

Westlake Master Association
4701 Westlake Parkway, Sacramento, California 95835
916.621.3722

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Councilmember Lisa Kaplan
Council District 1, 915 I Street, 5th Floor
Sacramento, CA 95814
Email: district1@cityofsacramento.org

District 1 Supervisor, Phil Serna
700 H Street, Suite 2450
Sacramento, CA 95814
Email: SupervisorSerna@Saccounty.gov

Re: Opposition to Proposed Airport South Industrial Project in North Natomas

We write to you, as the member elected Board of Directors of Westlake Master Association and seek your support in opposing the proposed Airport South Industrial Project, and hope you are committed to preserving the quality of life for residents of the Westlake community, which is part of North Natomas. Westlake is a residential community of over 3,000 residents living in over 900 homes and if approved the proposed Airport South Industrial Project would be immediately adjacent to and would negatively and significantly impact our community.

The proposed 419-acre Airport South Industrial Project is currently undergoing environmental and LAFCO review in connection with the developer NorthPoint's request to annex the project into the City of Sacramento. The Airport South Industrial Project would directly abut the Westlake residential community (current City boundary) and the recently opened Natomas Unified Paso Verde elementary and middle school. The development's location is also near sensitive and protected wetlands and wildlife habitat, including the nesting and foraging habitat for the Swainson's Hawk, which is listed as a threatened species by the State of California.

Westlake's Board and members have attended presentations on the project by representatives of NorthPoint and ECOS, the Environmental Council of Sacramento. We are advised this annexation would constitute one of the largest industrial projects in the City of Sacramento's history, and we cannot understand why the City would consider such a development directly next to a large residential community, a sensitive protected wetland and threatened species habitat, and a school with young children.

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The proposed project consists of five warehouses of over 6.6 million square feet. The current Amazon warehouse, which is one of the largest industrial warehouses in the Sacramento region, is approximately 855,000 square feet, located on the north side of Interstate 5 at the Metro Air Park exit. This proposal constitutes a request to build more than the equivalent square footage of **six** new Amazon warehouses immediately next to the Westlake community, opening up industrial uses on the south side of Interstate 5. We encourage you to visit Metro Air Park to get a sense for what you are being asked to approve and ask yourselves whether you would deem such a project appropriate for your own neighborhood. Moreover, this development is not compliant with the North Natomas Community Plan.

It is clear the proposed project will produce significant negative impacts which cannot be mitigated, including excessive traffic, noise, air pollution, loss of open space and threatened species habitat, visual impact, and diminution of residential property values directly and negatively impacting the lives of the residents of the Westlake community. As we await the release of the draft EIR with its analyses of these and other issues and will pay particular attention to the "no project" and "project alternatives" analyses which should be thorough. Given the numerous serious concerns listed above, and the negative impact this proposal will have on the Westlake community, our Board has unanimously voted to oppose the Airport South Industrial Project. Please add the Westlake Master Association to your project notification list.

On behalf of the Westlake community, we ask for your careful consideration and seek your support in opposing this proposal. Thank you for your consideration of our concerns and please contact us with any questions.

Sincerely,

Westlake Master Association

Monica Sanchez, President
Gabriela Alvarado, Vice President
Rajan Merchant, Treasurer
Jay Shukla, Secretary
Jonathan Burke, Director