NNCC
NORTH NATOMAS
COMMUNITY COALITION

*Advocating for a thriving, inclusive North Natomas where quality of life meets opportunity for all*

December 1, 2025

Honorable Kevin McCarty, Mayor
Honorable Members of the City Council
Ms. Cheryle Hodge, Principal Planner
Mr. Matthew Aijala, Assistant Planner

Re: Airport South Industrial Annexation (P21-017)
North Natomas Community Coalition Conditions for Acceptance

The North Natomas Community Coalition (NNCC) is a community-based group consisting of residents from various neighborhoods and homeowner associations (HOAs) in the North Natomas area.

The Airport South Industrial Project (ASIP) was discussed at NNCC's October 8, 2025, board meeting. The member representatives voted unanimously to OPPOSE the Airport South Industrial Project, as proposed. The NNCC sent a letter to the City Council stating our opposition and concerns dated November 14, 2025.

Although NNCC has opposed the project as proposed, we have asked several times in testimony and letters for a facilitated process to engage with the developer and the City to discuss conditions and mitigations that could reduce the most egregious project impacts.

We respectfully ask again for the opportunity to engage and collaborate on CONDITIONS FOR APPROVAL before your final vote.

Conditions for the project include:

1. Our preference is to have Parcels 5 and 8 excluded from the development and remain open land.
2. If Condition 1 is not an option as the primary solution, we propose Condition 2 as the second-best approach, a setback of 1,000 feet of developer land from the Westlake community and Paso Verde School.
3. A double row of live redwoods or other tall, evergreen should be maintained by the developer between the project and Westlake and the school to further protect residents andschool children from air pollution. A parking lot and its visual impacts is not a true buffer.

4. The parcels closest to Westlake should be used as a transition to the warehouses. Move many of the highway commercial contained in Parcels 6 and 7 to Parcel 5. In other words, hotel, restaurant, coffee shop should be placed closer to Westlake to provide amenities to the community and to act as a buffer to the large industrial warehouse complex.

5. The project's extension of Egret Park and bike/pedestrian trail, allowing easy access by the community to retail amenities, needs to be funded and built by the developer prior to any approvals and future construction of the industrial warehouses.

6. Land uses should be limited to reduce their possible impact to residents-i.e., no toxic chemicals, data centers, fireworks warehouses etc.

7. As much mitigation as is possible by law, including CEQA Guidelines 15126.4(a)(1)(B) as well as AB 98 and SB 415 should be applied to the project. We believe this will help to address noise, traffic management, electrification, idling and other topics. We look forward to hearing from staff how these laws would apply.

8. Make clear the CEQA requirements for Parcel 8 and the other non-participating parcels. They should not be evaluated separately, but if they are annexed with Airport South Industrial, should be considered a part of it, particularly in terms of mitigation of traffic, air pollution and noise.

9. Representatives of the school have expressed concern about the management of the detention basins. We also have concerns about the use of noise-makers, other methods to deter birds and the possibility of mosquito breeding. Management of detention basins should be subject to NNCC approval.

10. As the project design goes from conceptual to reality, we would like representatives of NorthPoint to hold working meetings with the NNCC to gather community input and answer questions and that there be a collaborative avenue with the Planning Department to find solutions to mitigate detrimental effects to the residents.

Please think about where you live, your communities. Your neighbors would not want to live next door to six (6) million square feet of industrial warehouses.

The NNCC does not want to see the Airport South Industrial project built. We do not want to live next to warehouses, a constant stream of diesel trucks, their fumes, noise, traffic, polluted air and worse, as we have described in hearings and letters. We also object to the project as it does not comply with the City General Plan, North Natomas Community Plan, and the NBHCP. This project is not good for the community or the environment. This project will have enormous and lasting impact to North Natomas, Westlake community and Paso Verde School.

Many questions remain unanswered in regards to this project. We encourage the City Council to get answers to all of them before bringing this project to a final vote. As our elected officials, you vote on our quality of life – we would like a seat at the table before you do.

Thank you for your consideration and for taking our concerns into account during your deliberations.

Respectfully,
Lynn Lenzi, President, North Natomas Community Coalition

ECOS
ENVIRONMENTAL
COUNCIL
OF SACRAMENTO

Post Office Box 1526 | Sacramento, CA 95812-1526

December 1, 2025

Via email

City of Sacramento Mayor and City Council:
Mayor – Kevin McCarty – mayor@cityofsacramento.org District 1 – Lisa Kaplan – district1@cityofsacramento.org District 2 – Roger Dickinson – district2@cityofsacramento.org District 3 – Karina Talamantes – district3@cityofsacramento.org District 4 – Phil Pluckebaum – district4@cityofsacramento.org District 5 – Caity Maple – district5@cityofsacramento.org District 6 – Eric Guerra – eguerra@cityofsacramento.org District 7 – Rick Jennings – rjennings@cityofsacramento.org District 8 – Mai Vang – district8@cityofsacramento.org

Re: Airport South Industrial Project Annexation, Entitlements and Final EIR: Agenda of December 2, 2025

Dear Mayor and Council,

We write to address your vote on the biggest environmental decision to come before the City Council in decades, again. We believe you should vote no on the Airport South Industrial Project.

ECOS has previously submitted a number of letters and e-comments expressing our concerns about the project.

To reiterate:

1. The review process has been flawed.
2. The EIR is flawed.
3. Adequate protections from air pollution, particularly fine and ultra fine particles, is not included in the applicants' plans for the neighbors and elementary school
4. Neighbors have not been adequately included in the design process. If this flawed project is allowed to proceed, a process should be developed that gives neighbors real teeth, backed up by the Planning Commission, in the process of moving from a conceptual design to the actual project design.
5. Finally, the regional logistics resource, Metro Air Park is not fully developed. According to County officials (quoted in a Sacramento Business Journal article, Nov 21, 2025 by Ben van der Meer) 13 million square feet of industrial space remain to be built out. In an October 25 article, van der Meer discusses the County's interest in building hotels, gas stations and restaurants at Metro Air Park – a clear indication of not enough business for this logistics hub.

In closing, we wish to restate that the optics of the City agreeing to this project are terrible. It sends the wrong message about the City's planning processes and environmental reputation.

Thank you for taking the challenges of this project seriously and asking staff to provide answers to multiple outstanding questions on December 2. Please do not vote if your questions remain unanswered.

Sincerely,

Heather Fargo

Heather Fargo
President of the Board of Directors

Copy to: Cheryle Hodge, Mindy Cuppy, City Clerk