

1 Schedule Overview

The schedule for the General Plan Update ensures adequate time for all of the necessary analysis as well as the draft document review time by the Steering Committee, community, and decision-makers.

The diagram on the following page shows our anticipated schedule of meetings and draft and final products through completion of the General Plan Update in 2015.

Woodland General Plan Update

WOODLAND GENERAL PLAN UPDATE SCHEDULE

Preliminary

TIMING	PRODUCTS	MEETINGS & OUTREACH
MARCH 2014	Phasing Strategy & Diagram; Land Use Designations; Land Use Concepts for Key Areas	
APRIL	Test Land Use & Phasing Options	Steering Committee Meeting
MAY	Fiscal (BAE) Transportation (F&P) Infrastructure (City)	
JUNE	City Review of Testing Results	Public Workshop Steering Committee Meeting Planning Commission Meeting
JULY	Preferred Development Strategy Refinement Preferred Development Strategy Follow-up Report	City Council Meeting: Approval of Final Preferred Development Strategy
AUGUST	General Plan Outline Existing Policy Review EIR Thresholds; Begin Tribal Outreach	
SEPTEMBER	Finalize EIR Alternatives	Steering Committee: GP Policies
OCTOBER	Administrative Draft General Plan Administrative Draft EIR	Potential Planning Commission and/or City Council Study Sessions on Plan Policies Steering Committee: GP Policies
NOVEMBER	Administrative Draft CAP	Steering Committee or Sustainability Committee
DECEMBER 2014	City Review of Admin Draft Documents City Review of Admin Draft Documents City Review of Admin Draft Documents	
JANUARY 2015	Edits to All Admin Draft Documents	Planning Commission Meeting
FEBRUARY	Public Review Draft Documents Released	City Council Meeting: Public Review Draft Docs
MARCH	DEIR Public Review Period	Public Open House on Plan/EIR
APRIL	EIR Response to Comments	
MAY	Edits to Public Review Draft GP Edits to Public Review Draft CAP	
JUNE		PC/CC Hearings
JULY	Adopted Documents	

2 Building the Preliminary Preferred Plan & Key Strategies

2.1 Process and Approach

INTRODUCTION

This item before the General Plan Steering Committee (GPSC) represents the first step in the process of vetting and discussing a conceptual land use plan and accompanying policies. Input from the Steering Committee, public, Planning Commission, and City Council will result in the eventual development of a preferred land use plan and accompanying policies.

This package of information represents the initial draft concept that is being provided to the Steering Committee—the citizens’ representative group for the General Plan. Your input and observations will be valuable in assisting in the formulation of the preliminary study plan that will then be used for analytical testing.

As will be described in greater detail to follow, the process to develop a preferred plan will require analytical evaluation and public discussion. Once a preliminary study land use plan is determined then a set of development strategies will be tested. The analytical results from the test comparisons will then be utilized to further aid discussions regarding city form and implications of the nature and type of growth. Results of the testing and analysis will then be presented to the community and decision makers to assist in determining an eventual preferred land use plan.

In addition, we are asking the GPSC to review the updated Vision and Guiding Principles statement.

We request that you please review this packet one time through to gain a feel for the overall scope of the discussion. We then ask that you review again to assess the specific components and to address the questions that are posed at the end.

We appreciate your time and effort spent in assisting on this task.

PROCESS

On November 19, 2013 the City Council directed staff to develop a preliminary land use map assuming the following:

1. That a flood solution, advancing job creation, promoting infill, and build-out of the Spring Lake Specific Plan are top priorities for the General Plan Update.

2. That new growth should be prioritized in the following sequence subject to defining appropriate land use and triggers for advancement of future planning and build-out of these areas: Master Plan Remainder Area, East Area, Northwest Area.
3. That a range of alternative growth rates (through 2035) should be analyzed between 180 dwelling units per year (± 0.8 percent annual average or $\pm 4,000$ units over 22 years) and 400 dwelling units per year (± 1.7 percent annual average or $\pm 9,000$ units over 22 years)

APPROACH

In response to the City Council we have prepared a single map with four potential development scenarios which can be tested and assessed. In addition, in order to better support the vision of the City Council and the community at large, we have revised the General Plan land use categories, to better express the types and intensities of uses that the City desires, and where they are appropriate.

The next section presents the new land use designations and the Preliminary General Plan Land Use Map, which uses these new designations.

2.2 Land Use Designations and Draft Map

The revised land use designations for the Woodland General Plan attempt to achieve the following objectives:

1. *Make the General Plan more general* – the current land use schema is too detailed, not flexible, and approaches regulation in its specificity.
2. *Improve the clarity of the General Plan* – the current land use designations are unclear and wordy. This makes them difficult to interpret and apply.
3. *Modernize the General Plan* – the current land use designations limit efficient use of land because of restrictions on density and intensity.
4. *Make the General Plan more flexible* – current land use designations do not facilitate contemporary types of urban development consistent with trends in the industry, desirable economic development, and the vision statement.

SUMMARY OF LAND USE CHANGES

Residential designations	Reduced from 7 to 4
Mixed use designations	From 1 very limited to 2 more flexible
Commercial designation	Reduced from 6 to 4
Industrial designations	Stays at one; modernized language; added an industrial overlay
Planned Neighborhood	Changed to Specific Plan with area-specific detail
Agricultural designation	Deleted
Urban Reserve	Removed/replaced with Specific Plan and phasing and trigger language
Other designations	Modernized and clarified
Overall	From 20 to 14 plus two overlays

PRELIMINARY LAND USE MAP

Most developed properties in Woodland have the same land use designation as before (or have a new designation that closely corresponds to the current designation). The table provided at the end of the packet (Table A) provides a summary comparison between the current and proposed General Plan land use designations.

The Preliminary Land Use Map is shown in **Figure 1**.

OPPORTUNITY SITES

The General Plan Update team has identified areas throughout the City that present most likely opportunities for future growth. The Preliminary Land Use Map identifies proposed land uses for these areas/sites that in some cases are quite different from the currently identified land use. These are known as “opportunity sites” and generally fall into four categories:

- Vacant land;
- City owned property;
- Underutilized land (where the value of the improvements on the property is less than the value of the underlying land); and
- Farmland.

There is no guarantee that opportunity sites will develop or redevelop within the planning period, nor is new development limited to these areas. Some of these sites may remain as they are today. Others that are not identified as opportunity sites may redevelop with a new use or intensity. Opportunity sites are merely those that analysis shows are *most likely* to change use and support new jobs or population. The City may make certain policy decisions that make it more or less likely for opportunity sites—overall, or in certain locations—to develop or redevelop during the planning period. Some of those policy options are explored in a subsequent section; others will be developed in greater detail later in the planning process.

The Preliminary Land Use Map showing just the opportunity sites is displayed on **Figure 2**.

KEY CONSIDERATIONS IN DEVELOPMENT OF THE BASE LAND USE MAP

The preliminary draft land use plan was designed to reflect the community’s priorities and respond to the draft Vision and Guiding Principles.

- A vibrant Downtown; Encourage/promote mixed use infill
- Revitalize older commercial corridors, specifically East Street and West Main, and key nodes
- Locate land uses that allow for tax generating uses within the City in the highest tax rate areas.
- Prioritize build out of Spring Lake Specific Plan (Note: treatment of Master Plan Remainder Area varies across alternatives)

- Provide for business and employment centers that support full business lifecycle and provide for a diverse job and employment base:
 - Small start-up/creative/Innovation (Core/LIO)
 - Light Industrial /Flex (CMU/ LIO)
 - Business/Research Parks (BP)
 - Industrial/Manufacturing/Food Processing (I/LIO)
- Enhanced Regional and Community Retail
 - I-5/CR 102, primary large format (RC)
 - Downtown core is destination/experience retail (DMU)
- Strengthen convenience/daily service retail
 - Neighborhood oriented shopping centers (NC/CC/CMU)
 - Connectivity/bike/walk/transit
- Identify and work towards a comprehensive flood solution
- Promote good urban design
- Enhance neighborhood connectivity including bicycle and pedestrian network and establishment of a recreational/trail/path system on Woodland’s periphery

2.3 Policy Framework

GUIDING POLICIES FOR LAND USE AND ECONOMIC DEVELOPMENT: SUGGESTED DRAFT LANGUAGE

The following are some initial broad policy guidance statements used in developing the scenarios and for test assumptions. They provide a bridge from vision and principle statements to developing testing criteria as well as phasing and trigger statements.

Economic and Fiscal Sustainability

- Woodland will have a community form and civic economy that is healthy and sustainable.
- The City shall emphasize quality over quantity and the importance of making the soundest fiscal and economic choices to ensure long-term sustainability, accounting for the fiscal impacts of land uses.
- City policies will be grounded in sound economic development principles to allow maximized leveraging of existing resources (land), to capitalize on and enhance assets (location and agricultural related uses), and to eliminate perceived and actual barriers (flood/rail).
- City policies will support a diversified economy that will be resilient, and allow for the entire life cycle of business, from start up, to expansion, to mature within commercial and industrial areas.

- Support a flood solution as top priority and encourage rail relocation efforts.
- Emphasize uses with high tax generating potential to locate in areas of the city with the highest tax rate of return.

Infill Development

- Infill development shall be prioritized and encouraged over greenfield development, and development on infill sites shall be permitted to proceed at any time.
- Downtown will be the infill priority area with other infill areas secondary.
- Infill will be encouraged and supported through implementation actions that are designed to reduce barriers to infill development, including directing future infrastructure funding and resource priorities toward existing infrastructure serving infill priority areas.
- Residential density will be generally increased within the city, particularly in the Downtown and infill areas.

Greenfield Development

- Greenfield development shall fully pay for itself, including funding long term maintenance and operations, and will be expected to contribute (through a development agreement), toward assisting in covering the gap for infill development.
- Greenfield development shall provide improved benefit to the community and enhancement (e.g. enhanced community identity and cohesiveness, fiscal and economic strength, barrier elimination, environmental sustainability and resiliency). The returns realized shall outweigh the resource requirements and needs (e.g. service needs, environmental, resource use).
- Within Specific Plan areas provide for a broad mix of uses that support and sustain each other. New development areas shall provide for a balance of jobs to residential growth.
- The specific nature and type of development in SP-2 and SP-3 is too speculative to identify at this time. When these large peripheral areas are ready to be considered for development, they will require Specific Plans, fiscal analysis, development agreements and CEQA review.
- Focused development efforts will be encouraged around interchanges that provide high levels of high quality jobs, revenue-producing uses and coordinated site planning and quality architecture/design..

Resource Conservation

- The City has available land assets that will sustain development into the future well beyond 2035, and as such, desires to guide and focus that development in the most strategic manner so as to preserve and capitalize on these assets in the near term and into the future.
- The City shall emphasize actions that promote resource conservation, environmental sustainability and resiliency.

DRAFT TRIGGER AND PHASING POLICIES

(Draft policies for further discussion and refinement are in *italics*)

Phased growth to be emphasized in ensure orderly development with the primary new growth area to occur to the south (SLMPRA) in order to capitalize on existing infrastructure and to support completion of services and amenities in the Spring Lake area.

- Continued build out of the Spring Lake Specific Plan (SLSP) is the City's highest priority for greenfield development.
- *Only when 80 percent of residential building permits for Spring Lake have been issued may permits for residential development proceed to the next growth area (SP-2 or SP-3). Limits are only applied to residential. [Question: permit based or time based or both?]*
- *Processing of SP-1 application can occur without restrictions from mandatory triggers/timing limits.*
- *Following the Spring Lake Specific Plan, it is the City's preference that development should occur next in SP-1. However, if at the time that 80 percent of the residential building permits in SLSP are issued and SP-1 application for plan development has not been submitted by property owner(s), then the City may consider processing of a Specific Plan for SP-2 or SP-3 if other conditions are met for these areas.*
- Residential development in any of the areas labeled Specific Plan on the General Plan Land Use Map (SP-1, SP-2, SP-3) must be preceded by preparation of a Specific Plan in compliance with California Government Code Sections 65450-65457. Specific Plans for new development areas outside city limits must be accompanied by an annexation plan and tax-sharing agreement with Yolo County. The Specific Plan for SP-1 may comprise some or all of its sub-areas (SP-1A, 1B, 1C). [Question: Will a master plan or framing plan be allowed instead and in what situations?]
- *Before development may proceed from one Specific Plan to the next growth area, 80 percent of the residential building permits for the currently developing area must be issued. [Question: Could add similar standard for non-residential development.]*
- *Specific Plan process may not commence for SP-2 until a comprehensive flood solution has been identified, engineered, funded/financed. Development may not occur until completion of a flood control project.*
- *Any proposal for residential development within the SP-3 or SP Overlay area north of Kentucky shall only be considered upon the development of a broader Specific Plan.*
- *Before residential development may be considered in SP-3, a flood solution must be identified, designed and funded with a concrete implementation plan established.*
- *New growth areas shall include job creation, support the City's economic development goals, and shall at a minimum be fiscally neutral.*

2.4 Development Scenarios Evaluation and Comparison

Development of final scenarios is still a work in progress. We are working with our fiscal and economic consultant to fine tune the specifics to allow adequate testing of policies.

By exploring ways in which a single land use map could develop through the General Plan horizon year, we will be able to understand the impacts of various land use and policy decisions. Further the results of the testing will provide input to inform and guide the City in consideration of key policy decisions.

The development scenarios will be tested in the following issue areas:

- Land use
- Transportation and Circulation
- Infrastructure
- Population and employment
- Economic and fiscal impacts
- Qualitative impact to schools, parks, police, fire and other essential service and quality of life needs
- How well each scenario achieves the vision and guiding principles

DEVELOPMENT SCENARIOS

The primary *differences* between the development scenarios lie in how much intensification of infill development the city might see, and how much and where development on greenfield sites would occur. For purposes of this exercise development is assumed to occur on opportunity sites only. The four scenarios are summarized below. **Figure 3** diagrams the areas in which each scenario would concentrate development, showing relative intensity through shading. Please note that these diagrams are conceptual only.

Scenario 1: Infill Only

The first scenario depicts development on infill sites only, in the Downtown, along key corridors, and in the Spring Lake Specific Plan area. Aside from continued development of Spring Lake, no development would take place in any of the new Specific Plan areas. This scenario has a residential annual growth rate of 0.8 percent, adding approximately 4,000 new units by 2035—the low end of the range that the City Council asked to see evaluated. Approximately 6,500 new jobs are added, resulting in a cumulative jobs/housing ratio of 1.3.

TABLE 1: SCENARIO 1 - INFILL ONLY

<i>Land Use Designation</i>	<i>% Develops</i>	<i>Developed Acres</i>	<i>Units</i>	<i>Non-Res SF</i>	<i>Population</i>	<i>Jobs</i>
Business Park	20%	58.5	0	891,402	0	1,070
Community Commercial	20%	3.8	0	50,025	0	90
Corridor Mixed Use	50%	110.3	1,075	600,489	2,962	1,081
Downtown Mixed Use	50%	11.6	116	252,711	320	569
High Density Residential	80%	12.9	309	0	852	0
Industrial	20%	200.0	0	3,484,533	0	2,613
Low Density Residential	80%	194.0	970	0	2,672	0
Medium Density Residential	80%	122.8	1,597	0	4,399	0
Neighborhood Commercial	80%	9.8	0	149,195	0	269
Open Space	0%	0.0	0	0	0	0
Public/Quasi Public	0%	0.0	0	0	0	0
Regional Commercial	20%	33.5	0	510,647	0	766
Specific Plan - 1A	0%	0.0	0	0	0	0
Specific Plan - 1B	0%	0.0	0	0	0	0
Specific Plan - 1C	0%	0.0	0	0	0	0
Specific Plan - 2	0%	0.0	0	0	0	0
Specific Plan - 3	0%	0.0	0	0	0	0
	Total New	757	4,067	5,939,001	11,205	6,457
	Existing		19,982	19,824,400	55,694	26,000
	Total 2035		24,049	25,763,401	66,899	32,457
	Total % Growth		20%	30%	20%	25%
	Annual % Growth		0.8%	1.2%	0.8%	1.0%
	Jobs/Housing Ratio		1.35			

Scenario 2: Moderate Infill; SP-1A Fully Develops, SP-2 Partially Develops

Scenario 2 assumes that a moderate amount of infill development occurs. The remaining need for residential development is accommodated in SP-1A and in SP-2. This scenario represents what could occur once the flood solution is implemented, opening up SP-2 for development. Approximately 7,000 new housing units would be added through 2035 (annual growth rate of 1.4 percent), and 8,900 jobs, resulting in a cumulative jobs/housing ratio of 1.3.

TABLE 2 - SCENARIO 2: MODERATE INFILL; SP-1A FULLY DEVELOPS, SP-2 PARTIALLY DEVELOPS

<i>Land Use Designation</i>	<i>% Develops</i>	<i>Developed Acres</i>	<i>Units</i>	<i>Non-Res SF</i>	<i>Population</i>	<i>Jobs</i>
Business Park	25%	73.1	0	1,114,252	0	1,337
Community Commercial	25%	4.8	0	62,531	0	113
Corridor Mixed Use	50%	110.3	1,075	600,489	2,962	1,081
Downtown Mixed Use	50%	11.6	116	252,711	320	569
High Density Residential	100%	16.1	386	0	1,064	0
Industrial	20%	200.0	0	3,484,533	0	2,613
Low Density Residential	95%	230.4	1,152	0	3,173	0
Medium Density Residential	85%	130.5	1,697	0	4,674	0
Neighborhood Commercial	25%	3.1	0	46,623	0	84
Open Space	0%	0.0	0	0	0	0
Public/Quasi Public	0%	0.0	0	0	0	0
Regional Commercial	30%	50.2	0	765,970	0	1,149
Specific Plan - 1A	100%	347.5	2,085	1,135,421	5,745	1,703
Specific Plan - 1B	25%	61.2	392	186,719	1,080	224
Specific Plan - 1C	0%	0.0	0	0	0	0
Specific Plan - 2	0%	0.0	0	0	0	0
Specific Plan - 3	0%	0.0	0	0	0	0
Total New		1,239	6,903	7,649,250	19,018	8,873
Existing			19,982	19,824,400	55,694	26,000
Total 2035			26,885	27,473,650	74,712	34,873
Total % Growth			35%	39%	34%	34%
Annual % Growth			1.4%	1.5%	1.3%	1.3%
Jobs/Housing Ratio			1.3			

Scenario 3: Moderate Infill; SP-1A Fully Develops, SP-3 Partially Develops

Scenario 3 also assumes that a moderate amount of infill development occurs. The remaining need for residential development is accommodated in SP-1A and in SP-3. This scenario represents what could occur if SP-3 is allowed to move ahead of SP-2 due to a delayed flood solution, property owner readiness, or other factors that could influence one area's readiness to develop versus another's. Like Scenario 2, Scenario 3 would yield approximately 7,000 housing units in 2035 and approximately 10,000 new jobs, for a cumulative jobs/housing ratio of 1.3.

TABLE 3 - SCENARIO 3: MODERATE INFILL; SP-1A FULLY DEVELOPS, SP-3 PARTIALLY DEVELOPS

<i>Land Use Designation</i>	<i>% Develops</i>	<i>Developed Acres</i>	<i>Units</i>	<i>Non-Res SF</i>	<i>Population</i>	<i>Jobs</i>
Business Park	25%	73.1	0	1,114,252	0	1,337
Community Commercial	25%	4.8	0	62,531	0	113
Corridor Mixed Use	50%	110.3	1,075	600,489	2,962	1,081
Downtown Mixed Use	50%	11.6	116	252,711	320	569
High Density Residential	100%	16.1	386	0	1,064	0
Industrial	20%	200.0	0	3,484,533	0	2,613
Low Density Residential	95%	230.4	1,152	0	3,173	0
Medium Density Residential	85%	130.5	1,697	0	4,674	0
Neighborhood Commercial	25%	3.1	0	46,623	0	84
Open Space	0%	0.0	0	0	0	0
Public/Quasi Public	0%	0.0	0	0	0	0
Regional Commercial	30%	50.2	0	765,970	0	1,149
Specific Plan - 1A	100%	347.5	2,085	1,135,421	5,745	1,703
Specific Plan - 1B	0%	0.0	0	0	0	0
Specific Plan - 1C	0%	0.0	0	0	0	0
Specific Plan - 2	0%	0.0	0	0	0	0
Specific Plan - 3	50%	123.7	495	942,678	1,363	1,697
	Total New	1,301	7,006	8,405,208	19,301	10,345
	Existing		19,982	19,824,400	55,694	26,000
	Total 2035		26,988	28,229,608	74,995	36,345
	Total % Growth		35%	42%	35%	40%
	Annual % Growth		1.4%	1.6%	1.4%	1.5%
	Jobs/Housing Ratio		1.3			

Scenario 4: High Infill, Full Buildout of SP-1A, 1-B, 1-C

Scenario 3 produces the highest amount of residential and non-residential development, with approximately 9,000 new housing units by 2035—a 1.7 percent growth rate, the high end of what the Council desired to see evaluated. This is achieved through a higher amount of infill development *and* full buildout of all three areas of SP-1. Approximately 10,500 new jobs would be added, producing a cumulative jobs/housing ratio of 1.3 in 2035.

TABLE 4: SCENARIO 4 - HIGHER INFILL; SP-1-A, 1-B, 1-C FULLY DEVELOP

<i>Land Use Designation</i>	<i>% Develops</i>	<i>Developed Acres</i>	<i>Units</i>	<i>Non-Res SF</i>	<i>Population</i>	<i>Jobs</i>
Business Park	25%	73.1	0	1,114,252	0	1,337
Community Commercial	25%	4.8	0	62,531	0	113
Corridor Mixed Use	80%	176.5	1,720	960,783	4,740	1,729
Downtown Mixed Use	80%	18.6	186	404,338	511	910
High Density Residential	100%	16.1	386	0	1,064	0
Industrial	20%	200.0	0	3,484,533	0	2,613
Low Density Residential	95%	230.4	1,152	0	3,173	0
Medium Density Residential	85%	130.5	1,697	0	4,674	0
Neighborhood Commercial	25%	3.1	0	46,623	0	84
Open Space	0%	0.0	0	0	0	0
Public/Quasi Public	0%	0.0	0	0	0	0
Regional Commercial	30%	50.2	0	765,970	0	1,149
Specific Plan - 1A	100%	347.5	2,085	1,135,421	5,745	1,703
Specific Plan - 1B	100%	244.9	1,568	746,877	4,319	896
Specific Plan - 1C	100%	129.3	259	0	712	0
Specific Plan - 2	0%	0.0	0	0	0	0
Specific Plan - 3	0%	0.0	0	0	0	0
Total New		1,625	9,052	8,721,328	24,939	10,534
Existing			19,982	19,824,400	55,694	26,000
Total 2035			29,034	28,545,728	80,633	36,534
Total % Growth			45%	44%	45%	41%
Annual % Growth			1.7%	1.7%	1.7%	1.6%
Jobs/Housing Ratio			1.3			

OTHER SCENARIOS

Current General Plan

For purposes of comparison, the build out of the current General Plan is also presented here. This represents the scenario of what would happen if the General Plan were not updated, and development

through 2035 proceeded according to the plan, and the policies and land use designations within it, as currently adopted. When the EIR is completed for the updated General Plan, an analysis of the current General Plan will be included as one of the “No Project” alternatives.

Development through 2035 under the current General Plan, shown below, is simplified for presentation here. The calculation **also assumes that development takes place only on opportunity sites**, both within and outside city limits. It uses the density and intensity standards in place for the current land use designations, and similar assumptions to the scenarios above regarding square feet per employee (to calculate jobs). Eighty percent of designated residential land is assumed to develop (mostly to account for Spring Lake); 20-50 percent of designated non-residential land is assumed to develop (to show similar assumptions as for scenarios 2, 3, and 4).

For reference, the current General Plan is shown in **Figure 4**.

TABLE 5: YIELD OF CURRENT GENERAL PLAN

	Units	Non-Res SF	Population	Jobs
Total New	5,400	5,543,600	14,877	7,000
Existing	19,982	19,824,400	55,694	26,000
Total 2035	25,382	25,368,000	70,571	33,000
Total % Growth	27%	28%	27%	27%
Annual % Growth	1.1%	1.1%	1.1%	1.1%

Full Buildout

The scenarios presented in this analysis assess different ways in which development in Woodland may proceed through 2035, guided by reasonable assumptions about how much population and job growth the city is likely to see during that time. However, Woodland’s Planning Area contains more developable land than what is likely to develop by 2035 based on reasonably foreseeable market and economic conditions, *none of the scenarios presented here contemplate “full buildout” of the Planning Area by the horizon year of the updated General Plan (2035)*. City staff and the consultant team, in consultation with the City Attorney, are discussing whether this “full buildout” scenario is one that should be analyzed in the General Plan EIR. This decision will be made prior to beginning the EIR analysis.

DEVELOPMENT SCENARIO SUMMARY TABLE

The following table compares the housing units, non-residential square feet, population, and jobs of the four scenarios and the current General Plan that may occur if opportunity sites as depicted were to develop.

TABLE 6: SUMMARY OF SCENARIOS					
<i>Scenario</i>	<i>New Units</i>	<i>Annual Growth Rate (Residential)</i>	<i>New Jobs</i>	<i>Infill</i>	<i>New Specific Plans (Greenfield)</i>
1	4,000	0.8%	6,500	High	None
2	7,000	1.4%	8,900	Moderate	SP-1A (all), SP-2 (some)
3	7,000	1.4%	10,300	Moderate	SP-1A (all), SP-3 (some)
4	9,000	1.7%	10,500	High	SP-1A, 1B, 1C (all)

3 Next Steps

The next steps in preparing the General Plan Land Use Map and key policies are as follows:

- Staff and consultant team will finalize the Preliminary Land Use Map, development scenarios, and development assumptions based on comments from the Steering Committee
- The map and scenarios will be distributed to the transportation, economic/fiscal, and infrastructure consultants for analysis according to the criteria discussed above
- The revised scenarios and the results of the testing will be presented in a series of meetings for review and discussion:
 - Public Workshop
 - Steering Committee
 - Planning Commission
- Taking the input from the analysis and the meetings preceding it, the City Council will then receive a detailed presentation and be asked to approve a final preferred land use map, development strategy, and key policy framework for use in developing the rest of the Draft General Plan.

4 Vision and Guiding Principles

4.1 Introduction

The General Plan represents Woodland’s shared vision of the future and defines a path to lead the community toward its desired future in 2035 and beyond. The General Plan is the City’s primary tool for guiding future development.

Each day the City must make decisions about growth, services, and where and how to focus resources. The General Plan provides the guidance for these decisions by establishing long-term goals for the City’s future, policies to inform day-to-day decisions, and implementation programs to realize that vision. The General Plan is the foundation for the City’s regulatory and community and economic based documents. The General Plan provides for orderly growth and conveys the community’s values and expectations into the future. It sets the tone for evaluation of future development projects, planning of future public facilities and services, defining and maintaining economic sustainability, meeting mobility needs and protecting historic and natural resources.

A first step in the General Plan process is the development of a vision for the future and guiding principles to inform the method to achieve that vision. The vision statement is an aspirational description of what the community would like to be in the future, looking forward to 2035, and represents a compilation of input from the community through the public process.

4.2 Vision Statement

In 2035 Woodland is a community that is a highly desirable place to live, learn, work and recreate. It has maintained its small-town feel while maturing into an attractive, vibrant, and sustainable city that celebrates its architectural heritage and cultural diversity. Woodland is a healthy community, protected from flooding, with a thriving downtown, livable neighborhoods, excellent schools and recreational amenities connected by a seamless network of trails and paths.

Woodland is an innovative hub in the region of entrepreneurship for all economic sectors and is a recognized leader in food production, sustainable agriculture and technology. The City is prosperous and fiscally sound, offering abundant employment opportunities for its diverse and creative work force.

Woodland has become a destination for visitors seeking to experience its unique agricultural, historical, recreational, cultural and entertainment amenities.

4.3 Guiding Principles

1. **Quality and Character:** *To retain and enhance Woodland’s quality of life, its distinctive identity and small-town characteristics.*

Preserve and enhance Woodland's small town charm and quality of life by identifying and honoring the best qualities of its existing neighborhoods and promoting the development of new neighborhoods with similar desirable qualities while fostering healthy and attractive commercial and industrial sectors. Preserve Woodland's unique identity by maintaining the City's distinct urban edge and surrounding agricultural open space, promoting the Downtown and historic resources, and developing a variety of recreational, community and cultural facilities to serve all segments of the city's population and workforce.

2. ***Orderly Development:*** *To achieve an orderly pattern of community development consistent with paced economic, fiscal, social and environmental needs.*

Provide for urban development and expansion of associated services on a logical and incremental basis to accommodate projected population and employment growth. Growth will be phased to ensure adequate infrastructure, public services, and amenities that the City can sustain, provide and maintain. Infill and adaptive reuse of underutilized and vacant buildings is promoted.

3. ***Economic Development:*** *To foster economic growth and diversity, to be recognized in the region, as welcome business and entrepreneurship for all economic sectors including agricultural, technology, health care and regional retail and offering a range of employment opportunities for all residents.*

To ensure that the City takes essential steps to to be attractive and competitive in the new economy by leveraging assets in the best possible manner, by removing barriers that may be hindering growth and success, and by protecting and being judicial about making the best choices and protecting valuable assets for the future. Capitalize on Woodlands location and assets including, access to I-5 and Sacramento International Airport, available rail service, proximity to prime agricultural land, and UC Davis. The City shall strive to support and expand a thriving economy and to foster partnerships in higher education, seed research, agricultural technology, food production and other locally advantageous sectors. Expand Woodland's role as a regional retail center in a manner that fully protects and recognizes the primacy of the City's Downtown. Diversify Woodland's economic base by promoting more primary wage earner jobs, including health care, business, high-tech, and research and development sectors. To be seen in the region as fiscally sound and supportive and welcoming to business and innovation.

4. ***Downtown:*** *To focus on the Historic Downtown District as a center of shopping, dining, entertainment, and cultural attraction.*

Promote Downtown as the civic, cultural, and entertainment district in Woodland that offers high quality experiences for residents, families and visitors. With a rich fabric of historic buildings that tie the community to its past, Downtown is the center of community activity and the focus of Woodland's identity. Promote a broader mix of uses, including increased dining, retail, and entertainment destinations with an array of urban housing, new business opportunities and enhanced community gathering space to serve Woodland residents, families and visitors. Provide support to new business ventures and private reinvestment with policies and actions to assist revitalization and re-use of historically significant structures.

5. ***Agricultural Heritage:*** *To preserve and protect prime agricultural lands and their uses within and surrounding the community.*

Maintain and protect surrounding agricultural lands as an important community resource that helps define the City's identity, plays a major role in the economy, and endows Woodland with a sense of place. To help maintain this important resource, the General Plan maintains the voter-approved Urban Limit Line, within which urban development will be contained. Policies of the General Plan that ensure development will occur in an orderly, contiguous manner, helping to preserve this land

as long as possible. The City economy is significantly reliant upon all aspects of the agricultural sector including food production, equipment supply, and research and development.

6. ***Safety:** *To ensure that Woodland remains a safe place to live, protected from natural and manmade hazards.*

Protect community livelihood and investment through requirements for structures to withstand seismic activity, provide fire protection and minimize flood risk. Ensure a sense of personal and public safety as essential in developing a high quality of life. The General Plan supports appropriate levels of prevention and response.

7. **Housing Choice:** *To provide a variety of housing types to meet the needs for all generations and income levels.*

Encourage and enable of a mix of housing types and densities that will provide Woodland residents with access to a full range of housing opportunities, and enable the City to meet its fair share of the region's housing need. Housing types facilitated by the General Plan range from larger lot to small-lot single-family homes, townhomes, apartment buildings and lofts in a variety of locations and settings. Infill development in the Downtown and along mixed-use corridors is encouraged. Promote design practices that support high quality design and neighborhood development.

8. **Mobility Options:** *To coordinate land use and transportation planning to provide a range of attractive and viable transportation options, such as bicycle, pedestrian, and transit.*

Support development choices and transportation improvements that allow and encourage more residents, workers and visitors to walk, bike or use transit. Promote the development of "complete streets" to safely and effectively serve the needs of all modes of travel. Promote and seek opportunities to develop a seamless network of trails and paths to support a healthy and active lifestyle, livable neighborhoods and access to schools and amenities.

9. ***Public Services:** *To provide realistic, supportable and appropriate levels of public service that are sustainable and fiscally sound.*

Balance the fiscal realities of providing sustainable public services with community desires for high quality amenities, facilities in order to ensure that meeting today's needs does not compromise the community's fiscal future. Require new development to pay for itself including needed facilities and services and on-going operations. Support the continuing maintenance and expansion of existing public facilities as the most efficient and effective means of living within the community's means. The City will continue to strive to improve the efficiency and quality of its public facilities and services.

10. ***Health and Recreation:** *To provide all residents with opportunities to live an active, healthy, and green lifestyle.*

Promote healthy lifestyles by enhancing opportunities for physical activity, healthy eating and sustainable living.

11. **Quality Education:** *To foster diverse and quality educational and enrichment opportunities and adequate school sites.*

In recognition of the importance of high quality education to Woodland's quality of life the City will support and partner with the Woodland Joint Unified School District, the Woodland Community College District, and all other educational entities to provide adequate and appropriately designated land for school facilities, safe access to schools, and joint facility planning.

12. ***Sustainable Community and Environmental Stewardship:*** *To foster a sustainable community for the next generation and protect and improve the quality of the natural environment.*

Lead by example in municipal projects and daily operations through City commitments and policies toward advancing best practices in sustainability. Encourage the preservation of the area's natural resources and continue in supporting regional efforts to improve air quality and reduce greenhouse gas emissions, promote land use patterns that minimize vehicle miles traveled, encourage conservation, minimize exposure to excessive noise, fire and flooding. Support proactive solutions to flooding.

13. ****Quality Design:*** *To commit to high quality design, enhancing gateways into Woodland and promoting the revitalization of aging corridors.*

Promote development that strengthens the physical form of the City, enhances livability, incorporates sustainable design practices, and continues to enhance Woodland's unique sense of place. High quality design and pleasing physical form promotes a sense of wellbeing and enjoyment. High quality design promotes Woodland as offering a high quality of life and a desirable place to live, learn, work and recreate.

14. ****Participation and Leadership:*** *Encourage citizen participation and good leadership.*

Facilitate active and meaningful community participation by maintaining a transparent and open government and actively seeking citizen input in the decision-making process. City government shall be guided by the public interest and be an active leader in maintaining and improving quality of life in Woodland.

15. ****Identity:*** *To brand Woodland as a community that is distinguished in the region for its separate identity, agricultural heritage, and high quality of life, providing a desirable, attractive, vibrant and sustainable place to learn, work and recreate.*

Capitalize on Woodland's premier location and access availability within the region, proximity to world known educational facility UC Davis, its distinct community identity, National Register Historic District Downtown and agricultural roots. Promote Woodland so that it becomes a recognized destination for visitors seeking to experience its unique agricultural, historical, recreational, cultural and entertainment amenities.



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Rural Residential (RR)	This designation provides for single family detached homes, secondary residential units, hobby farming and keeping of animals, , and similar and compatible uses. Residential densities shall not exceed 2.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.40.	Delete - not an urban designation	N/A	N/A
Very Low Density Residential (VLDR)	This designation provides for single family detached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 1.0 to 4.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.30.	Combine with LDR 2 to 8 du/ac Remove P/QP	Low Density Residential (LD)	This designation provides for detached homes and some attached housing types such as duplexes. Secondary units are also permitted. Residential densities shall range from 2.0 to 8.0 dwelling units per gross acre.
Low Density Residential (LDR)	This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 3.0 to 8.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.40.	Combine with VLDR 2 to 8 du/ac Remove P/QP		
Neighborhood Preservation (NP)	This designation provides for single family detached and attached homes, duplexes, existing triplexes and fourplexes, existing multifamily units, existing nurseries, nursing, and convalescent homes and hospitals, limited commercial uses, public and quasi-public uses, and similar and	Delete - unnecessary. Can be addressed with policy, regulation, design standards, and	N/A	N/A

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	compatible uses. This designation has the same density range and use provisions as low density residential, but allows the following uses in existence as of December 6, 1979: multiple-family residential uses, nurseries, nursing, and convalescent homes, and hospitals to continue to operate as legal uses. The primary focus of this designation is residential. Residential densities shall be in the range of 3.0 to 8.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50. This designation is applied to older residential neighborhoods where a mix of housing types has developed due to previous land use designations and where continued conversions may negatively affect the overall low density residential character of the area, the capacity of services, and the circulation system.	zoning		
Medium-Low Density Residential (MLDR)	This designation provides for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar and compatible uses. Residential densities shall be in the range of 5.0 to 12.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50.	Combine with MDR and allow increased density 8.1 to 18 du/ac Remove P/QP	Medium Density Residential (MD)	This designation provides for a range of housing types, from small-lot detached homes, zero-lot-line developments and duplexes, to townhouses and small attached developments such as walk-up apartments and condominiums. Residential densities shall range from 8.1 to 18.0 dwelling units per gross acre.
Medium Density	This designation provides for single family homes, duplexes, triplexes,	Combine with MLDR and allow		

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Residential (MDR)	fourplexes, multi-family residential units, group quarters, mobilehome parks, medical and professional offices, public and quasi-public uses, and similar and compatible uses. Medical and professional offices may be allowed with discretionary approval, when found to be compatible with the surrounding neighborhood. Residential densities shall be in the range of 8.0 to 16.0 units per gross acre. The FAR for nonresidential uses shall not exceed 0.50.	increased density 8.1 to 18 du/ac Remove P/QP		
High Density Residential (HDR)	This designation provides for triplexes, fourplexes, multi-family residential units, group quarters, medical and professional offices, public and quasi-public uses, and similar and compatible uses. Medical and professional offices may be allowed with discretionary approval when found to be compatible with the surrounding neighborhood. Residential densities shall be in the range of 16.0 to 25.0 units per gross acre. Densities greater than 25.0 units per acre may be allowed subject to a conditional use permit. The FAR for non-residential uses shall not exceed 0.50.	Keep and redefine to allow increased density 18.1 to 30 du/ac Avoid terms like SF v MF. Focus on attached v detached.	High Density Residential (HD)	This designation provides for a range of attached housing types, from triplexes, fourplexes, and row houses to stacked flats (apartments or condominiums). This designation also supports group quarters, such as assisted living facilities or college dormitories. Minor amounts of ground-floor supporting commercial uses may be permitted. Residential densities shall range from 18.1 to 30.0 dwelling units per gross acre.
Planned Neighborhood (PN)	This designation provides for single-family detached and attached homes, secondary residential units, multi-family residential units, neighborhood commercial uses, parks, open space,	Replace with new SP designation.	Specific Plan (SP)	This designation identifies areas where a Specific Plan consistent with State law shall be adopted to direct urban development in a coordinated, master planned manner across multiple properties with adequate provision

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	<p>public and quasi-public uses, and similar and compatible uses. All urban development under this designation shall be approved pursuant to an adopted specific plan. As these specific plans are approved, the Planned Neighborhood designation shall be replaced through corresponding general plan amendments with more specific land use designations. Policies 1.C.3 through 1.C.5 in Part II, Chapter 1, of this <i>Policy Document</i> include guidelines for the preparation of specific plans for Planned Neighborhood areas.</p> <p>The overall average residential density for residential lands (i.e., excluding lands designated for Neighborhood Commercial, Open Space, or Public Service) shall not exceed 7.0 units per gross acre. Prior to adoption of a specific plan, allowable uses shall include only those specified under the Agriculture (A) and Open Space (OS) designations.</p>	<p>Establish 3 areas by priority (1, 2, and 3)</p> <p>Establish priority of development sub-areas within each SP area</p> <p>Keep last sentence</p>		<p>of infrastructure and public facilities to support that development. As these specific plans are approved, the Specific Plan designation shall be replaced with the more specific, adopted land use designations through corresponding General Plan amendments.</p> <p>Areas designated Specific Plan are also assigned a priority level for development, which establishes preliminarily the order in which the specific plans may be prepared and develop. This order and timing is dependent upon phasing triggers and policies.</p> <p>The Specific Plan designation allows agricultural and open space uses to continue temporarily until such time as the Specific Plan has been adopted, or the land use designation is otherwise amended. Ultimate land uses must be consistent with the adopted Specific Plan. Capital intensive agricultural uses are discouraged in lands designated Specific Plan so as not to preclude later urban uses.</p> <p>More specifically, descriptions of the three possible broad Specific Plan Designation area are as follows;</p> <p><u>SP-1</u>: Located south of 24A in the area otherwise known as the Master Planned Remainder Area. Infrastructure and initial</p>

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				<p>cumulative consideration for development was previously generally considered as part of the Spring Lake Specific Plan and EIR. This specific plan also encompasses the area located around the Hwy 113 interchange, added with the Urban Limit Line Initiative in 2006.</p> <p><u>SP-1 A:</u> It is generally thought that development is most likely to occur east of Hwy 113 in order to connect with circulation and infrastructure from the Spring Lake Master Plan. It is assumed that approximately 50 gross acres would be Business park, 40 acres in commercial, and 203 gross acres in residential with an average density of 8 du/acre.</p> <p><u>SP-1B:</u> The secondary portion of the SP area would be the lands west of Hwy 113, with the exception of the 160 acres west of East Street. This portion is assumed to develop after the SP-1A. This area would still be required to link to infrastructure and some circulation within Spring Lake and SP-1A. There is approximately 230 gross acres of land in this section of which 50 gross acres would be Business Park.</p> <p><u>SP-1L:</u> This 160 gross acres of land is encompassed within the Specific plan boundaries, but this portion may develop concurrently with SP-1A or ahead if it is able to address infrastructure and circulation components. This portion is assumed to provide a larger lot, rural option with an average density of 2du/ac likely.</p>

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				<p><u>SP-2:</u> Located east of CR 102 generally, with a section south of the I-5 north of the city's public lands that will be included as well. This area would be included as a single sp area to be master planned out at one time. At this time it is not possible to speculate on the nature and type of uses that may ultimately be appropriate and marketable for this site in the future. This site will develop when specific actions or trigger occur, including resolution of the flooding concerns and installation of flood improvements.</p> <p><u>SP-3:</u> Located north of Kentucky Avenue between the Northern Pacific RR and Ashley Avenue. This specific plan area encompasses the area around the I-5 interchange that was included in the 2006 Urban Limit Line voter initiative.</p> <p><u>Underlying land uses:</u> In a couple of instances the underlying land uses for properties have been identified, such as Business Park and Commercial Mixed Use, and Light Industrial Overlay. In those instances, development that is consistent with those underlying designations will be allowed to move forward. However, in the case where a GPA to change a land use, such as to residential, will trigger the requirement for a Specific Plan. It should be noted, that the lands located to the West of West street that are not designated, may be allowed to continue to operate with uses that are consistent with those currently in place, similar to agricultural industrial uses. However, any</p>

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				proposal to modify the type or intensity of land use in these areas will trigger a specific plan requirement. <u>Minimum Specific Plan Area in SP - 3:</u> At a minimum, any specific plan should include the 160 acres designated as BP, CMU to the east and encompass the lands contiguous to the west (Aspen Street) and north including the Regional Commercial node and the land east and west of the I-5 interchange.
Commercial/ Residential Mixed Use (MU)	This designation provides for medium to high density residential uses, retail and service uses, restaurants, banks, professional and administrative offices, and similar and compatible uses. This designation is seen as a transition zone utilized to buffer residential and more intensive commercial uses. The FAR for nonresidential uses shall be in the range of 0.6 to1.5. The allowable density for residential projects shall be in the range of 0.0 to 25.0 units per gross acre. Residential uses shall be subject to discretionary review and approval.	Replace with two new mixed use designations DX for downtown only CX for Kentucky, East, and Main Heavy industrial to become non-conforming	Downtown Mixed Use (DX)	This designation provides for mixed use development in Woodland’s Downtown Core. It permits the highest density and intensity of development in the city in order to maintain and enhance Downtown a vibrant, walkable environment. Vertical mixed use is strongly encouraged. Retail, restaurant, entertainment, service, professional office, and residential uses are allowed. Maximum allowable FAR is 2.0 (combined residential and non-residential uses). No maximum allowable residential density; assumed maximum achievable density is 40 dwelling units per gross acre.
			Corridor Mixed Use (CX)	This designation provides for vertical and horizontal mixed use development along Woodland’s key corridors. Commercial, service, office, and residential uses are allowed, either in combination or as a single use. Maximum allowable FAR is 1.5 (combined residential and non-residential

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				<p>uses). Residential density shall range from 8.1 to 18 dwelling units per gross acre.</p> <p>West Main Street Corridor MU: This corridor segment is a transition zone, with a key development node is west of Ashley and Main Street. Development intensity is encouraged in this area. Overall, the intent is to promote corridor revitalization, but at lower intensities than in the Downtown Core. Transitional uses are encouraged between Ashley and Cleveland with reuse of older strip commercial to office or to mixed use and residential is highly encouraged. Uses will be less regulated and corresponding zoning will be performance based in order to promote flexibility, minimize non-conformance issues of existing situations while focus future improvements on appearance and urban design. Residential uses in conjunction with mix use projects are encouraged. This area has large amounts of older commercial and light industrial uses. Use categories generally include commercial service, light industrial, office, and community retail allowed.</p> <p>East Street Corridor MU: The intent is to promote corridor revitalization, but at lower intensities than in the Downtown Core. Uses will be less regulated and corresponding zoning will be performance based in order to promote flexibility, minimize non-conformance issues and focus future</p>

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				<p>improvements on appearance and urban design. Residential uses in conjunction with mix use projects are encouraged. Use categories generally include commercial service, light industrial, office, and community retail allowed.</p> <p>Kentucky Avenue Corridor MU: This area applies specifically to Kentucky Avenue from approximately the west boundary of the railroad to Cottonwood Street. This corridor area allows a range of uses relating to commercial service, light industrial and agricultural industrial. Kentucky is acknowledged to be a main truck travel corridor from industrial areas to the SR-113. Compatibility between residential uses and more intensive uses shall be carefully considered with the intent to minimize conflicts and provide buffering. New residential uses shall be considered only in the context of a new specific plan format</p>
Neighborhood Commercial (NC)	This designation provides for neighborhood and locally-oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. This designation is applied to areas of 15 acres or less within residential neighborhoods for the purpose of providing services to the immediate neighborhood. The FAR shall not exceed 0.50.	<p>Keep; clean up definition</p> <p>Remove P/QP</p>	Neighborhood Commercial (NC)	This designation provides for small-scale commercial development that primarily serves local neighborhoods, such as convenience shopping, small grocery stores, services, and small offices. Generally provides for uses that result in a higher frequency of trips with lower cost items. FAR shall not exceed 0.35.
Central	This designation provides for	Delete -	N/A	N/A

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Commercial (CC)	neighborhood and locally-oriented retail and service uses, public and quasi-public uses, and similar and compatible uses. This designation is applied to areas of 15 acres or less within residential neighborhoods for the purpose of providing services to the immediate neighborhood. The FAR shall not exceed 0.50. Specific Plan area shall be in the range of 0.0 to 25.0 units per gross acre. Residential uses shall be subject to discretionary review and approval.	unnecessary; addressed by NC and mixed use designation		
General Commercial (GC)	This designation provides for retail, services, restaurants, professional and administrative offices, hotels and motels, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.80. The FAR in the East Street Corridor Specific Plan Area shall be between 0.60 and 1.50.	Replace with new CC designation to serve area larger than NC but not regional Remove P/QP	Community Commercial (CC)	This designation provides for commercial development that serves local neighborhoods and/or a broader area of the community than Neighborhood Commercial. Allowable uses include retail, services, grocery stores, restaurants, professional offices, and similar commercial uses. Hotels and motels are also permitted. FAR shall not exceed 0.35.
Service Commercial (SC)	This designation provides for heavy commercial uses such as repair shops when activities are conducted indoors, contractors shops, auto and other vehicle sales lots; large retail building supply businesses, storage warehouses, and nurseries; eating establishments; entertainment and recreation facilities; and small and large grocery stores, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.80.	Delete - this is zoning Remove P/QP	N/A	N/A

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Highway Commercial (HC)	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 FAR shall not exceed 0.50.	Replace with RC Remove P/QP	Regional Commercial (RC)	<p>This designation is intended to accommodate retail establishments that serve residents and visitors of the region at large. Shopping malls, large format, or “big-box” retail are allowed, as are supporting uses such as gas stations and hotels. Ancillary office spaces that support commercial uses are also allowed, as are stand-alone professional office buildings or complexes.</p> <p>The intention is to focus truly regional-serving uses at key locations in order to provide market depth. Expansion of complementary clusters of larger format or unique retail, healthcare, commercial recreation and possibly institutional uses that tend to reinforce and support each other is encouraged. Multiple story intensity of office uses is desired. Conflicts with the specialty entertainment, dining and retail desired in the Core Downtown and with neighborhood serving services provided within the city shall be minimized through performance-based zoning. The typical service area for goods and services would be regional in scope, hitting 250,000 + people, larger format stores (50,000 to 100,000 sq ft + for majors), higher shopping expenditures and possibly lower frequency of shopping trips.</p> <p>Maximum allowable FAR is 0.45.</p>
Business Park	This designation provides for office	Keep; clean up	Business Park	This designation provides accommodates

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(BP)	parks, research and development, warehouses and light manufacturing related to research and development, general commercial uses that cater to industrial uses in this designation, professional offices, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.50.	definition Remove P/QP	(BP)	master planned concentrations for office parks that may include a mix of, research and development, green technology uses, and light manufacturing related to research and development. Other uses include up to 25% general commercial uses that cater to industrial and office uses in this designation, professional offices, and hotels. Encourages walking and bicycling within the master planned areas as well as connections to adjacent uses. Maximum allowable FAR is 0.7.
Industrial (I)	This designation provides for industrial parks, warehouses, manufacturing, research and development, commercial uses compatible with the industrial uses, public and quasi-public uses, and similar and compatible uses. The FAR shall not exceed 0.60.	Keep; clean up definition Remove P/QP	Industrial (IN)	This designation allows primary manufacturing, processing, refining, and similar activities including those with outdoor facilities. It also provides for warehousing and distribution with supporting commercial services and office space. Retail is not permitted. Maximum allowable FAR is 0.8; maximum lot coverage standards shall be determined via zoning.
Public Service (PS)	This designation provides for public facilities such as colleges, schools, hospitals, sanitariums, penal institutions, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and similar and compatible uses. The FAR shall not exceed 0.50.	Replace with PQ; clean up definition	Public/Quasi-Public (PQ)	This designation provides for public and quasi-public facilities such as colleges, schools, hospitals, penal institutions, libraries, museums, government offices and courts, churches, meeting halls, cemeteries and mausoleums, and similar uses. It also includes public facilities such as fire and police stations, recycling centers, and wastewater treatment. There is no maximum FAR specified for this land use designation.
Open Space	This designation provides for	Keep; clean up	Open Space	This designation provides for public parks,

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(OS)	agricultural uses, outdoor recreational and equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, public and quasi-public uses, and areas typically limited for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. Such land areas are primarily publicly owned, but may include private property. The FAR for nonresidential uses shall not exceed 0.10.	definition	(OS)	agricultural uses, outdoor recreational and equestrian uses, habitat protection, irrigation canals, reservoirs, watershed management, and natural recreation viewing areas typically limited for human occupation due to public health and safety hazards such as earthquake faults, floodways, unstable soils, or areas containing wildlife habitat and other environmentally-sensitive features. Existing agricultural uses are permitted to continue operation, but new commercial agricultural uses are generally not permitted. Such land areas are primarily publicly owned, but may include private property.
Agriculture (A)	This designation provides for agricultural uses, limited agricultural support service uses (e.g., barns, animal feed facilities, silos, stables, fruit stands, and feed stores), industrial uses related directly to agriculture, public and quasi-public uses, and similar and compatible uses. The minimum parcel size shall be 20 acres. Allowable residential development in areas designated Agriculture includes single family homes, secondary residential units, caretaker/employee housing, and farmworker housing. The FAR for nonresidential uses shall not exceed 0.40. This designation is applied to lands outside the Planning Area, but does not prohibit lands within the	Delete - not an urban designation	N/A	N/A

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<i>Existing</i>			<i>Proposed</i>	
<i>Designation</i>	<i>Definition</i>	<i>Proposed Action</i>	<i>Designation</i>	<i>Definition</i>
	Planning Area from being used for agricultural purposes.			
Urban Reserve (UR)	This designation is applied to land outside the Urban Limit Line within the Planning Area, which may be considered for development with urban uses. No urban development may occur on lands designated Urban Reserve before the General Plan is amended to specify a primary land use designation for the property. Allowable uses shall include wastewater treatment facilities and other uses specified under the Agriculture (A) and Open Space (OS) designations. See also policy section 1.J in the Goals, Policies, and Implementation Programs section of this chapter.	Keep; clean up definition	Urban Reserve (UR)	This designation is applied to land that is not considered for development with urban uses within the planning period of this General Plan. No urban development may occur on lands designated Urban Reserve before the General Plan is amended to specify a primary land use designation for the property. Allowable uses include agriculture and other uses specified under the Open Space (OS) designation. Publicly owned facilities or utilities, such as wastewater treatment, may also operate on land designated Urban Reserve.
N/A	N/A	Create new overlay designation for use in corridors (Kentucky; north on East; north of I-5) to allow existing uses to continue	Light Industrial Flex Overlay (IFO)	This overlay designation is applied to areas where light industrial or heavy/service commercial uses are also appropriate or desired, in addition to those uses permitted by the base designation. Such uses include auto sales and repair, other repair shops where activity is conducted outdoors, storage facilities, equipment rental, wholesale businesses, nurseries, contractors' facilities, and retail not typically located in shopping centers. Ancillary office spaces that support such commercial uses are also permitted. Allowable FAR is that which is specified by the base designation.

TABLE A: WOODLAND GENERAL PLAN LAND USE DESIGNATIONS, EXISTING AND PROPOSED				
<i>Existing</i>			<i>Proposed</i>	
<i>Designation</i>	<i>Definition</i>	<i>Proposed Action</i>	<i>Designation</i>	<i>Definition</i>
N/A	N/A	Create new overlay to allow uses within an SP area to continue as designated but pull them into new SP upon adoption	Specific Plan Overlay (SPO)	This overlay designation is applied to areas that are adjacent to those that have a base designation of Specific Plan, and are desired to eventually be part of a Specific Plan, but where there are existing uses that should be allowed to continue to operate until a Specific Plan is prepared. When a Specific Plan for the adjacent base Specific Plan area is prepared, the areas with the Specific Plan Overlay must be included in plan development. Subsequently, land uses in these areas should be consistent with those specified by the new Specific Plan.