

**RESOLUTION NO. 8148**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE  
GENERAL PLAN FOR THE WOODLAND RESEARCH AND TECHNOLOGY PARK  
SPECIFIC PLAN PROJECT**

**APN: 041-080-022; 041-020-010, -017, -030, -031, -042, -043**

**WHEREAS**, On March 6, 2017, the City received Planning Application PLNG170017 for the Woodland Research and Technology Park (“WRTP”) Specific Plan (“Specific Plan”). The project, initiated by the majority landowner within the Specific Plan area boundary and in communication with the remaining three property owners, encompasses 351 acres southwest of Farmer’s Central Road and Harry Lorenzo Avenue, east of State Route 113 (SR 113); and

**WHEREAS**, the boundaries of the Specific Plan (the “Project Area”) are located outside of but adjoins the current corporate boundary of the City; and

**WHEREAS**, the City adopted an extensive General Plan update in May 2017, which designated the 351 acre project site as Specific Plan Area 1A (SP-1A); and

**WHEREAS**, 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;’*” and

**WHEREAS**, 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 County Road 25A and SR 113 and assumes 2.16 million square feet of nonresidential building space and 1,600 housing units within new growth area; and

**WHEREAS**, the proposed Woodland Research and Technology Park Specific Plan is consistent with these assumptions, and provides the development framework for a mix of land uses including a business/technology park, office, retail and housing of varying densities; and

**WHEREAS**, the proposed Rezoning of the Project Area is consistent with the 2035 General Plan policies, vision and development assumptions for the SP-1A Specific Plan area; and

**WHEREAS**, the City determined that the Project is subject to the California Environmental Quality Act (“CEQA”), Public Resources Code Section 21000 et seq.; and

**WHEREAS**, an Environmental Impact Report (EIR) was prepared by the City and on June 16, 2017, the City released a Notice of Preparation for the EIR; and

**WHEREAS**, on May 14, 2021, the City released a Notice of Availability for the EIR, collecting public comments through July 2, 2021; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on June 17, 2021, as required by law to consider all of the information presented by staff and public testimony presented in writing; and

**WHEREAS**, the Planning Commission held a duly-noticed public hearing on August 17, 2023, as required by law to consider all of the information presented by staff, information presented by the

Owners/Applicants, and public testimony presented in writing and at the meeting and voted 5-0 to recommend City Council approve the proposed General Plan amendment; and

**WHEREAS**, the City Council held a duly-noticed public hearing on September 5, 2023, as required by law to consider all of the information presented by staff and public testimony presented in writing and at the meeting; and

**WHEREAS**, by Resolution adopted on September 5, 2023, prior to adoption of this Resolution, the City Council adopted certain CEQA Findings regarding the Specific Plan EIR and its evaluation of the WRTP Specific Plan, certified the Specific Plan EIR as adequate in accordance with CEQA, recognized certain environmental impacts of the WRTP Specific Plan as significant and unavoidable despite feasible mitigation measures, adopted a Statement of Overriding Considerations concluding that approval of the WRTP Specific Plan is appropriate despite such impacts, and adopted the Specific Plan MMRP; and

**WHEREAS**, a Notice of Public Hearing was mailed to properties within a 600-foot radius of the WRTP Specific Plan Area and to other parties on August 25, 2023, and duly published in the Woodland Daily Democrat on August 27 and September 1, 2023, providing notice of the City Council's September 5, 2023, public hearing regarding the WRTP Specific Plan including City Council consideration of the WRTP General Plan Amendment; and

**WHEREAS**, on September 5, 2023, the City Council conducted a duly noticed public hearing on the WRTP Specific Plan and related approvals, including the WRTP General Plan Amendments, where the public were able to participate and comment and on said date the public hearing was opened, held and closed; and

**WHEREAS**, by Resolution adopted on August 15, 2023, prior to adoption of this Resolution, the City Council approved the Water Supply Assessment for the Project, and found that the City will have sufficient water supply to serve development authorized by the WRTP Specific Plan; and

**WHEREAS**, the proposed amendment to the General Plan will allow for consistency with the proposed land use designations for the Project Area in order to facilitate the orderly development of a mixed-use project in the WRTP Specific Plan area including a business/technology park, office, retail and housing of varying densities.

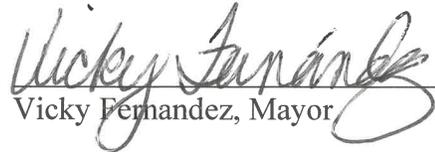
**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Woodland hereby approves the General Plan Amendment for the Project, as illustrated in Exhibit A, attached hereto and incorporated herein by this reference based upon the following findings:

1. The WRTP General Plan Amendment appropriately amends the Woodland General Plan Land Use Diagram to reflect the intentions of the WRTP Specific Plan and ensures consistency between the General Plan and the proposed WRTP Specific Plan, including consistency between the General Plan Land Use Diagram and the Specific Plan Land Use Designation. Nothing in the WRTP General Plan Amendment creates an inconsistency with any other part of the General Plan or otherwise prevents adoption of the WRTP General Plan Amendment.
2. The Specific Plan EIR adequately addresses any potential environmental impacts of the WRTP General Plan Amendment.

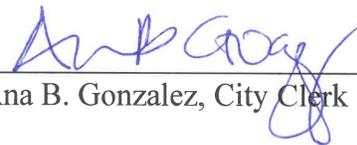
3. The City Council hereby adopts the WRTP General Plan Amendment changing the General Plan Land Use Classification as described in **Exhibit A**.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of Woodland at a regular meeting held on the 5<sup>th</sup> day of September 2023, by the following vote:

AYES: Members Garcia-Cadena, Lansburgh, Stallard, Vega and Mayor Vicky Fernandez  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
Vicky Fernandez, Mayor

ATTEST:

  
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM:

  
Ethan Walsh, City Attorney

Exhibit A – Changes to General Plan Land Use Classification

# Exhibit A – Changes to General Plan Land Use Classification



**EXISTING GENERAL PLAN LAND USE DESIGNATION**



**PROPOSED GENERAL PLAN LAND USE DESIGNATION**  
 \* WRTP IS DEFINED AS WOODLAND RESEARCH AND TECHNOLOGY PARK

	
SCALE 1" = 300' DATE: 03/27/23 DRAWN: [Name]	CITY OF WOODLAND CALIFORNIA
<b>SP-1A GENERAL PLAN AMENDMENT EXHIBIT</b> <b>WOODLAND RESEARCH AND TECHNOLOGY PARK</b>	