



METROPOLITAN  
TRANSPORTATION  
COMMISSION

Bay Area Metro Center  
375 Beale Street  
San Francisco, CA 94105  
TEL 415.778.6700  
WEB www.mtc.ca.gov

## *Memorandum*

TO: Commission

DATE: June 20, 2018

FR: Executive Director

W.I. 1131

RE: AB 2267 (Wood): California Environmental Quality Act

### **Background**

Assembly Bill 2267 (Wood) would allow a five-year exemption from the California Environmental Quality Act (CEQA) for amendments to specific plans and residential development projects consistent with those amended plans near Sonoma-Marín Area Rail Transit (SMART) stations or in locally-nominated priority development areas in the City of Santa Rosa and Sonoma County. The bill would also allow expedited judicial review for projects in areas designated by the bill within a half-mile of a SMART station, within a transit priority area, or within the Sonoma County Airport Employment Investment Area, which encompasses a planned SMART station.

On Friday June 8<sup>th</sup>, MTC received a request from Sonoma County Transportation Authority to take a support position on AB 2267 and to communicate that position to the Senate Environmental Quality Committee prior to its June 20<sup>th</sup> hearing on the bill. After reviewing the bill, staff determined that it is clearly aligned with the MTC/ABAG 2018 Joint Advocacy Program's goals of accelerating recovery from the 2017 North Bay fires and supporting efforts to incentivize housing production, especially in priority development areas. Staff consulted with and received written approval from MTC Chairman Jake Mackenzie and Legislation Committee Chairwoman Alicia Aguirre to communicate a support position, consistent with our urgency procedures. This memo seeks to ratify that position of support for AB 2267. Organizations with known positions on the bill are shown in the attachment.

**Recommendation:** Support

### **Discussion**

As the North Bay recovers from the devastating October 2017 wildfires, AB 2267 is expected to help jumpstart ongoing efforts to implement a community renewal plan that promotes focused growth consistent with the Bay Area's strategy to meet the state's ambitious climate goals. When more than 5,000 homes were destroyed in Sonoma County in the October 2017 wildfires, the already serious countywide housing shortage became a severe housing crisis. In response, the City of Santa Rosa and county officials have been working to dramatically increase housing production in areas most suited for new housing development. AB 2267's limited CEQA streamlining is targeted to unlock transit-oriented infill development to help accelerate the next generation of housing and economic development in the North Bay. It does so in a manner that is consistent with Plan Bay Area 2040 and our 2018 advocacy program. For these reasons, staff recommends a support position on AB 2267.

  
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Steve Heminger

SH:rl  
Attachment

**Known Positions on AB 2267 (Wood)**

As of June 14, 2018

**Support**

Bay Area Council  
CA Forward Action Fund  
City of Santa Rosa  
County of Sonoma  
Sonoma Water Agency  
The Nature Conservancy  
Planning and Conservation League  
Sonoma County Agricultural Preservation and Open  
Space District  
Sonoma County Transportation Authority/  
Regional Climate Protection Authority

**Oppose**

Judicial Council  
Sierra Club