



April 11, 2024

Maya Wallace, Chair, and Members of the City of Sacramento Planning and Design Commission  
Cheryl Hodge and Garrett Norman, Planners in Community Development Department  
Via email

Re: Planning and Design Commission Hearing April 11, 2024  
Discussion Calendar Item 5: Airport South Industrial Project File ID: 2024-00766

Dear Chair Wallace, Commissioners, and Staff,

We understand your review of the Airport South Industrial Project at this point is for general background, given that the Sacramento Local Area Formation Commission (LAFCo) has been asked to consider approval of a Sphere of Influence change to the City for the project.

Since the Draft EIR for the project is not yet out for review, that document's analysis of the environmental impacts is not available to you.

We appreciate this opportunity to share our concerns with you.

[LAFCo](#) should not, in our view, approve a Sphere of Influence change to the City for this development, for the reasons below and because of LAFCo's own goals shown in the image at right.

ECOS opposes the Airport South Industrial Project for the following reasons:

- It is located outside both Sacramento County's Urban Services Boundary and the City limits.
- The project location and use are inconsistent with the City and County general plans, the SACOG Blueprint, the Natomas Basin HCP, and LAFCo goals.
- It will have harmful direct impacts on the Paso Verde school, the Westlake neighborhood, and the nearby preserve land, including Fisherman's Lake – impacts to air quality, traffic, property values, etc.

### What's LAFCo?

Local Agency Formation Commission (LAFCo) is a countywide commission, required in each California county

#### Our Goals:

- Ensure the orderly formation of local governmental agencies
- Preserve agricultural and open space lands
- Discourage sprawl

- There are other available sites within the City and County, including Metro Air Park on the Northside of I-5, that are already zoned for industrial uses. City of Sacramento development investments should occur in infill areas, not in greenfield areas that worsen sprawl. There are many areas in the City where this development and these jobs would be welcome and have a great positive impact.
- This project is proceeding at the request of the applicant, not the City. The Airport South Industrial Project has never been to City Council for them to authorize proceeding with either a Sphere of Influence request or annexation. In 2022, when ECOS asked for the project to be removed from the consent calendar and given a full hearing, City staff instead sent it to LAFCo without Council or public input.

Two additional points:

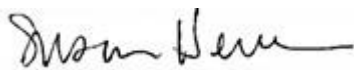
The suggestion of a hotel should be checked against allowable uses in the airport flight path.

Farmland should not be referred to as “vacant land.”

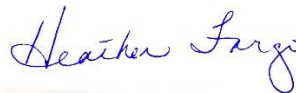
**Background:** The Airport South Industrial project proposal is a request to allow the annexation and the future development of approximately 475± acres. The project site consists of undeveloped vacant land located within Sacramento County, located Southeast of the intersection of Powerline Road and Interstate 5 (I-5) in Sacramento County, California. The project site is located south of Metro Air Parkway (and the new Metro Air Parkway/I-5 interchange), and west of the existing Westlake residential community adjacent to the current City of Sacramento boundary. Portions of Bayou Way and Metro Air Parkway are located within the project site.

Thank you for your consideration of our comments.

Sincerely,



Susan Herre AIA AICP  
President of the Board of Directors



Heather Fargo  
Former Mayor, Lead ECOS Natomas Team