

11/18/25 Sacramento City Council Mtg, Item 11

**Does the
Airport South Industrial (ASI) Project
Merit City Annexation & Approval?**

Chris Paros

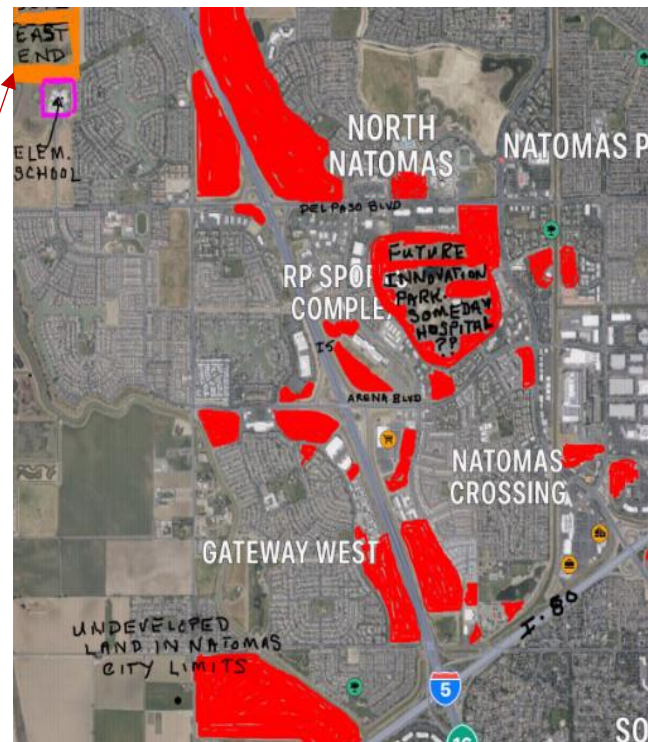
25-year Natomas Resident

Compelling Need to Annex Land Outside Natomas USB?

NO.

- **Hundreds of Vacant Acres in Natomas USB (map, red)**
 - Warehouse Parcels Along I-5, I-80, Gateway Park Dr.
- **Developer Bought Land Knowing It Was Outside USB**
 - *No Compelling Tenant or Reason to Annex*
- ***What Lesson Do Other Developers Learn?***
 - *“Buy Cheaper Land Outside the USB Then Get City to Annex it”*
- **Natomas Has Need in USB For Business Development!**
 - Still Awaiting Hospital, Employment Centers, Commercial
- ***If Sacramento City Needs Revenue, Promote Business Development on the Hundreds of VACANT Acres Already in Our Natomas USB***

Vacant Land Parcels (red) In Natomas



ASI “Leapfrogs” Over Business Development in Natomas

Compelling Need for a MFG Site on AG Land?

NO.

Metro Air Park: Vacant MFG Buildings & Parcels in USB

- **Many Metro Air Park Sites Available in USB**
 - Thousands of Vacant Acres Available (see map red)
 - **12 Vacant** Warehouse Buildings Nearby (see map V's)
 - *Millions of Warehouse sf. Awaiting Tenants*
- **LAFCO Commissioners approved ASI Only to Allow Sacramento City to Decide on Annexation**
 - No discussion on project's merit or need.
 - No discussion of compliance with SOI Policies.
- **ASI Violates LAFCO USB SOI Policy Std I.6:**
 - LAFCo Sphere of Influence Policy Standard I.6
Amendment proposals involving Sphere expansion which contain prime farmland will not be approved by LAFCo if there is sufficient alternative land available for annexation within the existing Sphere of Influence.
- **ASI Removes Prime Farmland & Has No Compelling Need or Tenant to Justify Approval**



Plenty Of Metro Air Park & Natomas USB MFG Land.
No Need To Remove Farmland

Does Annexation Benefit Local Residents?

NO.

- **EIR Lists Many Health Risks**

- **Seven Significant, Unavoidable Impacts**
- Green House Gas Emissions (GHGe) **10 Times HIGHER Than Thresholds** (Assumes 35% Reduction)
- Vehicle Miles Traveled (VMT) **Exceeds 128%** of Regional Avg. After 22% Reduction Monitoring Plan
- **9.53 Cancer Risk Should be a 10**, “Significant Risk”

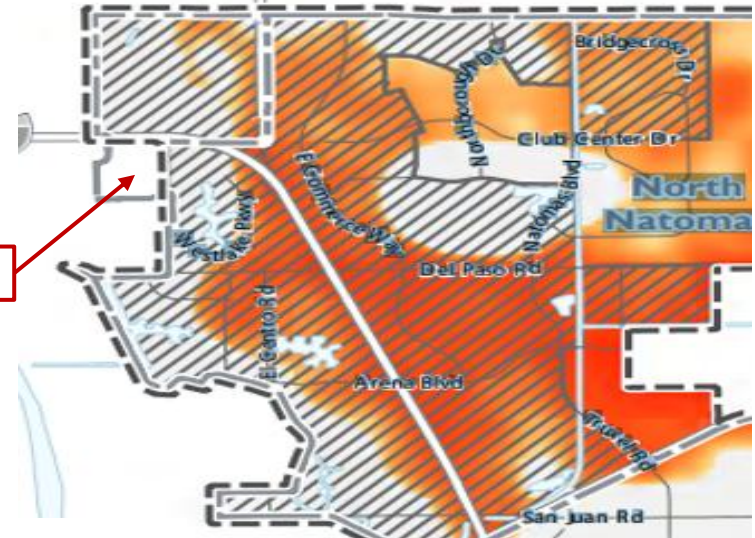
LAFCo ASI Project Resolution 2025-09, para 12:

WHEREAS, the Final EIR included a Statement of Overriding Considerations, per CEQA Guidelines, Section 15093(b), because the proposed project would result in significant and unavoidable impacts related to substantially degrading the existing visual character or the quality of public views (Impact 4.1-3); cause long-term changes in the visual character associated with cumulative development of the proposed project in combination with future buildout of the City of Sacramento 2040 General Plan and Sacramento County General Plan (Impact 4.1-5); ~~convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural-use~~ (Impact 4.2-1); cause impacts related to compliance with the Cortese-Knox-Hertzberg act (Impact 4.2-4); cause cumulative loss of agricultural land (Impact 4.2-5); conflict with or obstruct implementation of the applicable air quality plan (Impact 4.3-2); and result in a cumulatively considerable net increase in criteria pollutants for which the region is in non-attainment (Impact 4.3-6).

- ***Would You Let Your Child Attend School Next Door?***

- **Farmland Has HIGH “Health Value” At I-5/HWY 99:**
 - Gen Plan Predicts High Heat, GHGe, Noise (see map, red)
 - **474-Acres of Farmland Provide Vital Relief**
 - GHGe, Noise & Heat Absorption.
 - Groundwater Recharge & Drainage
 - Valuable Habitat For Wildlife
- **ASI Will “Pin” Residents Between 2 High GHGe Sources**
- ***Why Eliminate A Climate Asset For Health Threats?***

Sac City **2040 General Plan Map** ERC-4:
Urban Heat Priority Intervention Areas



ASI Brings UNHEALTHY NEGATIVE IMPACTS To Residents & Schoolkids

Sacramento City's Climate Policies Provide A Clear Answer:
Vote "NO"
on ASI Annexation & Project

- Incentivizes SPRAWL
 - SETS BAD PRECEDENT For Future Applicants
 - Endangers Health Of Local Residents
- Violates Sphere of Influence Policies (e.g. LAFCO Std I.6)
- Leapfrogs Over Vacant Natomas Business-Zoned Land
 - Adds Significant Traffic & GHGe to Natomas
 - Has No "Compelling Need" or Tenant

Demonstrates Another City "Broken Promise" from the North Natomas Community Plan