



ES | EXECUTIVE SUMMARY







ES.1 | EXECUTIVE SUMMARY

The Woodland Research and Technology Park (WRTP) Specific Plan guides the development of the 350 acre Plan Area in Woodland, California. The Specific Plan Area is envisioned within the City’s 2035 General Plan as a natural extension of the city, ideally located and positioned for jobs and housing development.

The WRTP Specific Plan represents the opportunity to implement the collective vision of the General Plan, the community and City leaders, and the applicants to create a sustainable, healthy and successful community in the southern gateway to the City of Woodland. The establishment of the mixed use Plan Area is a natural progression of the City’s long history of innovation and creativity in food and agricultural productivity.

The Plan Area is a self-sustaining, enterprising mixed use community anchored by a technology and innovation campus, with vibrant retail and supporting uses, integrated residential neighborhoods, recreation, open space and public uses. The projected yields, at full build out, would provide up to approximately 2.2 million square feet of employment equating to approximately 5,000 jobs and 1,600 dwelling units in a range of housing types.

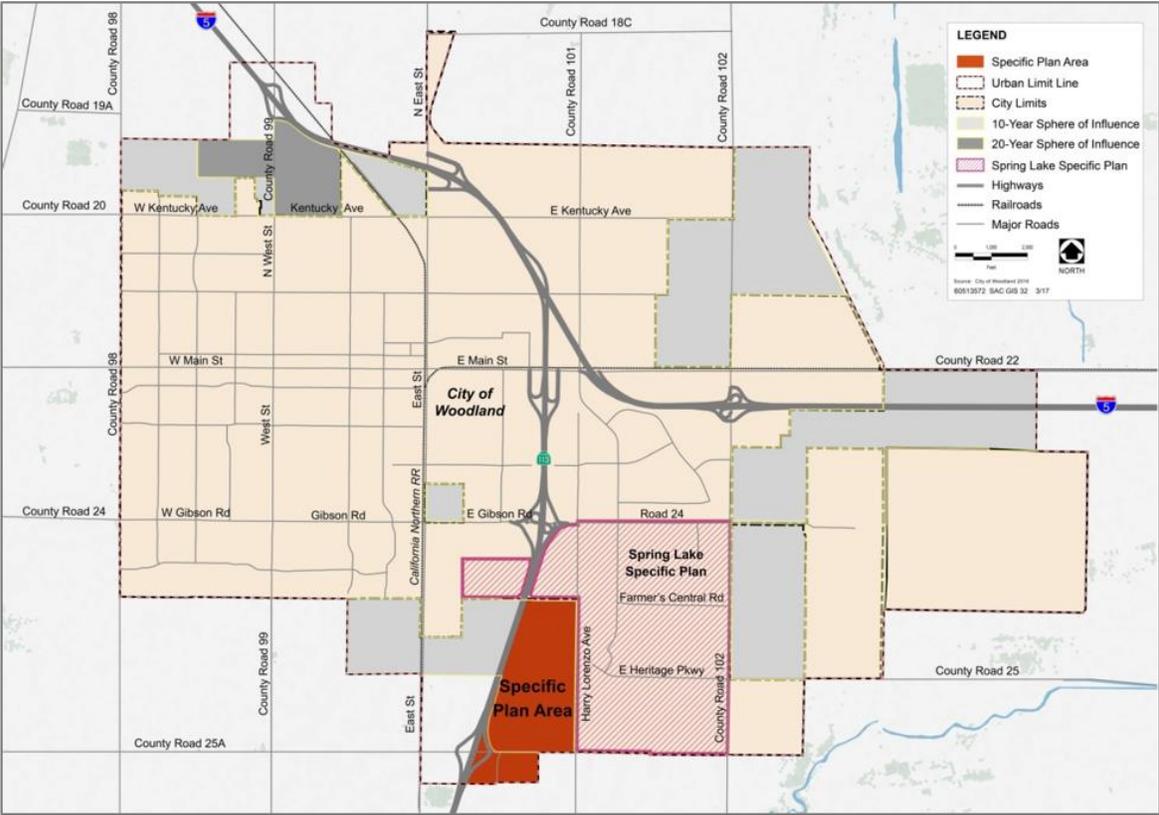


EXHIBIT ES-1: PLAN AREA LOCATION

This specific plan provides an opportunity to creatively implement the intent of the General Plan and serve as a refinement of General Plan policies. The WRTP Specific Plan is the primary land use, policy and regulatory document used to guide development of the Plan Area. The Specific Plan establishes a development framework for land use, community design and character, infrastructure improvements and a subsequent project approval structure for orderly development within the Plan Area. The Specific Plan document is organized as follows:

- **Chapter 1-Introduction and Vision:** identifies the vision and organizing principles that guide the physical form and development patterns of the Plan Area.
- **Chapter 2-Land Use Framework:** presents the Specific Plan Guiding policies, depicts the overall land use plan and districts that constitute the Plan Area.
- **Chapter 3-Land Use Regulations, Development Standards and Design Guidelines:** defines the permitted uses, development standards, regulations and provides design recommendations and guidance for individual projects.
- **Chapter 4-Mobility and Circulation:** describes the network to accommodate the movement of vehicles, pedestrians and bicyclists.
- **Chapter 5-Public Utilities and Services:** describes plan-wide utilities of water, wastewater, storm drainage, electric, natural gas, communications and the public services of parks, schools, law enforcement, fire and solid waste.
- **Chapter 6-Implementation:** describes implementation procedures and strategies for financing and maintenance of public facilities and services.
- **Chapter 7-Administration:** outlines the Specific Plan process and its relationship to the subsequent entitlement processes, describes the administrative procedures to implement and amend, interpret and enforce the Specific Plan.
- **Supporting Documents:** Technical documents/studies provide supporting analysis and detail for many aspects of the Specific Plan, including:
 - Water Technical Memorandum
 - Reclaimed Water Distribution Technical Memorandum
 - Wastewater Collection System Technical Memorandum
 - Stormwater Management Technical Memorandum
 - Traffic Impact Analysis
 - Public Facilities Financing Plan
- **Related City Documents**
Related documents include, but are not limited to:
 - Environmental Impact Report
 - General Plan and Climate Action Plan
 - Zoning Code and Subdivision Ordinance
 - Improvement Standards
 - Development Agreement and Public Infrastructure Reimbursement Rules