



TABLE OF CONTENTS

EXECUTIVE SUMMARY

ES-1 EXECUTIVE SUMMARY ES-1

CHAPTER 1 INTRODUCTION/VISION

1.1 INTRODUCTION 1-1

1.2 VISION 1-2

1.3 EPICENTER OF AGRICULTURE & INNOVATION..... 1-5

1.3.1 Regional Proximity 1-6

1.3.2 The Food Front..... 1-7

1.3.3 Balanced Community- Work, Play, Live 1-8

1.3.4 Local Talent..... 1-9

1.3.5 Sustainability 1-10

1.4 BUILDING ON LOCAL ASSETS 1-11

1.5 SPECIFIC PLAN GUIDING PRINCIPLES 1-13

1.6 PLAN AREA CONTEXT AND CHARACTERISTICS 1-16

1.6.1 Plan Area Location 1-16

1.6.2 Pre-Specific Plan Site Conditions 1-16

1.6.3 Surrounding Uses..... 1-17

1.6.4 Adjacent Infrastructure..... 1-17

1.6.5 General Plan Land Use Designations 1-18

1.7 PURPOSE AND ORGANIZATION OF SPECIFIC PLAN 1-18

1.8 RELATED DOCUMENTS 1-19

1. GENERAL PLAN 1-19

2. WOODLAND ZONING CODE 1-19

3. IMPROVEMENT STANDARDS 1-19

4. ENVIRONMENTAL IMPACT REPORT 1-20

1.9 PROPOSED ENTITLEMENTS..... 1-20

CHAPTER 2 LAND USE FRAMEWORK

2.1 A FRAMEWORK FOR INNOVATION2-1

2.2 SPECIFIC PLAN POLICIES2-3

2.2.1 Land Use2-3

2.2.2 Design2-4

2.2.3 Sustainability2-4

2.2.4 Open Space2-5

2.2.5 Streetscape and Mobility2-5

2.2.6 Economic Development2-6

2.3 LAND USE PLAN2-6

2.3.1 Introduction of the Land Use Zones2-9

2.4 THE DISTRICTS2-10

2.4.1 Technology Park District2-11

2.4.2 The Village Center2-15

2.4.3 The Villages2-19

CHAPTER 3 LAND USE REGULATIONS, DEVELOPMENT STANDARDS & GUIDELINES

3.1 PURPOSE AND INTENT3-1

3.2 ZONING CLASSIFICATIONS3-1

3.2.1 Purpose3-1

3.2.2 Applicability3-2

3.2.3 Prohibition3-2

3.2.4 Description of Zoning Categories3-2

A. Employment: Research Technology Park and Commercial Use Zones3-2

B. Residential Zones3-3

C. Open Space/Park Zones3-3

3.3 PERMITTED USES3-4

3.3.1 Permitted Land Uses And Requirements3-4

3.3.2 Performance Standards3-5



- 3.3.3. Climate Action Plan Consistency3-7
- 3.3.4 Temporary And Transitional Uses3-7
- 3.4 SITE DEVELOPMENT STANDARDS..... 3-15
- 3.4.1 Format/Use of Development Standards and Design Standards and Design Guidelines...3-15
- 3.4.2 Site Development Standards 3-15
- 3.5 DESIGN STANDARDS AND DESIGN GUIDELINES 3-21
- 3.5.1 Purpose 3-21
- 3.5.2 Format of the DS/DG 3-21
- PART 1: Design Standards and Design Guidelines for RTP Districts..... 3-22
- 3.5.3 General DS/DG for all Zones within the Research and Technology Park District 3-22
- 3.5.4 Special Character Guidelines-Research Technology Park (RTP) Zone..... 3-35
- 3.5.5 Special Character Guidelines-Research Technology Park/Transitional Overlay (RTP/TO) Zone.....3-38
- 3.5.6 Special Character Guidelines-Research Tech Park/Community Comm (RTP/CCO) Zone..3-39
- 3.5.7 Special Character Guidelines-Research Tech Park/Research Flex (RTP/RFO)Zone.....3-41
- 3.5.8 Special Character Guidelines-Highway Commercial Zone (HC) 3-43
- PART 2: Design Standards And Design Guidelines For The Village Center District 3-45
- 3.5.9 DS/DG for the Village Center Mixed Use (VCMU) Zone..... 3-45
- 3.5.10 DS/DG for Village Center Open Space (VCOS) Zone 3-53
- 3.5.11 DS/DG for Village Center Low/Medium Density Residential Zones (VCLDR, VCMDR) 3-55
- PART 3: Design Standards And Design Guidelines For The Villages District..... 3-58
- 3.5.12 General DS/DG for all Residential District Zones (LDR, MDR, HDR, HDR/CCO)..... 3-58
- 3.5.13 Special Character Guidelines for High Density Residential Zones (HDR, HDR/CCO)..... 3-73
- 3.5.14 Special Character Guidelines for Low Density Residential (LDR-East Village) and Medium Density Residential (MDR) Zones..... 3-75
- 3.5.15 Special Character Guidelines for Low Density Residential (LDR-North Village) Zone 3-76

CHAPTER 4 CIRCULATION AND MOBILITY

- 4.1 OVERVIEW.....4-1

4.2	NEXT GENERATION MOBILITY	4-2
4.2.1	Active Transportation.....	4-2
4.2.2	Shared Mobility Hub	4-3
4.2.3	Fixed Route Transit Service.....	4-5
4.2.4	Micro-Transit Service	4-5
4.2.5	Vanpool/Ride Share.....	4-6
4.2.6	Vehicular Travel.....	4-6
4.2.7	Transportation Demand Management.....	4-7
4.3	MOBILITY AND CIRCULATION NETWORK OVERVIEW	4-7
4.4	ACTIVE TRANSPORTATION NETWORK	4-8
4.4.1	Active Transportation Facility Design	4-10
4.5	ROADWAY NETWORK AND STREET HIERARCHY.....	4-13
4.5.1	Principal Arterial Streets.....	4-15
4.5.2	Minor Arterial Streets.....	4-18
4.5.3	Collector Streets.....	4-26
4.5.4	Local Streets	4-28
4.5.5	Other Local Streets.....	4-34
4.5.6	Alleys.....	4-36
4.5.7	Roundabouts and Enhanced Intersections.....	4-37
4.5.8	On-street Parking.....	4-37
4.5.9	Streetscape Amenities	4-38

CHAPTER 5 PUBLIC UTILITIES AND SERVICES

5.1	OVERVIEW	5-1
5.2	WATER SUPPLY	5-1
5.2.1	Existing Water Distribution System	5-2
5.2.2	Proposed Water Distribution System	5-3
5.3	RECYCLED WATER DISTRIBUTION	5-6
5.3.1	Existing Recycled Water System	5-6
5.3.2	Proposed Recycled Water Distribution System	5-6
5.4	WASTEWATER.....	5-9



- 5.4.2 Existing Wastewater System.....5-9
- 5.4.3 Proposed Wastewater System..... 5-10
- 5.5 STORMWATER MANAGEMENT 5-12
- 5.5.1 Existing Conditions and Stormwater Management System..... 5-12
- 5.5.2 Adjacent/Downstream Drainage Facilities 5-15
- 5.5.3 Proposed Stormwater Management System..... 5-15
- 5.5.4 Phasing of Drainage Facilities..... 5-19
- 5.5.5 Land Acquisition for Drainage Easements 5-19
- 5.6 ELECTRIC POWER..... 5-21
- 5.6.1 Existing Conditions 5-21
- 5.6.2 Planned Improvements 5-21
- 5.7 NATURAL GAS..... 5-22
- 5.7.1 Existing Conditions 5-22
- 5.7.2 Planned Improvements 5-22
- 5.8 TELECOMMUNICATIONS 5-22
- 5.8.1 Existing Conditions 5-22
- 5.9 FIRE PROTECTION 5-23
- 5.10 LAW ENFORCEMENT 5-23
- 5.11 PARKS, RECREATION FACILITIES, AND PROGRAMS..... 5-23
- 5.11.1 Proposed Park and Recreation Facilities 5-25
- 5.12 SCHOOLS..... 5-35
- 5.13 LIBRARY SERVICES..... 5-38
- 5.14 OTHER GOVERNMENT SERVICES 5-38
- 5.15 SOLID WASTE..... 5-38

CHAPTER 6 IMPLEMENTATION

- 6.1 OVERVIEW6-1
- 6.2 IMPLEMENTATION AND PROGRAMMATIC STEPS6-1
- 6.2.1 Background on Pre-Specific Plan Actions6-1
- 6.2.2 Plan Area Infrastructure Planning6-2
- 6.2.3 Subsequent Implementation Documents/Analysis6-3

6.3 INFRASTRUCTURE SEQUENCING.....6-4

6.3.1 Sequencing Approach6-5

6.3.2 Sequencing Principles and Policies.....6-6

6.4 FINANCING AND MAINTENANCE OF PUBLIC FACILITIES6-6

6.5 DENSITY TRANSFER.....6-8

6.5.1 Assumptions.....6-8

6.5.2 Density Transfer Provisions.....6-8

6.5.3 RDZ Density Requirements.....6-11

CHAPTER 7 ADMINISTRATION

7.1 OVERVIEW7-1

7.2 SPECIFIC PLAN PROCESS AND RELATED ENTITLEMENTS.....7-1

7.2.1 Specific Plan and Concurrent Approvals/Actions.....7-1

7.2.2 Subsequent Entitlements/Actions.....7-1

7.2.3 Environmental Clearance.....7-2

7.2.4 Specific Plan Findings7-3

7.3 SUBSEQUENT ENTITLEMENTS7-3

7.4 SPECIFIC PLAN ADMINISTRATION.....7-3

7.4.1 Specific Plan Amendments, Minor/Administrative Modifications7-4

7.5 INTERPRETATIONS7-6

7.6 SEVERABILITY AND ENFORCEMENT.....7-6

LIST OF EXHIBITS

EXHIBIT ES-1: PLAN AREA LOCATION..... ES-1

EXHIBIT 1-1:VISION CONCEPT DIAGRAM1-3

EXHIBIT 1-2: LOCAL REGION PROXIMITY1-6

EXHIBIT 1-3: PLAN AREA LOCATION.....1-16

EXHIBIT 1-4: AERIAL PHOTO OF PLAN AREA AND SURROUNDINGS.....1-17

EXHIBIT 1-5: GENERAL PLAN LAND USE DESIGNATIONS.....1-18

EXHIBIT 2-1: LAND USE PLAN2-7



EXHIBIT 2-2: DISTRICTS..... 2-10

EXHIBIT 4-1: CONCEPT SITE PLAN OF MOBILITY HUB 4-5

EXHIBIT 4-2: ACTIVE TRANSPORTATION NETWORK..... 4-9

EXHIBIT 4-3: ROAD CIRCULATION DIAGRAM 4-14

EXHIBIT 4-4: PRINCIPAL ARTERIAL STREETS KEY MAP 4-15

EXHIBIT 4-5: MINOR ARTERIAL STREETS KEY MAP 4-18

EXHIBIT 4-6: COLLECTOR STREETS KEY MAP 4-26

EXHIBIT 4-7: LOCAL STREETS KEY MAP..... 4-28

EXHIBIT 5-1: PROPOSED WATER DISTRIBUTION SYSTEM 5-5

EXHIBIT 5-2: PROPOSED RECYCLED WATER DISTRIBUTION SYSTEM 5-8

EXHIBIT 5-3: PROPOSED WASTEWATER SYSTEM 5-13

EXHIBIT 5-4: WASTEWATER CONTRIBUTING PROPERTIES 5-14

EXHIBIT 5-5: PROPOSED DRAINAGE AND STORMWATER SYSTEM 5-20

EXHIBIT 5-6: PUBLIC SERVICES PROXIMITY 5-24

EXHIBIT 5-7: PROPOSED PARKS/GREENBELTS 5-26

EXHIBIT 5-8: EASTERN GREENWAY CONNECTOR..... 5-28

EXHIBIT 5-9: POSSIBLE SCHOOL SITE..... 5-37

EXHIBIT 6-1: RESIDENTIAL DEVELOPMENT ZONES..... 6-10

LIST OF TABLES

TABLE 2-1: LAND USE SUMMARY..... 2-8

TABLE 3-1: PERMITTED USES..... 3-9

TABLE 3-2: SITE DEVELOPMENT STANDARDS FOR RTP, COMM. AND MIXED USE ZONES 3-16

TABLE 3-3: SITE DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONES 3-19

TABLE 3-4: RTP AND COMMERCIAL SIGNAGE STANDARDS 3-32

TABLE 3-5: RESIDENTIAL SIGNAGE STANDARDS 3-69

TABLE 5-1: UTILITY AND SERVICE PROVIDERS 5-1

TABLE 5-2: AVERAGE DAY, MAXIMUM DAY AND PEAK HOUR WATER DEMANDS..... 5-4

TABLE 5-3: RECYCLED WATER DEMAND COEFFICIENTS BY LAND USE CLASSIFICATION..... 5-7

TABLE 5-4: AVERAGE DAY, MAX DAY AND PEAK HOUR RECYCLED WATER DEMANDS.....5-7

TABLE 5-5: ESTIMATED PARK LAND REQUIREMENTS 5-25

TABLE 5-6: PARK/OPEN SPACE PROVIDED..... 5-35

TABLE 5-7: ESTIMATED STUDENT GENERATION SCHOOL SITE DEMANDS..... 5-36

TABLE 6-1: DENSITY TRANSFER.....6-11

APPENDICES

A-1: WRTP Public Facilities Financing Plan.....A-1

A-2: Mitigation, Monitoring, and Reporting Program A-2