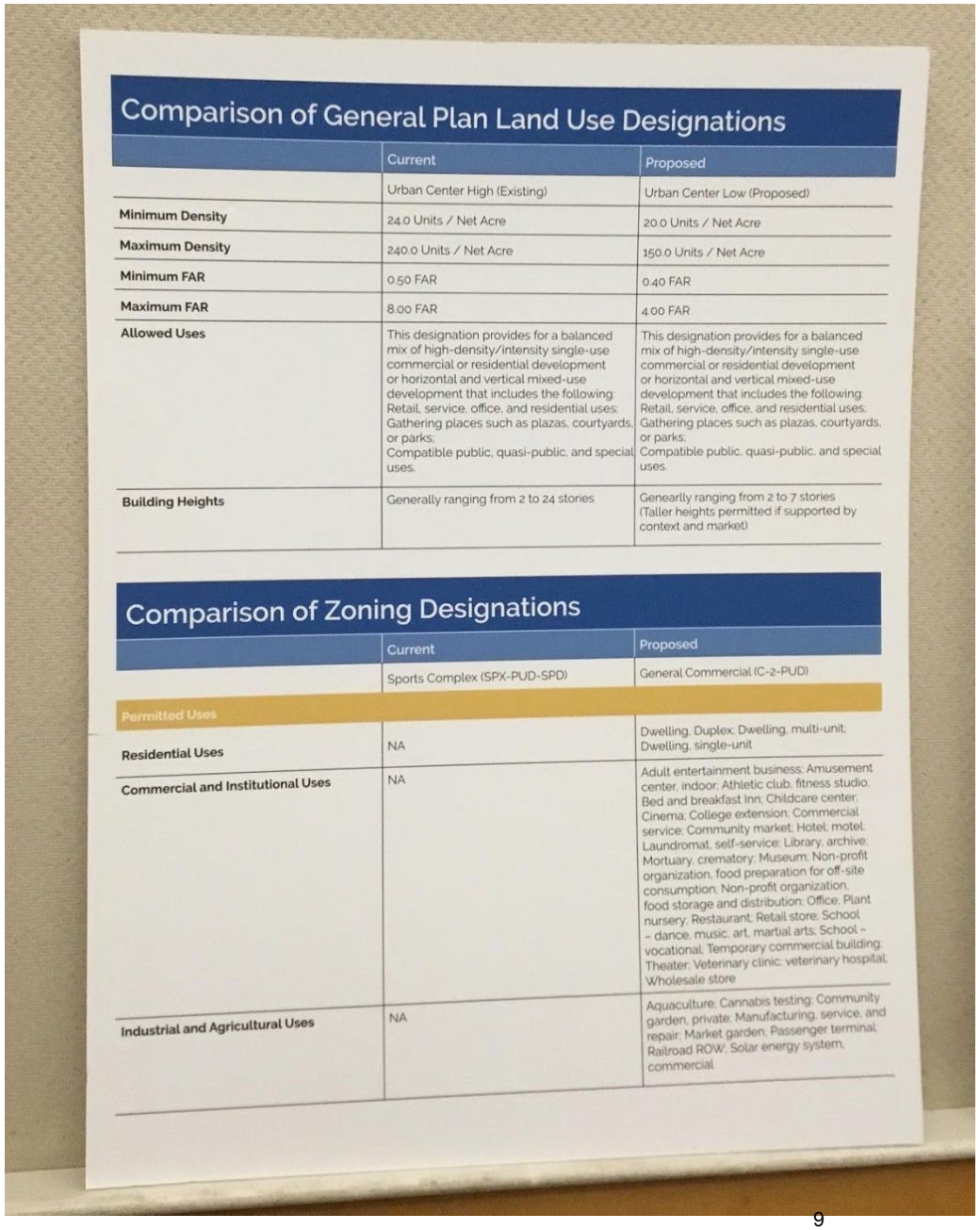
- Dan's goal at the last meeting was to discuss his work with the homeless population and to try to dispel some of the myths. Dan attended the May meeting that Jeff Harris held to discuss this issue and he felt that many attendees had a lot of animosity for the homeless population.
- Common Misconceptions:
    - Many of the homeless people are not drug users and are just down on their luck. The number of homeless people in Sacramento grew over the last year and a lot of this is due to people losing their houses in wildfires, increasing rent and housing costs, losing jobs, etc.
    - There is a group of homeless people that actively clean up the American River Way and Community in collaboration with Dan. Some of these people have been physically assaulted for trying to clean up.
    - The pollution in the River and park is not only due to the homeless population.
    - Most of the homeless population do not destroy the levees.

Meeting Adjourned 8:00 PM

Figure 1 - Aerial View of the Project Site

Figure 2 - Relative Land Area Comparison

Figure 3 - General Plan Land Use Designation and Zoning Comparison



Comparison of General Plan Land Use Designations

	Current	Proposed
	Urban Center High (Existing)	Urban Center Low (Proposed)
Minimum Density	24.0 Units / Net Acre	20.0 Units / Net Acre
Maximum Density	240.0 Units / Net Acre	150.0 Units / Net Acre
Minimum FAR	0.50 FAR	0.40 FAR
Maximum FAR	8.00 FAR	4.00 FAR
Allowed Uses	This designation provides for a balanced mix of high-density/intensity single-use commercial or residential development or horizontal and vertical mixed-use development that includes the following: Retail, service, office, and residential uses; Gathering places such as plazas, courtyards, or parks; Compatible public, quasi-public, and special uses.	This designation provides for a balanced mix of high-density/intensity single-use commercial or residential development or horizontal and vertical mixed-use development that includes the following: Retail, service, office, and residential uses; Gathering places such as plazas, courtyards, or parks; Compatible public, quasi-public, and special uses.
Building Heights	Generally ranging from 2 to 24 stories	Generally ranging from 2 to 7 stories (Taller heights permitted if supported by context and market)

Comparison of Zoning Designations

	Current	Proposed
	Sports Complex (SPX-PUD-SPD)	General Commercial (C-2-PUD)
Permitted Uses		
Residential Uses	NA	Dwelling, Duplex; Dwelling, multi-unit; Dwelling, single-unit
Commercial and Institutional Uses	NA	Adult entertainment business; Amusement center, indoor; Athletic club, fitness studio; Bed and breakfast Inn; Childcare center; Cinema; College extension; Commercial service; Community market; Hotel; motel; Laundromat, self-service; Library, archive; Mortuary, crematory; Museum; Non-profit organization, food preparation for off-site consumption; Non-profit organization, food storage and distribution; Office; Plant nursery; Restaurant; Retail store; School – dance, music, art, martial arts; School – vocational; Temporary commercial building; Theater; Veterinary clinic; veterinary hospital; Wholesale store
Industrial and Agricultural Uses	NA	Aquaculture; Cannabis testing; Community garden, private; Manufacturing, service, and repair; Market garden; Passenger terminal; Railroad ROW; Solar energy system, commercial

Figure 4 Conceptual Internal Circulation Diagram