



City of Woodland

Meeting Agenda - Final

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695

530-661-5820

Thursday, May 18, 2017

6:30 PM

Council Chambers

Please Note: The numerical order of items on this agenda is for convenience of reference; items may be taken out of order. No new items shall begin after 10:30 pm unless unanimous consent exists to continue.

A. Call to Order

B. Roll Call

C. Pledge of Allegiance

D. Staff and Commissioner Comments

This is an opportunity for the Planning Commission members and staff to make comments and announcements to express concerns, or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting..

E. Subcommittee Reports

F. Communications from the Public

This is an opportunity for the public to speak to the Commission on any item other than those listed for public hearing on the agenda. Speakers are requested to use the microphone in front of the Commission and to begin by stating their name, whether they reside in Woodland and the name of the organization they represent if any. The Commission may impose a time limit on any speaker depending on the number of people wanting to speak and time available for the rest of the agenda. In the event comments are related to an item scheduled on the agenda, speakers may be required to wait to make their comments until that item is considered.

G. Approval of Minutes

[17-0472](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of April 20, 2017.

Attachments: [1 - April 20, 2017 Meeting Minutes](#)

H. Public Hearing

[17-0454](#)

Woodland Gateway I Center Conditional Use Permit Modification: A request for a Master Conditional Use Permit Modification to allow a

United States military recruiter's office to occupy one tenant space of less than 4,000 square feet within the Woodland Gateway Center located at 2051 Bronze Star Drive in the EOZ-CH/PD, Entryway Overlay Zone-Highway Commercial and Planned Development.

Location: South of Interstate 5 Freeway and East of County Road 102; 2051 Bronze Star Drive.

Applicant/Owner: Woodland Development Company, LLC

Environmental Report: Determination that the Environmental Impact Report (EIR) for the Woodland Gateway Retail Center and Supplemental EIR, (SCH: #2003032060, certified May 23, 2006), adequately addressed the environmental issues associated with the project and no additional environmental evaluation is necessary.

APN: 027-852-029

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Staff recommends that the Planning Commission take action on the following:

Attachments: [1 - Planning Commission Resolution & EXH A, B & C](#)

[2 - General Application & Statment of Justification](#)

I. Business Items

Items for Planning Commission discussion and/or action that do not require public hearing.

[17-0446](#)

SUBJECT: City of Woodland 2017/18-2020/21 Capital Improvement Program

DATE: May 18, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Review of the proposed City of Woodland Capital Improvement Program (CIP) for 2017/18 - 2020/21
- Make a finding that the proposed CIP for 2017/18 - 2020/21 is in conformity with the General Plan.

Attachments: [1 - Planning Comm conformity list of projs with edits 5.1.17.doc](#)

[2 - Project List for Planning Comm.xlsx](#)

[17-0448](#)

SUBJECT: Petition to Prepare - Woodland Research and Technology Park Specific Plan

DATE: May 18, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt Resolution PC17-_____ (Attachment 1), recommending that the City Council accept the petition to prepare a specific plan as proposed by the Woodland Research and Technology Park application

based on a finding that the proposed boundaries of the specific plan area are appropriate and consistent with the policies of the City of Woodland General Plan.

Attachments: [1 - Planning Commission Resolution](#)

[2 - Project Description](#)

[3 - General Application Form](#)

J. Staff or Commissioner Comments

Continued as needed.

Receive Absence Requests.

K. Adjournment

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



Legislation Details (With Text)

File #: 17-0472 **Version:** 1 **Name:**
Type: Minutes **Status:** Agenda Ready
File created: 5/10/2017 **In control:** Planning Commission
On agenda: 5/18/2017 **Final action:**
Title: SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of April 20, 2017.

Sponsors:

Indexes:

Code sections:

Attachments: [1 - April 20, 2017 Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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Planning Commission Minutes

TO: Members of the Woodland Planning Commission

DATE: May 18, 2017

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of April 20, 2017.

STAFF CONTACT: Debbie Flemmer, Administrative Clerk, Community Development Department

ATTACHMENTS:

Attachment A - April 20, 2017 Meeting Minutes



City of Woodland

Meeting Minutes - Draft

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, April 20, 2017

6:30 PM

Council Chambers

A. Call to Order

Meeting was called to order at 6:30 p.m.

Staff Present:

Stephen Coyle, Deputy Director

Megan Meier, Associate Planner

B. Roll Call

Present 1:

*Chairman Kirby Wells, Vice Chairman Chris Holt, Commissioner Steve Harris,
Commissioner Marco Lizarraga, Commissioner John Murphy, and Commissioner
Fred Lopez arriving late.*

Absent 1:

Commissioner Elodia Ortega-Lampkin

C. Pledge of Allegiance

D. Staff and Commissioner Comments

E. Subcommittee Reports

F. Communications from the Public

G. Approval of Minutes

[17-0409](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes and Staff notes of the Planning Commission meetings of February 2, 2017 and April 6, 2017.

Attachments: [A – February 2, 2017 Meeting Minutes](#)

[B – April 6, 2017 Meeting Minutes](#)

A motion was made by Commissioner Lizarraga and seconded by Commissioner Harris to approve the Planning Commission Meeting minutes of February 2, 2017.

The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez and Murphy.

A motion was made by Vice Chairman Holt and seconded by Commissioner Lizarraga to approve the Planning Commission Meeting minutes of April 6, 2017.

The motion was carried by the following vote:

Ayes: Chairman Wells, Vice Chairman Holt, Commissioners Harris, Lizarraga, Lopez and Murphy.

H. Public Hearing

I. Business Items

[17-0402](#)

SUBJECT: Updating the Downtown Specific Plan: Synoptic Survey Debrief

RECOMMENDATION:

Staff recommends that the Planning Commission listen to live presentations by the Downtown Synoptic Surveyors, local volunteers assisting in a first step in updating the Downtown Specific Plan. Accompanied by slides, each will describe the results of their specific street by street route on-foot, recording their visual and sensory observations of the physical features of each block in the Downtown on forms and with photographs. The outcomes, from the quality of the sidewalks and tree canopies to building facades and historic architecture, include the identification of exemplar streets and blocks, redevelopment opportunities, and areas that require repair or other actions. The surveys, which will be documented in an illustrative report and distributed, will inform the drafting of the new Downtown Design and Development Standards.

Attachments: [A – Synoptic Survey Instructions, Map and Form](#)

J. Staff or Commissioner Comments

K. Adjournment

The meeting was adjourned by 8:34 p.m.

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



Legislation Details (With Text)

File #: 17-0454 Version: 1 Name:

Type: Public Hearing Item Status: Agenda Ready

File created: 5/2/2017 In control: Planning Commission

On agenda: 5/18/2017 Final action:

Title: Woodland Gateway I Center Conditional Use Permit Modification: A request for a Master Conditional Use Permit Modification to allow a United States military recruiter's office to occupy one tenant space of less than 4,000 square feet within the Woodland Gateway Center located at 2051 Bronze Star Drive in the EOZ-CH/PD, Entryway Overlay Zone-Highway Commercial and Planned Development. Location: South of Interstate 5 Freeway and East of County Road 102; 2051 Bronze Star Drive. Applicant/Owner: Woodland Development Company, LLC
Environmental Report: Determination that the Environmental Impact Report (EIR) for the Woodland Gateway Retail Center and Supplemental EIR, (SCH: #2003032060, certified May 23, 2006), adequately addressed the environmental issues associated with the project and no additional environmental evaluation is necessary.
APN: 027-852-029
Project Planner: Megan Meier, Associate Planner
Staff Recommendation: Staff recommends that the Planning Commission take action on the following:

Sponsors:

Indexes:

Code sections:

Attachments: [1 - Planning Commission Resolution & EXH A, B & C](#)
[2 - General Application & Statment of Justification](#)

Date	Ver.	Action By	Action	Result
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Planning Commission

Woodland Gateway I Center Conditional Use Permit Modification: A request for a Master Conditional Use Permit Modification to allow a United States military recruiter's office to occupy one tenant space of less than 4,000 square feet within the Woodland Gateway Center located at 2051 Bronze Star Drive in the EOZ-CH/PD, Entryway Overlay Zone-Highway Commercial and Planned Development.

Location: South of Interstate 5 Freeway and East of County Road 102; 2051 Bronze Star Drive.

Applicant/Owner: Woodland Development Company, LLC

Environmental Report: Determination that the Environmental Impact Report (EIR) for the Woodland Gateway Retail Center and Supplemental EIR, (SCH: #2003032060, certified May 23, 2006), adequately addressed the environmental issues associated with the project and no additional environmental evaluation is necessary.

APN: 027-852-029

Project Planner: Megan Meier, Associate Planner

Staff Recommendation: Staff recommends that the Planning Commission take action on the following:

- 1) Review the staff report;
- 2) Conduct the public hearing;
- 3) Adopt Resolution No. PC17 - _____ amending the Master Conditional Use Permit for the Woodland Gateway Center to include a military recruiter's office on the list of allowed land uses, based on the findings and subject to the Conditions of Approval contained in the Resolution (Attachment -1).

General Plan Designation: Highway Commercial (CH)

Current Zoning: Entryway Overlay Zone - Highway Commercial and Planned Development (EOZ-CH/PD)

Existing Land Uses: Commercial Development, Woodland Gateway I Center

Flood Zone: Zone "X" - Not an area subject to inundation by 1% chance flood event. FIRM Map Number 06113C0465H, Revised May 16, 2012.

Street Access: County Road 102 and Maxwell Road, Bronze Star Drive

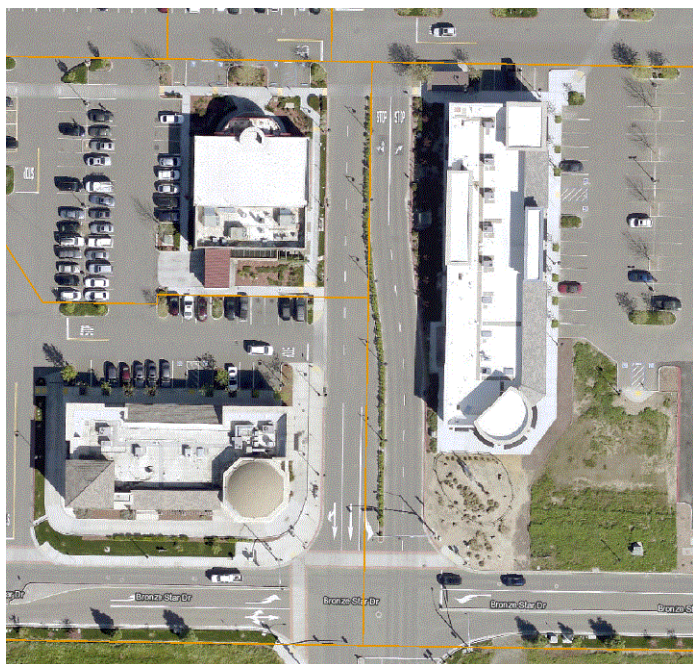
Adjacent Land Uses & Zoning:

	<u>DIRECTION</u>	<u>LAND USE</u>	<u>ZONING</u>
North	Interstate 5; Existing Gateway Center		EOZ/CH
South	Maxwell Rd, Vacant, Gateway II		Yolo County (Not annexed)
East	Vacant, Urban Reserve		Yolo County (Not annexed)
West	CR 102; Commercial, and Multi-Family		EOZ/CH; and Medium Density Residential PD

Project Site Description

The Woodland Gateway project consists of a regional retail center totaling 525,000 square feet of commercial/retail uses on 55 acres of land. The regional retail center is comprised of two major stores, Costco and Target, with 154,890 and 126,800 square feet respectively. With additional retail stores totaling approximately 237,000 square feet in size. These stores consist of 5 sub-majors ranging in size from 15,000 to

30,000 square feet, and the remainder as general retail. The military recruiter office is proposed just east of the main entrance on American Drive in an existing complex containing six storefronts, four of which are currently occupied by retailers Mod Pizza, Sprint, GNC, and Mattress Firm Woodland (formerly Sleep Train).



Background

The project area was originally annexed into the City in 1989 and received entitlements for the Lasher-Woodland Auto Park that were never effectuated. With the 2002 General Plan update, the general highway commercial zoning on the property was lifted to be replaced by a Development Agreement that made way for the initial Woodland Gateway and Auto Center Project approved in 2005. Then in May of 2006 a revised application was submitted which eliminated the auto center component of the project and replaced it with the regional retail development that we see today. A Supplemental EIR was prepared and approved for the revised project.

The Woodland Gateway Center approval included a Conditional Use Permit (CUP) with a Master list of Allowed uses (MCUP). This list of uses was developed with specific criteria that address the type of use, amount of use, and size of tenant spaces. (See Attachment 1, Exhibit C - Master Conditional Use Permit List of Allowed Use).

In particular; the MCUP included a provision, #3, which allowed up to twenty (20%) of the total retail square footage for the center, or 105,000 square feet, to be allocated to shop space for tenants that are less than 4,000 square feet in size. In addition, the MCUP included a restriction that these tenants (smaller than 4,000 square feet in size) were not to include food service, bank(s) or professional service office uses. The intent was to encourage larger regional tax generating uses rather than service uses that do not generate sales tax, as well as to minimize those uses that would be more typically found in downtown or neighborhood locations.

Modifications to provision number three (#3) of the Master Conditional Use Permit was approved November 5, 2009 to allow the following exception:

LL. That “one” tenant space may be permitted within the center which is a professional service office (such as dentist, chiropractor, or insurance), which may be no larger than 4,000 square feet in size. At no point in time shall there be more than one tenant space for the use(s) described therein. (added 11/5/09)

With this modification, the Woodland Gateway Center was able to lease shop spaces to Smiles Dental Office located at 2041 Bronze Star Drive, south of the Red Robin Restaurant.

Further modifications to provision number three (#3) of the Master Conditional Use Permit, revised the allowed use list to included uses that were consistent with the City’s C-1, Neighborhood Commercial Zone, except otherwise addressed and/or allowed in the Master Conditional Use Permit. This modification was approved on April 11, 2014 to allow the following modification:

LL. No more than 20% of the 525,000 square feet of retail space, as described in the project description for the EIR, may be allocated for tenants that are less than 4,000 square feet in size and consistent with uses allowed within the City’s C-1 (Neighborhood Commercial Zone), except as otherwise allowed in the Master Conditional Use Permit (amended 4/11/14)

Project Proposal

The applicant is seeking approval for a Conditional Use Permit Modification at 2051 Bronze Star Drive (Woodland Gateway Center). The CUP modification would allow for the addition of one military recruiter’s office to occupy a tenant space less than 4,000 square feet in size within the Woodland Gateway Center. The office space currently considered for this use is approximately 1,859 square feet in size, located in Suite 300 and would include a total of 5 recruiters/employees in the office. The office will operate between the hours of 9:00am to 6:00pm Monday through Friday, with expected peak hours between 3:00pm and 6:00pm. The application justification, which provides additional details regarding the use, can be found in Attachment 3 - General Application & Statement of Justification.

As provided for in the project justification statement, the request to allow the United States military recruiter’s office to occupy space within the Woodland Gateway Center will enable the organization to actively reach out to high school populations throughout the region, specifically the Woodland area and North Sacramento. The new Gateway location will be conveniently accessible to both Woodland and Sacramento communities. The office will act as a staging space for off-site outreach efforts or to meet with prospective recruits one on one while offering accompanying family member’s ample opportunities for shopping and dining. The applicant has stated that their offices generally benefit by being located within close proximity to a healthy vibrant shopping center such as the Gateway location; and this is why the applicant is requesting the United States military recruiters’ office be added to the previously approved list of permitted uses contained in the Master CUP.

Public Notification

Public notice advertising for the public hearing on this project was prepared by the Community Development Department in accordance with notification procedures set forth in the City of Woodland’s Municipal Code and State Planning Law. Two methods of public notice were used:

- Legal notice was published in the Woodland Daily Democrat on May 5th, 2017
- Notices were mailed to all property owners within 300 feet of the project site.

Copies of the factual staff report for the proposed project have been on file at City Hall since.

Applicable Laws, Codes & Ordinances

The project is subject to the following laws, codes, and ordinances:

- The California Environmental Quality Act (CEQA)
- The City of Woodland General Plan
- The City of Woodland Zoning Ordinance
- Community Design Standards

Environmental Assessment Status

The requested changes do not increase the size of the center or significantly change the retail uses. The changes do not increase the intensity or overall use of the center and do not raise any environmental issues that were not addressed in the earlier review, or cause new or substantially more severe significant environmental impacts. No additional environmental evaluation is required, pursuant to the California Environmental Quality Act (CEQA), section 21166. All mitigation measures identified in adopted Monitoring Plan are fully enforceable pursuant to CEQA.

Staff Analysis

Staff supports the proposed modification subject to the recommended conditions of approval and provides the following analysis:

The Woodland Gateway project was originally approved as a regional commercial site located within the Highway Commercial Zone with an Entryway Overlay and Planned Development (EOZ-CH/PD) designation. Given its ideal location, the retail center draws regionally from the surrounding communities and counties. In accordance with the applicant project description, the Gateway Center was selected for a new recruiter's office specifically to facilitate outreach efforts and serve the larger geographic area of Woodland and Northern Sacramento communities. Additionally, their clients often bring family members with them during their visits to the recruiter's office and the Gateway Center offers a wide range of dining and shopping experiences for the accompanying family members.

The applicant has proposed to occupy a vacant tenant space located within an existing shop building at 2051 Bronze Star Drive. The retail building is composed of six tenant spaces four of which have been leased (Mod Pizza, Mattress Firm, GNC, and Sprint). The remaining 6,040 square feet of vacant tenant space can be demised or combined to fit any size operator. The applicant has indicated that the recruiter's office will be approximately 1,859 square feet (Exhibit B - Site Plan & Floor Plan), leaving a remaining 4,181 square feet for future business to locate within this particular row of shops.

The Gateway Center is first and foremost a regionally focused retail center with the largest percentage of uses in large, big box format. In contrast with the Downtown, the center does not result in large amounts of walking or experiential situations that one might have in strolling in the Downtown, or even within an enclosed mall. The hope is to attract customers who will combine trips and choose to do their shopping and errands in Woodland. But at the same time, the center should not overly compete with other key neighborhood and community retail centers in town. Balance in the allowed mix and tenant size has been utilized as a way to minimize this competition to the extent possible. Staff's assessment is that the United States military recruiter's office is pulling from a larger geographic area than just within Woodland and is a destination oriented service, not typical in a downtown setting. It is viewed by Staff that the minor modification to the allowed land use list

in the Master CUP of a military recruiter's office within the Gateway Retail Center will not result in an overall hardship or service oriented land use reduction throughout the City's commercial neighborhood centers.

Therefore, in evaluation of the applicant's request, staff supports the request for a CUP Modification to allow the United States Recruiter's office to occupy one tenant space of less than 4,000 square feet within the Woodland Gateway Center. This additional tenant will not adversely impact the overall neighborhood and community retail centers in town and can provide that synergy needed to create a diverse tenant mix.

General Plan Consistency

The current land use designation is Highway Commercial. The Highway Commercial definition states the following:

This designation provides for restaurants, service stations, truck stops, hotels and motels, and retail and amusement uses that are oriented principally to highway and through traffic, regional retail uses, regional offices, public and quasi-public uses, and similar and compatible uses.

The intent of this designation is to allow for development that pulls from a larger geographic area than just within the City of Woodland. Allowable uses include retail shopping centers and regional retail uses, including large format box stores, with ancillary retail. In particular, it is felt that accessory professional service uses which are provided as support to the center that are similar and compatible to the retail nature of the project.

The following key policy statements relating to Commercial Land Use are provided for in the General Plan:

Policy 1.E.1 - The City shall designate commercial land in appropriate locations to provide for various kinds of commercial development to meet the needs of Woodland Residents and visitors. The City shall strive to avoid creating an oversupply of commercially-designated land to prevent the dilution of deterioration of currently viable commercial areas.

Policy 1.E.2 - The types and locations of future outlying commercial uses should be examined to minimize any adverse effects on the vitality of Downtown and the East Street Corridor. New commercial development along East Main Street near the entrances to the City via I-5 and SR 113 should be designed to avoid detracting from the Central Commercial Core.

Policy 1.E.10 - The commercial area designated east of County Road 102 and south of I-5 is designated Highway Commercial with the express intention of permitting and encouraging an auto mall; development of other Highway Commercial uses shall also be allowed to achieve a mixed retail project. The development of the 55 acres shall be subject to an approved development agreement. Prior to approval of the development agreement, the applicant shall fund a City prepared economic impact study to assess the effects of the development on the City.

Through the preparation of an EIR for the project, including an economic analysis and the preparation of a Master Conditional Use Permit, the project as proposed is consistent with the purpose for this General Plan designation. Staff has concluded that the changes do not impair the consistency with the intent of the General Plan.

Zoning Consistency

The zoning for the subject property is Highway commercial with Entryway Overlay and Planned Development, (CH/EOZ/PD). The Master Conditional Use Permit for the Woodland Gateway Retail Center allows

clarification to the types of uses that may be allowed in the small shop spaces, (under 4,000 square feet), that they may include a small amount of neighborhood commercial uses in an amount which will be minor and subordinate to the main purpose of the center as a shopping and regional retail center.

The definitions for Highway Commercial, Entryway Overlay and Planned Development are provided below:

Highway Commercial: To provide areas adjacent to freeway interchanges for uses which serve the traveling public and other limited commercial uses that need freeway exposure or which enhance the entrances into the City.

Entryway Overlay Zone: To provide areas adjacent to freeway interchanges for uses which serve the traveling public and other limited commercial uses that need freeway exposure or which enhance the entrances into the City. To apply a Planned Development (PD) overlay to industrially zoned land with the EOZ to encourage a creative and more efficient approach to the use of land and to provide for greater flexibility in the design of integrated developments than otherwise possible through the strict application of zoning regulations.

Planned Development Overlay Zone: To encourage a creative and more efficient approach to the use of land and to provide for a greater flexibility in the design of integrated developments that otherwise possible though the strict application of zoning regulations.

The purpose of the Planned Development Overlay (PD) is to allow greater flexibility in the nature and type of uses. As a result, staff finds that the proposed Conditional Use Permit modification to allow the United States Recruiters office to occupy space within the Woodland Gateway Center, will not significantly alter the intent of the site as a regional retail center, but rather support the mix of uses and generate additional customer base for the larger regional uses.

Conditional Use Permit

Article 27 of the Zoning Regulations commencing with Section 25-27-01 addresses conditional use permits. This center has an approved Master Conditional Use Permit which has provided for a mix of uses that is varied somewhat from those found in City's land use table for the Commercial Highway (CH) and Entryway Overlay Zone (EOZ). As a result of the Planned Development/Conditional Use Permit process, consideration to modify uses is permitted, as long as they meet the general intent and provisions of the General Plan and Zoning Ordinance.

The Planning Commission may approve, conditionally approve or deny the application for a modification to the Conditional Use Permit; and in authorizing a conditional use, may impose such requirements and conditions with respect to location, time period, maintenance, and operation, as deemed necessary for the protection of the adjacent properties and the public interest, when reasonably related to the use of the property. Before granting any conditional use permit, the Planning Commission shall be satisfied that the proposed use conforms to the requirements of this Chapter and the General Plan.

Appeal

The Planning Commission action on the Conditional Use Permit shall be final unless, within **fourteen (14) calendar days** after the decision, the applicant or any other person, including the City Council, any individual City Council member, or the City Manager, not satisfied with the decision of the Planning Commission, may appeal to the City Council. No conflict of interest shall exist solely by reason of the filing of an appeal by the City Council, an individual City Council member, or the City Manager. Any appeal shall be filed with the City Clerk and, except an appeal by the City Council, a Council member, or the City Manager, shall be accompanied

by a filing fee as prescribed by City Council resolution. The City Clerk shall set a date for a public hearing and shall give notice to the appellant, the applicant, and neighboring property owners in the manner provided in Section 25-27-20.

RECOMMENDED ACTION

Staff recommends that the Planning Commission take action on the following:

- 1) Review the staff report;
- 2) Conduct the public hearing;
- 3) Adopt Resolution No. PC17 - _____ amending the Master Conditional Use Permit for the Woodland Gateway Center to include a military recruiter's office on the list of allowed land uses, based on the findings and subject to the Conditions of Approval contained in the Resolution (Attachment -1).

ATTACHMENTS:

Attachment 1 - Planning Commission Resolution

Exhibit A - Conditions of Approval

Exhibit B - Site Plan & Floor Plan

Exhibit C - Revised Master Conditional Use Permit

Attachment 2 - General Application & Justification Statement

RESOLUTION NO. PC- _____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING APPROVAL OF AN AMENDMENT
TO THE MASTER CONDITIONAL USE PERMIT FOR THE
WOODLAND GATEWAY RETAIL CENTER TO INCLUDE A UNITED
STATES MILITARY RECRUITER'S OFFICE AS AN ALLOWED USE
IN THE MASTER CONDITIONAL USE PERMIT.**

WHEREAS, the Woodland Planning Commission held a duly noticed public hearing on May 18, 2017, to review and consider a request for an amendment to the existing Master Conditional Use Permit for the Woodland Gateway Retail Center located at 2051 Suite 300 Bronze Star Drive; and

WHEREAS, the City of Woodland's General Plan Policy 1.E.10 specifically addresses the proposed development at the Woodland Gateway Retail Center by allowing the development of a mixed retail project and the City Council has determined through approval of the Woodland Gateway Retail Development on May 23, 2006, and through the preparation of an EIR for the project, including an economic analysis, and the preparation of a Master Conditional Use Permit, that the project is consistent with the allowed uses and purpose of the General Plan; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the City Council of the City of Woodland approved the EIR and Supplemental EIR, (SCH # 2003032060, May 23, 2006), prepared for the Woodland Gateway Retail Center including Chapter 4.7, which assessed socio-economic impacts, and in review of the proposed project have determined that the requested changes do not increase the size of the center or significantly change the retail uses; that the changes do not increase the intensity or overall use of the center and do not raise any environmental issues that were not addressed in the earlier environmental review, or cause new or substantially more severe significant environmental impacts. No additional environmental evaluation is required, pursuant to the California Environmental Quality Act (CEQA), section 21166. All mitigation measures identified in adopted Mitigation Monitoring Plan are fully enforceable pursuant to CEQA; and

WHEREAS, the City of Woodland City Council adopted a Zoning Amendment to approve the Entryway Overlay Zone, as a means of implementing General Plan Policy 1.H.7, and adopted Resolution 4370 approving a Mitigated Negative Declaration for such Zoning Amendment; and

WHEREAS, the City of Woodland City Council has adopted a Planned Development Overlay Zone as part of the Zoning Ordinance to encourage a creative and more efficient approach to the use of land and to provide for a greater flexibility in the design of integrated developments that otherwise would not be possible through the strict application of zoning regulation; and

WHEREAS, the Planning Commission has determined that the proposed amendments to the Woodland Gateway Master Conditional Use Permit are in general conformance with the Woodland General Plan; and

WHEREAS, the Planning Commission has determined that the proposed amendments to the Woodland Gateway Master Conditional Use Permit are in general conformance with the Zoning Ordinance; and

WHEREAS, proper notice of this public hearing was given in all respects as required by law; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, hereby:

1. Finds that the Environmental Impact Report (EIR) for the Woodland Gateway Retail Center and Supplemental EIR adequately addresses the environmental issues associated with the project and no additional environmental evaluation is necessary.
2. Finds that the request to include a military recruiter's office as an allowed land use in the Master CUP is consistent with the provisions outlined by the General Plan.
3. Finds that the proposed project as conditioned is consistent with the intent of the Planned Development provisions to allow flexibility and creativity in use and design and meets the regulatory requirements of the Zoning Ordinance.
4. Finds that the proposed project, as conditioned, protects the public interest and is consistent with Article 27 of the Zoning Ordinance.
5. Approve the Woodland Gateway Retail Center Master Conditional Use Permit Modification, per the Conditions of Approval provided in Exhibit "A" and documented in the Amended Master Conditional Use Permit provided in Exhibit "B" attached to this Resolution, such that a United States military recruiter's office is added as an allowed use in the Master Conditional Use Permit.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 18th day of May, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Principal Planner

Exhibit A: Conditions of Approval

Exhibit B: Site Plan & Floor Plan

Exhibit C: Modified Master Conditional Use Permit

EXHIBIT A

CONDITIONS OF APPROVAL – MAY 18, 2017 WOODLAND GATEWAY RETAIL CENTER

1. The project is as described in the staff report prepared for the May 18, 2017, Planning Commission meeting, to request an amendment to the list of allowed uses in the Master Conditional Use Permit.
2. The added recruiter's office use shall be restricted to one tenant space less than 4,000 square feet in size.
3. The Master Conditional Use Permit list of uses for the Woodland Gateway Center shall be amended as follows:

The following are allowed uses specific pursuant to the City Zoning Ordinance.

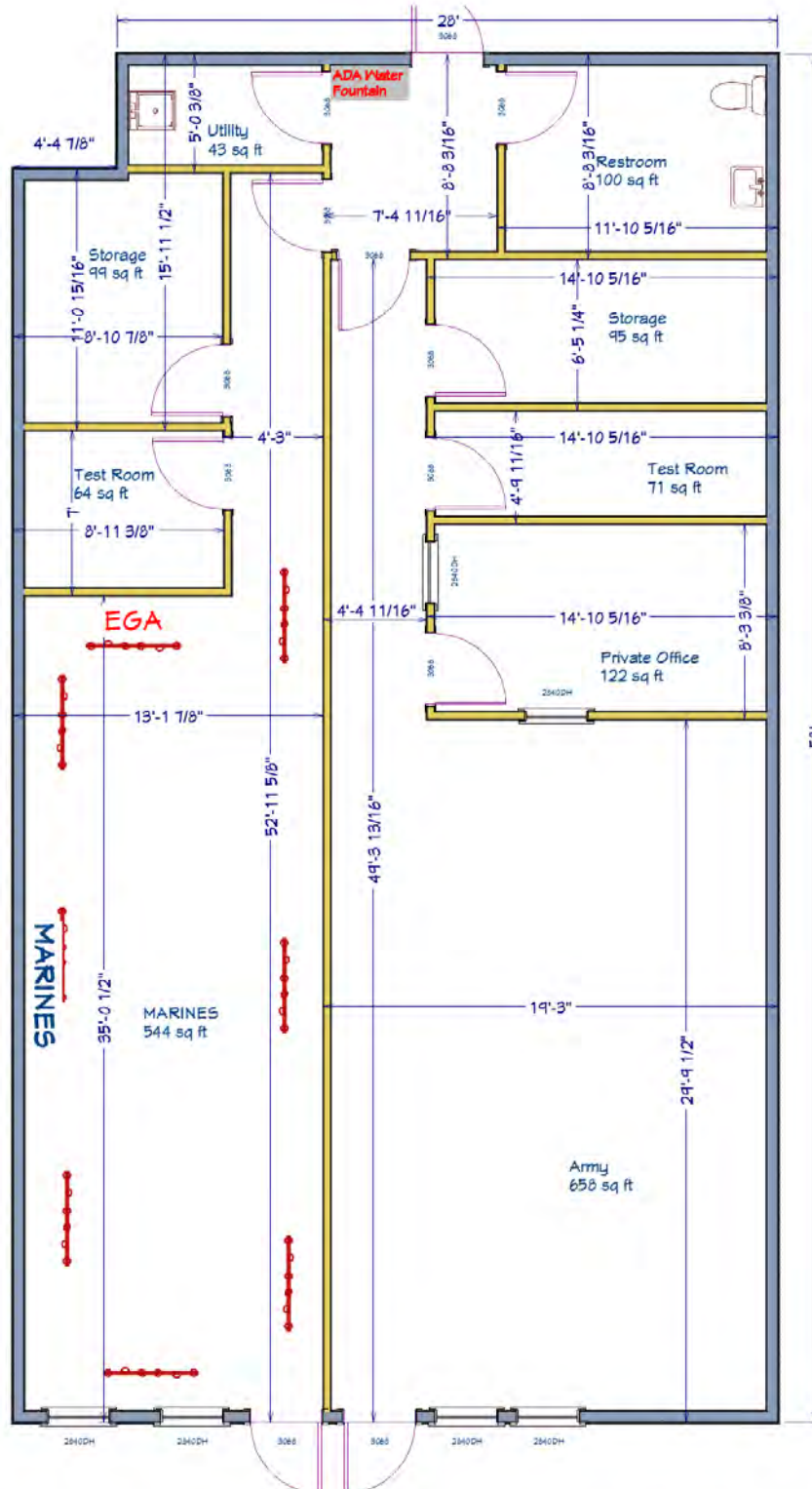
- A. Auto sales, new and used; (used vehicle sales limited per Condition #2)
- B. Auto parts and accessory store;
- C. Auto and service stations – auto fueling only;
- D. Café, coffee shops and restaurants, including drive-up;
- E. Car washes – incidental to primary use only;
- F. Day Care Center;
- G. Drug stores and pharmacies over 5,000 square feet in size;
- H. Film processing pick-up stations;
- I. Financial Institutions, with or without drive through facilities;
- J. Florist;
- K. Food and grocery stores;
- L. Gift shops, curious greater than 5,000 feet;
- M. Hotels, motels (not bed and breakfast inns), including extended stay;
- N. Liquor sales, on and off sale – accessory use permitted; primary use over 5,000 square feet.
- O. Park and Ride lots;
- P. Prescription pharmacies as accessory use.
- Q. Produce outlet – indoor only;
- R. Recreational vehicle, boat, and motorcycle sales – new vehicle sales with limited used sales.
- S. Regional Office that have a minimum of 30,000 total square feet; and
- T. Swimming, tennis, and racquetball clubs, health clubs.
- U. Home Improvement stores;
- V. Home furnishings;
- W. General Bookstores over 5,000 square feet;
- X. Toy stores over 5,000 square feet;

- Y. Pet stores over 5,000 square feet;
- Z. Apparel/soft goods;
- AA. Crafts over 5,000 square feet;
- BB. Picture frame stores;
- CC. Scrapbook stores;
- DD. Sporting goods.
- EE. Western stores.
- FF. Beauty supply stores
- GG. Import/Export (such as Cost Plus or Pier 1);
- HH. General Merchandise over 5,000 square feet.
- II. Large Format Retail Stores with taxable and non-taxable goods, such as Target, Super Target or Costco;
- JJ. Electronic stores, such as Best Buy, Circuit city or Fry's and
- KK. Office supply stores.
- LL. Dental Office
- MM. Recruiter's Office under 4,000 square feet**

4. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for defense of the matter by the City Attorney.

2051 Bronze Star
Woodland, California
Woodland Gateway Shopping Center





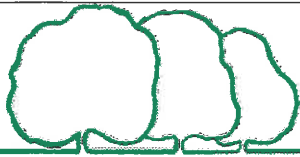
Gateway Plaza
 2051 Bronze Star Drive
 Suite 300
 Woodland, CA 95776
 1859 sq ft

EXHIBIT C
WOODLAND GATEWAY MODIFIED MASTER CONDITONAL USE PERMIT

MASTER CONDITIONAL USE
PERMIT ALLOWED USES
Amended ~~April 17, 2014~~ May 18, 2017

1. The property is zoned Highway Commercial with a Planned Development/Entry Overlay Zone. This zone permits Regional Retail commercial uses on sites over 20 acres subject to a Development Agreement that specifically defines uses. This Master Conditional Use Permit specifically outlines the uses that are permitted on the property, and no other uses are permitted, regardless of whether those uses are otherwise permitted by the applicable zoning.
2. Used vehicle sales may comprise no more than 25% of any acreage used for auto sales, except that used vehicle sales by national or regional dealers with ten or more dealerships in the United States shall not be considered to be used vehicle sales for purposes of this limitation.
3. No more than 20% of the 525,000 square feet of retail space, as described in the project description for the EIR, may be allocated for tenants that are less than 4,000 square feet in size and consistent with uses listed as allowed within the City's C-1 (Neighborhood Commercial Zone), except as otherwise allowed in the Master Conditional Use Permit.
4. No motion picture theater shall be allowed on the Property unless a new motion picture theater is first built within the Downtown Specific Plan area.
5. No more than one (1) fast-food drive up restaurant is allowed unless a new Conditional Use Permit is first obtained.
6. The following are allowed uses specific pursuant to the City Zoning Ordinance.
 - A. Auto sales, new and used; (used vehicle sales limited per Condition #2)
 - B. Auto parts and accessory store;
 - C. Auto and service stations – auto fueling only;

- D. Café, coffee shops and restaurants, including drive-up;
- E. Car washes – incidental to primary use only;
- F. Day Care Center;
- G. Drug stores and pharmacies over 5,000 square feet in size;
- H. Film processing pick-up stations;
- I. Financial Institutions, with or without drive through facilities;
- J. Florist;
- K. Food and grocery stores;
- L. Gift shops, curious greater than 5,000 feet;
- M. Hotels, motels (not bed and breakfast inns), including extended stay;
- N. Liquor sales, on and off sale – accessory use permitted; primary use over 5,000 square feet.
- NN. Park and Ride lots;
- OO. Prescription pharmacies as accessory use.
- PP. Produce outlet – indoor only;
- QQ. Recreational vehicle, boat, and motorcycle sales – new vehicle sales with limited used sales.
- RR. Regional Office that have a minimum of 30,000 total square feet; and
- SS. Swimming, tennis, and racquetball clubs, health clubs.
- TT. Home Improvement stores;
- UU. Home furnishings;
- VV. General Bookstores over 5,000 square feet;
- WW. Toy stores over 5,000 square feet;
- XX. Pet stores over 5,000 square feet;
- YY. Apparel/soft goods;
- ZZ. Crafts over 5,000 square feet;
- AAA. Picture frame stores;
- BBB. Scrapbook stores;
- CCC. Sporting goods.
- DDD. Western stores.
- EEE. Beauty supply stores
- FFF. Import/Export (such as Cost Plus or Pier 1);
- GGG. General Merchandise over 5,000 square feet.
- HHH. Large Format Retail Stores with taxable and non-taxable goods, such as Target, Super Target or Costco;
- III. Electronic stores, such as Best Buy, Circuit city or Fry's and
- JJJ. Dental Office
- KKK. Recruiter's Office under 4,000 square feet**



City of Woodland

Community Development Department

300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

Woodland Development Co., LLC

MAILING ADDRESS:

825 K Street

CITY STATE ZIP CODE:

Sacramento, CA 95814

PHONE NUMBER:

916-442-4600

E-MAIL ADDRESS:

lindsey@petrovichdevelopment.com

PROJECT APPLICANT

Lindsey Alagozian

MAILING ADDRESS:

825 K Street

CITY STATE ZIP CODE:

Sacramento, CA 95814

PHONE NUMBER:

916-442-4600 x 212

E-MAIL ADDRESS:

lindsey@petrovichdevelopment.com

2. Application Requested

- | | | |
|--|--|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☐ Design Review | ☐ Sign Design Review |
| ☒ Conditional Use Permit (CUP)
\$1758 | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☐ Other _____ | |

Is this request part of another application? ☐ Yes ☒ No If so, what? _____

3. Project Description

Project Name:

Woodland Gateway Center - Recruiters Office

Total Acres or Square Feet

2.22

Site address or location:

2051 Bronze Star Drive

Assessor's Parcel Number:

027-852-029-000

Is Your Project Located in a Flood Zone?

☐ Yes ☒ No

Does this request include signage?

☐ Yes ☒ No

4. Justification for Request



On a separate sheet, explain in detail your request and why you believe your request is justified.

PLNG-17-00021

5. General Plan Amendment

Existing General Plan Designation	Gross Acres	Proposed General Plan Designation	Gross Acres
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_____	_____	_____	_____
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6. Zoning Amendment

Existing Land Use Zone	Gross Acres	Proposed Land Use Zone	Gross Acres
------------------------	-------------	------------------------	-------------

_____	_____	_____	_____
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7. Residential Development

No. of residential units are being requested? _____ No. of lots will be created by this project? _____

Single Family _____ Half-plex _____

Do you intend to market the units for sale?

Duplex _____ Apartments _____

☐ YES ☐ No

Condominiums _____ Other _____

Do you intend to market the units for rent?

Townhomes _____ Total Units _____

☐ YES ☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial
development proposed:

Indicate the gross and leasable square footage for
each type of development:

9. Authority to File Application

Check one:

☒ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify _____

*Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT
SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Date Received Stamp Here

 3/29/17

Applicant: _____ Date

Legal Owner: _____ Date

Legal Owner: _____ Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____



Project Description: Woodland Gateway Center – Recruiters office

The Woodland Gateway project is a regional retail center consisting of approximately 525,000 square feet of retail located along County Road 102, Maxwell Road, and Bronze Star Drive. Currently, the zoning of this property does not allow for an office use. This application is a request to allow for the United States Recruiters to occupy office space within the Woodland Gateway Center. The Recruiters work toward enlisting individuals into the military through outreach efforts within the community.

The operational characteristics of the Recruiters (office) are as follows:

- Total square footage: 1,859 square feet
- A total of 5 recruiters would be at this office.
- Most patrons are high school students that are either dropped off and picked up by their parents or take the bus to the site (depending upon how far the students live from this site)
- Hours of operation: Monday through Friday 9:00 AM – 6:00 PM
- Peak hours are from 3-6:00 PM Monday through Friday
- Closed evenings and weekends

Rationale for this location:

The Recruiters are highly motivated to occupy office space within the Woodland Gateway Center for a variety of reasons. The Woodland Gateway Center is conveniently located to serve both the Woodland community and the Northern Sacramento community. The recruiters actively reach out to high school populations throughout the region to facilitate military purposes. The Gateway Center is not too far from northern Sacramento and well within the Woodland community to facilitate both populations. Furthermore, the Gateway Center provides ample opportunities for shopping and dining, thereby providing a benefit to both high school students and their parents who attend the recruiting office. The recruiting office generally benefits by being located within close proximity to a healthy, vibrant shopping center. In the case of the Woodland Gateway Center, the recruiting office would provide services to many people and would also serve toward reducing trips with its convenient location.



Legislation Details (With Text)

File #: 17-0446 Version: 1 Name:
Type: Presentation Status: Agenda Ready
File created: 4/28/2017 In control: Planning Commission
On agenda: 5/18/2017 Final action:
Title: SUBJECT: City of Woodland 2017/18-2020/21 Capital Improvement Program

DATE: May 18, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Review of the proposed City of Woodland Capital Improvement Program (CIP) for 2017/18 - 2020/21
- Make a finding that the proposed CIP for 2017/18 - 2020/21 is in conformity with the General Plan.

Sponsors:

Indexes:

Code sections:

Attachments: [1 - Planning Comm conformity list of projs with edits 5.1.17.pdf](#)
[2 - Project List for Planning Comm.pdf](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
FROM: Lynn Johnson, Senior Management Analyst
SUBJECT: City of Woodland 2017/18-2020/21 Capital Improvement Program
DATE: May 18, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Review of the proposed City of Woodland Capital Improvement Program (CIP) for 2017/18 - 2020/21
- Make a finding that the proposed CIP for 2017/18 - 2020/21 is in conformity with the 2035 General Plan.

PROJECT PROPOSAL:

The projects contained in the Capital Improvement Program (CIP) have been reviewed and discussed with the City Manager to prioritize and program in alignment with projected revenues. Prior to City Council approval, California Government Code 65401 requires that the Planning Commission (in the case of a municipality) first determine that the proposed CIP is in conformity with the General Plan. A CIP project list for FY2018 with 2035 General Plan analysis is included as Attachment 1. All new projects that have not been reviewed by the Planning Commission previously are shown in bold. A list of all the CIP projects contained in the 5-year CIP and their total project funding is included in Attachment 2.

The City Council will receive the proposed CIP on June 6, 2017 along with the Planning Commission conformity determination.

BACKGROUND:

The City of Woodland adopts a five-year CIP that represents a balanced spending plan. The CIP is evaluated and updated annually to ensure that project cost and scope are current and that projected revenues can support the proposed projects. Projects that utilize Measure E, the City's ½ cent supplemental sales tax, must first be included in an approved Measure E Spending Plan (most recent version adopted by Council on May 4, 2017).

PROJECT ANALYSIS:

The Community Development Department staff has reviewed these projects and is of the opinion that they are in conformity with the 2035 General Plan.

RECOMMENDATION:

Staff recommends that the Planning Commission:

- Review of the proposed City of Woodland Capital Improvement Program (CIP) for 2017/18 - 2020/21
- Make a finding that the proposed CIP for 2017/18 - 2020/21 is in conformity with the General Plan.

ATTACHMENTS:

1. Summary of proposed CIP projects/General Plan Analysis
2. Funding summary of proposed CIP Projects

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2017/18 to 2020/21)
Conformity Review with the 2035 General Plan

Project No.	Category	Project Title	2035 General Plan Policy Analysis
General		New projects	Policy 4.B.1 Public Service Standards. <u>Ensure adequate funding through the Capital Improvement Program and General Fund revenues to build and maintain necessary public infrastructure</u>
1	Fire Protection Services	Fire Station #3 Relocation	GP Policy 5.B.1. – Strive to maintain a high level of fire protection service to the community by achieving response times as outlined in Policy.
2	Community Facilities & Services	Library Material Collection	GP Policy 6.D.3. – Provide library facilities and programs that align with the community's learning needs, abilities and demographics, and changes in technology, such as through facility design, services and service delivery methods, and partnerships with educational and learning institutions.
3	Community Facilities & Services	Library Facility Needs Assessment	GP Policy 6.D.4. – Expand Woodland library facilities and programs commensurate with the city's population growth.
4	Parks+Rec	SLSP Park N3	GP Policy 5.C.5. – Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.
5	Parks+Rec	SLSP Park N1	GP Policy 5.C.5. – Strive to provide accessible public park, greenbelt, and/or recreational open space within one-quarter mile of all housing, especially in neighborhoods with higher density housing. Require new development in Specific Plan areas to meet this standard in site planning, and pursue opportunities to establish new parkland in proximity to underserved infill areas, as feasible.
6	Parks+Rec	Clark Field	GP Goal 5.C. – Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.
7	Parks+Rec	Artificial Turf Repairs-Sports Park	GP Goal 5.C. – Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2017/18 to 2020/21)
Conformity Review with the 2035 General Plan

Project No.	Category	Project Title	2035 General Plan Policy Analysis
			and is well suited to the needs of Woodland residents, employees, and visitors. Policy 5.C.11. - Identify appropriate funding mechanisms to adequately fund the development of new parks and recreational facilities; the renovation of existing parks and recreational facilities; and the ongoing preservation, maintenance, and repair of the city's existing open space, parks and recreational resources and facilities.
8	Parks+Rec	Hiddleson Pool Demolition	GP Goal 5.C. – Establish and maintain a complete system of public parks and community and recreational facilities that provides opportunities for both passive and active recreation and is well suited to the needs of Woodland residents, employees, and visitors.
9	Flood Hazards & Protection	FloodSAFE Yolo/Cache Creek Feasibility Study	GP Goal 8.B – Protect the lives and property of the citizens of Woodland from hazards and manage floodplains for their open space and natural resource values. GP Policy 8.B.7 – Require that new flood management projects or development within areas subject to flooding ensure that floodwaters will not be diverted into adjacent property to increase flood hazards on properties located elsewhere unless secured through a flood easement or fee title buyout. GP Goal 4.C - Recognize the important roles that land uses and development play in the City's economic success and fiscal health. Consider economic benefits and cost and long-term community needs in land use decisions, and reserve sites for designated uses. GP Policy 4.C.11 - Comprehensive Flood Solution - Continue to work with Army corps of Engineers and responsible State and regional agencies to identify and implement a comprehensive flood solution to reduce risk of flooding in Woodland, especially in the northeastern industrial quadrant and eastern portion of the city.
10	Storm Drainage Facilities	Storz Pond Maintenance	GP Policy 5.I.7. - Use stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, design stormwater detention facilities for multiple purposes, including recreational use in dry conditions and/or stormwater quality improvement.
11	Storm Drainage Facilities	Stormwater Quality Design Manual Update & Hydromodification Exemption Efforts	GP Policy 5.I.2. - Update the Storm Drainage Facilities Master Plan as need to plan for and direct the collection, repurposing, and/or disposal of stormwater and to provide site-appropriate solutions that protect surface water quality in the Planning Area waterways.
Sewer			
		Annual Sewer Repair & Replacement	GP Policy 5.H.4. – Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2017/18 to 2020/21)
Conformity Review with the 2035 General Plan

Project No.	Category	Project Title	2035 General Plan Policy Analysis
12	Wastewater		
13	Wastewater	Large Diameter Wastewater Pipeline Repair, Replacement & Lining	GP Policy 5.H.4. – Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
14	Wastewater	Water Pollution Asset Replacement	GP Policy 5.H.9.- Reduce wastewater system demand through efficient water use by requiring water-conserving design and equipment in new construction; encouraging retrofitting with water-conserving devices; and designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
15	Wastewater	Treatment Plant Exp - Biosolids	GP Policy 5.H.9.- Reduce wastewater system demand through efficient water use by requiring water-conserving design and equipment in new construction; encouraging retrofitting with water-conserving devices; and designing, constructing, and repairing wastewater systems to minimize inflow and infiltration to the extent economically feasible.
16	Wastewater	Preliminary Odor Abatement	GP Policy 5.H.11. – Investigate hazards and nuisance potential associated with operations at the City's wastewater treatment plant, including odor nuisances, and identify and implement any buffering requirements or operational changes at the plant that may be necessary.
17	Wastewater	Aeration Retrofit of Oxidation Ditch	GP Policy 5.H.4. – Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
18	Wastewater	Replace Orangeburg Pipe	GP Policy 5.H.4. – Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
19	Wastewater	Beamer Trunk Sewer Lining Project	GP Policy 5.H.4. – Evaluate existing wastewater collection systems and treatment facilities and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities.
Transportation & Circulation			
20	Trans+Circ	Traffic Engineering Services	GP Policy 3.B.2. – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
21	Trans+Circ	Planning Analysis Studies	GP Policy 3.B.2. – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
		Update Streets Master	GP Policy 3.B.2. – Preserve and continue to develop a comprehensive, integrated, and

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2017/18 to 2020/21)
Conformity Review with the 2035 General Plan

Project No.	Category	Project Title	2035 General Plan Policy Analysis
22	Trans+Circ	Plan	connected network of streets that balance walking and bicycling with transit, automobiles, and trucks. GP Policy 3.C.1. - Plan, design and regulate the development of roadway network presented in the Circulation Diagram shown in Figure 3-2. Prioritize modes of travel on roadway network consistent with Table 3-2.
23	Trans+Circ	Measure E Road Maintenance Planning	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
24	Trans+Circ	Kentucky Ave Widening	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
25	Trans+Circ	2016 Maintenance (Seal) Project	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
26	Trans+Circ	Annual O&M Support	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
27	Trans+Circ	I-5/CR 102 Interchange Landscaping	GP Policy 3.B.9. – Require adequate landscaping, including street trees and landscaped medians and/or parkway strips, in street design in order to increase shade, minimize runoff, and create a comfortable and visually attractive environment.
28	Trans+Circ	E. Main Street Improvement Project	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
29	Trans+Circ	Install traffic signal at Freeway Dr & E. Main St	GP Policy 3.A.1. – Strive to develop and manage the roadway system to maintain LOS D or better as defined in the latest edition of the Highway Capacity manual during weekday AM and PM peak hour conditions with those exceptions defined in the policy.
30	Trans+Circ	Install traffic signal at Kentucky/Cottonwood	GP Policy 3.A.1. – Strive to develop and manage the roadway system to maintain LOS D or better as defined in the latest edition of the Highway Capacity manual during weekday AM and PM peak hour conditions with those exceptions defined in the policy.
31	Trans+Circ	2017 Road Maintenance Project	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
32	Trans+Circ	2018 Road Maintenance Project	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
33	Trans+Circ	West Woodland Safe Routes to School	GP Policy 3.B.4. – Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel. Policy 5.E.3. - Implement Complete Street and Safe Routes to Schools strategies to enable safer access and enhanced connectivity for all users and modes of transportation.

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2017/18 to 2020/21)
Conformity Review with the 2035 General Plan

Project No.	Category	Project Title	2035 General Plan Policy Analysis
34	Trans+Circ	ADA Transition Plan	GP Policy 3.B.8. – Endeavor to ensure that all streets are safe and accessible to people with disabilities and others with limited mobility.
35	Trans+Circ	2016/17 ADA Project	GP Policy 3.B.8. – Endeavor to ensure that all streets are safe and accessible to people with disabilities and others with limited mobility.
36	Trans+Circ	West Main Street Bicycle/Pedestrian Mobility & Safety Improvements	GP Policy 3.B.4. – Strive to retrofit existing streets into more complete streets, prioritizing improvements on roadways providing access to services, schools, parks, civic uses, as well as in the downtown and along mixed use corridors. Consider all modes and users in decisions made affecting retrofit projects and strive to remove existing barriers to safe and connected travel.
37	Trans+Circ	2017 Corridor Safety Study Project	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
38	Trans+Circ	2018 ADA Improvements	GP Policy 3.B.8 – Endeavor to ensure that all streets are safe and accessible to people with disabilities and others with limited mobility.
39	Trans+Circ	2019 Road Maintenance Project	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
40	Trans+Circ	New Traffic Signal – CR102 and Kentucky Ave	GP Policy 3.A.I. – Strive to develop and manage the roadway system to maintain LOS D or better as defined in the latest edition of the Highway Capacity manual during weekday AM and PM peak hour conditions with those exceptions defined in the policy.
Water			
41	Potable Water	Water System Leak Detection, Maintenance & Repairs	GP Policy 5.G.7 – Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
42	Potable Water	ASR Wells	GP Policy 5.G.1 – Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitable and fairly between existing users and new users, as authorized by law. Remain in compliance with existing and new water quality regulations.
43	Potable	Surface Water	GP Policy 5.G.1 – Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitable and fairly between existing users and new users, as authorized by law. Remain in compliance with

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2017/18 to 2020/21)
Conformity Review with the 2035 General Plan

Project No.	Category	Project Title	2035 General Plan Policy Analysis
	Water		existing and new water quality regulations. Policy 7.A.1 Surface Water Project. Continue to cooperate with the City of Davis and UC Davis to operate the Surface Water Project in order to balance the groundwater supply and protect against aquifer overdrafts and water quality degradation.
44	Potable Water	Water Master Plan	GP Policy 5.G.4. – Maintain and every five years update the Urban Water Management Plan and the Groundwater Management Plan. Develop and maintain the Groundwater Sustainability Plan in conjunction with the yolo Sustainable Groundwater management Plan. Use available and “state of the practice” tools, such as computerized flow modeling to determine system capacity, as necessary to forecast demand on water production and distribution systems by urban development, and to determine appropriate facility needs.
45	Potable Water	ASR Testing & Modeling	GP Policy 5.G.1 – Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitable and fairly between existing users and new users, as authorized by law. Remain in compliance with existing and new water quality regulations.
46	Potable Water	Well #24 & #26 Water Main Project	GP Policy 5.G.1 – Provide potable water to the existing Woodland community. Ensure that potable water capacity (including surface water treatment capacity and Aquifer Storage and Recovery well capacity) is available to serve planned urban development within the planning area consistent with the General Plan. Accommodate increase in water demand from the existing community with the capital costs and benefits allocated equitable and fairly between existing users and new users, as authorized by law. Remain in compliance with existing and new water quality regulations.
47	Potable Water	Recycled Water Master Plan	GP Policy 5.G.5. – Expand the recycled water system as feasible and in accordance with a Recycled Water System Master Plan, which should provide an evaluation of potential recycled water uses, facilities planning, distribution service areas, recommended recycled water system, financial modeling, implementation strategies, and the feasibility of forming a recycled water utility.
48	Potable Water	West Street Water Main Upgrade	GP Policy 5.G.7 – Evaluate existing water production and distribution systems on an ongoing basis and plan for, fund, and implement necessary repair or enhancement of damaged or antiquated facilities, including wells and storage tanks.
Spring Lake			
49	Spring Lake	Update CIP	GP Policy 3.K.1 – Assess fees through the Major Projects Financing Plan (MPFP), on new development, sufficient to cover the fair share portion of that development’s impacts on all modes of the transportation system. Exceptions may be made when new development

CITY OF WOODLAND
CAPITAL IMPROVEMENT PROGRAM PROJECTS (FISCAL YEAR 2017/18 to 2020/21)
Conformity Review with the 2035 General Plan

Project No.	Category	Project Title	2035 General Plan Policy Analysis
			generates significant public benefits and alternative sources of funding for the improvements can be obtained to offset foregone revenues.
50	Spring Lake	Pioneer Avenue High School Entrance to FCR	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
51	Spring Lake	Galvin Way Storm Drain	GP Goal 4.E – To collect and dispose of storm water in a manner that minimizes inconvenience to the public, minimizes potential water-related damage, and enhances the environment and complies with state and federal laws.
52	Spring Lake	Parkland Drive between Heritage Pkwy and Harry Lorenzo Ave	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
53	Spring Lake	Harry Lorenzo Ave between Farmers Central and Parkland	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
54	Spring Lake	Gibson Landscape – Harry Lorenzo Ave to SR 113	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
55	Spring Lake	Complete 25A Between Promenade and Parkland	GP Policy 3.D.2. – Promote street, alley, and sidewalk maintenance to encourage safe use; have a funding plan in place for improvements.
56	Spring Lake	SR 113 Northbound Off-ramp at Gibson	GP Policy 3.B.2. – Preserve and continue to develop a comprehensive, integrated, and connected network of streets that balance walking and bicycling with transit, automobiles, and trucks.
57	Spring Lake	North Regional Pond and Pump Station	GP Policy 5.I.7 - Use stormwater detention facilities to mitigate drainage impacts and reduce storm drainage system costs. To the extent practical, design stormwater detention facilities for multiple purposes, including recreational use in dry conditions and/or stormwater quality improvement.

City of Woodland
Capital Improvement Program
FY2017/18 - FY 2020/21

Category	Project #	Project Name	Funding Source	Total Funding
Fire	16-10	Fire Station #3 Relocation	Fund 101 - General Fund	\$ 54,000
General	08-57	MPFP Annual Update	Fund 510 - General City Development	\$ 80,000
General	07-06	General Plan Update	Fund 510 - General City Development	\$ 1,922,000
General	07-07	Zoning Ordinance & CEQA	Fund 501 - Capital Projects	\$ 100,000
Library	15-08	Library Facility Improvements	Fund 506 - Measure "E"	\$ 618,023
Library	17-14	Library Facilities Assessment	Fund 506 - Measure "E"	\$ 125,000
Library	94-45	Library Material Collection	Fund 570 - Library Development	\$ 425,000
Park Facilities	13-03	Clark Field	Fund 506 - Measure "E"	\$ 60,000
Park Facilities	15-05	SLSP Neighborhood Park-N3	Fund 640 - SLIF Parks & Recreation	\$ 5,945,000
Park Facilities	15-07	Camarena Ball Field - Grant Match	Fund 506 - Measure "E"	\$ 50,000
Park Facilities	17-10	SLSP Neighborhood Park N1	Fund 640 - SLIF Parks & Recreation	\$ 3,253,000
Park Facilities	17-13	Hiddleson Pool Demolition	Fund 011 - Facilities Replacement	\$ 290,000
Park Facilities	17-15	Sports Park Turf Repairs	Fund 506 - Measure "E"	\$ 31,000
Sewer	08-35	New Calibrated City Sewer Model	Fund 220 - Sewer Enterprise	\$ 40,000
Sewer	08-21	Annual Sewer Repair and Replacement	Fund 220 - Sewer Enterprise	\$ 5,661,180
Sewer	08-22	Preliminary Odor Abatement	Fund 220 - Sewer Enterprise	\$ 384,500
Sewer	10-11	Treatment Plant Exp-Biosolids	Fund 220 - Sewer Enterprise	\$ 1,334,000
Sewer	12-02	Wastewater Aeration Retrofit	Fund 220 - Sewer Enterprise	\$ 20,694,000
Sewer	14-02	Water Pollution Asset Replacement Project	Fund 220 - Sewer Enterprise	\$ 3,288,119
Sewer	14-03	Replacement of Orangeberg Sewer Laterals	Fund 220 - Sewer Enterprise	\$ 1,000,000
Sewer	14-07	Sewer Collection System Wastewater Treatment Master Plan	Fund 220 - Sewer Enterprise	\$ 141,500
Sewer	14-15	Large Diameter Wastewater Pipeline Repair, Replacement, & Lining	Fund 220 - Sewer Enterprise	\$ 2,141,000
Sewer	16-11	Beamer Trunk Sewer Lining Project	Fund 220 - Sewer Enterprise	\$ 680,000
SLIF Infrastructure	06-12	Spring Lake East Regional Pond Landscaping	Fund 681 - SLIF Storm Drain	\$ 484,000
SLIF Infrastructure	14-04	Monuments and Bus Shelters	Fund 682 - SLIF Roads	\$ 25,000
SLIF Infrastructure	14-16	Pioneer Avenue High School Entrance to Farmer's Central Rd	Fund 682 - SLIF Roads	\$ 2,300,000
SLIF Infrastructure	15-01	Meikle between Heritage Parkway and Road 25A	Fund 682 - SLIF Roads	\$ 400,000
SLIF Infrastructure	16-04	Spring Lake CIP Update	Fund 601 - Spring Lake Administration	\$ 225,000
SLIF Infrastructure	17-01	Galvin Way Storm Drain	Fund 681 - SLIF Storm Drain	\$ 88,000
SLIF Infrastructure	17-21	North Regional Pond and Pump Station	Fund 681 - SLIF Storm Drain	\$ 8,000,000
SLIF Infrastructure	18-01	Harry Lorenzo Avenue between Farmers Central and Parkland	Fund 682 - SLIF Roads	\$ 516,000
SLIF Infrastructure	19-01	GIBSON LANDSCAPE - Pioneer Avenue to SR 113	Fund 682 - SLIF Roads	\$ 620,000
SLIF Infrastructure	19-02	Complete 25A Between Promenaade and Parkland	Fund 682 - SLIF Roads	\$ 2,719,000
SLIF Infrastructure	SL-015	Parkland Drive between Pioneer Avenue and Harry Lorenzo Avenue	Fund 682 - SLIF Roads	\$ 2,294,000
SLIF Infrastructure	SL-033	SR113 Northbound Offramp at Gibson	Fund 682 - SLIF Roads	\$ 400,000
Storm Drain	09-31	Storz Pond Maintenance	Fund 581 - Storm Drain Development	\$ 110,000
Storm Drain	09-15	FloodSAFE Yolo/Cache Creek Feasibility Study	Fund 220 - Sewer Enterprise	\$ 2,550,000
Storm Drain	16-03	Stormwater Quality Design Manual Update & Hydromodification Exemption Efforts	Fund 581 - Storm Drain Development	\$ 150,000
Transportation	02-28	Traffic Engineering Services	Fund 582 - Road Development	\$ 200,000
Transportation	04-07	Kentucky Avenue Widening and Reconstruction	Fund 506 - Measure "E"	\$ 16,952,600
Transportation	06-06	Measure E/Measure F - Planning-Management	Fund 506 - Measure "E"	\$ 250,000
Transportation	06-14	Annual In-House Road Program Support	Fund 506 - Measure "E"	\$ 2,050,000
Transportation	11-24	I-5/CR 102 Interchange Landscaping	Fund 501 - Capital Projects	\$ 2,064,804
Transportation	00-06	I-5/SR113 Freeway to Freeway Connectors Phase 2	Fund 582 - Road Development	\$ 430,000
Transportation	13-05	East Main Street Improvement Project	Fund 351- Transportation Grants	\$ 3,380,000
Transportation	16-02	Install traffic signal at Freeway Drive & E. Main Street	Fund 582 - Road Development	\$ 450,000
Transportation	17-02	Install Traffic Signal at Kentucky/Cottonwood	Fund 582 - Road Development	\$ 450,000
Transportation	17-03	2017 Road Maintenance Project	Fund 506 - Measure "E"	\$ 1,324,668
Transportation	17-06	Update Street Master Plan	Fund 582 - Road Development	\$ 150,000
Transportation	17-09	West Woodland Safe Routes to School	Fund 506 - Measure "E"	\$ 3,664,000
Transportation	17-11	ADA Transition Plan	Fund 506 - Measure "E"	\$ 125,000
Transportation	17-12	2016/17 ADA Improvements	Fund 320 - CDBG	\$ 200,000
Transportation	17-16	West Main Street Bicycle/Pedestrian Mobility & Safety Improvements	Fund 506 - Measure "E"	\$ 5,589,500
Transportation	17-17	2017 Corridor Safety Study Project	Fund 351- Transportation Grants	\$ 200,000
Transportation	17-22	Sports Park Drive Pedestrian Overcrossing		\$ 150,000
Transportation	18-02	2018 Road Maintenance Project	Fund 506 - Measure "E"	\$ 1,075,000
Transportation	18-03	2018 ADA Improvements	Fund 320 - CDBG	\$ 205,000
Transportation	19-03	2019 Road Maintenance Project	Fund 507 - Measure "F"	\$ 994,000
Transportation	95-24	Planning Analysis Studies	Fund 582 - Road Development	\$ 200,000
Transportation	TRANS-062	New Traffic Signal - CR102 and Kentucky Avenue	Fund 582 - Road Development	\$ 525,000
Transportation	TRANS-063	2020 Road Maintenance	Fund 507 - Measure "F"	\$ 1,899,033
Transportation	TRANS-064	2021 Road Maintenance	Fund 507 - Measure "F"	\$ 2,259,900
Water	08-07	Surface Water Project	Fund 210 - Water Enterprise	\$ 53,027,669
Water	08-29	Groundwater Monitoring Wells	Fund 210 - Water Enterprise	\$ 66,000
Water	09-05	Water Source Security System	Fund 210 - Water Enterprise	\$ 255,000
Water	09-23	Water System Leak Detection, Maintenance & Repairs	Fund 210 - Water Enterprise	\$ 15,023,881
Water	11-10	Destroy Old Wells	Fund 210 - Water Enterprise	\$ 331,068
Water	14-09	Water Master Plan Update	Fund 210 - Water Enterprise	\$ 800,000
Water	14-13	ASR Testing and Modeling - Surface Water Local	Fund 210 - Water Enterprise	\$ 450,000
Water	15-02	New ASR Well Construction	Fund 210 - Water Enterprise	\$ 9,000,000
Water	15-04	Chromium 6 Investigations	Fund 210 - Water Enterprise	\$ 75,000
Water	15-10	Recycled Water Program	Fund 210 - Water Enterprise	\$ 600,000
Water	15-22	2016 Annual Water & Sewer Repair & Replacement	Fund 210 - Water Enterprise	\$ 3,500,000
Water	16-09	Well #24 & #26 Water Main Project	Fund 210 - Water Enterprise	\$ 1,690,000
Water	17-05	ASR Wells	Fund 210 - Water Enterprise	\$ 5,557,000
Water	17-07	Recycled Water Master Plan	Fund 210 - Water Enterprise	\$ 100,000
Water	17-08	West Street Water Main Upgrade	Fund 210 - Water Enterprise	\$ 3,955,300



Legislation Details (With Text)

File #: 17-0448 Version: 1 Name:
Type: Staff Report Status: Agenda Ready
File created: 4/30/2017 In control: Planning Commission
On agenda: 5/18/2017 Final action:
Title: SUBJECT: Petition to Prepare - Woodland Research and Technology Park Specific Plan
DATE: May 18, 2017

RECOMMENDATION:
Staff recommends that the Planning Commission:

1. Adopt Resolution PC17-_____ (Attachment 1), recommending that the City Council accept the petition to prepare a specific plan as proposed by the Woodland Research and Technology Park application based on a finding that the proposed boundaries of the specific plan area are appropriate and consistent with the policies of the City of Woodland General Plan.

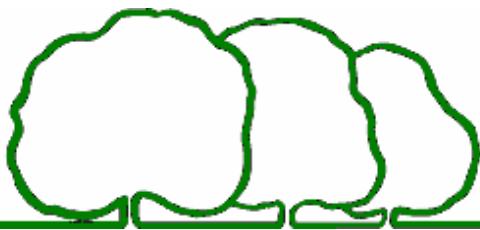
Sponsors:

Indexes:

Code sections:

Attachments: [1 - Planning Commission Resolution](#)
[2 - Project Description](#)
[3 - General Application Form](#)

Date	Ver.	Action By	Action	Result
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City of Woodland

MEMORANDUM

TO: Members of the Woodland Planning Commission
FROM: Erika Bumgardner, Senior Planner
SUBJECT: Petition to Prepare - Woodland Research and Technology Park Specific Plan
DATE: May 18, 2017

RECOMMENDATION:

Staff recommends that the Planning Commission:

1. Adopt Resolution PC17-_____ (**Attachment 1**), recommending that the City Council accept the petition to prepare a specific plan as proposed by the Woodland Research and Technology Park application based on a finding that the proposed boundaries of the specific plan area are appropriate and consistent with the policies of the City of Woodland General Plan.

PROJECT PROPOSAL:

The City of Woodland received Planning Application PLNG17-0017 for the Woodland Research and Technology Park Specific Plan (“Specific Plan”) on March 6, 2017. The project, initiated by the majority landowner within the proposed Specific Plan boundary and in communication with the remaining four property owners, encompasses 351 acres southeast of Farmer’s Central Road and Highway 113. The attached project narrative describes the Specific Plan area as “*a new technology hub for the City of Woodland, intended to serve an array of research and technology companies interested in locating and growing near U.C. Davis, and other research and technology institutions within the Sacramento region*” (see **Attachment 2**). As envisioned, the plan aligns with the goals and policies prescribed for the southern “new growth” areas by the 2035 General Plan.

The City of Woodland Municipal Code, Chapter 24A provides that “*private parties wishing to use a specific plan to implement general plan policy shall petition the city requesting permission to prepare a specific plan for their project.*” The Community Development Department is responsible for reviewing the proposal and preparing a report and recommendation to the Planning Commission and City Council on whether the petition should be accepted or denied. Upon review of the department’s recommendation, the Planning Commission shall make a recommendation to the City Council regarding the same. Per the Code, the Commission’s recommendation should state whether they think the proposed boundaries of the specific plan area are appropriate and consistent with the policies of the general plan.

To assist the Planning Commission in its consideration of this petition and recommendation to City Council, the following information and analysis is provided:

- General overview of the purpose and requirements of a “specific plan”
- Analysis of the proposed Woodland Research and Technology Park Specific Plan’s conformance with the city’s 2035 General Plan (anticipated to be adopted on May 16, 2017)
- A proposed 15-month timeline for preparation of the Specific Plan and the role of the Planning Commission

What is a Specific Plan?

A specific plan is a tool for carrying out the goals and policies identified in a city’s general plan in an orderly and systematic fashion. A specific plan may broadly describe policy concepts, or may provide a detailed vision and implementation strategy including development form, type and intensity of uses as well as infrastructure analysis, design and a financing strategy for the installation of public improvements. Local discretion is permitted in the development of a specific plan, however all specific plans must adhere to and included certain requirements as provided for in California Government Code Sections 65450-65457.

The Government Code outlines the required elements of a specific plan including text and/or diagrams that specify all of the following in detail:

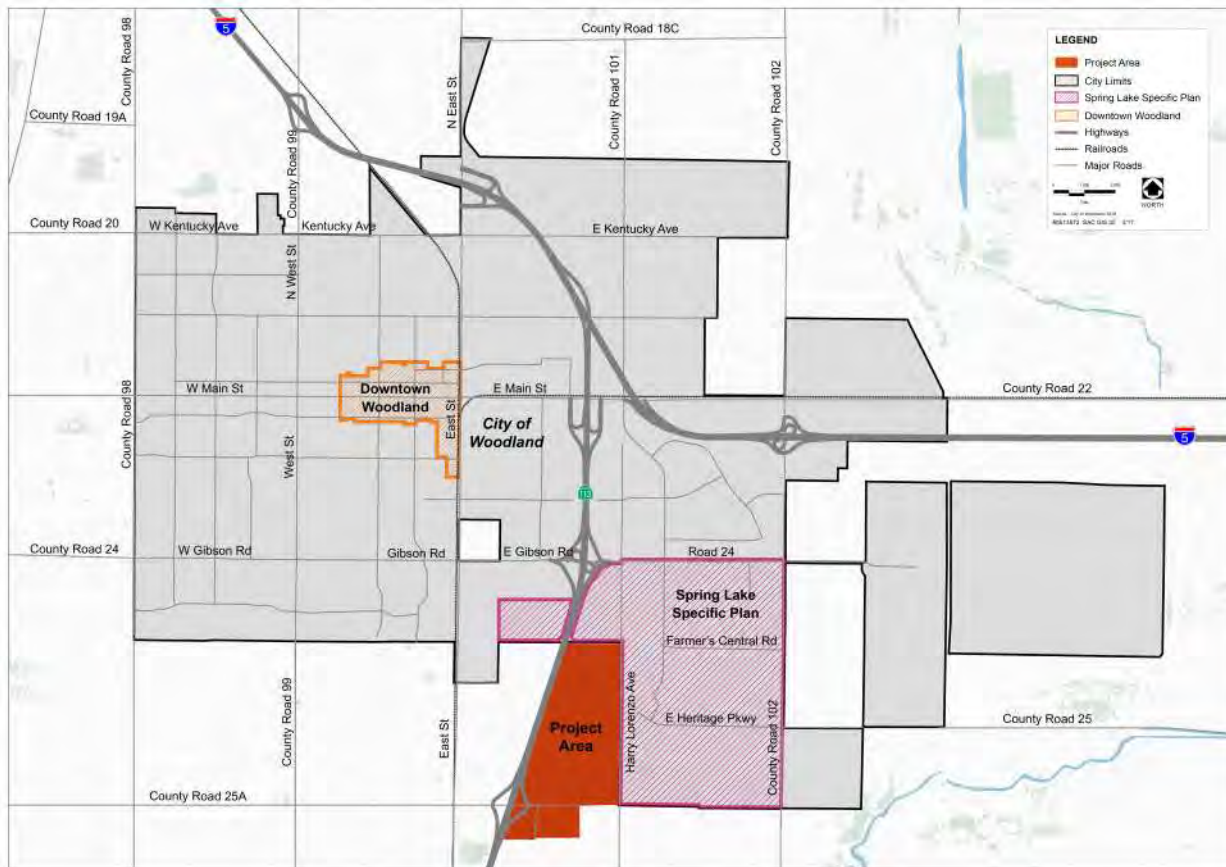
1. The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan.

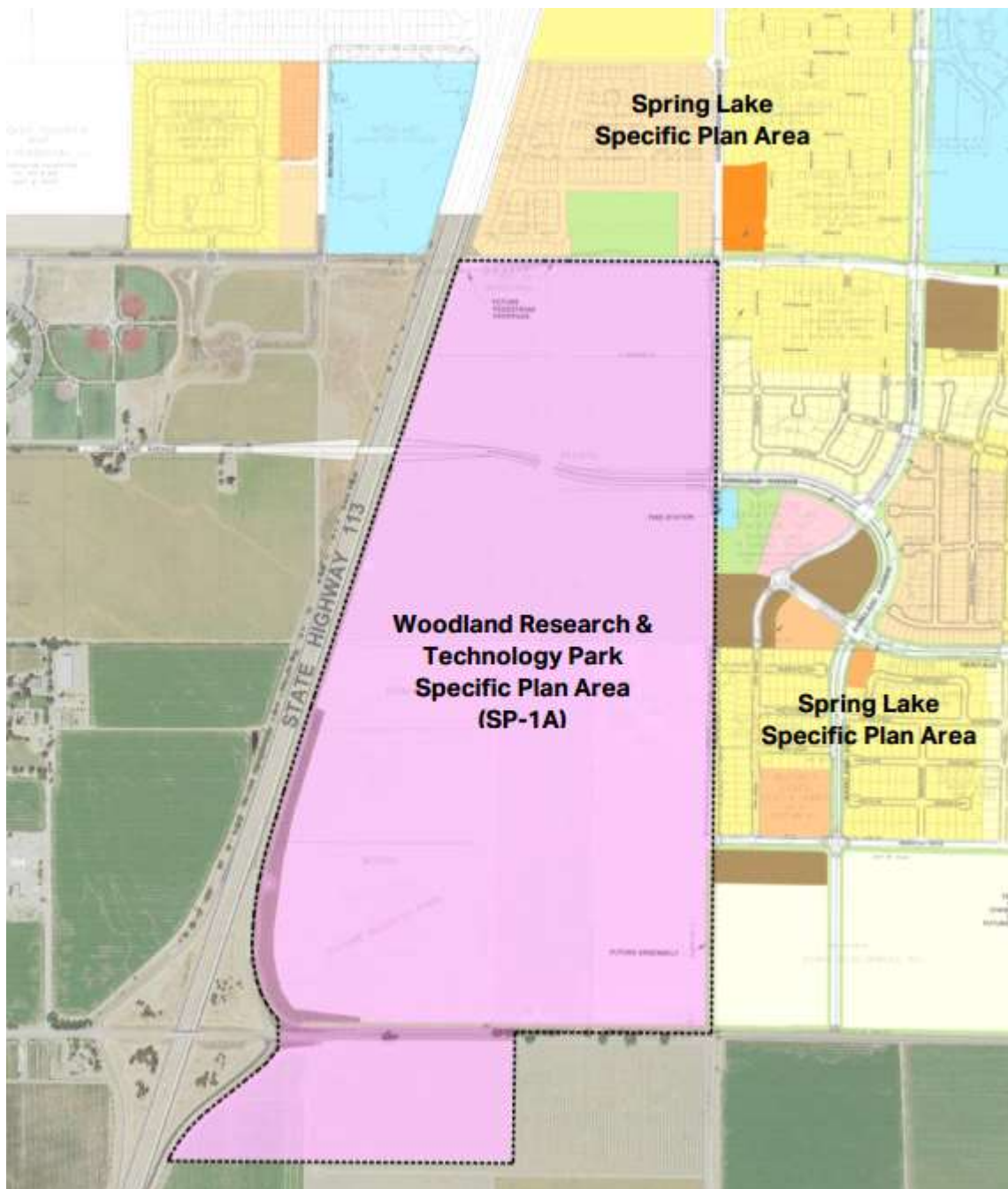
2. The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan.
3. Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable.
4. A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).

Lastly, the specific plan shall include a statement of the relationship of the specific plan to the general plan. State law allows for the inclusion of other topic areas within the specific plan, which are necessary or desirable for the implementation of the general plan.

Woodland Research and Technology Park

Location. The proposed Woodland Research and Technology Park (WRTP) Specific Plan area is comprised of all or portions of six (6) individual parcels of land encompassing 351 acres and is located adjacent to the Spring Lake Specific Plan to the north and east, Road 25A and the Urban Limit Line to the south, and is bound by State Route 113 (SR 113) to the west. The proposed Specific Plan is located in one of the three subareas designated within the 2035 General Plan as Specific Plan 1 (SP-1), specifically “SP-1A.” West of SR 113 are “SP-1B” and “SP-1C,” the other two subareas of the south new growth area. Northwest of the specific plan area, across SR 113, is a private (K-12) school, residential development, and the City of Woodland Community and Senior Center. The southern boundary of the Specific Plan, at the SR 113 / 25A interchange, is about 7 miles from the heart of the UC Davis campus (at the SR 113 / Hutchison Drive interchange).





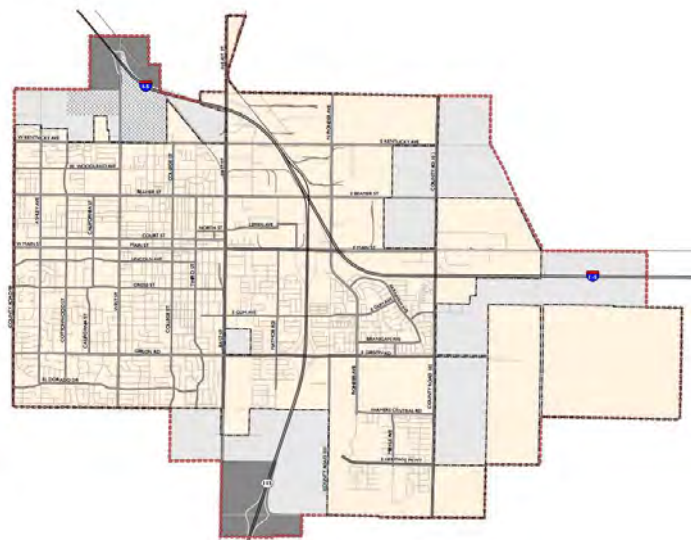


FIGURE 1-2: PLANNING AREA



Approximately 316 acres of the proposed Specific Plan fall within the City’s Sphere of Influence (SOI) and the remaining 35 acres are located outside of the SOI, but within the Urban Limit Line (see 2035 General Plan Figure 1-2 below). The SOI boundary will be amended within the coming months as a follow-on to the anticipated May 16, 2017 adoption of the 2035 General Plan and will be made consistent with the boundary of the Urban Limit Line. The entire Specific Plan area will require annexation into the City of Woodland city limits as anticipated in the 2035 General Plan.

Purpose. The W RTP Specific Plan is envisioned as a dynamic innovation and technology hub where leading-edge companies can connect with start-ups and business incubators in a physically compact, walkable, bikeable and connected setting. The Specific Plan proposes a mix of uses including business/technology park, office, retail and housing of varying densities. As provided for in the project description:

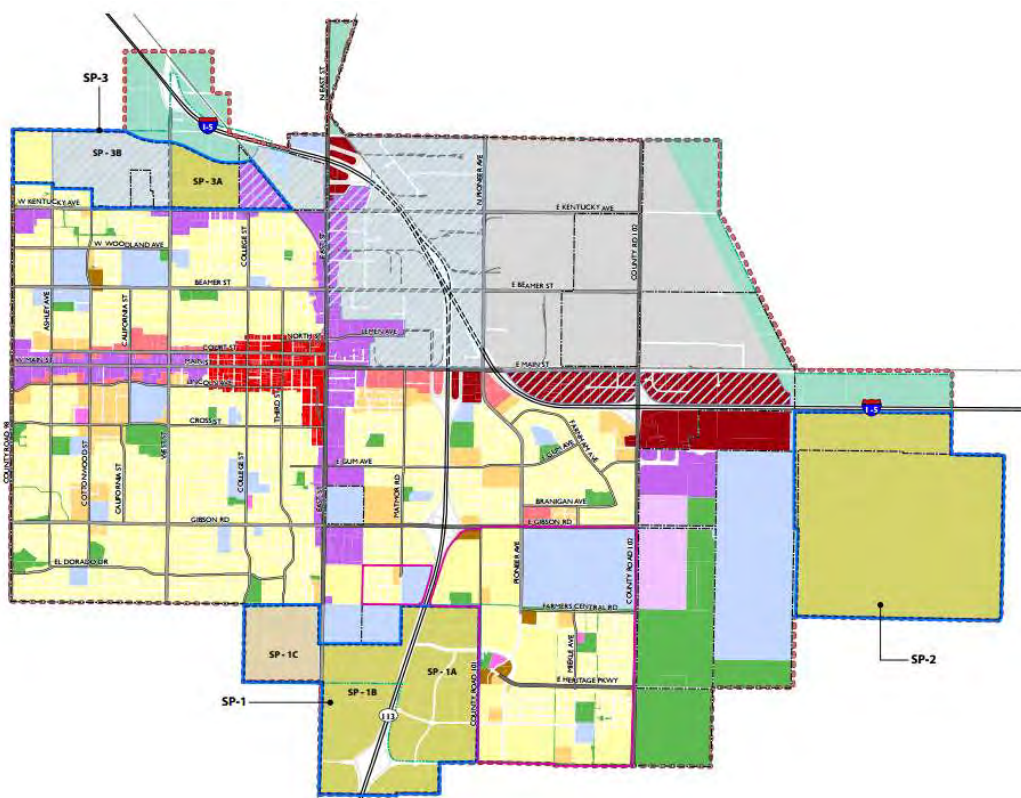
“The Specific Plan is proposed as a new type of employment center that also includes a range of housing options, a commercial mixed-use town center focused around a central green and connected by a multi-modal street network and trail system. Although the City anticipates that agricultural-related research will be a major focus at the Specific Plan, the plan will also support an environment of innovation in flexible formats for a wide variety of businesses in medical and veterinary, bio-tech, engineering, and other fields.”

The proposed land plan (**Attachment 2**) is intended to provide for a seamless transition between the

predominately low-density Spring Lake neighborhood to the east and the higher intensity uses identified in the Specific Plan. Higher intensity uses and housing densities are located along the Highway 113 corridor and transition gradually to low-density detached housing compatible with the Spring Lake neighborhood.

FIGURE 2-5: LAND USE DIAGRAM

General Plan Conformity. It is anticipated that on May 16, 2017, the Woodland City Council will take action to adopt the General Plan Update 2035. The new general plan specifies that major new residential development on previously undeveloped land be planned through a Specific Plan process. The 2035 General Plan Figure 2-5 (copied below) identifies three areas within the Urban Limit Line designated for future Specific Plan development: SP1 in the south, SP-2 in the east, and SP-3 in the north. As previously noted, the proposed W RTP Specific Plan aligns precisely with the SP-1A subarea boundaries within the broader SP-1 new growth area.



The 2035 General Plan envisions SP-1A (and SP-1B) to develop as “mixed-use neighborhoods anchored by a research and technology business park in the ‘Southern Gateway’...The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of these sub-areas will be largely residential within some open space and recreation areas.”

General Plan Land Use Policy 2.L.2 directs the development of SP-1A as a mixed-residential district anchored by a research and technology business park in the South Gateway area at CR 25 and SR 113. Policy 2.L.2 further specifies that the highest intensity development shall be concentrated “within and in close proximity to

the business park area, with lower density, largely residential uses to the north.”

As outlined in the project application, the principles that will guide the development of the Specific Plan align with the general plan’s SP-1A new growth area goals and policies, as well as broader job growth, diversification and economic development objectives, including:

- *Development of a state-of-the-art innovation center campus for high-technology office, research and development, hotel and employee-serving retail and recreational uses*
- *Accommodate advanced technology-related jobs that allow a greater number of Woodland residents to live and work in the community*
- *Collaborate with UC Davis and others to capture technology transfer to startup businesses; and growing mid-to-large size companies, reducing the loss of intellectual capital and revenue through regional outmigration*
- *Ensure that roadways, utilities, and other infrastructure are installed to meet project needs and can be feasibly financed*
- *Contribute to meeting City goals for greenhouse gas reduction by 2035 contained in its 2035 Climate Action Plan for:*
 - o *increased efficiency of buildings and other non-transportation energy use*
 - o *land use and transportation strategies that reduce vehicle miles traveled and facilitate use of alternative fuel vehicles*
 - o *enhancing the City’s urban forest through planting and management of trees in public parks, other open spaces and public streets*
 - o *reduction in water use and waste generation*
- *Create a successful Village Center that, along with the southern end of a proposed central green, provide a gathering place for workers, residents, and visitors*
- *Integrate multi-modal transportation within project design to reduce use of single-occupant vehicles and implement a Transportation Demand Management (TDM) Plan that increases the use of multiple modes of transportation, such as, public transit, bicycle, and pedestrian access to, from and within the plan area*
- *Facilitate bicycle use and walking through a combination of well-designed complete streets, protected bicycle lanes where appropriate, and pedestrian / bicycle greenways that connect to parks and open spaces, and multiple connections between Spring Lake and the Specific Plan*
- *Promote flexibility in project design and implementation to respond to market demand, through phasing of construction, and offering a variety of building types*

- *Incorporate naturalized stormwater management into the plan area and individual project design as much as possible*
- *Seek ways to complement and support Downtown Woodland by accommodating larger and other businesses better suited for locations outside Downtown*

The proposed 2035 General Plan assumes 2.16 million square feet of nonresidential building space and 1,600 housing units within new growth area SP-1A. The proposed WRTP land use plan is consistent with these assumptions.

Project Timeline and the Role of the Planning Commission

Specific Plan Preparation. Following the May 18th Planning Commission meeting, the City Council will consider the petition to prepare the WRTP Specific Plan on June 6, 2017. If approved, the project applicant will launch an estimated 15-month process, in partnership with the City, to refine the proposed land plan, develop the precise guidelines and policies for implementation, and prepare the final Specific Plan document. Within this timeframe, an Environmental Impact Report (EIR) will be prepared. A comprehensive assessment of all aspects of the plan including bike and pedestrian connectivity, park amenities, land uses and intensities, economic development and employment opportunity, traffic and circulation, and infrastructure design and capacity will take place concurrently with the refinement and development of the plan. Various city departments, technical advisors, critical stakeholders and the Planning Commission will play active roles in this review process.

Consistent with 2035 General Plan Policy 2.B.1, the project will analyze impacts of the proposed plan on the completion of infrastructure and amenities within existing specific plan areas that are still developing and recommend specific actions and/or phasing strategies that minimize or eliminate potential negative impacts. Through outreach and engagement with the community, the adjacent Spring Lake neighborhood, and with industry leaders, the WRTP Specific Plan policies, development standards and urban form characteristics will be shaped to ensure the general plan goals and policies are realized through plan implementation.

An immediate next step will include the release of the Notice of Preparation of the Environmental Impact Report per Government Code Section 15082 and subsequent public scoping meeting. Staff anticipates that the scoping meeting will jointly serve as an opportunity to discuss with interested residents from the broader community and the immediate Spring Lake neighborhood, key elements of the project. Feedback from attendees will be considered and, as appropriate, incorporated into the project description/scope for CEQA analysis. Members of the Planning Commission will be encouraged to attend this meeting. A comprehensive community and stakeholder outreach plan is being developed and will be presented to the City Council at its June 6th meeting.

Planning Commission Action. While much work and analysis is to come, the focus of the Planning Commission at its May 18th meeting is to decide whether the boundaries of the proposed specific plan are appropriate as they relate to Policy 2.L.2 (outlined above) and the designated new growth areas as provided for in the 2035 General Plan.

It is staff's recommendation that the Planning Commission approve the petition to prepare the Woodland Research and Technology Park Specific Plan. Staff finds that the project boundary overlaps precisely with the

SP-1A boundary (which has undergone considerable review throughout the four-year general plan update process) and that the guiding principles for the Specific Plan are substantially consistent with the vision and policy statements for the build out of SP-1A as well as other applicable policies of the 2035 General Plan.

RECOMMENDED ACTION:

1. Adopt Resolution PC17-_____ (**Attachment 1**), recommending that the City Council accept the petition to prepare a specific plan as proposed by the Woodland Research and Technology Park application based on a finding that the proposed boundaries of the specific plan area are appropriate and consistent with the policies of the City of Woodland General Plan.

ATTACHMENTS:

Attachment 1 - Planning Commission Resolution

Attachment 2 - Project Description

Attachment 3 - General Application Form

RESOLUTION NO. PC17-_____

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
WOODLAND RECOMMENDING THAT THE CITY COUNCIL
ACCEPT THE PETITION TO PREPARE THE WOODLAND
RESEARCH AND TECHNOLOGY PARK SPECIFIC PLAN
COMPRISED OF 351 ACRES SOUTHEAST OF FARMER'S CENTRAL
ROAD AND HIGHWAY 113 AND AS IDENTIFIED IN THE 2035
GENERAL PLAN AS "SP-1A"**

WHEREAS, the Woodland Planning Commission considered Planning Application PLNG 17-00017, a petition to prepare the Woodland Research and Technology Park Specific Plan ("Specific Plan") located southeast of Farmer's Central Road and Highway 113 consistent with the requirements as outlined in the Woodland Municipal Code Chapter 24A pertaining to Specific Plans; and

WHEREAS, the City of Woodland Municipal Code, Chapter 24A provides that private parties wishing to use a specific plan to implement general plan policy shall petition the city requesting permission to prepare a specific plan for their project and that upon consideration of the petition, the Planning Commission shall make a recommendation to the City Council as to whether the petition should be accepted or denied; and

WHEREAS, the Municipal Code Chapter 24A requires the Planning Commission to base its recommendation on a finding that the proposed boundaries of the specific plan area are appropriate and consistent with the policies of the general plan; and

WHEREAS, pursuant to the California Environmental Quality Act ("CEQA"), the acceptance of the petition to prepare a specific plan is subject to the general rule exemption where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment; and

WHEREAS, pursuant to CEQA, if the petition to prepare the specific plan is accepted by the City Council, an Environmental Impact Report shall be prepared for the project; and

WHEREAS, the 2035 General Plan identifies three areas within the Urban Limit Line designated for future Specific Plan development: SP1 in the south, SP-2 in the east, and SP-3 in the north and the proposed Specific Plan aligns precisely with the SP-1A subarea boundaries within the broader SP-1 new growth area as identified in "Exhibit A;" and

WHEREAS, the 2035 General Plan specifies that major new residential development on previously undeveloped land be planned through a Specific Plan process; and

WHEREAS, the principles that will guide the development of the Specific Plan align with the general plan's SP-1A new growth area goals and policies, as well as broader job growth, diversification and economic development objectives; and

WHEREAS, the Planning Commission has reviewed all written evidence and oral testimony presented to date.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission of the City of Woodland, based on substantial evidence in the administrative record of proceedings and pursuant to its independent review and consideration, does hereby recommend that the City Council accept the petition to prepare a specific plan as proposed by the Woodland Research and Technology Park application (PLNG17-00017) based on a finding that the proposed boundaries of the specific plan area are appropriate and consistent with the policies of the City of Woodland 2035 General Plan.

PASSED AND ADOPTED by the Planning Commission of the City of Woodland at a regular meeting on the 18th day of May, 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

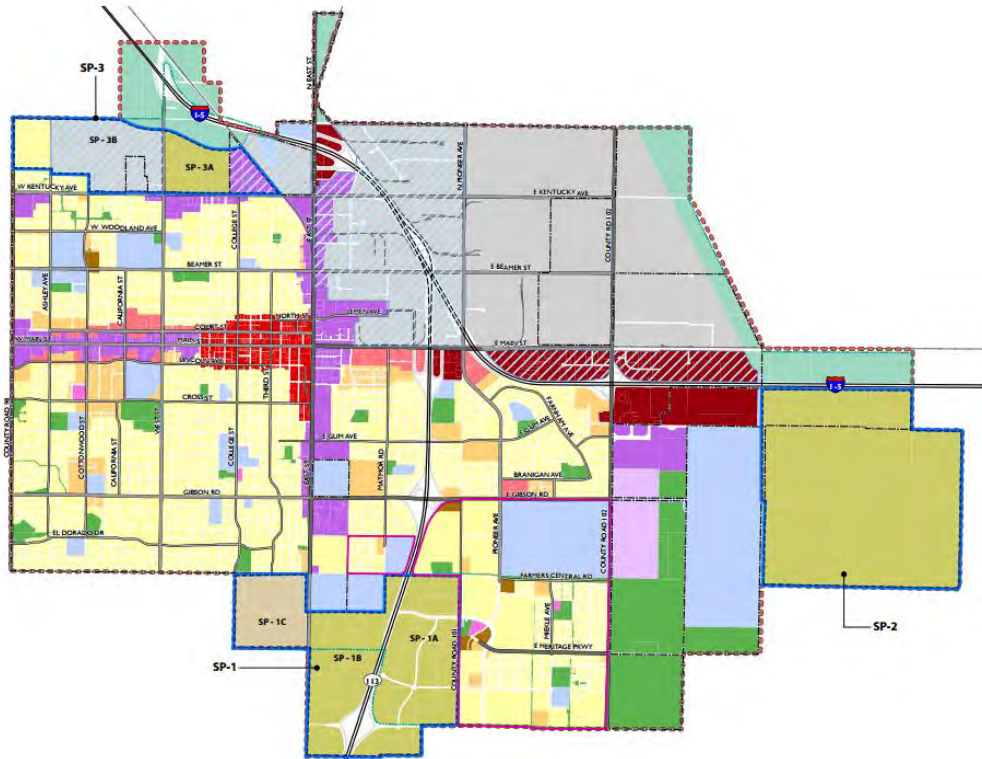
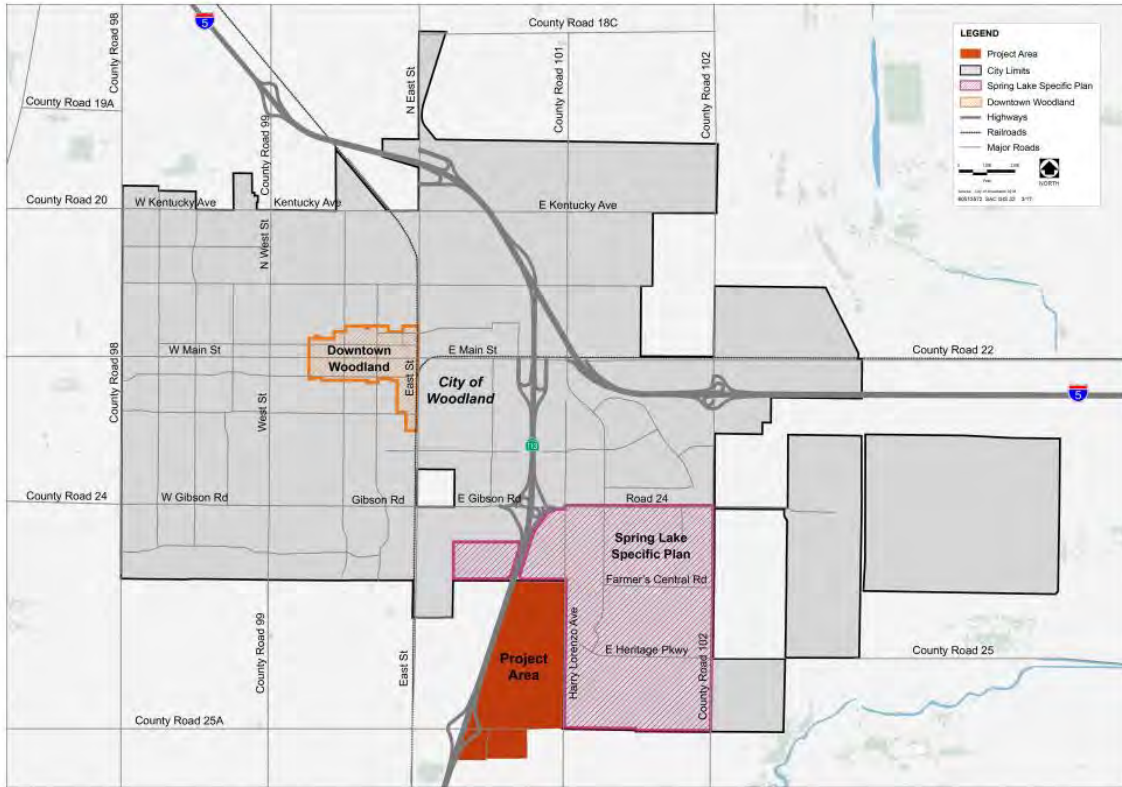
Kirby Wells, Chairperson

ATTEST:

Cindy Norris, Principal Planner

EXHIBIT A

Specific Plan Location





Woodland Research & Technology Park

A LIVE / WORK COMMUNITY

Specific Plan Project Summary & Concept

MAY 12, 2017

1. INTRODUCTION

The Woodland Research & Technology Park Specific Plan (Specific Plan) is envisioned as a new technology hub for the City of Woodland, intended to serve an array of research and technology companies interested in locating and growing near U. C. Davis, and other research and technology institutions within the Sacramento region. Woodland is centrally located at the confluence of abundant high quality agricultural land, major freeways, a port, an international airport, and near the genesis of the Organic Movement in Yolo County's beautiful Capay Valley. Woodland's central location also provides its businesses with access to top universities, including UC Davis the top agricultural research university in the world. Woodland provides an important base of existing agricultural technology and plant and life sciences research and innovation companies with which new and growing businesses can immediately partner. Woodland is also an important center of food processing and distribution. Local access to extraordinary crop diversity supports area food manufacturers, seed researchers, agricultural support industries, and the larger Food and Agricultural Business cluster that has developed in Woodland. Many companies have come to Woodland in large part because they gain direct access to farmers, farms, and the crops they need for their products. An experienced and trained workforce in these cutting edge areas of research supports the success of the City's agricultural technology industry, while the Woodland Community College seeks to expand programs/opportunities to train up future generations of Woodland residents.

The Specific Plan will offer a unique business environment, supporting research and development, technology, and science and engineering-based companies, as well as training and workforce development for local students and graduates of the Woodland Community College. The Specific Plan is proposed as a new employment center that also includes a range of housing options and a commercial mixed-use town center focused around a central green and connected by a multi-modal street network and trail system. Although the City anticipates that agricultural-related research will be a major focus within the Specific Plan area (plan area), the Specific Plan will also support an environment of innovation in flexible formats for a wide variety of businesses in medical and veterinary, bio-technology, engineering, and other fields.

The Specific Plan will also provide incubation spaces for small start-up firms, facilities for established mid-size or large size companies that require larger floorplates, and flexible building spaces for high-technology research and light manufacturing / flex space for product testing and development. Employee-support services, retail, and recreational amenities will create an active landscape for collaboration and innovation.

In addition to its role as an employment center, the Specific Plan is envisioned as an attractive place to live, recreate, shop, and gather for neighborhood events. The Specific Plan will be highly connected to and is intended to complement the mix of land uses in the adjacent Spring Lake development. The Plan also seeks to reduce water use and may include recycled water for landscape irrigation.

2. VISION AND GUIDING PRINCIPLES

The following principles will guide development of the Specific Plan:

- Develop a state-of-the-art innovation center campus for high-technology offices, research and development, hotel, and employee-serving retail and recreational uses.
- Accommodate advanced technology-related jobs and training that allow a greater number of Woodland residents and college graduates from the Woodland Community College to live and work in the community.
- Collaborate with UC Davis, Woodland Community College, and others to capture technology transfer to start-up businesses and growing mid-to-large size companies, reducing the loss of intellectual capital and revenue through regional out-migration.
- Create and support the seed, food, and agricultural-based industry currently doing business in and around Woodland.
- Ensure that roadways, utilities, and other infrastructure are installed to meet project needs and can be feasibly financed.
- Contribute to meeting City goals for greenhouse gas reduction by 2035 contained in its 2035 Climate Action Plan for:
 - Increased efficiency of buildings and other non-transportation energy use;
 - land use and transportation strategies that reduce vehicle miles traveled and facilitate use of alternative fuel vehicles;
 - enhancing the City's urban forest through planting and management of trees in public parks, other open spaces, and public streets;
 - promoting recycled water use within the neighborhoods park and greenbelts; and
 - reduction in water use and waste generation.
- Create a successful Village Center that serves area residents and, along with the southern end of a proposed central green, provides a gathering place for workers, residents, and visitors.
- Integrate multi-modal transportation within project design, to reduce the use of single-occupant vehicles, and implement a Transportation Demand Management (TDM) Plan that increases the use of multiple modes of transportation, such as, public transit, bicycle, and pedestrian access to, from, and within the plan area.
- Facilitate bicycle use and walking through a combination of well-designed complete streets, protected bicycle lanes, where appropriate, and pedestrian / bicycle greenways that connect to parks and open spaces, as well as connects the Plan Area to Spring Lake at multiple points.
- Encourage active, healthy, living through connected streets with bicycle and pedestrian facilities, trails, accessible parks and open spaces with passive and programmed recreation, access to healthy foods (such as, through a farmers market and/or fresh produce market in the Village Center), and social gathering places.
- Promote flexibility in project design and implementation to respond to market demand through the phasing of construction and offering a variety of building types.
- Incorporate naturalized stormwater management in the plan area and individual projects, as feasible.
- Seek ways to complement and support Downtown Woodland by accommodating larger and other businesses, better suited for locations outside Downtown.

- Help provide vital connections to the existing Spring Lake community in planning for the density and intensity of land use and by promoting and extending bike paths, open space and recreational opportunities.

3. PLAN AREA LOCATION AND CONTEXT

PLAN AREA LOCATION

Exhibit 1 (page 4) shows the location of the proposed Specific Plan and its designation in one of City's proposed growth areas under the proposed 2035 General Plan. Exhibit 2 (page 5) shows the location of the Specific Plan within the region and its proximity UC Davis, a major research university that could attract research and development businesses and resident employees to the Specific Plan due to its proximity to Davis. The southern boundary of the Specific Plan, at the SR 113 / 25A interchange, is about 7 miles from the heart of the UC Davis campus (at the SR 113 / Hutchison Drive interchange).

Within a 50-mile radius of the proposed Specific Plan are major employment centers, such as Sacramento, Davis/UC Davis, Roseville, and Vacaville, and within a 100-mile radius of San Francisco Bay area technology hubs, including Silicon Valley and the I-680 corridor. These areas have regional, national, and global serving innovation companies that benefit from a location close to premier public research institutes (such as UC Davis) and may want to expand or relocate closer to UC Davis if proper opportunities are created in Woodland's planning area. As evidenced by the increasing number of faculty and executive staff from UC Davis choosing to reside in Woodland, the specific plan area's proximity to the Davis also is well positioned to attract professionals in technology and related businesses to live in Woodland including the plan area. Exhibit 3 (page 6) shows the location of the Specific Plan in relation to technology and research hubs in Northern California.

The Specific Plan can also accommodate new "home grown" start-up business and expansion of existing businesses in Woodland that cannot be accommodated elsewhere.

PLAN AREA CONTEXT

The Specific Plan is one of three subareas designated by the City of Woodland in the Specific Plan 1 (SP-1) new growth area, located in the southern part of the City's planning area. The Specific Plan is located outside the current city limits and will require annexation into the City prior to development. The Specific Plan area contains approximately 351 acres, all of which is within the City's Urban Limit Line (ULL). Approximately 316 acres fall within the City's Sphere of Influence (SOI), and the remaining 35 acres are outside the SOI. The Specific Plan is located adjacent to the Spring Lake Specific Plan to the north and east, Road 25A and the City ULL to the south, and is bounded by State Route 113 (SR 113) to the west.

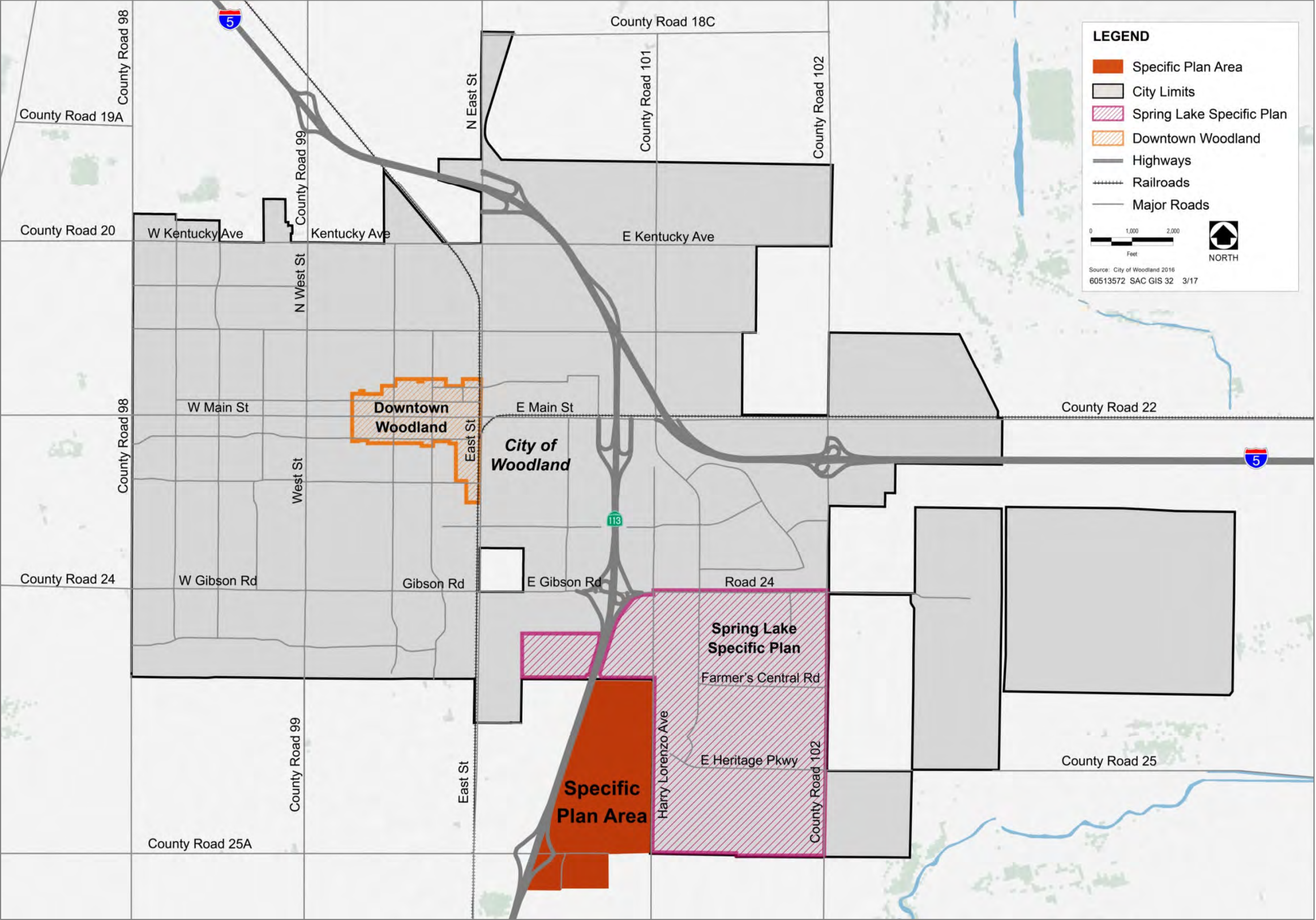
In anticipation of development in the Specific Plan, backbone utility lines in the Spring Lake Specific Plan area were "oversized" and stubbed out at the border between the two Specific Plan areas so that the Specific Plan could develop more efficiently through extension of those backbone utility lines into the plan area. Spring Lake's existing and planned bike network is also designed to connect seamlessly into the plan area, with a mix of dedicated on-street lanes and off-street paths. There is also the potential to extend major connecting roadways, bike paths, pedestrian ways, and open space greenways from Spring Lake into the Specific Plan.

The plan area is classified as Specific Plan (SP-1A) in the City of Woodland General Plan Update 2035 (to be adopted May 2017). The plan area consists of five parcels totaling approximately 351 acres, is characterized by relatively flat land in agricultural use, and is visible from the SR 113. Access to the plan area is from the Gibson Road and County Road (CR) 25A interchanges via Harry Lorenzo Road (portions of which are unimproved).

Exhibits 5 and 6 (page 9), respectively show the current Yolo County zoning for the plan area. Development of the Specific Plan will require annexation into the City and pre-zoning prior to development. The Specific Plan will also

require amending the City's Zoning map. The proposed land use plan for the Specific Plan, provided and described in Section 4 that follows, shall serve as the new zoning for the Woodland Research & Technology Park. Once annexed, the plan area will be shown in the City of Woodland city limits, as shown in Exhibit 7 (page 10).

In addition to annexation into the city and pre-zoning, development of the Specific Plan will also require amending the City's Zoning map. The proposed land use plan for the Specific Plan, provided and as shown in Exhibit 8 (page 10), is further described in Section 4 that follows, and shall serve as the new zoning for the Woodland Research & Technology Park



Source: City of Woodland, AECOM 2017

Exhibit 1

Specific Plan Area Vicinity

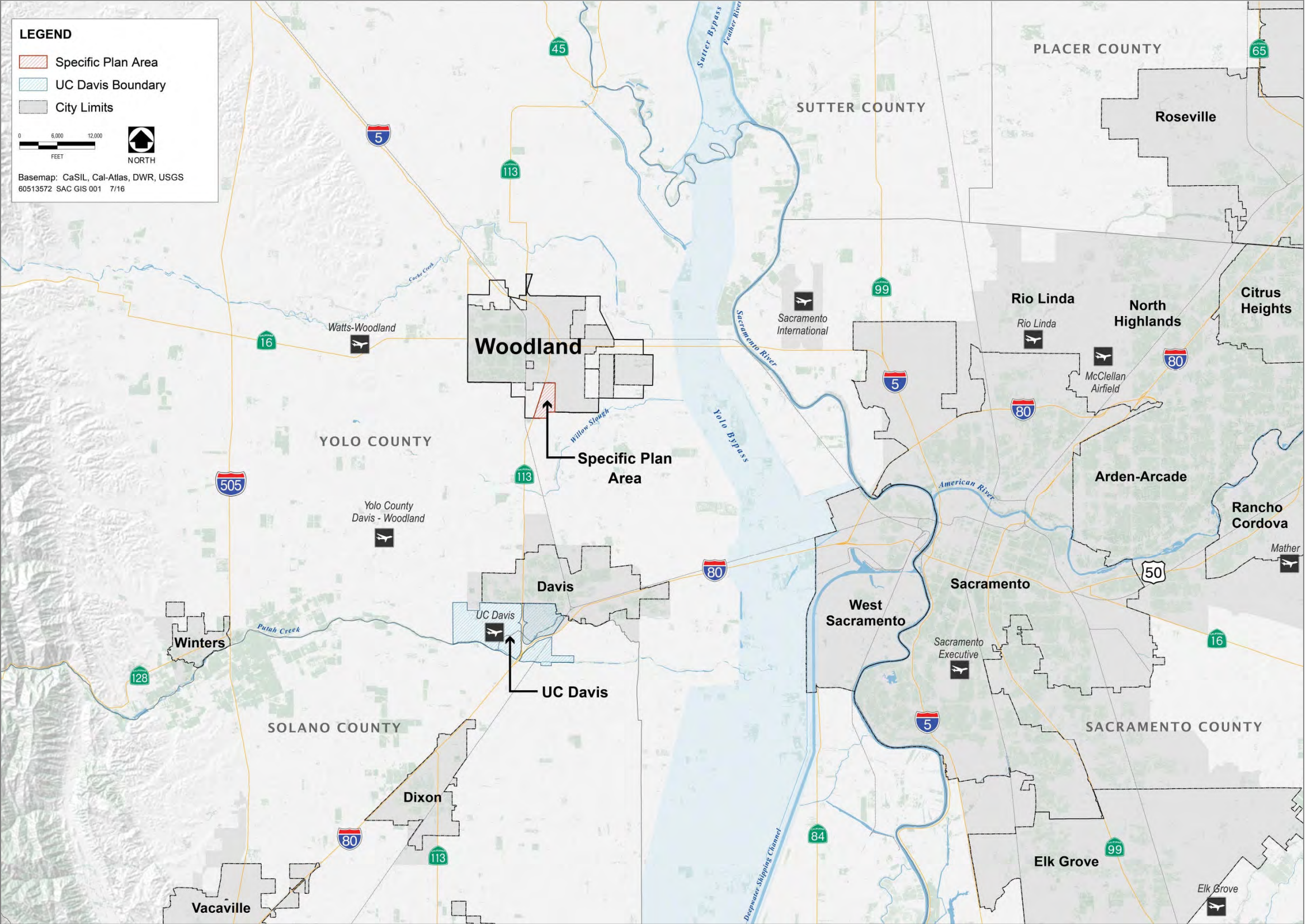
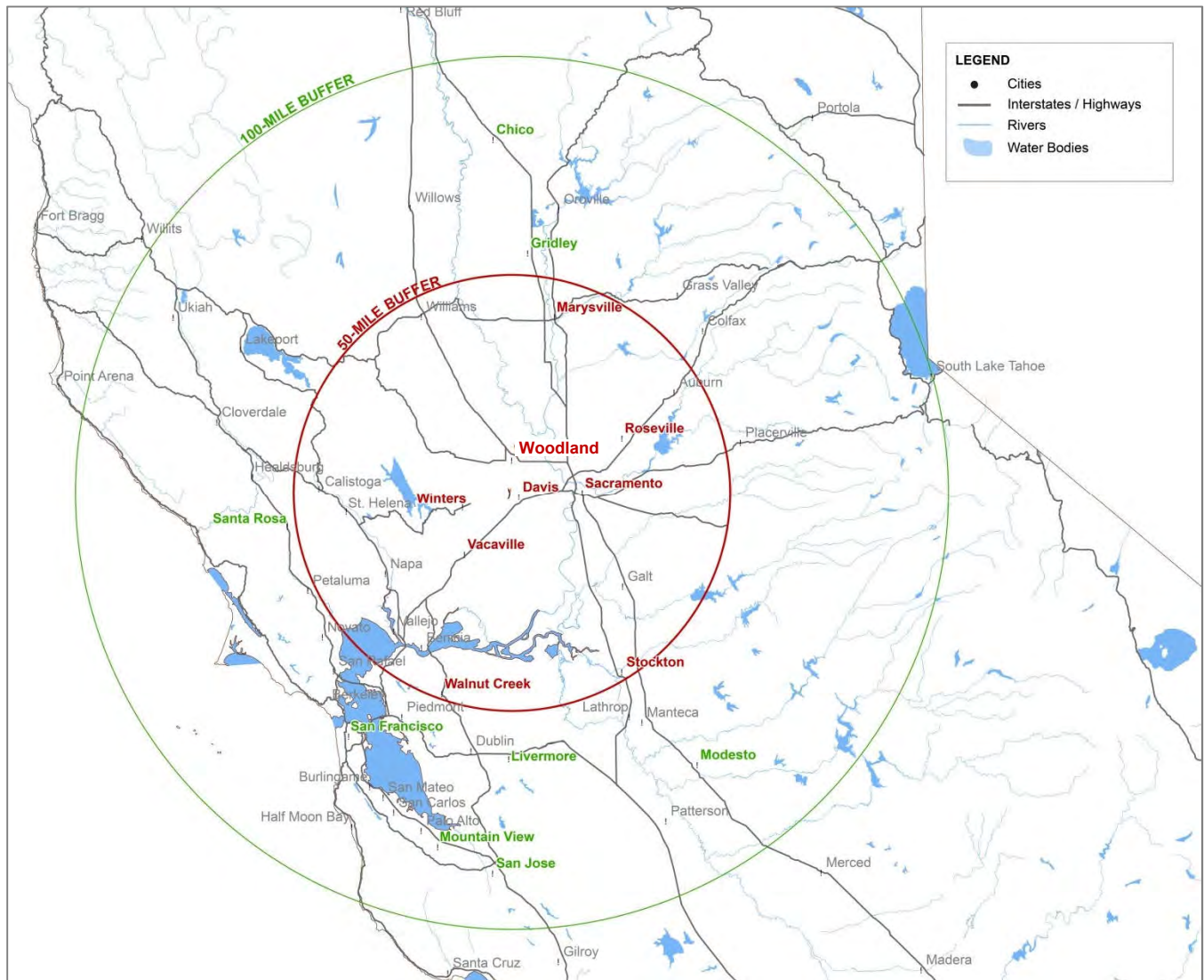


Exhibit 2

Specific Plan Area Location – Regional Context



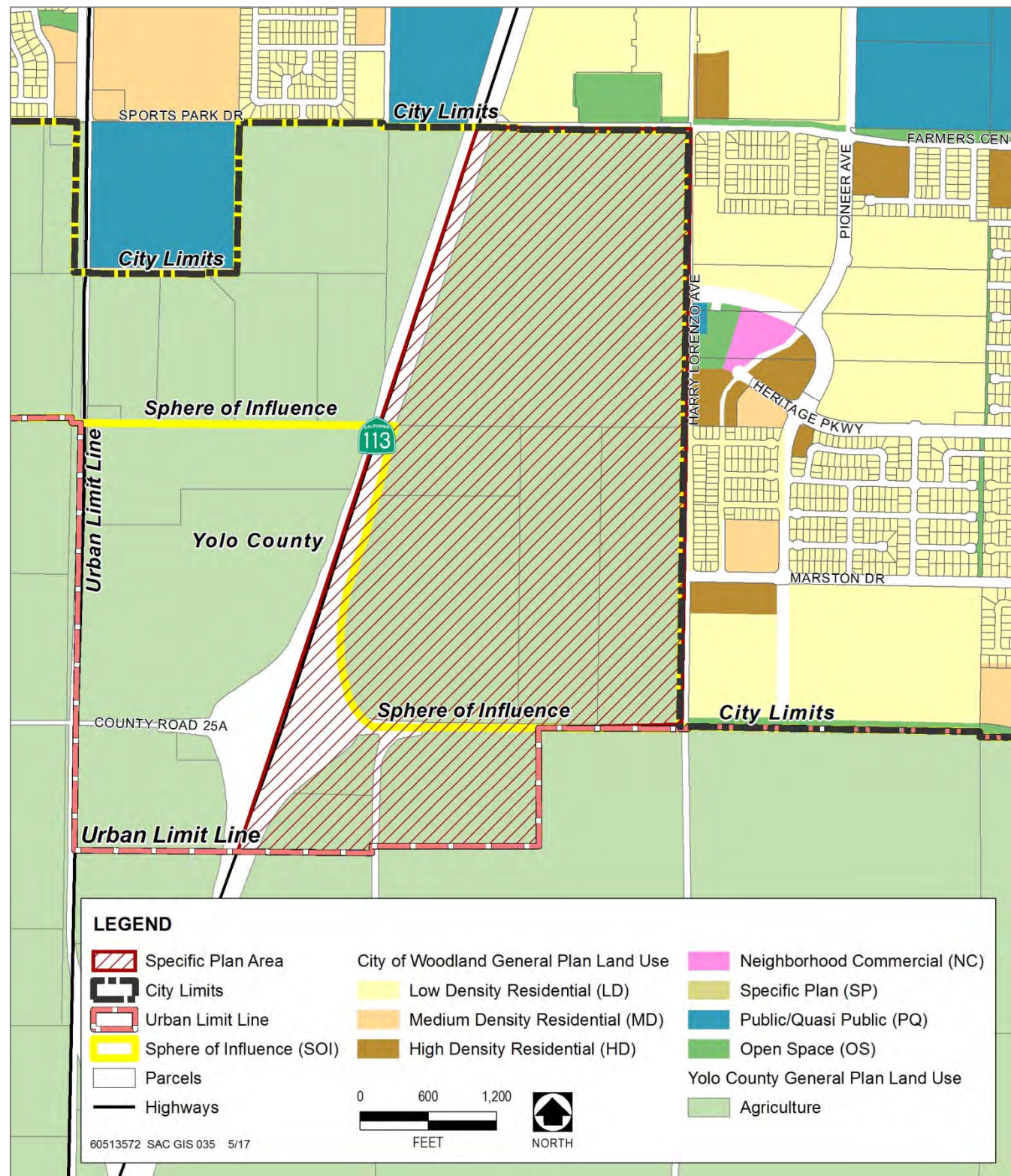
Source: AECOM 2016

Exhibit 3

Specific Plan Proximity to Northern California Research / Technology Hubs

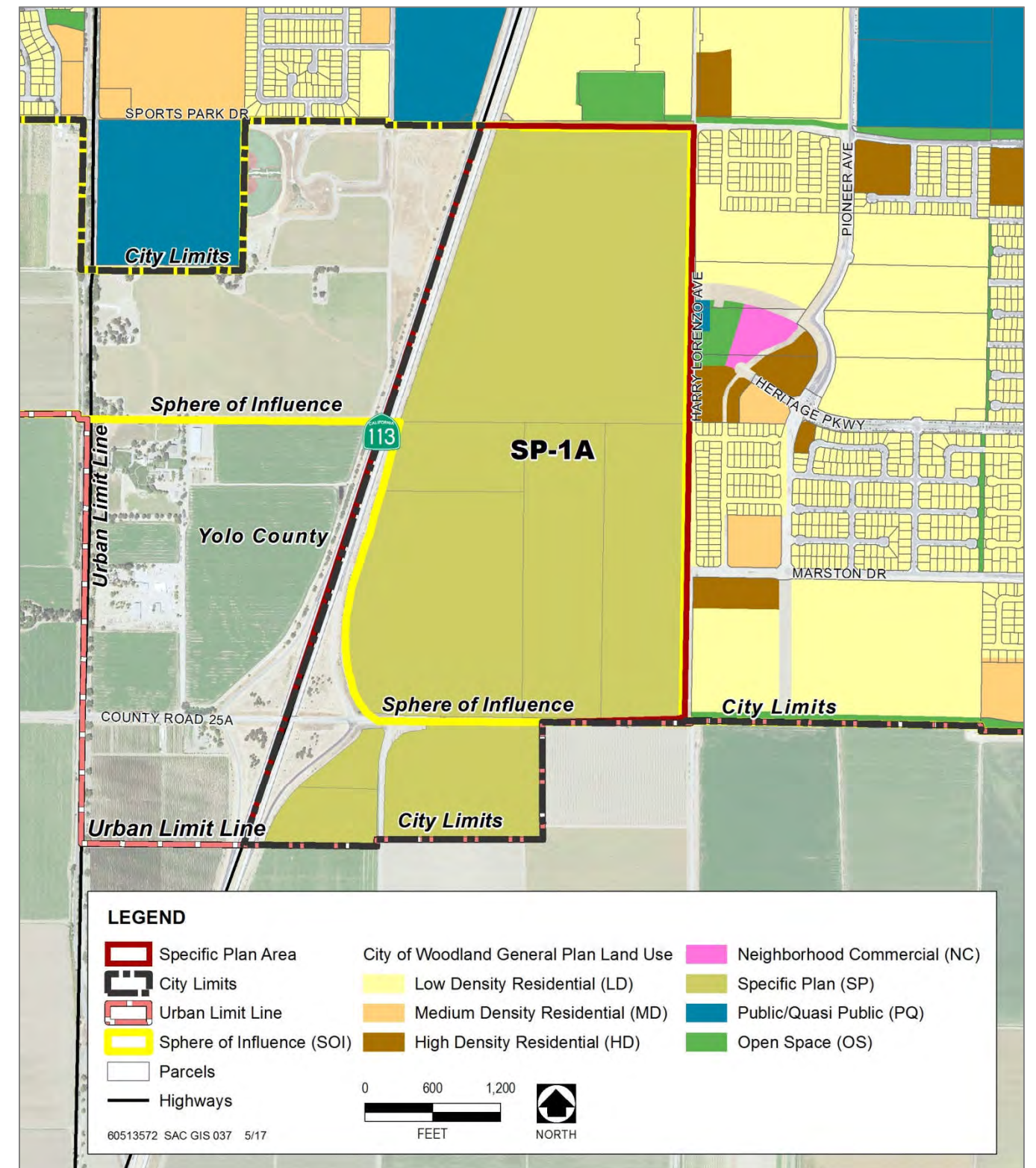
Source: Cunningham Engineering, AECOM 2016
Exhibit 4

Specific Plan Area / Spring Lake Specific Plan



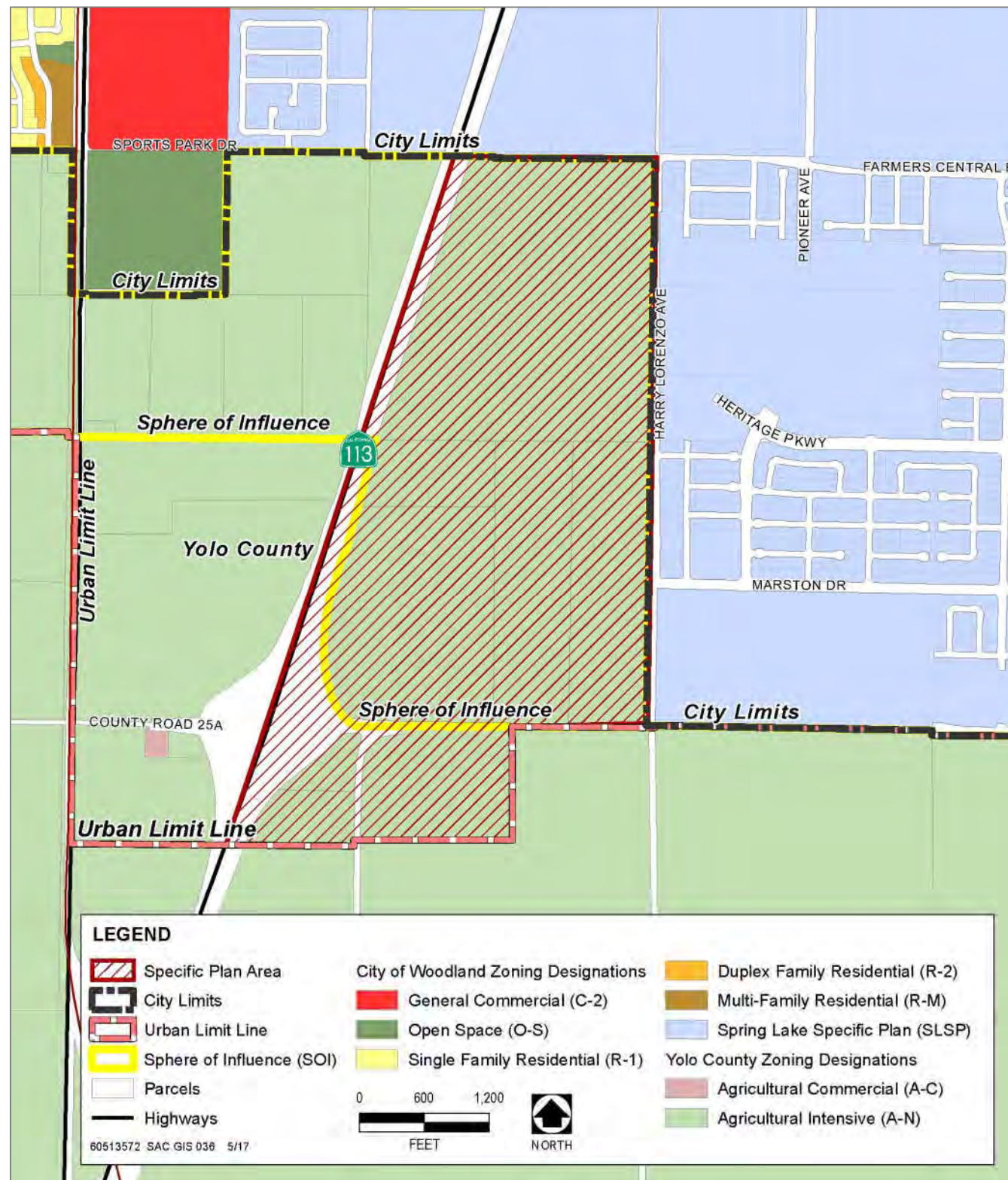
Source: AECOM 2017
Exhibit 5

Existing City-County General Plan



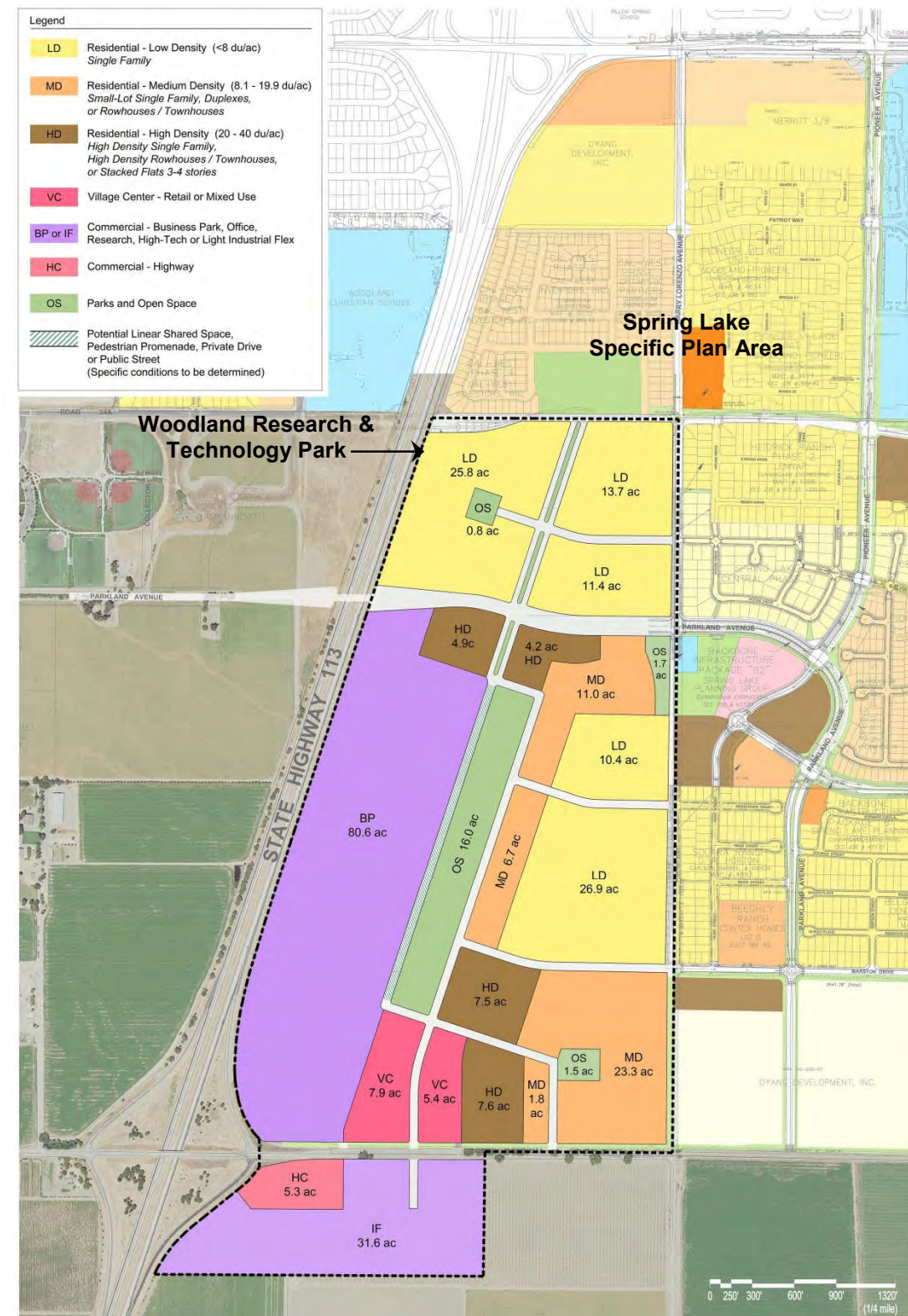
Source: AECOM 2017
Exhibit 6

Proposed General Plan



Source: AECOM 2017
Exhibit 7

Existing City-County Zoning



Source: AECOM 2017
Exhibit 8

Proposed Zoning

4. SPECIFIC PLAN PROPOSAL

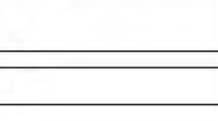
PROPOSED LAND USES

The Specific Plan provides for the following land use mix (see Exhibit 8, page 10). Table 1 (page 12) contains the proposed land use mix, estimated development yield, and assumptions regarding acreage, residential density, and nonresidential FAR.

- Approximately 1,600 dwelling units in three residential land use classifications on approximately 125 acres:
 - Low Density Residential (LDR), with an allowable density range of 0-8 dwelling units per acre (du/ac) – up to 510 dwelling units on 63.8 acres;
 - Medium Density Residential (MDR), with an allowable density range of 8.1-19.9 du/ac and an estimated average density of 15 du/ac – 431 dwelling units on 28.7 acres; and
 - High Density Residential (HDR), with an allowable density range of 20.0-40.0 du/ac and an estimated average density of 31 du/ac – 660 dwelling units on 21.3 acres.
- Approximately 1.94 million square feet in four nonresidential / mixed use land use classifications on approximately 119 acres:
 - Village Center (VC) on 11.4 acres with an allowable FAR of 0.2-2.0 (single use) or 0.5 – 3.0 (mixed), and an estimated average FAR of 0.2 – 99,317 square feet;
 - Business Park (BP) on 73 acres with an allowable FAR 0.25-2.0 and an estimated average FAR of 0.4 – 1,271,952 square feet;
 - Light Industrial Flex (IF) on 30 acres with an allowable FAR of 0.25-2.0 and an estimated average FAR of 0.4 – 522,729 square feet; and
 - Highway Commercial (HC) on 5 acres with an allowable FAR of 0.2-2.0 and estimated average FAR of 0.2 – 43,560 square feet on 5 acres.
- Parks and Open Space (OS), with a total of 23.3 acres:
 - 21.1 acres assumed to be medium to large parks, including a proposed central green of approximately 16 acres; and
 - 2.2 acres of small open spaces, pocket parks, and community gardens of 2.2 acres.¹
- 90.5 acres of streets and other public rights of way and stormwater management public easements.

¹ Location and acreage of greenways and trails to be determined in the Specific Plan.

Table 1: Proposed Land Use Plan / Development Yield Table

Guidance from City of Woodland General Plan				Woodland Research Park Specific Plan - October 19, 2016					
Land Use Designation	Resid. Density units/acre	FAR		Land Area (acres, gross)	Assumed Resid. Density (gross)	Assumed FAR (gross)	Yield	Employment Intensity	Estimated Number of Jobs
 Residential - Low Density LD	0 - 8.0	---		88.2	6.0	---	529 du	---	---
 Residential - Medium Density MD	8.1 - 19.9	---		42.8	12.0	---	514 du	---	---
 Residential - High Density HD	20.0 - 40.0	---		24.2	24.0	---	581 du	---	---
 Village Center - VC (similar to Woodland Neighborhood Commercial & Corridor Mixed Use)	15.0 - 40.0	single use 0.20 - 2.0 mixed use 0.5 - 3.0		13.3	---	0.2	115,870 sf gross floor area	800 per net square feet at 0.2 FAR*	138
 Business Park BP	---	0.25 - 2.0		80.6	---	0.4	1,404,374 sf gross floor area	250 per net square feet at 0.4 FAR*	5337
 Light Industrial Flex IF	---	0.25 - 2.0		33.5	---	0.4	583,704 sf gross floor area	800 per net square feet at 0.4 FAR*	693
 Highway Commercial HC	---	0.20 - 2.0		5.3	---	0.2	46,174 sf gross floor area	800 per net square feet at 0.2 FAR	55
 Parks & Open Space - OS Large & Medium-sized Parks	---	---		20.0					
 Important streets (as shown, within developable area) that define the layout of WRP & connect to Spring Lake neighborhoods	---	---		20.0					
 ROW of Peripheral Streets, Bike & Ped Trails, Parkland Ave Extension	---	---		23.1					
TOTALS				351.0 acres			1624 du residential		6167 employees
							2,150,122 sf overall commercial		

PARKS / OPEN SPACE

The proposed Specific Plan includes approximately 23 acres of public parkland, open spaces, and greenways, located throughout the plan area. A central green of approximately 16 acres would serve as the primary park / open space feature, as a central gathering space, and as a central organizing design feature of the layout of the Specific Plan. Smaller parks, open spaces, and greenways are proposed throughout the plan area so that all residents and employees in the Specific Plan would have close access to open space. Development within the Business Park would be encouraged to include private and / or semi-public open spaces for the benefit of employees.

The Central Green would include one or more areas for field and court sports, playgrounds / tot lots, restrooms, picnic tables, shade structures and shaded seating areas, passive recreation areas, and improvements at the southern end to provide a central gathering place for outdoor socializing and events (such as a weekly farmers market). Smaller parks and open spaces would be designed for a variety of passive and active uses, depending on the size and configuration of the park / open space. The Central Green could also include space for a small concession stand and / or serve as a hub for mobile food vendors. Space for an outdoor public market or market hall could also be provided in the Central Green.

A series of greenways would connect the Specific Plan area, both north-south and east-west, to existing and planned parks, open spaces, and greenways within Spring Lake. The location, extent, and size of greenways will be detailed in the Specific Plan.

The 2035 General Plan anticipates evaluation of a transition area between the proposed urban and adjacent non-urban (farmed) edges at the southern boundary of the Specific Plan area, such as a buffer zone between the southernmost extent of development and ongoing agricultural operations to the south. The width of the buffer zone and potential for the buffer to provide stormwater management and other benefits would be addressed in the Specific Plan.

BLOCKS, ROADS, AND CIRCULATION

The layout of the Specific Plan is designed to create a, well-connected circulation network for all modes of travel that allow for easy access to all parts of the plan area and connect to roadways within Spring Lake. The concept of connectivity extends to existing and planned greenways in both Spring Lake and the Specific Plan to allow for maximum safe travel by motor vehicles, pedestrians, and bicyclists. The proposed block sizes, pattern, and orientation are intended to create feasible development parcels while creating a cohesive neighborhood with a distinctively urban sense of place that is seamlessly connected to existing neighborhoods & facilities.

All public roads within the Specific Plan will include a connected sidewalk system and either protected bicycle lanes as part of the sidewalk (for major through roads) or a combination of on-street bicycle lanes or mixed flow bicycle routes for local street with low traffic volumes and slower vehicle speeds.

The Business Park and Light Industrial Flex area is intended to provide flexibility on floorplate size and building configuration, allowing for a range of building sizes and types while providing an opportunity for a campus setting. The business park area may be developed with a combination of public roads and private drives to connect buildings within each development site and to connect multiple development sites to each other. Site plan and design guidelines applicable to accompany the Specific Plan will encourage such connectivity. Design guidelines will also encourage buildings to be accessible and have entrances fronting public streets, providing opportunities to activate those streets. Buildings constructed in the interior of the business park area, adjacent to SR 113, will be encouraged to extend the public street grid through a system of internal roads (whether public or private). The

Specific Plan will include a circulation master plan with more details regarding roadways, bicycle and pedestrian facilities, and the block framework.

DRAINAGE

An existing drainage way adjacent to SR 113 that wraps around the southern end of the plan area adjacent to CR 25A will either be maintained or modified to maintain an equivalent level of or increase drainage capacity, to meet project needs (and to achieve no net run-off from the project site). Naturalized stormwater management systems will be incorporated into public parks and open spaces to reduce the size requirements for conventionally engineered drainage systems. Private development will also employ naturalized stormwater management systems to manage drainage needs on-site.

UTILITIES

The first phase of development is anticipated to connect to trunk lines for water, sewer, and drainage that are currently stubbed out at the property line between Spring Lake and the Specific Plan. These lines were intentionally oversized to accommodate future development in the Specific Plan. Concept-level infrastructure / utility master plans will be prepared separately to provide technical information for the Specific Plan. The Specific Plan will also identify private utility needs (electricity, natural gas, telephone, cable / internet, etc.) and include a strategy for how these utilities will serve the plan area.

5. CONSISTENCY OF THE SPECIFIC PLAN WITH THE WOODLAND GENERAL PLAN

The City's 1996 General Plan designated 316 acres of the 351-acre plan area in the City's planning area boundary and all 351 acres within the ULL. The City of Woodland is updating its General Plan ("2035 General Plan") and has released a public review draft. Referred to as "SP-1A" in the General Plan, the City envisioned the Specific Plan to develop as a mixed-use neighborhood, anchored by a research and technology business park in the "Southern Gateway" at CR 25A and SR 113 (see policy 2.D.3 of the Land Use Element). The highest intensity of development will occur within the business park area, providing a prime opportunity for job creation within Woodland. The remainder of SP-1A will be largely residential, with some open space and recreation areas. The proposed General Plan anticipates that SP-1A would accommodate larger businesses, including technology firms, while Downtown Woodland could accommodate smaller and start-up firms.

As with the 1996 General Plan, the proposed updated General Plan shows the Specific Plan area within the City's ULL. Policy 2.A.1 of the proposed General Plan (Land Use Element) states: "a permanent Urban Limit Line (ULL) is established around Woodland to permanently circumscribe urban development and comply with provisions for agricultural lands." This policy seeks to implement Woodland's Measure A (approved by voters in 2006) that requires voter approval of modifications to the ULL. In addition, Policy 2.A.3 (Land Use Element) requires one acre to be permanently conserved for every acre converted to urban development within the ULL. The Specific Plan will comply with this requirement.

The proposed 2035 General Plan assumes that 2.15 million square feet of nonresidential building space and over 1,600 housing units will be developed within the Specific Plan. The land use plan for the Specific Plan is consistent with these assumptions and other guidance from the proposed 2035 General Plan, related to the SP-1A portion of the City's planning area. Therefore, the guiding principles of the Specific Plan are consistent with the general development assumptions contained in the proposed 2035 General Plan.

The proposed 2035 General Plan also sets forth specific goals and policies for development of SP-1A. Below is an analysis of how the Specific Plan meets these goals and policies.

Goal 2.L New Growth Areas. Encourage the creation of well-defined, balanced neighborhoods in new Specific Plan areas.

Policy 2.L.2 Specific Plan-1A (SP-1A). Promote development of SP-1A as a mixed-use residential district anchored by a research and technology business park in the Southern Gateway area at CR 25A and SR 113. Concentrate the highest intensity of development within and in close proximity to the business park area, with lower-density, largely residential uses to the north. *As shown in Table 1 and Figure 8, above, the highest residential densities (High Density and Medium Density), a proposed Village Center, and a central green with the highest concentration of recreational activities are clustered around the technology business park uses to provide opportunities for workers to live, shop, dine, and recreate in proximity to their places of employment.*

Goal 2.M Neighborhoods in New Specific Plan Areas. Create distinctive and sustainable new neighborhoods.

Policy 2.M.1. Compact Form. Promote the development of compact, complete neighborhoods that locate services and amenities within walking and biking distance of neighborhood residents, reducing the need to travel by car. *The proposed layout of the Specific Plan is a well-connected grid of collector streets and a finer-grained network of local streets with bicycle lanes, bike/ped trails, and sidewalks. Most residents live within walking distance (1/2 mile or less) of the technology business park and Village Center.*

Policy 2.M.2 Mixed Uses. Require neighborhood design that incorporates a mix of residential and non-residential development that addresses the basic daily needs of residents and employees. Each new growth area must incorporate some new employment-generating uses. *The Specific Plan will accommodate nearly 6,200 jobs, over 1,600 housing units, and a 13-acre Village Center with nearly 116,000 sq. ft. of space for retail, service, and other commercial uses. The Village Center, along with planned commercial space immediately adjacent to the Woodland Research Park in Spring Lake, will be designed to support residents in both communities with complementary retail and service uses.*

Policy 2.M.3 Housing. Design neighborhoods to include a mix of housing types at a range of densities and cost levels that accommodate residents at all stages of life through the design and location of housing. Residential uses must achieve an overall minimum average density of eight dwelling units per gross acre across the Specific Plan. *A mix of single-family homes, small lot single-family homes, townhomes, condominiums, and apartments are planned on 155 acres, with average densities ranging from 6 to 24 units per acre. These residential categories will allow for a wide range of housing types, and sizes (rental and ownership), including accessory dwellings (second units). The Specific Plan will also encourage:*

- *The provision of housing that meets all stage-of-life needs and accommodates multi-generational households; and*
- *The provision of housing that incorporates universal design (per program 2.C-4 of the Woodland Housing Element). Buyers of for-sale affordable housing units will be offered "universal design" or "visitability" features per the requirements of Section 6A-5-10 of the Woodland Municipal Code.*

Policy 2.M.4 Pedestrian and Bike Mobility. Design streets to facilitate pedestrian and bicycle mobility in order to reduce automobile dependence and vehicle miles travelled. Utilize a modified and traditional street grid with walkable blocks. Integrate a seamless greenbelt/trail system that provides recreational and transportation benefits. *As noted previously, the Specific Plan layout will include a modified traditional street grid consisting of collector streets fed by local streets with walkable blocks. Streets will be connected through a system of sidewalks, bicycle lanes, and bike/ped paths as described in Section 4, above.*

Policy 2.M.5 Efficiency. Strive for net-zero energy development by encouraging buildings to be constructed so that they consume less energy, water, and other resources; allow natural ventilation; use daylight effectively; and facilitate the use of clean energy whenever possible.

Policy 2.M.6. Green Building. Encourage sustainable, “green” building practices and construction techniques so that structures are designed, built, and renovated in a sustainable and resource-efficient manner. *The*

The Specific Plan will implement Policies 2.M.5 and 2.M.6 through compliance with green building and energy efficiency measure the City’s 2035 Climate Action Plan, Strategies E-3 and E-6, the CalGreen Code, and California’s Building Energy Efficiency code. The Specific Plan will incorporate features that encourage energy- and resource-efficient site planning, landscaping, and building design, including siting uses and development to take advantage of passive and active heating and cooling; incorporation of naturalized stormwater systems and use of recycled water in public parks, open space, and public realm landscape areas. In addition, the Specific Plan will contain design guidance to support current best practices in green building design and construction, including water-efficient fixtures and appliances; energy efficient building materials and resources; renewable or locally available building materials; low VOC paints and adhesives; and other industry standard best practices.

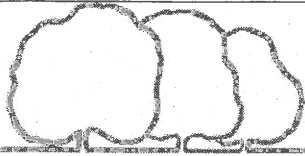
Policy 2.M.7 Characteristics of Older Neighborhoods. Incorporate the best characteristics of older neighborhoods, such as a well-defined street grid with smaller blocks, front porches, shallower front setbacks, historic style lighting and monument features to create a sense of place. *The Specific Plan promotes features of traditional neighborhoods through standards and guidelines that support walkable neighborhood blocks; wider sidewalks and narrower local streets; centrally located and accessible open space; front porches or stoops and shallower setbacks that engage the street; and pedestrian-oriented amenities, such as lighting and street furniture within the public realm, to help define the neighborhood’s sense of place and character. The Specific Plan will contain design guidelines that encourage traditional neighborhood design while also allowing modern architectural interpretations of traditional design.*

6. PROJECT TIMELINE AND PHASING

Timing of development depends on a number of factors, in particular market conditions and the feasible rate at which new development can be absorbed in the Woodland marketplace. Table 3.7-5 (page 3-25) of 2035 General Plan and Climate Action Plan EIR assumed a buildout period between 2016 and 2025 for the purpose of environmental impact analysis. However, the first phase of development is anticipated to commence between 2018 and 2019.

Development of the Specific Plan would be completed in several phases, the number and precise location/acreage to be determined through the preparation of the Specific Plan. However, Phase 1 is anticipated to include initial research business development, commercial services, housing, and public space, to establish a sense of place, and supported by necessary infrastructure.

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City of Woodland

Community Development Department

300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

MICHAEL BEEMAN for Costalotta Partners LLC

MAILING ADDRESS:

PO BOX 120

CITY STATE ZIP CODE:

WOODLAND, CA 95776

PHONE NUMBER:

(530) 304-2879

E-MAIL ADDRESS:

MBB@BULLSEYEFARMS.COM

PROJECT APPLICANT

SAME

MAILING ADDRESS:

CITY STATE ZIP CODE:

PHONE NUMBER:

E-MAIL ADDRESS:

2. Application Requested

- | | | |
|--|--|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☐ Design Review | ☐ Sign Design Review |
| ☐ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☐ Public Convenience or Necessity | ☒ Other SPECIFIC PLAN, ANNEXATION, PRE-ZONING, DEVELOPMENT AGREEMENT | |

Is this request part of another application? ☐ Yes ☒ No If so, what? _____

3. Project Description

Project Name:

WOODLAND RESEARCH & TECHNOLOGY PARK

Total Acres or Square Feet

+/- 351 ACRES

Site address or location:

041-026-0439 041-086-017

Assessor's Parcel Number:

MULTIPLE. SEE ATTACHED FOR LIST OF PARCEL NUMBERS.

Is Your Project Located in a Flood Zone?

☐ Yes ☒ No

Does this request include signage?

☐ Yes ☒ No

4. Justification for Request



On a separate sheet, explain in detail your request and why you believe your request is justified.

PLNG-17-00017

5. General Plan Amendment

Existing General Plan Designation
SEE ATTACHED

Gross Acres

Proposed General Plan Designation

Gross Acres

6. Zoning Amendment

Existing Land Use Zone
SEE ATTACHED

Gross Acres

Proposed Land Use Zone

Gross Acres

7. Residential Development

No. of residential units are being requested? _____

No. of lots will be created by this project? _____

Single Family _____ Half-plex _____

Do you intend to market the units for sale?

Duplex _____ Apartments SEE ATTACHED

☐ YES ☐ No

Condominiums _____ Other _____

Do you intend to market the units for rent?

Townhomes _____ Total Units _____

☐ YES ☐ No

8. Commercial/Industrial Development

Indicate the type of commercial/industrial
development proposed:

Indicate the gross and leasable square footage for
each type of development:

SEE ATTACHED

9. Authority to File Application

Check one:

☒ Property Ownership ☐ Power of Attorney*

☐ Contract to Purchase* ☐ Other

Specify _____

*Attach Evidence of Authority

I hereby certify that the above information and accompanying documents are true and accurate to the best of my knowledge and acknowledge that the processing of this application may require additional fees and expenses for the preparation of necessary environmental documentation and planning studies. I certify that I have reviewed the current Hazardous Waste and Substances Site List, developed pursuant to AB 3750, and found that my project is not on the list.

APPLICATION WILL NOT BE ACCEPTED WITHOUT
SIGNATURE OF LEGAL OWNER OR OFFICIAL AGENT

Michael Beeman 3/1/2017
Applicant: _____ Date

Legal Owner: _____ Date

Legal Owner: _____ Date

DEPARTMENT USE ONLY

Amount Paid: _____

Project No: _____

Amount Due: _____

Logged by: _____ Date: _____

GP / Zoning Designation: _____

Planner: _____ Date: _____