

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 001

From: Rod <whiskeyrodjohn@gmail.com>
Sent: Tuesday, September 24, 2024 10:46 AM
To: Clerk of the Board Public Email <boardclerk@saccounty.gov>; PER-CEQA <ceqa@saccounty.gov>
Subject: Natomas Upper West Side Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

To County Supervisors,

I live in Natomas and oppose the Upper Westside Specific Plan. This area is not vacant, neglected lots in need of rehab. It is family farms and productive working lands. I'm not making plans for what to do with your wife after you're out of the picture, don't insult our landowners by making plans for what to do with their soil after they've been pushed out.

Emotions aside, the Upper Westside Specific Plan does not align with the City of Sacramento's [2040 General Plan](#) and I urge you to scrap it and protect our farms.

Highlights from the 2040 Plan to keep in mind:

Sustainable and Responsible Growth lists as its #1 objective “Concentrate new growth within Sacramento’s existing footprint to promote a compact development pattern that supports efficient delivery of public services and infrastructure, while protecting surrounding open space lands.” Appendix A, Vision and Guiding Principles

The Upper Westside Specific Plan falls within an area the City identifies as a “Special Study Area” currently composed of "Prime Farmland" and "Other Farmland." 3-3 p61

Land Use and Placemaking highlights Sacramento’s “1.5million acres of some of the most fertile farmland in the United States,” and as such, “planning efforts are guided by ‘smart growth’ principles that aim to promote a compact development footprint, helping to minimize urban sprawl and pollution.” 3-2 p60

The Community Issues and Opportunities section of the plan notes that “North Natomas has some of Sacramento’s biggest opportunities for infill and redevelopment,” pointing out that “vacant and underutilized properties along the I-5 corridor, Del Paso Road, and Truxel Road are opportunities for infill development that make use of existing infrastructure and community resources.” 11-NN-5 p367

The 2040 Plan does not endorse expanding the urban services boundary or rezoning agriculture to residential or commercial use.

When mentioning the proposals for the Upper Westside and Grandpark Specific Plans, community feedback showed “North Natomas residents want to see preservation of natural areas,

including wildlife habitats and corridors within the unincorporated area consistent with the HCP; and want new development to have a compact form, integrated with existing development within the city so as to minimize traffic impacts and utility demand, and take advantage of opportunities for improved bicycle and pedestrian connectivity.” 11-NN-5 p367-8

Environmental Resources and Constraints objective #2 is “Thriving rivers, wildlife, and natural open spaces that contribute to public health, livability, and protection of the environment for future generations.” 6-3 p131

Sprawling beyond the City's current boundary to pave over food production and destroy wildlife habitat is not what we want. The Upper Westside Specific Plan is a direct contradiction to the goals and wishes of our community.

Stop this nonsense. Your time and resources are better spent elsewhere.

Thank you,
R.J.

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 002

From: Harinder Dhanota <hdhanota@gmail.com>

Sent: Saturday, September 28, 2024 7:16 PM

To: Patten. Emma <pattene@saccounty.gov>; Clerk of the Board Public Email <boardclerk@saccounty.gov>

Subject: Petition

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

If you have concerns about this email, please report it via the Phish Alert button.

Hi,

We like the Upper west side specific plan and it's EIR . We support the project.

Thanks,

Dr. Harinder Dhanota
Sutter North Medical Group Board Member
Sutter Surgical Hospital North Valley Board Member

Sent from my iPhone

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 003

From: Amy Rodrigues <amyrod24@gmail.com>
Sent: Monday, September 23, 2024 3:42 PM
To: Patten. Emma <pattene@saccounty.gov>; Clerk of the Board Public Email <boardclerk@saccounty.gov>
Subject: Public Comment | Oct 3 Natomas CPAC Upper Westside Specific Plan
Attachments: Public Comment Upper Westside Sept 2024 - CPAC.pdf

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Good afternoon,

I received a courtesy meeting notice in the mail today for the October 3, 2024 6pm meeting with the County Board of Supervisors and Natomas CPAC to discuss the Upper Westside Specific Plan.

I am strongly opposed to the planned development and would like to submit the attached comment for consideration, encouraging the board to NOT expand the urban services boundary, and instead maintain the Agriculture land use designation.

Thank you,
Amy

September 23, 2024

Sacramento County Board of Supervisors
700 H Street, Suite 2450
Sacramento, CA 95814

RE: Upper Westside Specific Plan (PLNP2018-00284) Public Comment for the October 3, 2024 Natomas CPAC meeting with the County Board of Supervisors

Position: Oppose

Dear Sacramento County Board of Supervisors,

I am a homeowner and proud resident of the Gateway West neighborhood that borders the proposed project site. I strongly oppose this development because it will significantly harm wildlife, local farms, and the existing community.

Habitat Conservation

This region provides vital habitat for wildlife including migratory and resident birds, mammals, reptiles and insects. Consider protecting these lands as part of the Natomas HCP or mitigation bank rather than developing, to maintain open space and support Swainson hawk, VELB, western pond turtle and other threatened species. This area provides contiguous habitat along the Sacramento River and Bypass Wildlife Areas that should be protected. Open space bordering our Garden Highway levee provides flood protection for greater Natomas, and permeable surfaces promote groundwater recharge.

Prime Farm Land

The existing farms on these lands feed our community and people around the world. My family enjoys watching the tomatoes, sunflowers, pumpkins, and corn grow in the fields down the street, and shopping at the Cuevas stand on El Centro for the freshest produce. Sacramento prides itself on being the Farm-to-Fork capitol. Please don't pave over these iconic family farms.

Impacts to Locals

The 49er Travel Plaza is also a cornerstone of our community, serving travelers and truckers for more than 50 years. Their proximity to the I-5 and I-80 junction and being just offset from residential tracts is ideal. Don't build around them and force them out.

I do not want the added noise and air pollution, strain on our infrastructure and utilities, increased traffic, loss of wildlife, loss of existing community & tradition, and destruction of natural resources. Open space is precious and disappearing quickly. **Agriculture and natural open space is the very best use of these lands.** Please protect the farms that are the symbol and heart of Sacramento, and the reason I chose to live here.

Thank you,



Amy Rodrigues
23 Alcanon Ct
Sacramento, CA 95833

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 004

From: ashikal ashikal@telus.net

Sent: Thursday, September 26, 2024 11:47 AM

To: Clerk of the Board Public Email <boardclerk@saccounty.gov>

Subject: Questions for Courtesy Meeting- project PLNP2018-00284- Upper Westside Specific Plan- October 3rd at 6 pm

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Hello

I will be attending the Courtesy Meeting- project PLNP2018-00284- Upper West Side Specific Plan- October 3rd at 6 pm via telephone and wanted to ask a couple of questions as my family owns one of the parcels.

1. When will there be offers made to owners of current parcels, should they decide to sell their land.
2. What is the process if the current land owner does not want to sell their land?
3. Will the parcel be sold to the City of Sacramento?
4. Will offers to current parcel owners be made on a phase by phase basis. For example, if a land owner owns a parcel in phase 3 or 4, when will the owner be made an offer to sell their land?

Please feel free to answer these questions via email or at the meeting on October 3d.

Regards,

Ashika

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 005

From: Oksana Adamko <oksavoronny@icloud.com>
Sent: Sunday, September 29, 2024 8:00 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.gov>
Subject: Upper West Side Plan

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

I support the Upper West Side Project plan. It will make Sacramento beautiful, create more jobs, and it will make more affordable housing for our community. It will generate millions of dollars of revenue for the city and county.
Sent from my iPhone

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 006

From: Mandeep Sahejpal <mp.sahejpal486@gmail.com>
Sent: Sunday, September 29, 2024 11:24 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.gov>
Subject:

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Sent from my iPhone hello my name is mandeep sahejpal,,I support upper west side specific plan,,because it make Sacramento beautiful and create more jobs.thanks

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 007

From: Neelima Maheshwari <nmaheshwari71@gmail.com>
Sent: Saturday, September 28, 2024 4:57 PM
To: partene@saccounty.gov; Clerk of the Board Public Email <Boardclerk@saccounty.gov>
Subject: Upper West side plan

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Hello,

I am a resident of Natomas and I like the Upper west side specific plan and its EIR. This will bring more jobs to the area and make natomas an attractive place for families to spend quality time with their community.

Thank u

Neelima
Sent from my iPhone

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 008

From: Janet <janetgmurph@gmail.com>
Sent: Saturday, September 28, 2024 5:28 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.gov>
Subject: Upper west side project

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

I like the Upper west side specific plan and it's EIR. I support the project.

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 009

From: Aditya Maheshwari <aditya351@gmail.com>

Sent: Sunday, September 29, 2024 7:19 PM

To: Patten. Emma <pattene@saccounty.gov>; Clerk of the Board Public Email <boardclerk@saccounty.gov>

Subject: Upper West Side Project Support

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Hi Emma / Board Clerk,

I am writing to express my support for the Upper West Side Project Specific Plan. I like the project and it's EIR. As a current resident of Sacramento and Natomas, I believe it will make Sacramento beautiful and bring business opportunities, jobs, and growth to the area.

--

Thanks and Regards,

Aditya Maheshwari

Sent from my iPhone

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 010

From: Kevin Murphy <kevinmurph31@gmail.com>
Sent: Saturday, September 28, 2024 5:35 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.gov>
Subject: Upper west side project

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

I like the Upper west side specific plan and it's EIR. I support the project.

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 011

From: yudhvinder sandhu <yudhpreet99@hotmail.com>

Sent: Monday, September 30, 2024 10:42 AM

To: Patten. Emma <pattene@saccounty.gov>; Clerk of the Board Public Email <boardclerk@saccounty.gov>

Subject: Upper west side specific plan

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

If you have concerns about this email, please report it via the Phish Alert button.

Good morning.

I like upper west specific plan and it's EIR. We whole family support this plan.

Regards

Yudhvinder Sandhu

Sent from my iPhone

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 012

From: gurpreet sandhu <gurpreet.1999@hotmail.com>

Sent: Monday, September 30, 2024 10:52 AM

To: Patten. Emma <pattene@saccounty.gov>; Clerk of the Board Public Email <boardclerk@saccounty.gov>

Subject: Upper west side specific plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Hello Officers

Our all family members support upper west side specific plan and it's EIR. We like this project.
Thanks

Preeti

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 013

From: marinder sandhu <marinder2002@hotmail.com>
Sent: Monday, September 30, 2024 11:00 AM
To: Patten. Emma <pattene@saccounty.gov>
CC: Clerk of the Board Public Email <boardclerk@saccounty.gov>
Subject: Upper west side specific plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Hi everybody

This is Marry and live in Natomas. We all like upper west side specific plan and the EIR.

We support this project and will really appreciate if you develop it as soon as possible.

Sincerely

Marry

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 014

From: Gurvir Sandhu <Gugisandhu2003@outlook.com>
Sent: Monday, September 30, 2024 11:17 AM
To: Patten. Emma <pattene@saccounty.gov>
CC: Clerk of the Board Public Email <boardclerk@saccounty.gov>
Subject: Upper west side specific plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Dear officials

Good morning. For your kind information we like to inform you that we like upper west side specific plan and EIR as well. We all support this project very soundly. Have a great day.

Very Faithfully

Gugi and family

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 015

From: Yudhvinder Sandhu <yudhpreet99@gmail.com>
Sent: Monday, September 30, 2024 11:34 AM
To: Patten. Emma <Pattene@saccounty.gov>
CC: Clerk of the Board Public Email <Boardclerk@saccounty.gov>
Subject: Upper west side specific plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Hello

This Resham live in Natomas for the last many many years.
Our whole family like upper west side plan and it's environment report. We support this project and standing in its favor.

Gratefully

Resham

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 016

From: Hardev Singh <hardevs1945@gmail.com>
Sent: Monday, September 30, 2024 12:34 PM
To: Patten. Emma <pattene@saccounty.gov>
CC: Clerk of the Board Public Email <boardclerk@saccounty.gov>
Subject: Upper west side specific plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Good afternoon

I want to let you know that I like upper west side specific plan. We all strongly support this project and it's EIR. Thanking you

Best regards

Hardev Singh

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 017

From: Alok Kumar <alok_kr@hotmail.com>
Sent: Sunday, September 29, 2024 1:13 PM
To: Patten. Emma <pattene@saccounty.gov>; Clerk of the Board Public Email <boardclerk@saccounty.gov>
Subject: Upper West Side Specific Plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Hello Miss Patten

I am a resident of Natomas and support the Upper West side specific plan and its EIR. I fully endorse and support this project..

Thanks
Alok Kumar

Alok Kumar PMP
[501 Hawkcrest Circle Sacramento, CA 95835 USA](#)

Cell: [\(916\) 600-5586](#) E-mail: alok_kr@hotmail.com

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 018

From: howsrxx <howsrxx@gmail.com>
Sent: Sunday, September 29, 2024 9:07 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.gov>
Subject: Upper West Side specific project

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

I like the upper west side specific project and it's EIR and support the project
Thank you, Howard Lamborn

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 019

From: Luisa Montoya <luisamontoya916@gmail.com>
Sent: Sunday, September 29, 2024 6:20 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.gov>
Subject: Upper west side

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

We like the Upper west side specific plan and it's EIR. We support the project.
This beautiful growth will create better job opportunities in Sacramento.

Sent from my iPhone

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 020

From: Ricky Banga <bangaricky2@icloud.com>
Sent: Monday, September 30, 2024 9:19 AM
To: Patten. Emma <pattene@saccounty.gov>; Clerk of the Board Public Email <BoardClerk@saccounty.gov>
Subject: Upper Westside Project

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Hello,

I fully support the Upper Westside Project specific plan and the EIR. Thank you very much.

Regards,
Rajkaran Banga

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 021

From: Vick Banga <vbanga2@gmail.com>

Sent: Monday, September 30, 2024 4:17 PM

To: Clerk of the Board Public Email <BoardClerk@saccounty.gov>; Patten. Emma <pattene@saccounty.gov>

Subject: Upper Westside Project

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Hello,

I am emailing to show support for the Upper Westside Project. The project addresses Sacramento's housing crisis with a sustainable approach.

According to California Housing Partnership's 2024 report on Affordable Housing Needs in Sacramento County: "54,615 low-income renter households in Sacramento County do not have access to an affordable home."

The Upper West Side Project will help alleviate this issue, while also offering a town center and the Westside Canal, which I believe will be a unique and exciting addition to the area — one that I hope to enjoy in the future.

I encourage the Natomas CPAC to support this project given the positive impact it will have on our community. Thank you.

Best Regards,
Veerkaran Banga, MD

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 022

From: kamal dhanota <kamdhanota@gmail.com>

Sent: Sunday, September 29, 2024 8:09 AM

To: Patten. Emma <pattene@saccounty.gov>; Clerk of the Board Public Email <boardclerk@saccounty.gov>

Subject: We Support the project

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

If you have concerns about this email, please report it via the Phish Alert button.

Hi there

I support the upper west side specific plan and its EIR. I support the project. This will create more jobs and affordable housing and also make Sacramento look beautiful. Thanks

Kamal Dhanota PharmD

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 023

From: Michele [mmikatic@aol.com]
Sent: Thursday, October 3, 2024 12:32 PM
To: Clerk of the Board Public Email [boardclerk@saccounty.net]
Subject: UPPER WESTSIDE PROJECT.

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

As a Garden Highway resident for over 5 decades I oppose the Upper Westside Project. The destruction of our neighborhood this last decade or so is devastating to wildlife and our neighborhood to name a few. We have watched our farm neighbors disappear and our once beautiful area is resembling a cement parking lot. Once you destroy this area you can't go back. What local services we have are being strained. Our law enforcement is lacking causing the crime to continually increase. Traffic is out of control without a proper number of law enforcement available to enforce laws. This area is not prepared for this project and going forward screams mismanagement. I urge you to reject this plan and save our environment.

Michele Katic

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 024

From: tony_wall@profmortgage.com
Sent: Thursday, October 3, 2024 12:26 PM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: Upper Westside Project

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Greetings,

I am sending this email in opposition to the Upper Westside Project that threatens our environment, wildlife habitat, and our community. As the Draft Environmental Impact Report clearly states, the project would result in SIGNIFICANT and UNAVOIDABLE impact on the aesthetics, agricultural resources, air quality, cultural and historical resources, noise, population and housing, transportation, and tribal cultural resources. It will further impact climate change, geology, soils, hydrology, drainage, water quality, public services, and water supply to name but a few of the impacts on our region and community.

As a homeowner on the Garden Highway, my family has already seen the destruction of habitat, increased traffic, noise, impact on our water supply, and pollution resulting from the levee project. We have seen public safety response times decrease and increased crime. I am deeply concerned about the additional pressure and burdens placed on our community if the Westside project moves forward. It is estimated that 75 thousand more vehicles a day will travel the Garden Highway and West El Camino Avenue. In an emergency, there will be no safe evacuation routes and all of us will be trapped. Moreover, as I understand it, the increased housing is not designed for middle and low income families, which is the housing that the Sacramento community needs, not thousands of new homes to appeal to bay area transplants that are out of reach for most Sacramentans.

This is a bad plan for the public and our community; designed only to profit developers and increase the tax base, at the expense of the rest of us and our environment.

I urge you to reject this proposal.

Sincerely,

Anthony Wall
2827 Garden Hwy

Tony Wall

*Professional
Mortgage Associates*



2827 Garden Highway
Sacramento, CA 95833

Tony@LoansByPMA.com
www.LoansByPMA.com
Office: 916.442.1433
Mobile: 916.257.1154

Tony Wall
Broker / Owner

DRE: 01121703 / 01902537 NMLS: 262737 / 815819

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 025

From: Dustin Moore [dustinjmoore@gmail.com]
Sent: Thursday, October 3, 2024 12:26 PM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: Opposition to Upper Westside Development

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Greetings,

I am sending this email in opposition to the Upper Westside Project that threatens our environment, wildlife habitat, and our community.

As the Draft Environmental Impact Report clearly states, the project would result in SIGNIFICANT and UNAVOIDABLE impact on the aesthetics, agricultural resources, air quality, cultural and historical resources, noise, population and housing, transportation, and tribal cultural resources.

It will further impact climate change, geology, soils, hydrology, srainiage, water quality, public services, and water supply to name but a few of the impacts on our region and community. As a homeowner on the Garden Highway, my family has already seen the destruction of habitat, increased traffic, noise, impact on our water supply, and pollution resulting from the levee project.

We have seen public safety response times decrease and increased crime. I am deeply concerned about the additional pressure and burdens placed on our community if the Westside project moves forward. It is estimated that 75 thousand more vehicles a day will travel the Garden Highway and West El Camino Avenue. In an emergency, there will be no safe evacuation routes and all of us will be trapped.

Moreover, as I understand it, the increased housing is not designed for middle and low income families, which is the housing that the Sacramento community needs, not thousands of new homes to appeal to bay area transplants that are out of reach for most Sacramentans.

This is a bad plan for the public and our community; designed only to profit developers and increase the tax base, at the expense of the rest of us and our environment. I urge you to reject this proposal.

Sincerely,

Dustin Moore

Garden Highway resident

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 026

From: Tony@HomesByPRA.com
Sent: Thursday, October 3, 2024 12:25 PM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: Upper Westside Project

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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Greetings,

I am sending this email in opposition to the Upper Westside Project that threatens our environment, wildlife habitat, and our community. As the Draft Environmental Impact Report clearly states, the project would result in SIGNIFICANT and UNAVOIDABLE impact on the aesthetics, agricultural resources, air quality, cultural and historical resources, noise, population and housing, transportation, and tribal cultural resources. It will further impact climate change, geology, soils, hydrology, drainage, water quality, public services, and water supply to name but a few of the impacts on our region and community.

As a homeowner on the Garden Highway, my family has already seen the destruction of habitat, increased traffic, noise, impact on our water supply, and pollution resulting from the levee project. We have seen public safety response times decrease and increased crime. I am deeply concerned about the additional pressure and burdens placed on our community if the Westside project moves forward. It is estimated that 75 thousand more vehicles a day will travel the Garden Highway and West El Camino Avenue. In an emergency, there will be no safe evacuation routes and all of us will be trapped. Moreover, as I understand it, the increased housing is not designed for middle and low income families, which is the housing that the Sacramento community needs, not thousands of new homes to appeal to bay area transplants that are out of reach for most Sacramentans.

This is a bad plan for the public and our community; designed only to profit developers and increase the tax base, at the expense of the rest of us and our environment.

I urge you to reject this proposal.

Sincerely,

Anthony Wall
2827 Garden Hwy

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 027

From: Don Fraulob [don@rivercityattorneys.com]
Sent: Thursday, October 3, 2024 11:49 AM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
CC: Patrick Tully [ptully@bitwiseproperties.com]; all@gardenhwy.org; Melissa Brown [melissa@rivercityattorneys.com]
Subject: OPPOSITION TO UPPER OPPOSITION TOWESTSIDE PROJECT

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Gentlepersons:

I oppose the Upper Westside Project.

I have lived on the Garden Highway for more than 30 years. Over the years my family and my neighbors have already experienced the destruction of habitat, increased traffic, noise, impact on our water supply, and pollution resulting from the levee project.

This proposed project would be a further destruction of idyllic settings Garden Highway residents have enjoyed for many years. Instead of vistas, farmlands and the rural feel of the community, this project – which is in clear violation of the Draft Environmental Impact report – would add a new community of 9000 homes and 3 million square feet. Of commercial development.

The projects does not provide adequate vehicle access to this proposed community but rather adds something like 75,000 vehicles per day to the already congested speedway that the Garden Highway has become.

This is a bad proposal that should be rejected.

Thank you for your kind consideration.

Donald Fraulob

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 028

From: New View Window Coverings [newviewwindowcoverings@gmail.com]

Sent: Thursday, October 3, 2024 11:10 AM

To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]

Subject: Natomas Community Planning Council Meeting on Westside Development 10/03/2024

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Greetings,

I am sending this email in opposition to the Upper Westside Project that threatens our environment, wildlife habitat, and our community. As the Draft Environmental Impact Report clearly states, the project would result in SIGNIFICANT and UNAVOIDABLE impact on the aesthetics, agricultural resources, air quality, cultural and historical resources, noise, population and housing, transportation, and tribal cultural resources. It will further impact climate change, geology, soils, hydrology, srainiage, water quality, public services, and water supply to name but a few of the impacts on our region and community.

As a homeowner on the Garden Highway, my family has already seen the destruction of habitat, increased traffic, noise, impact on our water supply, and pollution resulting from the levee project. We have seen public safety response times decrease and increased crime. I am deeply concerned about the additional pressure and burdens placed on our community if the Westside project moves forward. It is estimated that 75 thousand more vehicles a day will travel the Garden Highway and West El Camino Avenue. In an emergency, there will be no safe evacuation routes and all of us will be trapped. Moreover, as I understand it, the increased housing is not designed for middle and low income families, which is the housing that the Sacramento community needs, not thousands of new homes to appeal to bay area transplants that are out of reach for most Sacramentans.

This is a bad plan for the public and our community; designed only to profit developers and increase the tax base, at the expense of the rest of us and our environment.

I urge you to reject this proposal.
Sincerely,

Jeffrey Darin Paper

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 029

From: Patten. Emma [pattene@saccounty.gov]
Sent: Thursday, October 3, 2024 11:07 AM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: FW: Natomas CPAC Agenda Item #1, on October 3, 2024 - Upper Westside Specific Plan
Attachments: 241003 ECOS LETTER to Natomas CPAC.pdf

Categories: Public Comment

From: Heather Fargo <h-fargo@comcast.net>
Sent: Thursday, October 3, 2024 10:28 AM
To: Patten. Emma <pattene@saccounty.gov>
Subject: Fwd: Natomas CPAC Agenda Item #1, on October 3, 2024 - Upper Westside Specific Plan

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Begin forwarded message:

From: Alexandra Reagan <office@ecosacramento.net>
Subject: Natomas CPAC Agenda Item #1, on October 3, 2024 - Upper Westside Specific Plan
Date: October 3, 2024 at 10:04:57 AM PDT
To: BoardClerk@saccounty.gov, CEQA@saccounty.gov, rallankar@saccounty.gov



ECOS
 ENVIRONMENTAL
 COUNCIL
 OF SACRAMENTO

Post Office Box 1526 | Sacramento, CA 95812-1526

October 3, 2024

Natomas Community Planning Advisory Council
 Kyle Christopher, Chairperson
 Don Keller
 D.E. "Red" Banes
 Jill Zito

Alice Montes, Vice Chairperson
 Zack Clark
 Mian Ali Ahmad Zia
 Sent by email to BoardClerk@saccounty.gov

SUBJECT: Natomas CPAC Agenda Item #1, October 3, 2024 - Upper Westside Specific Plan

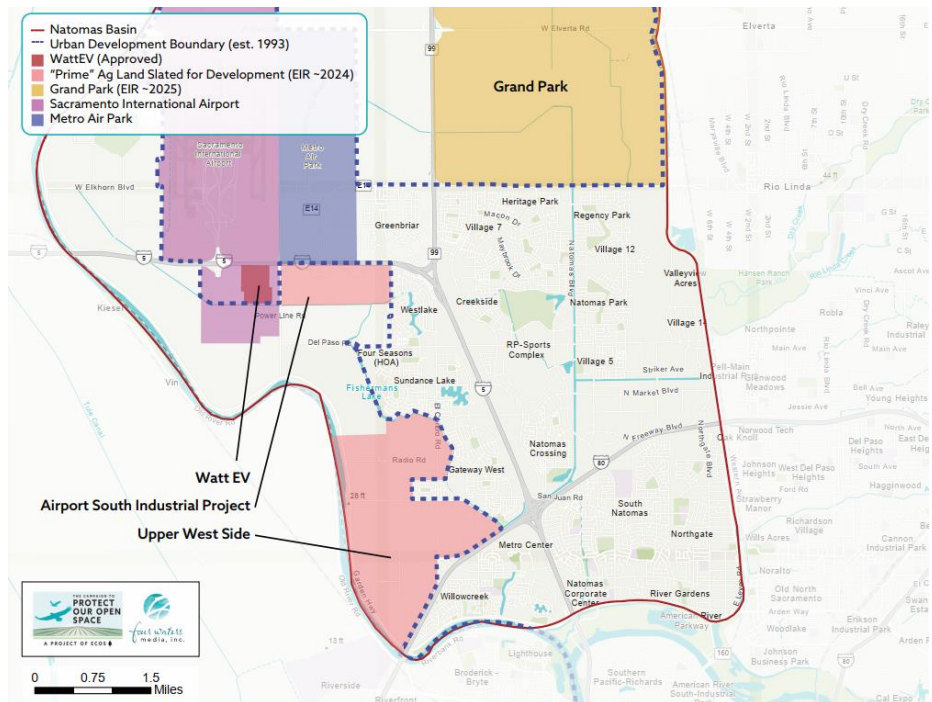
Dear Members of CPAC,

Thank you for serving on the Natomas Community Planning Advisory Council and taking on the responsibility of gathering community responses to proposed projects. The Environmental Council of Sacramento, which includes a number of Natomas residents, asks you to consider the following issues as you review the Upper Westside project and its Draft Environmental Impact Report.

- 1) **Consider all of the developments currently being proposed.** Review the Upper Westside in the context of the entire 8,000 acres across three projects now proposed for development in the Natomas Basin in Sacramento County.

The map at right highlights the Upper Westside, Airport South Industrial, and Grand Park projects.

These projects would dramatically decrease open land in Natomas and present impacts to traffic, air quality, flood control, the Natomas Basin Habitat Conservation Plan, and City services -- all of which should be considered together.



- 2) **Consider what it means to break through the Urban Services Boundary (USB).** This boundary, in place for three decades, is based upon jurisdictional, natural and environmental constraints to urban growth and “is intended to be a permanent growth boundary not subject to modification except under extraordinary circumstances.”¹

All three of the projects would break through the USB. Changes to the USB are to be made only for “extraordinary projects” and yet there is nothing extraordinary about Upper Westside except that it is close to the City of Sacramento. What is extraordinary about the area is the deep, prime agricultural soil from many years of overflow from the Sacramento River.

The USB was drawn in 1993 to protect development from the risk of flood and fire, and to preserve agriculture, ranch, and habitat lands. The image below of Sacramento County shows the urbanized area inside the USB, with areas outside of it in GREEN. With climate change, the USB is a bulwark of sustainability for our region.

Consider the requirements in Sacramento County’s General Plan Policy LU-127 for projects that propose to break through the USB:

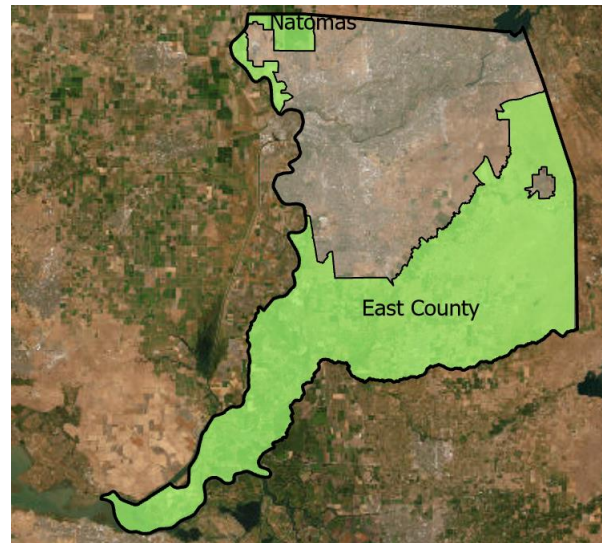
LU-127. The County shall not expand the Urban Service Boundary unless:

- *There is inadequate vacant land within the USB to accommodate the projected 25-year demand for urban uses; and*
- *The proposal calling for such expansion can satisfy the requirements of a master water plan as contained in the Conservation Element; and*
- *The proposal calling for such expansion can satisfy the requirements of the Sacramento County Air Quality Attainment Plan; and*
- *The area of expansion does not incorporate open space areas for which previously secured open space easements would need to be relinquished; and*
- *The area of expansion does not include the development of important natural resource areas, aquifer recharge lands or prime agricultural lands;*
- *The area of expansion does not preclude implementation of a Sacramento County-adopted Habitat Conservation Plan;*

OR

- *The Board approves such expansion by a 4/5ths vote based upon on finding that the expansion would provide extraordinary environmental, social or economic benefits and opportunities to the County.*

Given the impacts of this project on the region and the Natomas community, the Upper Westside project does not meet most of the listed requirements, nor does it merit a finding of extraordinary benefits and opportunities by 4/5ths of the Board of Supervisors.



¹ [Sacramento County General Plan, Land Use Element](#)

3) **Consider what it means to develop on land not within the NBHCP/MAPHCP Permit Acres.** The NBHCP is basin-wide for important biological reasons. The hatched areas on the Natomas Basin Habitat Conservation Plan (NBHCP) below indicate where development is permitted. Land outside of the NBHCP/MAPHCP Permit Acres “is designated for retention as Agricultural Cropland by the Sacramento County General Plan.”²

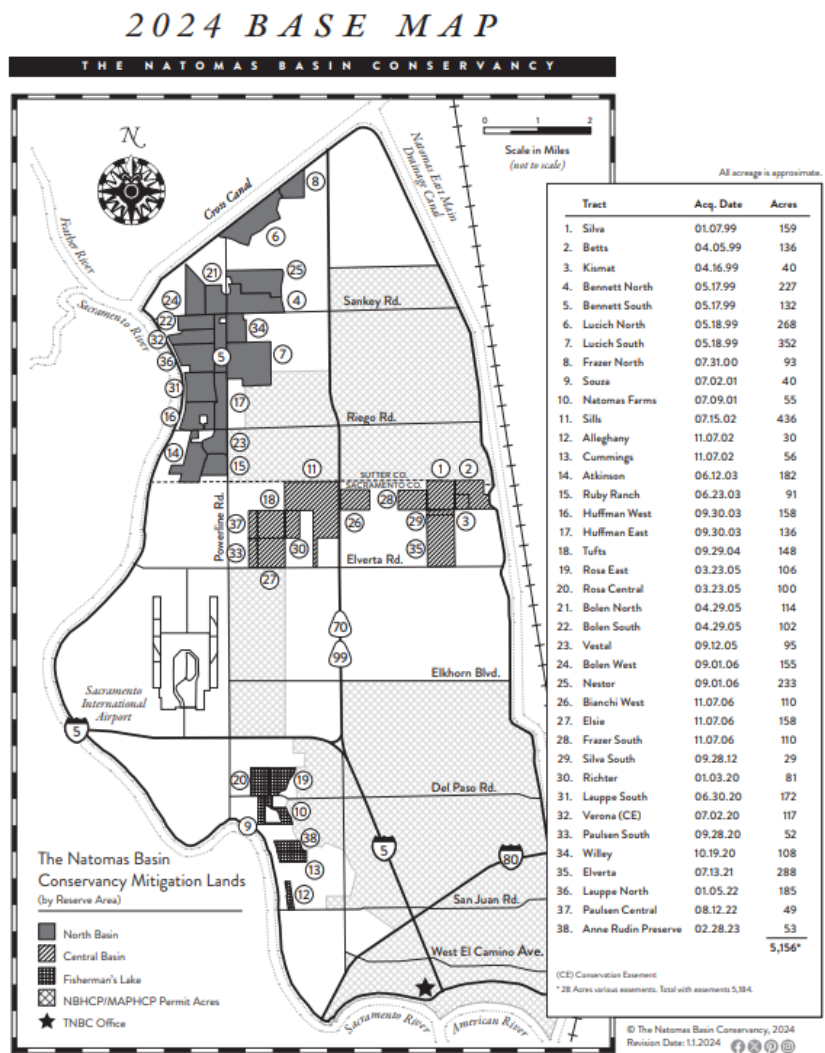
The Upper Westside project (Airport South Industrial and Grand Park as well) is proposed for areas outside of the NBHCP/MAPHCP Permit Acres. It would replace wildlife-supportive agriculture with concrete, vehicles and houses, severely impacting the resident wildlife in the Basin. The protection of resident wildlife in the Basin became a commitment when the City of Sacramento signed a contract with the federal government and approved the NBHCP. Sacramento Area Flood Control Agency (SAFCA) also agreed to protect resident wildlife. The Upper Westside project cannot mitigate for its impacts to resident wildlife as the Natomas Basin is finite – the harm to the Basin’s wildlife conservation efforts will be irreparable.

The Natomas Basin is a deep flood basin. Much of the interior of the Basin is lower than the elevation of the Sacramento and American Rivers, particularly during annual high-water flows in winter and spring.

The Natomas levees were designed for a 200-year storm, as it was understood at the time of design in the late 1990s. Climate change is creating a moving target for flood protection, we no longer can accurately estimate size and frequency of floods.

In a crisis, flood mitigation requires everything to work perfectly – pumps, electricity, detention basins, canals, river levels, and people. Hurricane Helene just provided an example of what happens when systems are overwhelmed by water.

Development in the Natomas Basin should be consistent with the NBHCP.



² https://natomasbasin.org/wp-content/uploads/natomas-basin-habitat-conservation-plan/5nbhcland_use2006_a11y.pdf, pg III-13

- 4) **Consider how Upper Westside is inconsistent with the goals of the Blueprint.** On November 4, 2020, SACOG commented on the Notice of Preparation of the Upper Westside DEIR, stating “implementation of the Blueprint vision depends greatly on the efforts of cities and counties through local plans and projects. . . [and] the Upper Westside project and the project area itself are not anticipated for development in either the MTP/SCS or the Blueprint.”³

This is still true today. SACOG’s selected land use scenario for the 2025 MTP/SCS, dated April 2024, does not include the Upper Westside, or Airport South Industrial, or Grand Park – it includes no buildout in the coming decades, as shown in the excerpt at right.

SACOG went on to say “The Upper Westside project . . . raises important policy questions for the region’s implementation of the Blueprint. For example, the capacity for growth in existing entitled lands far exceeds expected demand

over the next twenty years: collectively, the region’s jurisdictions have entitled, or are in the process of entitling **2.5 times the region’s projected need for the next 20 years**. More than half of that capacity—387,000 units—is in greenfield areas that are on the edge of existing development.”⁴ This means there is far more entitled acreage for new homes than the market will bear. Upper Westside is not needed.

Attachment A								
2025 Blueprint (MTP/SCS) Discussion Scenario								
April 2024								
Jurisdiction/Community Type	Baseyear and Buildout				Spring 24 Discussion Scenario			
	Existing Conditions (2020)		Potential Buildout		2020 - 2035		2020 - 2050	
	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units	Jobs	Housing Units
Sacramento City								
Potential Developing Communities (not yet under construction)								
Panhandle	-	-	-	1,620	-	595	130	1,295
Airport South Industrial Project	-	-	-	-	-	-	-	-
Sacramento County Unincorporated								
Potential Developing Communities (not yet under construction)								
Cordova Hills	-	-	3,190	8,000	320	350	600	1,500
Glenborough at Easton	-	-	1,800	3,239	-	-	80	300
South Mather	-	-	940	3,522	-	400	730	1,805
Aerojet	1,600	-	40,180	-	-	-	-	-
Elverta	10	50	200	5,627	-	-	-	-
Grand Park	20	10	3,010	23,892	-	-	-	-
Jackson Township	10	30	900	5,690	-	-	-	-
Jackson West	1,240	110	11,210	16,484	-	-	-	-
Newbridge	110	10	450	3,075	-	-	-	-
Upper Westside	430	60	3,820	9,356	-	-	-	-
New Induced Growth Areas	200	500	-	-	-	-	-	-

- 5) **Consider how Upper Westside is inconsistent with General Plans.** The project proposes a change to Sacramento County’s General Plan from agricultural to residential/commercial uses. While the project would be in Sacramento County, it would obviously impact the City of Sacramento.
- 6) **Consider the project’s effect on our Air Quality Plan.** The proposed project would worsen the Sacramento regions ability to meet state and federal air quality standards by interfering with implementation of our Air Quality Plan. The Upper Westside DEIR makes clear that the project’s air quality impacts are significant and unavoidable. Failure to honor our Air Quality Plan could result in our area losing access to federal transportation funds.

³ MTP/SCS or Blueprint - <https://www.sacog.org/planning/blueprint>

⁴ James Corless, SACOG Ex Dir., November 4, 2020 letter to County Environmental Planning, Notice of Preparation of DEIR for Upper West Side Specific Plan (PLNP2018- 00284, p. 6)

- 7) **Consider the other areas available for development.** Open land inside the Urban Services Boundary (USB) is available for housing, both in the City of Sacramento and unincorporated Sacramento County – land that is not in a deep flood basin or on prime farmland. In addition, there is enormous capacity for infill development in existing communities, especially around transit stations. Building in communities with existing public infrastructure and services can limit costs to local jurisdictions for maintenance and operations, and it can lower the combined housing-transportation costs to households. While the Upper Westside project proposes the City of Sacramento extend its utilities and services to the project, the City’s new 2040 General Plan strongly emphasizes infill development to provide needed housing.
- 8) **Consider the land uses being proposed.** We need more housing, but it does not need to be located in the Natomas Basin; and the Upper Westside project does not address our most critical housing need -- for low income households.

The project proposes three million square feet of commercial space. For comparison, the Westfield Galleria shopping mall in Roseville is 1.3 million square feet. If this commercial space is built, will it take the life out of the 100,000 square-foot shopping mall at West El Camino and Truxel Road?

The proposed site is on the urban edge, bounded by the Sacramento River. For an educational campus, this means difficult access by automobile, and certainly by public transit.

- 9) **Consider the traffic impacts.** The project proposes 9,000 residences and three million square feet of commercial space, plus the schools. The project will be almost entirely auto-centric. Thousands of auto-trips each day will significantly impact El Centro Road and West El Camino (whose width varies from 2 lanes to 6 lanes between I-80 and Northgate Blvd), as well as Garden Highway and San Juan Road (neither of which can be widened.)

Traffic will increase throughout South Natomas. The six-lane West El Camino overpass of I-80 and El Centro Road, at the primary gateway to the project, will be especially congested. This junction and the gateway itself, intended to be a “smart growth street”, will be bumper to bumper.

In conclusion, the Upper Westside conflicts with land use planning actions of regional significance including the Blueprint, Urban Services Boundary, and Natomas Basin Habitat Conservation Plan -- each hard won, painstakingly agreed to, and in place for decades. These land use actions are our legacy; they represent our core values; and now, in 2024, they are sustainability bulwarks against climate change. Let’s not toss them aside.

Thank you for considering what we have written above. As you carefully review the Draft EIR before making your recommendation, consider it in the context of the entire Natomas Basin. We will provide more extensive comments on the Draft EIR in the days to come. You represent us, the Natomas Community as well as future generations of this community who will live with increasingly extreme weather in our changing climate.

Sincerely,

Heather Fargo

Heather Fargo, Chair
ECOS Natomas Team



Susan Herre AIA AICP
President of the Board of Directors

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 030

From: Patten. Emma [pattene@saccounty.gov]
Sent: Thursday, October 3, 2024 11:08 AM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: FW: Upper West Side Plan Support
Attachments: CPAC Letter Final.docx

Categories: Public Comment

From: Jovin Pannu <pannuharjovin31@gmail.com>
Sent: Thursday, October 3, 2024 11:05 AM
To: Patten. Emma <pattene@saccounty.gov>
Subject: Upper West Side Plan Support

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Hello,

Attached is support I am showing for the Upper West Side to come to fruition.

Thanks,
Harjovin Pannu

Dear Chair Christopher and Members of the Natomas CPAC Board,

I am writing to express my strong support for the Upper Westside Specific Plan, a development project that aligns with our community's vision for growth and sustainability while addressing the critical housing shortage in the Sacramento region.

The Upper Westside project is situated within the Natomas Joint Vision Overlay Area, which has been under discussion for potential development for several decades. This project satisfies the General Plan's LU-120 performance-based and design criteria which was developed in coordination with SACOG, ensuring that it fits within the established framework for thoughtful growth.

As a member of the Natomas community, I recognize the struggles faced by local farmers due to the changing landscape around them. The Upper Westside project offers a balanced approach to land use, preserving a 542-acre agricultural buffer to protect farmland and preserve open space.

The Upper Westside development embodies SACOG's smart growth principles by utilizing existing infrastructure and providing housing near job centers. The proposed "town center" is within 3.5 miles of downtown Sacramento. More than two-thirds of the project boundary is adjacent to existing development. This project is essentially an infill development that will reduce sprawl, offer a variety of housing types, and provide easy access to jobs and transit. Of the 9,356 proposed housing units, more than 52% will be multi-family attached units, which are crucial in addressing our region's housing crisis, particularly the need for affordable apartments and duplexes.

Traffic concerns have been addressed as well. The project's location and mix of land uses result in traffic levels below the 85% threshold of baseline conditions, which is an important indicator of its suitability for the area. The developers have also prepared a comprehensive Resource Conservation Strategy, which ensures that impacts on farmland and local habitats will be responsibly mitigated.

The Upper Westside Specific Plan represents a well-balanced and forward-thinking approach to development in the most logical place in our region. It respects the areas agricultural heritage, addresses urgent housing needs, and supports economic growth, all while minimizing environmental impacts.

I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 031

From: Nina Thomson [ninat99@gmail.com]
Sent: Thursday, October 3, 2024 11:07 AM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: Garden Highway

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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I opposed the Upper Westside Project for all the reasons set forth by other Garden Highway residents. I urge you to reject this proposal.

Nina Thomson
4625 Garden Highway
Sacramento, CA 95837
916/834-8879
NinaT99@gmail.com

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 032

From: Kevin McRae [kevin@mraecpa.com]

Sent: Thursday, October 3, 2024 11:00 AM

To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]

Subject: October 3, the Natomas Community Planning Council (CPAC) Upper Westside Project

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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Greetings to All on the NCPC:

I am sending this email in opposition to the Upper Westside Project that threatens our environment, wildlife habitat, and our community. As the Draft Environmental Impact Report clearly states, the project would result in SIGNIFICANT and UNAVOIDABLE impact on the aesthetics, agricultural resources, air quality, cultural and historical resources, noise, population and housing, transportation, and tribal cultural resources. It will further impact climate change, geology, soils, hydrology, drainage, water quality, public services, and water supply to name but a few of the impacts on our region and community.

As a 30 YEAR homeowner on the Garden Highway, and TEN YEAR member on the BOD of THE NATOMAS BASIS CONSERVANCY, my family has already seen the destruction of habitat, increased traffic, noise, impact on our water supply, and pollution resulting from the levee

project. We have seen public safety response times decrease and increased crime. I am deeply concerned about the additional pressure and burdens placed on our community if the Westside project moves forward. It is estimated that 75 thousand more vehicles a day will travel the Garden Highway and West El Camino Avenue. In an emergency, there will be no safe evacuation routes and all of us will be trapped. Moreover, as I understand it, the increased housing is not designed for middle and low income families, which is the housing that the Sacramento community needs, not thousands of new homes to appeal to bay area transplants that are out of reach for most Sacramentans.

This is a bad plan for the public and our community; designed only to profit developers and increase the tax base, at the expense of the rest of us and our environment.

Please think of your grandchildren, not the \$.

I urge you to reject this proposal.

Sincerely,

Kind Regards,

Kevin McRae

M. Kevin McRae
4559 Garden Hwy
Sacramento, CA 95837
(916) 442-8685

kevin@mcraecpa.com

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 033

From: Brandon Castillo [bcastillo@bcfspa.com]
Sent: Thursday, October 3, 2024 10:47 AM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: opposition to upper westside project

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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As a Garden Highway and Sacramento County resident, I'm strongly opposed to the proposed Upper Westside development. This massive project poses a major public safety risk to those of us on the Garden Highway, by increasing traffic, threatening our levees and flood protection, and destroying habitat and wildlife. The EIR acknowledges that many of the impacts are significant and cannot be mitigated. Equally concerning, this megadevelopment will require the erosion of the Urban Services Boundary – encroaching on critical farmland and habitat and our public waterways.

I strongly encourage the County Supervisors to reject this unsustainable and unsafe development.

Brandon Castillo
3445 Garden Highway
Sacramento CA 95834

Brandon A. Castillo

Partner

O: 916 443-0872

M: 916 730-1011

BCFS

PUBLIC AFFAIRS

Bicker, Castillo, Fairbanks & Spitz

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ITEM 1 NATOMAS CPAC PUBLIC COMMENT 034

From: Melissa Brown [melissa@rivercityattorneys.com]

Sent: Thursday, October 3, 2024 10:40 AM

To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]

Subject: NATOMAS COMMUNITY PLANNING ADVISORY COUNCIL 10/3/2024 Meeting-Agenda Item #1

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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Greetings,

I am sending this email in opposition to the Upper Westside Project that threatens our environment, wildlife habitat, and our community. As the Draft Environmental Impact Report clearly states, the project would result in **SIGNIFICANT** and **UNAVOIDABLE** impact on the aesthetics, agricultural resources, air quality, cultural and historical resources, noise, population and housing, transportation, and tribal cultural resources. It will further impact climate change, geology, soils, hydrology, srainiage, water quality, public services, and water supply to name but a few of the impacts on our region and community.

As a homeowner on the Garden Highway, my family has already seen the destruction of habitat, increased traffic, noise, impact on our water supply, and pollution resulting from the levee project. We have seen public safety response times decrease and increased crime. I am deeply concerned about the additional pressure and burdens placed on our community if the Westside project moves forward. It is estimated that 75 thousand more vehicles a day will travel the Garden Highway and West El Camino Avenue. In an emergency, there will be no safe

evacuation routes and all of us will be trapped. Moreover, as I understand it, the increased housing is not designed for middle and low income families, which is the housing that the Sacramento community needs, not thousands of new homes to appeal to bay area transplants that are out of reach for most Sacramentans.

This is a bad plan for the public and our community; designed only to profit developers and increase the tax base, at the expense of the rest of us and our environment.

I urge you to reject this proposal.

Sincerely,

Melissa Brown

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 035

From: Bronwyn Schweigerdt [bschweigerdt@gmail.com]
Sent: Thursday, October 3, 2024 8:55 AM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: Say No to Upper Westside Project

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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I implore CPAC to adhere to the Urban Services Boundary that was instituted years ago precisely for proposed sprawling development proposals just like this project. Please show integrity and commitment to Sacramento residents versus the few vested interests who would benefit from this proposal. There are better, more sustainable ways to create affordable housing in the Sacramento area. Do what is right, and stand by your constituents to keep Sacramento a sustainable and desirable place to live.

Bronwyn Schweigerdt
2709 2nd Ave.
Sacramento, CA 95818

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 036

From: Debra V [vanhulsteyn@gmail.com]
Sent: Thursday, October 3, 2024 8:44 AM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: Upper Westside Specific Plan

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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Thanks for taking my comment.

As someone who grew up in the Santa Clara Valley, now Silicon Valley, I have deep opinions about the potential plan to pave this area

Santa Clara Valley, at one time had a unique climate and some of the richest deepest top soil in the world.

Most of the Santa Clara Valley's rich farmlands are paved over now. What was once a producer of food is now a heat sink.

This is what is happening to our valley. We are paving it. We are removing hundred plus year old stands of tree canopy.

We are making the region unlivable and contributing to climate change and potential flooding.

Please protect our green spaces!

Sincerely

Debra van Hulsteyn
2200 I St
Sacramento CA 95816

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 037

From: Patten. Emma [pattene@saccounty.gov]
Sent: Thursday, October 3, 2024 8:40 AM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: FW: Upper Westside Specific Plan

Categories: Public Comment

From: Srirama Tanniru <srirama.tanniru@gmail.com>
Sent: Wednesday, October 2, 2024 5:29 PM
To: Patten. Emma <pattene@saccounty.gov>
Subject: Upper Westside Specific Plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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Dear Emma Patten,

My name is Srirama Tanniru ('Sri'), an IT Project Management Professional who has been working in and around downtown Sacramento for approximately 30 years.

As someone who is intimately familiar with the Sacramento area, I'm writing to express my strong support for the **Upper Westside Specific Plan** development project. My strong support for this development project is based on several reasons that include the following:

- The Upper Westside Specific Plan development project will help to alleviate the housing shortage especially with respect to affordable apartments and duplexes in our region. And as the location of the project is close to downtown Sacramento, and as there are over 200,000 existing jobs within 5 miles of the plan area this type of compact development will help to meet the region's goals of reducing Vehicle Miles Travel (VMT) and Greenhouse Gas emissions (GHG).
- The Urban town center that is envisioned by this project is similar to Santana Row in San Jose with mid-rise architecture and active pedestrian median. The town center will help create jobs as well in the community.
- The Westside Canal that is proposed as part of this project will create a unique urban waterfront experience.
- The Upper Westside Specific Plan development project will leverage the extensive investment that has occurred in the Natomas basin (airport, freeway interchanges,

downtown, levees, etc.). As such it represents principles of smart growth by utilizing existing infrastructure and providing housing near job centers.

Again, I would like to express my strong support for the **Upper Westside Specific Plan** development project.

Thank you,

Srirama Tanniru ('Sri')

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 038

From: Patten. Emma [PattenE@SacCounty.gov]
Sent: Thursday, October 3, 2024 8:39 AM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: FW: Support for Upper Westside Specific Plan and DEIR

Categories: Public Comment

From: Dan Ramos <danramos@ramco-ent.com>
Sent: Wednesday, October 2, 2024 5:13 PM
To: Patten. Emma <PattenE@SacCounty.gov>
Subject: Support for Upper Westside Specific Plan and DEIR

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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Subject: Support for Upper Westside Specific Plan and DEIR

Chair, members of the CPAC, my name is Dan Ramos. Unfortunately, I will be out of town on your scheduled hearing date. I am writing on behalf of the Ramos family. Our company (Ramco Enterprises, Inc) / Family owns approximately 35 acres within the Upper Westside project area. We have owned the land for more than 50 years. The basin has changed dramatically since we bought the property. Farming and agriculture were the prime land use then. Our property is surrounded by residential and commercial development now. Our tenant farmer struggles every year to adequately produce an economical crop and is sometimes harassed by the surrounding neighborhood.

I want to commend Tim Denham and his team at Wood Rodgers on developing a thoughtful land use plan that creates a connection from the project site to downtown Sacramento. Also, his team has done an outstanding job of communicating to us ,property owners,

on every step of this entitlement process which we are very thankful for their communication efforts.

Our family has a long history of investment in the Natomas basin. We, along with our partners, have invested many decades of our family's time and money to develop Metro Airpark, one of the largest industrial, manufacturing and distribution hubs in the region. We are invested in Natomas and want to ensure that it develops while being able to preserve its history.

We strongly urge the CPAC and ultimately the Board of Supervisors to approve our project because it's smart planning according to true environmentalists with its proximity to the downtown Sacramento job center and one of the only places in our region that makes sense to continue growing.

Thanks for your consideration,

Dan Ramos

Daniel F. Ramos



1450 Harbor Blvd., Suite B
West Sacramento, CA 95691
(916) 372-6170 office
(916) 254-5372 facsimile
(916) 919-1824 cellular

Siempre Adelante

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 039

From: Amarjit Dhillon [adhillon218@gmail.com]
Sent: Wednesday, October 2, 2024 10:50 PM
To: Patten. Emma [pattene@saccounty.gov]; Clerk of the Board Public Email [boardclerk@saccounty.gov]
Subject: Support for Upper West side project

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

My name is Amarjit Dhillon and I support this project.

Thanks

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 040

From: Steve Schweigerdt [sschweigerdt@gmail.com]
Sent: Wednesday, October 2, 2024 10:12 PM
To: Clerk of the Board Public Email [boardclerk@saccounty.gov]
Subject: PLNP2018-00284 - Upper Westside Specific Plan

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Please provide this comment to the Natomas CPAC members regarding hearing Oct 3, 2024 on PLNP2018-00284 - Upper Westside Specific Plan

Chair Christopher and Members of the Natomas CPAC
700 H Street
Sacramento, Ca 95814
Re: Upper Westside Specific Plan DEIR

Dear Members of the Natomas CPAC:

I oppose the Upper Westside Specific Plan. Approval would be contrary to all planning to date in the Natomas Basin including the Natomas Basin Habitat Conservation Plan, Natomas Shared Joint Vision agreement between the City and County of Sacramento, Sacramento County General Plan, Urban Service Boundary, and SACOG Blueprint. Therefore, the County should inform the applicants that the proposed development directly conflicts with these plans and advise the withdrawal of the proposal. The environmental impacts of the project are overwhelmingly negative and there is no substantive economic need for the project that justifies a hearing.

The Natomas Shared Joint Vision MOU stated "The City, rather than the County, is the appropriate agent for planning new growth in Natomas and can better provide a full range of municipal services. The County is the appropriate agent for preserving open space, agricultural, and rural land uses." This language was agreed to in the 2002 MOU, and while the Joint Vision has been abandoned, the language has not been rescinded and still holds true. The County should not be supporting development of new growth directly, but should refer development proposals to LAFCO and the City for annexation proceedings. Indeed, the County has utterly failed to make any progress on its role of preserving open space and agricultural in the Natomas Basin as not a single acre has been conserved by County efforts despite billions of dollars of state and federal grants made available since the MOU was signed. Instead, the County has signaled development potential to landowners that made it unlikely any would become willing sellers for conservation purposes.

Polling shows that residents value our Natural Areas - they consistently ranks #1 in Valley Vision Livability Polls, yet our region is far behind on 30X30 goals with only 9% of our land conserved to date. This land can be put in conservation with state funds from the SALC program and landowners can be compensated at appraised fair market value if they would like to sell. This would keep the land

producing food for us, protect critical habitat and soil, and encourage investment in the ample land for development within the Urban Services Boundary. That is the path the County should be pursuing for land outside the Boundary.

This project is outside of the Urban Services Boundary and should not be considered for approval. The Sacramento County General Plan states the Urban Services Boundary " is intended to be a permanent growth boundary not subject to modification except under extraordinary circumstances." Those circumstances do not exist and any project outside of the USB is inconsistent with the General Plan on its face. While a Special Planning Zone overlay exists for the Natomas Joint Vision, that does not obviate the need for extraordinary circumstances to justify moving the Urban Services Boundary. It should be noted that the overlay stated the SACOG Blueprint shows significant development in the Joint Vision area and that is no longer the case, as detailed below.

General Plan Policy LU-2 states that the County shall maintain a USB that defines the long-range plans (beyond twenty-five years) for urbanization and extension of public infrastructure and services and defines important areas for protecting as open space and agriculture. The County has already approved for development more than 3 times the projected demand for housing units SACOG has modeled (35,610 from 2020-2050). The approval of this project in addition to the excess entitlements that already exist would inevitably result in widely scattered, partially built-out projects that would prevent development of "complete community" urban mass which the County asserts would reduce VMT; and would doom the County to increasing per capita GHG emissions far into the future, contrary to the necessities of climate change, State climate goals, and the intention of the County's Phase 1 CAP. This is further amplified by the Phasing Plan, which leaves the highest density development to the last phase – when it is never built or rezoned to lower density sprawl.

In June 2024, SACOG adopted the 2025 Blueprint Land Use Assumptions, which do not include this project as an area to be developed. Therefore, approving this project is inconsistent with our region's Sustainable Communities Plan and risks non-attainment of greenhouse gas reduction targets along with a loss of transportation funding. The DEIR should acknowledge this fact and analyze the impact on the Sustainable Communities Plan and how much more difficult it will be for the region to meet reduction targets if the project is approved. SACOG has indicated that some approved projects need to remain unbuilt to meet the target and the impacts of this project on other projects along Jackson Highway that are more favorable for emissions reductions should be included.

This project would destroy farmland that we need and the proposed mitigation measures are inadequate. SACOG's CROP report has found that in 30 years (1988-2018) Sacramento County converted more than 73,000 acres of ag land to urban uses – an area larger than the entire City of Sacramento (63,852 acres). It specifically calls out the Upper Westside project as destructive to Prime Farmland and indicates the mitigation requirements are inadequate. "Biological conservation is the planned mitigation for the project; however, biological easements have restrictions and are not guaranteed to support agriculture. Urban/community gardens have also been proposed as a mitigation measure for the project, and while a community garden will support the health and resilience of the new community, it does not support agriculture in the same way the land is being used today." Indeed, farmland loss cannot be mitigated by simply protecting farmland elsewhere. Mitigation measure AG-1 that protects other agricultural land does not in effect mitigate the loss of prime farmland in the area. True mitigation would require improving the productivity of less productive farmlands to the equivalent of the prime farmland being lost. Even were compensatory mitigation to be used, it should require an affirmative commitment for productive agriculture and have no restrictions on agricultural intensification. It should

be further noted that many of the properties along the Garden Highway the DEIR includes as an “agricultural buffer” are zoned AR-2 (97 acres) and are primarily residential instead of productive agricultural properties, thus should not qualify as any type of agricultural credit for the project.

The Natomas Basin HCP was predicated on land outside the USB remaining undeveloped. Starting to develop this land is incompatible with the protections put in place through the HCP and the analysis provided in the DEIR is lacking details on the impacts to the HCP. The DEIR Biological Resources Introduction includes requests from CDFW, USFWS, LAFCO, and City of Sacramento that are not fulfilled in the DEIR and until those details are included in a DEIR the public can review it is incomplete and must be recirculated with the requested information included.

Proposed mitigation for Swainson’s hawk foraging habitat is unacceptable. A key part of the NBHCP Conservation Strategy is to both preserve to the extent practicable habitat within the Swainson’s Hawk Zone adjacent to the Sacramento River and also to enhance and expand Swainson’s hawk habitat through provision of suitable trees and groves in proximity to upland foraging reserves. The project removes about a third of the Swainson’s Hawk Zone in Sacramento County from foraging habitat and impacts the already diminished habitat the hawks rely on. A much higher ration than 1:1 mitigation land would be required and it needs to be provided within the Sacramento County portion of the Natomas Basin.

The reasons to reject this project are overwhelming and there is no need for it to even be considered. Please relegate it to the dustbin.

Steve Schweigerdt
(916) 877-5288
sschweigerdt@gmail.com

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 041

From: Srirama Tanniru [srirama.tanniru@gmail.com]
Sent: Wednesday, October 2, 2024 5:34 PM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: Upper Westside Specific Plan

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Dear Board Clerk,

My name is Srirama Tanniru ('Sri'), an IT Project Management Professional who has been working in and around downtown Sacramento for approximately 30 years.

As someone who is intimately familiar with the Sacramento area, I'm writing to express my strong support for the **Upper Westside Specific Plan** development project. My strong support for this development project is based on several reasons that include the following:

- The Upper Westside Specific Plan development project will help to alleviate the housing shortage especially with respect to affordable apartments and duplexes in our region. And as the location of the project is close to downtown Sacramento, and as there are over 200,000 existing jobs within 5 miles of the plan area this type of compact development will help to meet the region's goals of reducing Vehicle Miles Travel (VMT) and Greenhouse Gas emissions (GHG).
- The Urban town center that is envisioned by this project is similar to Santana Row in San Jose with mid-rise architecture and active pedestrian median. The town center will help create jobs as well in the community.
- The Westside Canal that is proposed as part of this project will create a unique urban waterfront experience.
- The Upper Westside Specific Plan development project will leverage the extensive investment that has occurred in the Natomas basin (airport, freeway interchanges, downtown, levees, etc.). As such it represents principles of smart growth by utilizing existing infrastructure and providing housing near job centers.

Again, I would like to express my strong support for the **Upper Westside Specific Plan** development project.

Thank you,

Srirama Tanniru ('Sri')

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 042

From: Patten. Emma [pattene@saccounty.gov]
Sent: Wednesday, October 2, 2024 4:16 PM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
CC: Smith. Todd [smithtodd@saccounty.gov]
Subject: RE: 10/3 Upper Westside CPAC Comments

Categories: Public Comment

Good afternoon,

Rochelle asked that I resend the below link to the comments I have received for the 10/3 Natomas CPAC meeting some of which were sent directly to me and not to the Clerk of the Board email.

<P:\2018\PLNP\PLNP2018-00284 Upper Westside\9. Hearing Body Materials\CPAC\2024.10.03 DEIR CPAC\Public Comments>

Thank you,
Emma Patten | Senior Planner
pattene@saccounty.gov
(916) 875 4197

From: Patten. Emma
Sent: Tuesday, October 1, 2024 1:47 PM
To: Clerk of the Board Public Email <BoardClerk@saccounty.gov>
Cc: Smith. Todd <smithtodd@saccounty.gov>; Newton. Julie <newtonj@saccounty.gov>
Subject: 10/3 Upper Westside CPAC Comments

Good afternoon,

I have received several public comments in advance of the 10/3 Natomas CPAC meeting some of which were sent to the Clerk of the Board but others that were not. I have compiled them [here](#) for your use.

Thank you,
Emma Patten, Senior Planner
Planning and Environmental Review
827 7th Street, Room 225, Sacramento, CA 95814 | (916) 875-4197 (direct)
<https://planning.saccounty.gov>



Planning and Environmental Review has several customer service options available and appointments can be made for most services. Please see our website at planning.saccounty.gov for the most current information on how to obtain services including office and public counter hours.

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 043

From: Ann Burke [ann_burke@mindspring.com]
Sent: Wednesday, October 2, 2024 3:51 PM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: Upper Westside Specific Plan

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

I am writing to let you know that I am opposed to further development in the Upper Westside Specific Plan. Traffic in North Natomas has become extremely congested. With the apartment buildings already constructed, the roads are inadequate regardless of the time of day. If we ever had to evacuate our homes, we would not be able to safely get out of our Community because the current roads could not handle emergency traffic. In addition, the pollution is creating more problems for me and my husband. We have been more prone to colds and congestion than we have ever experienced. These lands were supposed to be designated green space which was an important factor when we decided to build here. We have watched our green space be taken over by unnecessary building that is occurring too fast for our emergency services to maintain.

Please do not allow further unnecessary building to occur. Thank you.

Ann Burke (ann_burke@mindspring.com)

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 044

From: Friends of the Swainson's Hawk [friendsoftheswainsonshawk@gmail.com]
Sent: Wednesday, October 2, 2024 2:42 PM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
CC: Friends [friendsoftheswainsonshawk@gmail.com]
Subject: PLNP2018-00284 - Upper Westside Specific Plan Natomas CPAC
Attachments: UWSCPAC10.2.pdf

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Please provide this comment to the Natomas CPAC members regarding hearing Oct 3, 2024
on **PLNP2018-00284 - Upper Westside Specific Plan**

Friends of the Swainson's Hawk
friendsoftheswainsonshawk@gmail.com
Judith Lamare
James Pachl
916 769 2857 c



www.swainsonshawk.org

October 2, 2024

BoardClerk@saccounty.gov

Send all notices & correspondence to:

Friends of the Swainson's Hawk

8867 Bluff Lane

Fair Oaks, CA 95628

916-769-2857

email: friendsoftheswainsonshawk@gmail.com

Chair Christopher and Members of the Natomas CPAC

700 H Street

Sacramento, Ca 95814

Re: Upper Westside Specific Plan DEIR

Dear Members of the Natomas CPAC:

The County Urban Services Boundary, a part of the County General Plan, is a core public policy protecting agricultural land, and biological resources in the County. The proposed project would change the Urban Services Boundary and effectively remove agricultural and biological resources from 2,000 greenfield acres. The USB undergirds other key countywide public policies and plans for transportation infrastructure, air quality attainment of state and federal standards, and climate action, policies and plans adopted in the public interest.

Among the biological resources protected by the County General Plan's Urban Services Boundary are populations of rare, endangered and threatened species. These include the state listed Swainson's Hawk.

The project would develop an important natural resource area, namely 2,000 acres within the Natomas Basin Habitat Conservation Plan (NBHCP) Swainson's Hawk Zone. The entire project area is prime farmland, as noted in the DEIR. The loss of farmland is noted in the DEIR as significant and unavoidable.

To approve urbanization within an agricultural area that is part of a federal and state habitat conservation plan is contrary to the County's General Plan conservation policies.

The DEIR states that mitigation for these impacts to the Natomas Basin will be mitigated outside the Natomas Basin. This would defeat the purpose of the US Army Corp of Engineers permit condition on Basin flood control projects enabled all development in the Basin, that all development in the Basin be subject to a basin wide habitat conservation plan. The USFWS Opinion, nowhere mentioned in this DEIR, expressly conditions the USFWS approval of the flood control project on a "multispecies habitat management plan for the 55,000 acre lower American Basin" and issuance of Incidental Take Permit from USFWS and Fish and Game Code Section 2081 permit from CDFW.

Approval of this project will undermine the effectiveness of the Natomas Basin Habitat Conservation Plan, a basin wide plan approved by federal and state wildlife agencies.

The DEIR states that mitigation for loss of Swainson's Hawk foraging habitat caused by the project will be at an unidentified locations in Yolo County. Yolo County requires a permit for any out of county mitigation projects which Yolo may or may not approve. The mitigation provided for in the DEIR is speculative, deferred to an uncertain permit process in Yolo County, and is inconsistent with the Natomas Basin Habitat Conservation Plan.

General Plan Land Use Element Policy LU-127 (p. 144, 2022) recognizes the significance of the Urban Service Boundary (“USB”). It requires that the Board make six findings before it approves an expansion of the USB. Alternatively, the Board can, by a 4/5 vote, avoid these findings if it determines that “expansion would provide extraordinary environmental, social or economic benefits and opportunities for the County.” This policy sets a much higher bar for moving the USB than normal land use decisions.

The project fails to meet several of those six mandatory criteria for expansion of the USB, as follows:

- a. Inadequate vacant land within the USB to accommodate projected 25 year demand for urban uses. The Board cannot make this finding because:
In fact there is more than enough vacant land within the USB, including the cities and Urban Policy Areas, designated for urban development to accommodate projected 25 year demand for urban development, as well as thousands of acres of vacant land designated for urban development in West Sacramento (including Southport) which is very close to job opportunities in West Sacramento and downtown Sacramento.

- b. The area of expansion does not include the development of important natural resource areas or prime agricultural lands. The Board cannot make this finding because:

In fact the entire project area is prime farmland, as shown on the map titled “Agricultural Component, Figure 1A,” General Plan Open Space Element, Amended 2017, p. 7, which precludes including that area within the USB.

The project would develop an important natural resource area, namely the Swainson’s Hawk Zone, the biologically-rich mile-wide corridor of habitat and farmland running alongside the inland toe of the Sacramento River levee between the City limit and Natomas Cross-Canal, designated by the Natomas Basin Habitat Conservation Plan to supplement the habitat preserves established by the Natomas Basin Conservancy and to provide opportunity for the Natomas Basin Conservancy to acquire mitigation preserves adjacent to the Sacramento River riparian corridor that is important nesting habitat for the Swainson’s Hawk.

c. The proposal for expansion can satisfy the requirements of a master water plan as contained in the Conservation Element. The Board cannot make this finding because:

In fact there is no such document in the Conservation Element, and is no discussion of **any** water supply plan in the Application, other than applicant’s unsupported assertion that it “could likely demonstrate that it can meet the requirements of a Master Water Plan as contained in the Conservation Element.”

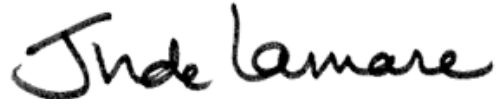
The Natomas Basin groundwater is contaminated with arsenic and other minerals, the proposed project would have no access to City’s water rights or supply because the development violates the City’s Implementation Agreement for the NBHCP with state and federal wildlife agencies (NBHCP), and the State has not approved Natomas Mutual Water Company, an agricultural water supplier, as a provider of water for municipal and industrial purposes.

There is no showing that the proposed expansion would provide “extraordinary environmental, social, or economic benefits to the County” that would justify a 4/5 vote of the Board. Thousands of acres – probably at least 9,000 acres - in Natomas Basin which are within the Permit Areas of the NBHCP and Greenbriar remain undeveloped despite being entitled for urban development for years and covered by existing community plans. (Sutter Pointe, Metro Air Park, and City, including Greenbriar and proposed Panhandle annexations.) There is no shortage of land zoned and ready to develop in Natomas or elsewhere in the region.

We request that NCPAC members recommend a denial of the project based on the significant and unavoidable negative impacts of the project on the County General Plan, air quality, agricultural land preservation, biological resources, and on the public.

A handwritten signature in black ink that reads "James P. Pachl". The letters are cursive and fluid, with a large initial 'J'.

James P. Pachl

A handwritten signature in black ink that reads "Judith L. Lamare". The letters are cursive and fluid, with a large initial 'J'.

Judith L. Lamare

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 045

From: Ramsaran Dhanota [ramsdhanota@gmail.com]

Sent: Tuesday, October 1, 2024 7:11 PM

To: Patten. Emma [pattene@saccounty.gov]; Clerk of the Board Public Email [boardclerk@saccounty.gov]

Subject: Re:

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

On Sat, Sep 28, 2024 at 7:26 PM Ramsaran Dhanota <ramsdhanota@gmail.com> wrote:

Hi,

We like the Upper west side specific plan and it's EIR . We support the project.

Thanks,
Ramsaran Dhanota

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 046

From: Diana
Sent: Monday, September 30, 2024 1:11 PM
To: Patten, Emma
Subject: Upper Westside Development

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Dear Chair Christopher and Members of the Natomas CPAC Board,

I am writing to express my strong support for the Upper Westside Specific Plan, a development project that aligns with our community's vision for growth and sustainability while addressing the critical housing shortage in the Sacramento region.

The Upper Westside project is situated within the Natomas Joint Vision Overlay Area, which has been under discussion for potential development for several decades. This project satisfies the General Plan's LU-120 performance-based and design criteria which was developed in coordination with SACOG, ensuring that it fits within the established framework for thoughtful growth.

As a member of the Natomas community, I recognize the struggles faced by local farmers due to the changing landscape around them. The Upper Westside project offers a balanced approach to land use, preserving a 542-acre agricultural buffer to protect farmland and preserve open space.

The Upper Westside development embodies SACOG's smart growth principles by utilizing existing infrastructure and providing housing near job centers. The proposed "town center" is within 3.5 miles of downtown Sacramento. More than two-thirds of the project boundary is adjacent to existing development. This project is essentially an infill development that will reduce sprawl, offer a variety of housing types, and provide easy access to jobs and transit. Of the 9,356 proposed housing units, more than 52% will be multi-family attached units, which are crucial in addressing our region's housing crisis, particularly the need for affordable apartments and duplexes.

Traffic concerns have been addressed as well. The project's location and mix of land uses result in traffic levels below the 85% threshold of baseline conditions, which is an important indicator of its suitability for the area. The developers have also prepared a comprehensive Resource Conservation Strategy, which ensures that impacts on farmland and local habitats will be responsibly mitigated.

The Upper Westside Specific Plan represents a well-balanced and forward-thinking approach to development in the most logical place in our region. It respects the areas agricultural heritage, addresses urgent housing needs, and supports economic growth, all while minimizing environmental impacts.

I urge the Natomas CPAC to support this project and help guide our community into a

sustainable future.

Thank you for your consideration.

Sincerely,
Diana L Brazil

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 047

From: D C

Sent: Monday, September 30, 2024 5:04 PM

To: Patten, Emma

Subject: Support CPAC Item: Upper Westside Specific Plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Dear Chair Christopher and Members of the Natomas CPAC Board,

I am writing to express my strong support for the Upper Westside Specific Plan, a development project that aligns with our community's vision for growth and sustainability while addressing the critical housing shortage in the Sacramento region.

The Upper Westside project is situated within the Natomas Joint Vision Overlay Area, which has been under discussion for potential development for several decades. This project satisfies the General Plan's LU-120 performance-based and design criteria which was developed in coordination with SACOG, ensuring that it fits within the established framework for thoughtful growth.

I recognize the struggles faced by local farmers in the Natomas area due to the changing landscape around them. The Upper Westside project offers a balanced approach to land use, preserving a 542-acre agricultural buffer to protect farmland and preserve open space.

The Upper Westside development embodies SACOG's smart growth principles by utilizing existing infrastructure and providing housing near job centers. The proposed "town center" is within 3.5 miles of downtown Sacramento. More than two-thirds of the project boundary is adjacent to existing development. This project is essentially an infill development that will reduce sprawl, offer a variety of housing types, and provide easy access to jobs and transit. Of the 9,356 proposed housing units, more than 52% will be multi-family attached units, which are crucial in addressing our region's housing crisis, particularly the need for affordable apartments and duplexes.

Traffic concerns have been addressed as well. The project's location and mix of land uses result in traffic levels below the 85% threshold of baseline conditions, which is an important indicator of its suitability for the area. The developers have also prepared a comprehensive Resource Conservation Strategy, which ensures that impacts on farmland and local habitats will be responsibly mitigated.

The Upper Westside Specific Plan represents a well-balanced and forward-thinking approach to development in the most logical place in our region. It respects the areas

agricultural heritage, addresses urgent housing needs, and supports economic growth, all while minimizing environmental impacts.

I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

Dennis Crabtree

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 048

From: Med Aid
Sent: Wednesday, October 2, 2024 12:49 PM
To: Patten. Emma
Subject: Upper West Side Plan...

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Dear Chair Christopher and Members of the Natomas CPAC Board,

I am writing to lend my voice in support of the Upper West Side Specific Plan, a project that mirrors our community's vision for growth while addressing the unfortunate housing shortage in the Sacramento area. Please accept my Vote in backing this project. If there are any questions or concerns, I can be reached at the number below.

Thank you,

Erick Deeton, Pharm D.
Med-Aid Pharmacy
(916) 736-3188

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 049

From: Erick Deeton Sr.
Sent: Wednesday, October 2, 2024 1:38 PM
To: Patten. Emma
Subject: Upper westside project support
Attachments: CPAC Letter Final (1).docx

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Hi,

I support Upper Westside project.

Sincerely,
Erick Deeton

Dear Chair Christopher and Members of the Natomas CPAC Board,

I am writing to express my strong support for the Upper Westside Specific Plan, a development project that aligns with our community's vision for growth and sustainability while addressing the critical housing shortage in the Sacramento region.

The Upper Westside project is situated within the Natomas Joint Vision Overlay Area, which has been under discussion for potential development for several decades. This project satisfies the General Plan's LU-120 performance-based and design criteria which was developed in coordination with SACOG, ensuring that it fits within the established framework for thoughtful growth.

As a member of the Natomas community, I recognize the struggles faced by local farmers due to the changing landscape around them. The Upper Westside project offers a balanced approach to land use, preserving a 542-acre agricultural buffer to protect farmland and preserve open space.

The Upper Westside development embodies SACOG's smart growth principles by utilizing existing infrastructure and providing housing near job centers. The proposed "town center" is within 3.5 miles of downtown Sacramento. More than two-thirds of the project boundary is adjacent to existing development. This project is essentially an infill development that will reduce sprawl, offer a variety of housing types, and provide easy access to jobs and transit. Of the 9,356 proposed housing units, more than 52% will be multi-family attached units, which are crucial in addressing our region's housing crisis, particularly the need for affordable apartments and duplexes.

Traffic concerns have been addressed as well. The project's location and mix of land uses result in traffic levels below the 85% threshold of baseline conditions, which is an important indicator of its suitability for the area. The developers have also prepared a comprehensive Resource Conservation Strategy, which ensures that impacts on farmland and local habitats will be responsibly mitigated.

The Upper Westside Specific Plan represents a well-balanced and forward-thinking approach to development in the most logical place in our region. It respects the areas agricultural heritage, addresses urgent housing needs, and supports economic growth, all while minimizing environmental impacts.

I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 050

From: c tru
Sent: Wednesday, October 2, 2024 1:33 PM
To: Patten. Emma
Subject: Support project
Attachments: CPAC Letter Final (1).docx

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Hi,

I support this project.

Sincerely,
Chi Deeton

Dear Chair Christopher and Members of the Natomas CPAC Board,

I am writing to express my strong support for the Upper Westside Specific Plan, a development project that aligns with our community's vision for growth and sustainability while addressing the critical housing shortage in the Sacramento region.

The Upper Westside project is situated within the Natomas Joint Vision Overlay Area, which has been under discussion for potential development for several decades. This project satisfies the General Plan's LU-120 performance-based and design criteria which was developed in coordination with SACOG, ensuring that it fits within the established framework for thoughtful growth.

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Traffic concerns have been addressed as well. The project's location and mix of land uses result in traffic levels below the 85% threshold of baseline conditions, which is an important indicator of its suitability for the area. The developers have also prepared a comprehensive Resource Conservation Strategy, which ensures that impacts on farmland and local habitats will be responsibly mitigated.

The Upper Westside Specific Plan represents a well-balanced and forward-thinking approach to development in the most logical place in our region. It respects the areas agricultural heritage, addresses urgent housing needs, and supports economic growth, all while minimizing environmental impacts.

I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 051

From: Bobby Gosal
Sent: Monday, September 30, 2024 4:05 PM
To: Patten, Emma
Subject: Support CPAC Item: Upper Westside Specific Plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Dear Chair Christopher and Members of the Natomas CPAC Board,

I am writing to express my strong support for the Upper Westside Specific Plan, a development project that aligns with our community's vision for growth and sustainability while addressing the critical housing shortage in the Sacramento region.

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The Upper Westside Specific Plan represents a well-balanced and forward-thinking approach to development in the most logical place in our region. It respects the areas agricultural heritage, addresses urgent housing needs, and supports economic growth, all while minimizing environmental impacts.

I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

Bobby Gosal
570 Hawkcrest Circle
Sacramento Ca 95835

916-715-0035

•

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 052

From: dean@2bsls.com
Sent: Wednesday, October 2, 2024 2:04 PM
To: Patten. Emma
Subject: Chair and Members...

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Dear Chair Christopher and Members of the Natomas CPAC Board,

I am writing to express my strong support for the Upper Westside Specific Plan, a development project that aligns with our community's vision for growth and sustainability while addressing the critical housing shortage in the Sacramento region.

The Upper Westside project is situated within the Natomas Joint Vision Overlay Area, which has been under discussion for potential development for several decades. This project satisfies the General Plan's LU-120 performance-based and design criteria which was developed in coordination with SACOG, ensuring that it fits within the established framework for thoughtful growth.

I recognize the struggles faced by local farmers in the Natomas area due to the changing landscape around them. The Upper Westside project offers a balanced approach to land use, preserving a 542-acre agricultural buffer to protect farmland and preserve open space.

The Upper Westside development embodies SACOG's smart growth principles by utilizing existing infrastructure and providing housing near job centers. The proposed "town center" is within 3.5 miles of downtown Sacramento. More than two-thirds of the project boundary is adjacent to existing development. This project is essentially an infill development that will reduce sprawl, offer a variety of housing types, and provide easy access to jobs and transit. Of the 9,356 proposed housing units, more than 52% will be multi-family attached units, which are crucial in addressing our region's housing crisis, particularly the need for affordable apartments and duplexes.

Traffic concerns have been addressed as well. The project's location and mix of land uses result in traffic levels below the 85% threshold of baseline conditions, which is an important indicator of its suitability for the area. The developers have also prepared a comprehensive Resource Conservation Strategy, which ensures that impacts on farmland and local habitats will be responsibly mitigated.

The Upper Westside Specific Plan represents a well-balanced and forward-thinking approach to development in the most logical place in our region. It respects the areas agricultural heritage, addresses urgent housing needs, and supports economic growth, all while minimizing environmental impacts.

I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

Lawrence D Grzelak

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 053

From: Paul Jacinth
Sent: Tuesday, October 1, 2024 8:05 AM
To: Patten, Emma
Subject: Dear Chair and Members

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

Please take note of my new email address.

paul@jacinthinsurance.com

I appreciate your business!

Paul J Jacinth

916-470-7772

PO BOX 1041

NEWCASTLE, CA 95658

License # 0818989, 3320847, 807285, 2549690 NIPR # 2549690



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ITEM 1 NATOMAS CPAC PUBLIC COMMENT 054

From: JOSEPH BRAZIL
Sent: Wednesday, October 2, 2024 9:45 AM
To: Patten. Emma
Subject: Joe Brazil - Upper Westside CPAC comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Dear CPAC Members:

My name is Joseph Brazil, and I appreciate the opportunity to provide my perspective regarding the Upper Westside project and the land my family has farmed for nearly 80 years. As a farming family in the Natomas Boot, we have witnessed first-hand how urbanization and changing conditions have made agriculture in this area increasingly unsustainable. I would like to address some of the concerns raised about converting farmland for the Upper Westside development.

The Reality of Farming in Natomas Today

There is a prevailing concern that this land should remain designated as farmland. While I respect the importance of agriculture, it's essential to recognize that the viability of farming in this area has diminished drastically. Over the decades, urbanization has surrounded our farmland, introducing challenges such as theft, vandalism, increased traffic, and restrictions on farming techniques due to proximity to homes and businesses. These conditions have made it nearly impossible to farm profitably.

In recent years, our family has been forced to sell a portion of our land simply to keep our farming operations afloat. Despite these efforts, the financial strain continues to grow. Maintaining an agricultural designation for this land ignores the on-the-ground reality that farming here is no longer practical or sustainable. For those who claim this is still "prime farmland," I invite them to take a closer look at the everyday challenges we face as farmers in this urbanized landscape.

Farmland Conversion and Responsible Development

The conversion of farmland for development is a major concern for many, but the Upper Westside project offers a balanced approach to addressing this issue. For every acre of farmland converted, the project will implement a 1:1 mitigation ratio, preserving an equivalent amount of agricultural land elsewhere in Sacramento County. This ensures that while development proceeds, farmland preservation efforts continue in other areas better suited for agriculture.

Furthermore, the Upper Westside project has carefully planned to include a 534-acre agricultural buffer along its western edge to minimize conflicts between urban and agricultural uses. This buffer will help protect the surrounding farmland and reduce the impact of urban activities on agricultural operations.

Addressing Environmental Concerns

While converting farmland is always a sensitive issue, the Upper Westside development has taken significant steps to mitigate its environmental impact. Wildlife corridors and habitat restoration efforts are part of the plan to ensure that local ecosystems, including those supporting special-status species like the Swainson's Hawk and the giant garter snake, remain intact. By including these measures, the project strikes a balance between necessary urban growth and environmental stewardship.

The Need for Housing and Economic Growth

Sacramento is facing a housing crisis, and responsible development like the Upper Westside project is essential to meet the region's growing population and housing demands. The project will provide desperately needed housing units within biking distance to downtown Sacramento. The project will include commercial and office space, creating nearly 90,000 new jobs during construction and in the long term. This development is designed to integrate with the existing urban fabric of Sacramento, while minimizing environmental impacts through sustainable practices such as green building designs and transportation improvements.

The notion that this land can continue as viable farmland is, unfortunately, no longer accurate. My family has farmed here for generations, but the challenges we face today are insurmountable. The Upper Westside project offers a forward-thinking solution that balances the need for development with responsible farmland mitigation and environmental protections.

By embracing this development, we can help address Sacramento's housing crisis, create jobs, and ensure that farmland preservation efforts continue in areas where agriculture remains sustainable. I urge you to support this project as it presents a thoughtful and necessary step forward for our community.

Thank you for your time and consideration.

Sincerely,

Joseph Brazil

Trustee of J&D Natomas Property Trust and JDL&M Natomas Property Trust

(916) 489-1950

GoodNewsJoe@comcast.net

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 055

From: Shalayne Jorn
Sent: Wednesday, October 2, 2024 11:09 AM
To: Patten, Emma
Subject: CPAC Comment on Upper Westside

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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Traffic concerns have been addressed as well. The project's location and mix of land uses result in traffic levels below the 85% threshold of baseline conditions, which is an important indicator of its suitability for the area. The developers have also prepared a comprehensive Resource Conservation Strategy, which ensures that impacts on farmland and local habitats will be responsibly mitigated.

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I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

Shalayne Jorn

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 056

From: Sam Kermanian
Sent: Tuesday, October 1, 2024 4:46 PM
To: Patten, Emma
Subject: Letter of support for the Upper Westside Specific Plan

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I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

Sam Kermanian

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 057

From: alopezz1@aol.com
Sent: Monday, September 30, 2024 4:24 PM
To: Patten, Emma
Subject: Upper Westside Specific Plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

Alex Lopez

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 058

From: Manuel Lopez
Sent: Monday, September 30, 2024 5:05 PM
To: Patten, Emma
CC: Manuel Lopez
Subject: The Upper Westside Specific Plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

Manuel Lopez

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 059

From: Ashley Milton
Sent: Monday, September 30, 2024 1:23 PM
To: Patten, Emma
Subject: Upper Westside

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addresses urgent housing needs, and supports economic growth, all while minimizing environmental impacts.

I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

Ashley Milton

AshleyMilton@Live.com

(916) 676-5135

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 060

From: Fredo Sanchez
Sent: Tuesday, October 1, 2024 9:48 AM
To: Patten, Emma
Subject: Upper Westside Specific Plan

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I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

Fredo Sanchez
916-882-9691

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 061

From: Jordan Walker
Sent: Tuesday, October 1, 2024 7:45 AM
To: Patten, Emma
Subject: Upper Westside Community

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Dear Chair Christopher and Members of the Natomas CPAC Board,

My name is Jordan Walker. I wanted to reach out and address my position on the Upper Westside community.

I strongly support the Upper Westside Specific Plan, a development that will significantly benefit our community. The project will help alleviate Sacramento's housing crisis by providing a diverse range of housing options, including affordable multi-family units. Its location near downtown offers easy access to jobs and transit, reducing commute times and promoting a sustainable lifestyle.

The project also preserves a 542-acre agricultural buffer, maintaining the region's agricultural roots while embracing growth. Its smart design minimizes traffic impacts and promotes environmental stewardship with a Resource Conservation Strategy that mitigates harm to farmland and local habitats.

By leveraging existing infrastructure and encouraging infill development, the Upper Westside project will create a vibrant town center, boosting the local economy with job opportunities and new businesses. It fosters a balanced approach, respecting both urban needs and environmental concerns.

Supporting this project means promoting responsible growth that will strengthen our community and enhance the quality of life for residents.

Thank you for your consideration.

--

Jordan EA Walker

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 062

From: Oksana Adamko

Sent: Monday, September 30, 2024 6:27 PM

To: Patten, Emma

Subject: We support Upper West side Specific plan . We support the project.

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

If you have concerns about this email, please report it via the Phish Alert button.

Sent from my iPhone

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 063

From: Oksana Adamko

Sent: Monday, September 30, 2024 6:29 PM

To: Patten, Emma

Subject: We support Upper West side Specific plan . We support the project.

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.

If you have concerns about this email, please report it via the Phish Alert button.

Sent from my iPhone

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 064

From: jaspal banga

Sent: Monday, September 30, 2024 12:09 PM

To: Patten. Emma

Subject: Support CPAC Item: Upper Westside Specific Plan

Attachments: CPAC Letter Final (1).docx

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
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We support Upper West Side Plan

Dear Chair Christopher and Members of the Natomas CPAC Board,

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I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 065

From: Nick Bennett
Sent: Monday, September 30, 2024 2:53 PM
To: Patten, Emma
Subject: Upper Westside Specific Plan

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I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.

--

Nicholas Bennett

m: 512.698.9615

a: Los Angeles, California, U.S.

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 066

From: Brittany Brazil
Sent: Wednesday, October 2, 2024 11:32 AM
To: Patten, Emma
Subject: Upper Westside Support

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Thank you for your consideration.

Brittany Brazil

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 067

From: Sabrina Brazil

Sent: Wednesday, October 2, 2024 10:30 AM

To: Patten, Emma

Subject: Support CPAC Item: Upper Westside Specific Plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Dear Chair Christopher and Members of the Natomas CPAC Board,

I am writing to express my strong support for the Upper Westside Specific Plan, a development project that aligns with our community's vision for growth and sustainability while addressing the critical housing shortage in the Sacramento region.

The Upper Westside project is situated within the Natomas Joint Vision Overlay Area, which has been under discussion for potential development for several decades. This project satisfies the General Plan's LU-120 performance-based and design criteria which was developed in coordination with SACOG, ensuring that it fits within the established framework for thoughtful growth.

As a member of the Natomas community, I recognize the struggles faced by local farmers due to the changing landscape around them. The Upper Westside project offers a balanced approach to land use, preserving a 542-acre agricultural buffer to protect farmland and preserve open space.

The Upper Westside development embodies SACOG's smart growth principles by utilizing existing infrastructure and providing housing near job centers. The proposed "town center" is within 3.5 miles of downtown Sacramento. More than two-thirds of the project boundary is adjacent to existing development. This project is essentially an infill development that will reduce sprawl, offer a variety of housing types, and provide easy access to jobs and transit. Of the 9,356 proposed housing units, more than 52% will be multi-family attached units, which are crucial in addressing our region's housing crisis, particularly the need for affordable apartments and duplexes.

Traffic concerns have been addressed as well. The project's location and mix of land uses result in traffic levels below the 85% threshold of baseline conditions, which is an important indicator of its suitability for the area. The developers have also prepared a comprehensive Resource Conservation Strategy, which ensures that impacts on farmland and local habitats will be responsibly mitigated.

The Upper Westside Specific Plan represents a well-balanced and forward-thinking approach to development in the most logical place in our region. It respects the areas agricultural heritage, addresses urgent housing needs, and supports economic growth, all while minimizing environmental impacts.

I urge the Natomas CPAC to support this project and help guide our community into a sustainable future.

Thank you for your consideration.
Sabrina Brazil

Sent from my iPhone

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 068

From: Bill Schomberg [schombergbill@icloud.com]
Sent: Thursday, October 3, 2024 1:35 PM
To: Clerk of the Board Public Email [BoardClerk@saccounty.net]
Subject: Westside development

Categories: Public Comment

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I oppose the building out of one of the last true open spaces in the Notomas basin it's not necessary we need open space for our children to appreciate what life in the valley used to be
Sent from my iPhone

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 069

From: Alex Lopez [alex.s.loka@gmail.com]
Sent: Thursday, October 3, 2024 1:32 PM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: Natomas Development Comment

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

From Alex Lopez/Kaufmann:

Please reconsider the proposal of additional construction and look at preserving this land. Our natural resources are some of our most defining features regionally and globally. I urge our local government to do its duty in ensuring the future rather than destroying the present, especially when we have other opportunities already within existing areas.

Thank you
Alex Lopez/Kaufmann

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 070

From: Lauren Carpenter [carpenterlauren1@gmail.com]
Sent: Thursday, October 3, 2024 1:28 PM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
Subject: Opposition to Upper Westside Development

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Greetings,

I am sending this email in opposition to the Upper Westside Project that threatens our environment, wildlife habitat, and our community.

As the Draft Environmental Impact Report clearly states, the project would result in SIGNIFICANT and UNAVOIDABLE impact on the aesthetics, agricultural resources, air quality, cultural and historical resources, noise, population and housing, transportation, and tribal cultural resources.

It will further impact climate change, geology, soils, hydrology, srainiage, water quality, public services, and water supply to name but a few of the impacts on our region and community. As a homeowner on the Garden Highway, my family has already seen the destruction of habitat, increased traffic, noise, impact on our water supply, and pollution resulting from the levee project.

We have seen public safety response times decrease and increased crime. I am deeply concerned about the additional pressure and burdens placed on our community if the Westside project moves forward. It is estimated that 75 thousand more vehicles a day will travel the Garden Highway and West El Camino Avenue. In an emergency, there will be no safe evacuation routes and all of us will be trapped.

Moreover, as I understand it, the increased housing is not designed for middle and low income families, which is the housing that the Sacramento community needs, not thousands of new homes to appeal to bay area transplants that are out of reach for most Sacramentans.

This is a bad plan for the public and our community; designed only to profit developers and increase the tax base, at the expense of the rest of us and our environment. I urge you to reject this proposal.

Sincerely,

Lauren Carpenter
Garden Highway resident

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 071

From: Perjit Virk [perjitvirk@gmail.com]

Sent: Thursday, October 3, 2024 12:55 PM

To: Patten. Emma [pattene@saccounty.gov]; Clerk of the Board Public Email [BoardClerk@saccounty.gov]

Subject: UPPER WEST SIDE SPECIFIC PLAN

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

I like the upper west side plan and looking forward to it growing the Sacramento county with more jobs. Also will help with making Sacramento a more diverse and populated city which is great for future companies coming here.

Thank you

Perjit Virk

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 072

From: Fabian Lara [fabianlara81@gmail.com]

Sent: Thursday, October 3, 2024 11:09 AM

To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]

Subject: Natomas Community Planning Council Meeting on Westside Development 10/03/2024

Categories: Public Comment

EXTERNAL EMAIL: If unknown sender, do not click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

Greetings,

I am sending this email in opposition to the Upper Westside Project that threatens our environment, wildlife habitat, and our community. As the Draft Environmental Impact Report clearly states, the project would result in SIGNIFICANT and UNAVOIDABLE impact on the aesthetics, agricultural resources, air quality, cultural and historical resources, noise, population and housing, transportation, and tribal cultural resources. It will further impact climate change, geology, soils, hydrology, drainage, water quality, public services, and water supply to name but a few of the impacts on our region and community.

As a homeowner on the Garden Highway, my family has already seen the destruction of habitat, increased traffic, noise, impact on our water supply, and pollution resulting from the levee project. We have seen public safety response times decrease and increased crime. I am deeply concerned about the additional pressure and burdens placed on our community if the Westside project moves forward. It is estimated that 75 thousand more vehicles a day will travel the Garden Highway and West El Camino Avenue. In an emergency, there will be no safe evacuation routes and all of us will be trapped. Moreover, as I understand it, the increased housing is not designed for middle and low income families, which is the housing that the Sacramento community needs, not thousands of new homes to appeal to bay area transplants that are out of reach for most Sacramentans.

This is a bad plan for the public and our community; designed only to profit developers and increase the tax base, at the expense of the rest of us and our environment.

I urge you to reject this proposal.
Sincerely,

Fabian Lara

ITEM 1 NATOMAS CPAC PUBLIC COMMENT 073

From: 2wingdam33@gmail.com
Sent: Thursday, October 3, 2024 2:31 PM
To: Clerk of the Board Public Email [BoardClerk@saccounty.gov]
CC: Supervisor Serna [SupervisorSerna@Saccounty.gov]
Subject: Opposition to Upper Westside Development Plan

EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments.
If you have concerns about this email, please report it via the Phish Alert button.

October 3, 2024

To: Natomas Community Planning Council Members (BoardClerk@saccounty.gov)

From: Christine Olsen, Garden Highway, Sacramento

Subject: Opposition to Upper Westside Development Plan

People in Sacramento don't want to live in LA-like concrete sprawl. Hundreds of people - Sacramento residents, interest groups, experts, and government agencies have come together repeatedly, and spent thousands of hours to plan for growth that makes life better for everyone. Transportation and other urban service plans have been developed to support the County General Plan for development within the Urban Services Boundary. Planned growth saves taxpayers money by ensuring orderly growth of infrastructure and urban services. Planned growth protects Sacramento's quality of life.

The plan before you tonight is not consistent with the County General Plan. Three-quarters of the Upper Westside Plan is outside the Urban Services Boundary, where there is currently protected farmland, open space, and riparian habitat. Once that farmland, riparian habitat and open space is gone, the people of Sacramento lose that forever.

Environmental groups have come together to oppose this project. Their objections on behalf of all of us, deserve your support. Wildlife and wildlife areas contribute to the community's quality of life. We can't keep accepting mitigation that says wildlife needs to live elsewhere. Sacramento has committed to preserving and protecting habitat for the benefit of community health and the enjoyment of nature by current and future generations. Once you approve urban sprawl into protected areas, those natural areas and the wildlife they support are lost to Sacramentans forever.

Among the lengthy list of significant and unavoidable impacts from this project are loss of farmland, increased air pollution, and urban sprawl. We recognized during the pandemic that small family farms can be critical infrastructure. This project permanently wipes out about 1400 acres of already diminished available farmland. Increased air pollution from the project could result in significant health risks. The project, inconsistent with the County General Plan and the USB, is the urban sprawl we seek to avoid. It opens the door to more unplanned growth and raises public costs for unplanned infrastructure and services.

The Garden Highway Community Association opposes this project and will offer more detailed written comments in the near future. Specifically with respect to Garden Highway, the EIR failed

to address 2 critical impacts – noise and traffic. Garden Highway knows from experience that amplified sound can travel at least 2.5 miles from the source. The project before you has a stadium, and an outdoor pavilion that is one half mile from Garden Highway homes that will be blasted by sound from those facilities. Second, and critically, are traffic safety impacts on Garden Highway. The EIR calls for improvements at 3 Garden Highway intersections, anticipating significantly increased traffic onto Garden Highway, but there is no meaningful discussion of the traffic safety impacts of increased traffic all along Garden Highway. Garden Highway is a rural road on top of a levee. It is half the width it should be to meet safety standards. It has blind curves, no shoulders, no guardrails, and most dangerously a mixed use by regular vehicles, vehicles hauling boats, farm equipment, semi-trucks, cyclists, groups of cyclists and car clubs, pedestrians and wildlife that can all appear suddenly out of driveways and farm roads.

Getting planning right ensures a community we love to live in and community that works for everyone. This project is the sprawl we all want to avoid. The County made a commitment to the people of Sacramento that the County would not expand the Urban Service Boundary unless there was inadequate vacant land within the USB to accommodate the projected 25-year demand for urban uses. There is ample land for development consistent with the County General Plan and within the Urban Services Boundary. Say no to any General Plan amendments or development outside the USB. Say no to sprawl. Say no to this project.

Thank you.