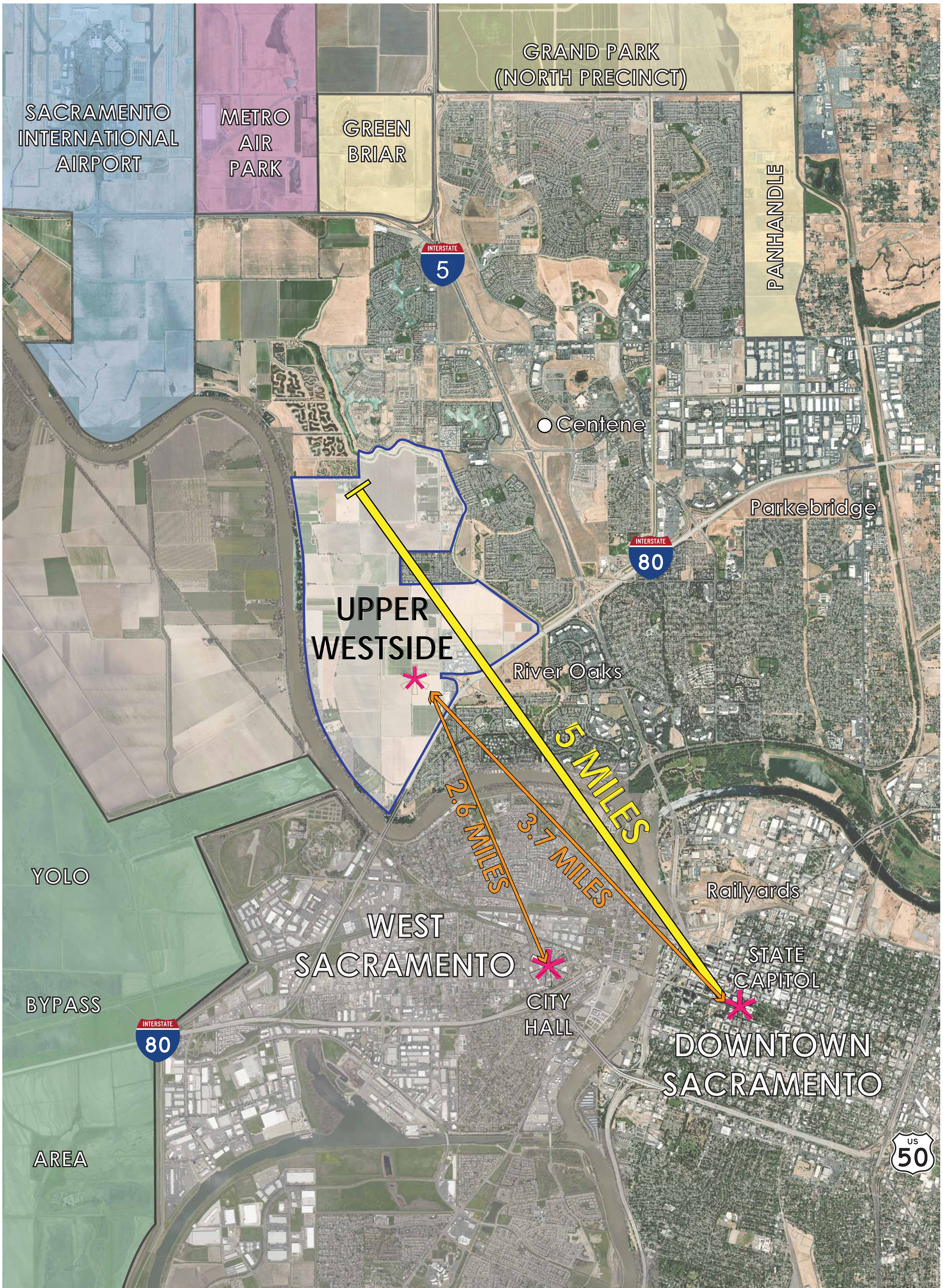


REGIONAL CONTEXT MAP



REGIONAL CONTEXT MAP

The Upper Westside (aka the “Boot” area) has been discussed for development for well over 20 years as part of the Natomas Vision Plan.

The Upper Westside is the last major Plan Area within 5 miles of downtown Sacramento.

It meets Sacramento County’s LU-119 Project Initiation Criteria:

- It is an infill project directly adjacent to existing urban areas.
- A logical, comprehensive, cohesive Plan Area boundary is proposed.
- A Justification Statement has been provided and the Outreach Program is underway.
- The Master Plan and Urban Policy Area (UPA) expansion will be processed concurrently.

On February 26, 2019, the Sacramento County Board of Supervisors voted to initiate the master plan process.

PRELIMINARY LAND USE PLAN

The 2,083 acre Plan Area proposes a 1,570 acre Development Area and a 531 acre Buffer Area.

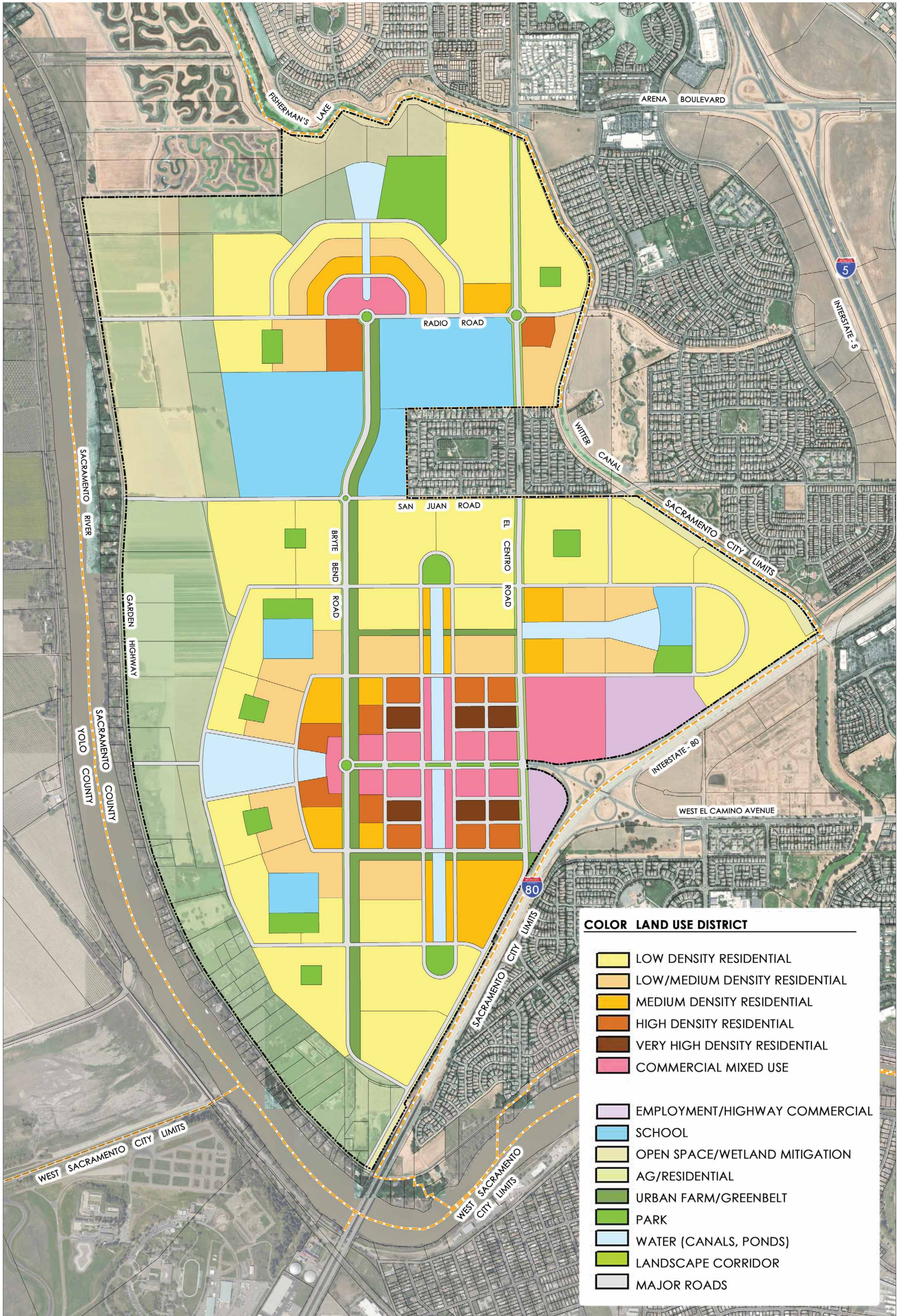
- An Ag/Res & Open Space buffer is proposed to the west similar to previous Natomas Joint Vision plans.
- An Urban Node capitalizes on the extension of West El Camino Avenue and the I-80 interchange.
- An Educational Node is proposed and could provide a northerly anchor for the community.
- A 2-mile Greenbelt and Urban Farm corridor provides connectivity through the community.
- The Westside Canal is 1-mile long and will be unique recreational feature.

The current plan proposes a diverse mix of housing with 10,338 dwelling units and 5 million square feet of commercial and employment.

The Land Use Plan will evolve as we receive more input from property owners, community groups, agencies, and County staff, and based on further detailed plans, evaluation, and analysis.

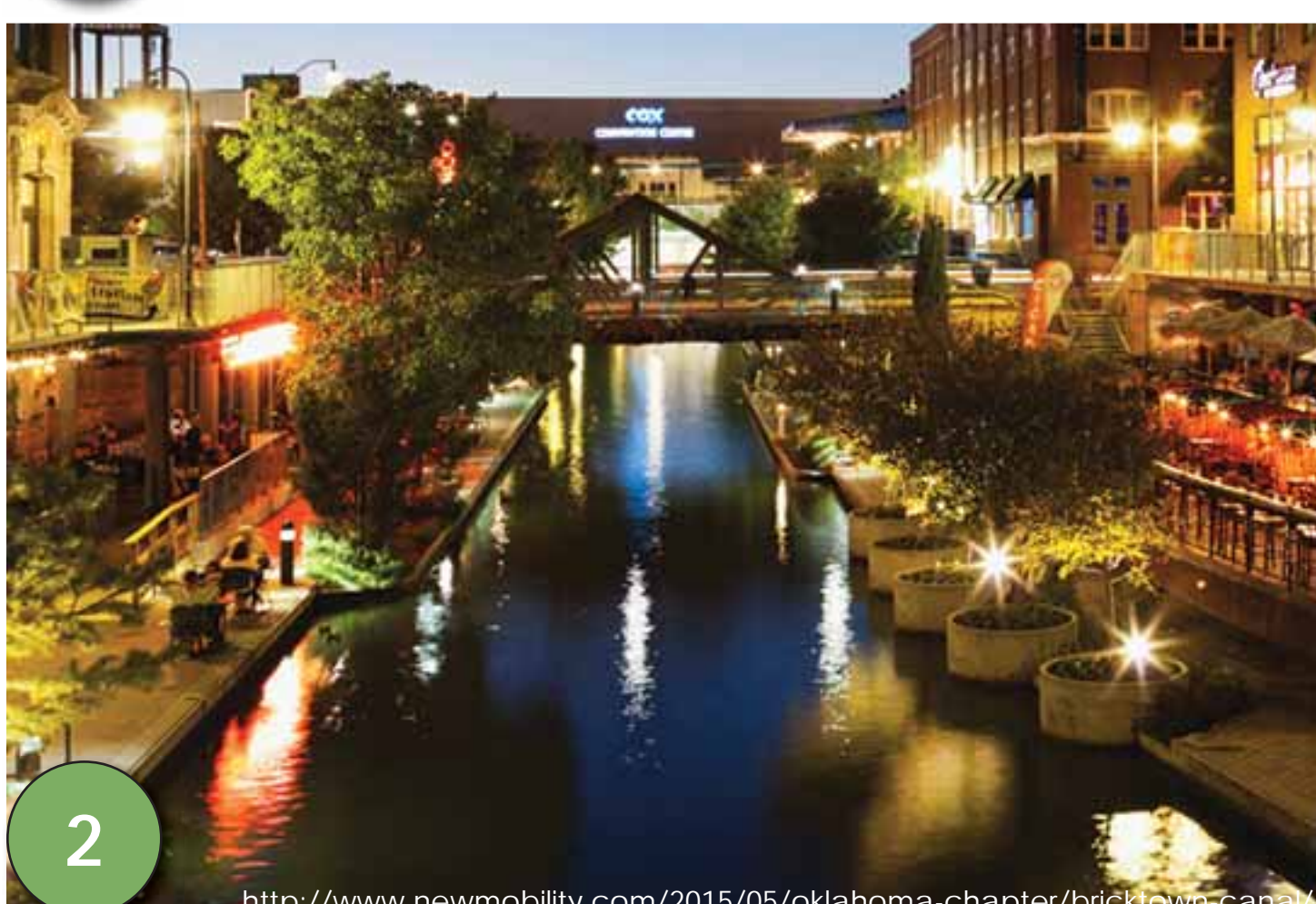
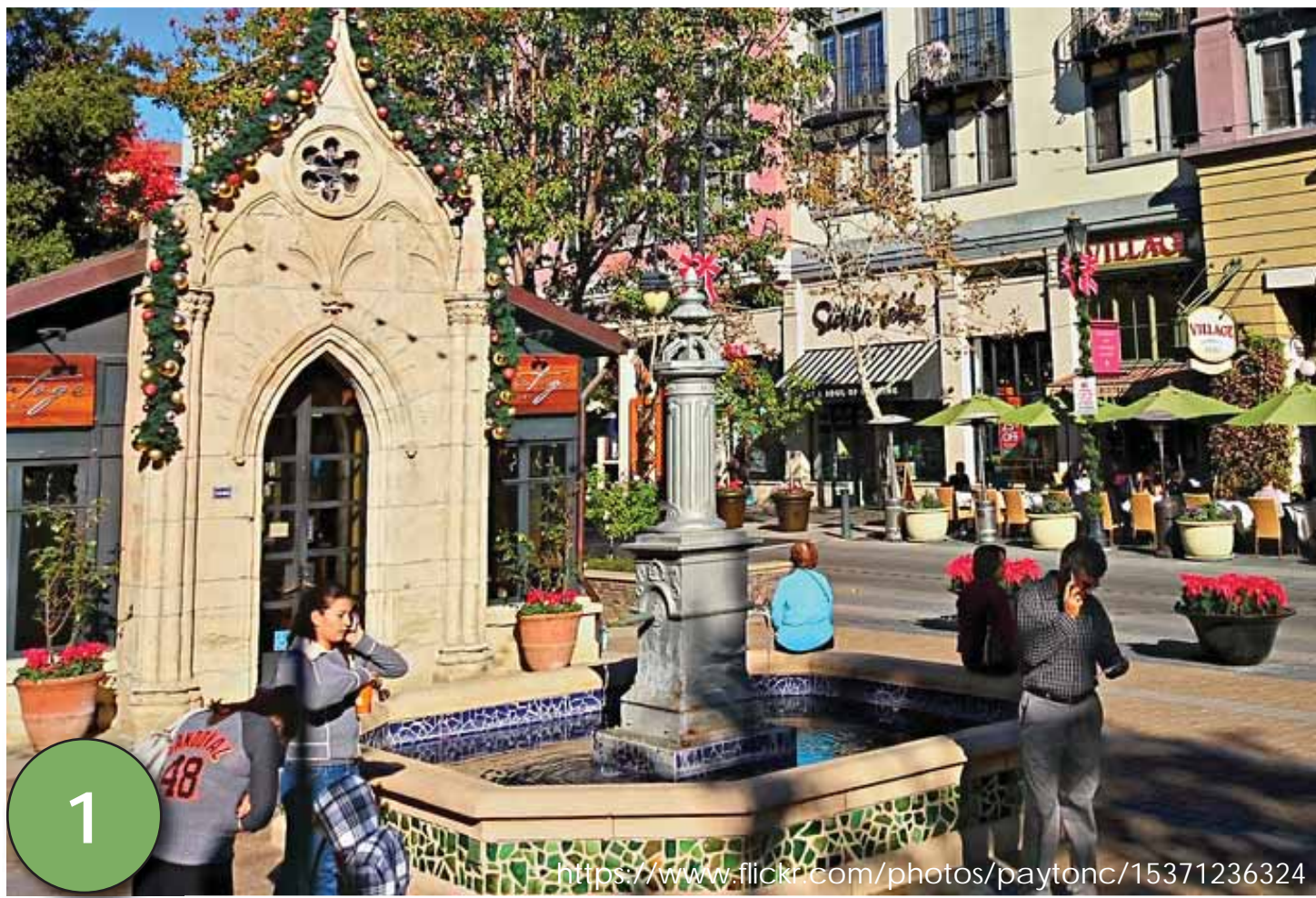
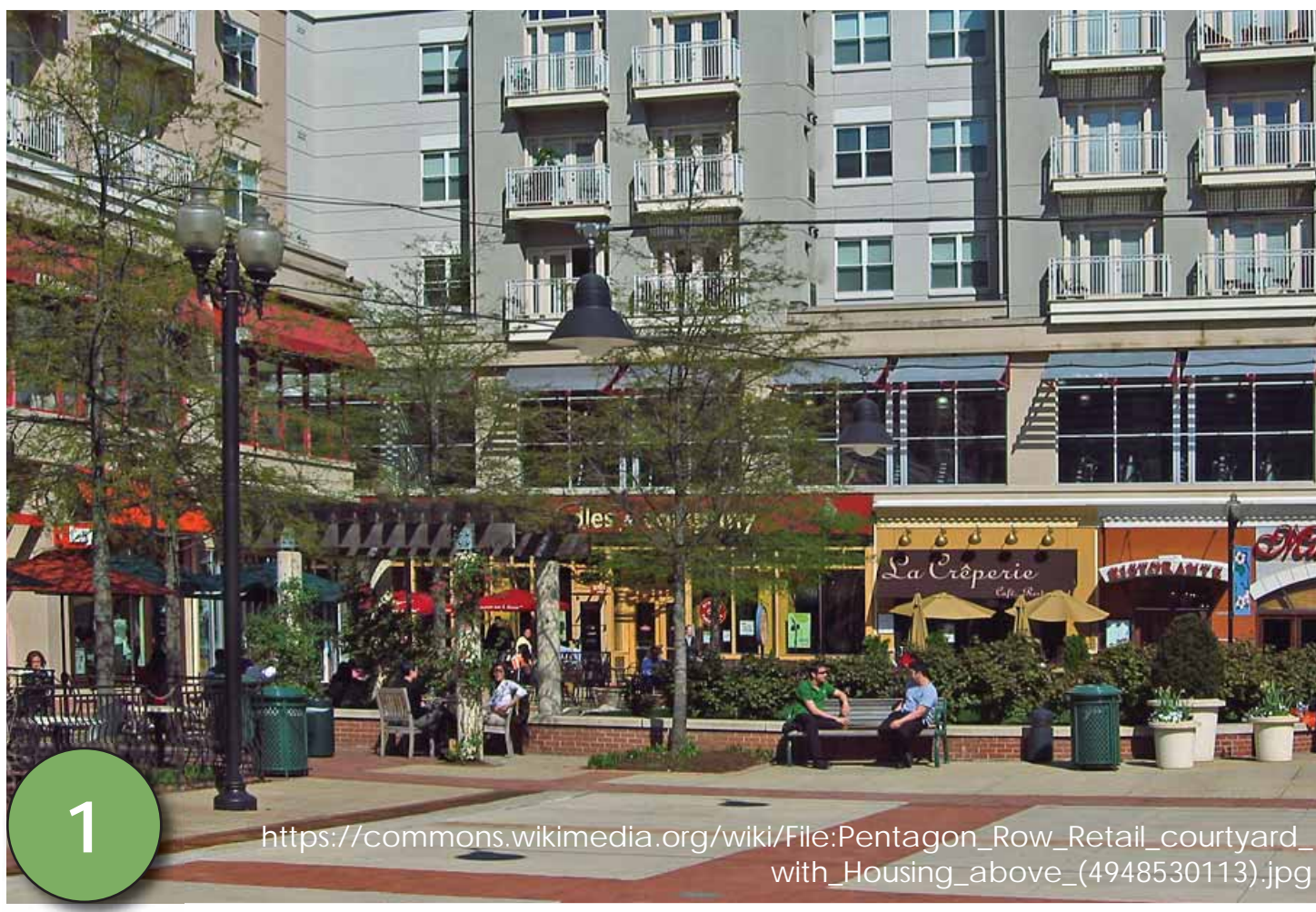
The applicant estimates it will take several years to complete the Specific Plan and environmental documents. If the Board of Supervisors approves the project, it will take 20+ years to build out.

PRELIMINARY LAND USE PLAN



KEY PLANNING & DESIGN CONCEPTS

1. An Urban Town Center



- Embrace density and create a town center with mid-rise buildings and grid-patterns streets.
- Include vertically integrated housing to meet the County's Design Criteria 3 with 4 or 5 stories of residential or office over ground floor commercial.
- Santana Row in San Jose, with mid-rise architecture and an active pedestrian median, is a great example of what is envisioned.

2. The Westside Canal

- Place architecture and walkways on either side of the canal to create a unique urban waterfront experience and provide connectivity.
- The proposed Westside Canal is a 1-mile long. We looked at examples such as the San Antonio Riverwalk, and the Bricktown Canal in Oklahoma City.
- It could be an unique attraction not found elsewhere in the region, while also providing, detention, water quality, and conveyance.

3. An Education Node

- Located in the northern portion of the Plan Area between Los Rios Community College District and Natomas Unified School District parcels.
- Encourage a vocational training campus with adjacent "in-the-field" learning programs that would enhance the student experience.
- Opportunity to create a K-14 curriculum track focused on technology and sustainable design.

KEY PLANNING & DESIGN CONCEPTS

4. Greenbelt & Urban Farm



- Provides a different kind of recreation within close proximity to the high density residential areas that allows connectivity.
- Provides an exterior space for individual or community garden plots, out flowers, micro-farming, and locally grown produce.
- Creates a connection between residents and food supply systems, and provides an opportunity for healthy choices.

5. Transportation & Mobility

- Travel modes are changing significantly and this community will need to plan for it: Autonomous vehicles, less parking, a transit shift to smaller vehicles, reduced travel lanes.
- Micro-Transit apps (Lyft, Uber, ZipCar, GigCar, JUMP bikes, etc.) will continue to gain market share.
- The trend toward hybrid & electric vehicles will help to reduce Green House Gas (GHG) emissions.

6. Sustainability

- The project will pursue a goal of Net Zero Electric (NZE) or Partial NZE on a community-wide scale.
- The open space buffer allows for mitigation and a transition to the existing mitigation areas to the northwest.
- The mitigation strategy will be defined during the environment process.