

I. INTRODUCTION

Since its first meeting on January 23, 1989, the Specific Plan Steering Committee (SPSC) met on thirteen occasions. During the course of these meetings, the SPSC received and reviewed the following reports and materials submitted by the team* of consultants selected by the City to assist in formulating the Specific Plan:

- Work Program, Schedule of Activities, and Guidelines, January 13, 1989.
- Issue Identification and Policy Options, March 3, 1989
- Alternative Plan Scenarios: Opportunities and Constraints, May 12, 1989.
- A report and map describing the "Preferred Scenario" based on the SPSC's discussions, July 6, 1989.
- Feasibility Analysis of Proposed Woodland Commerce Center, by Hospitality Valuation Services, July 28, 1989.
- Preliminary Draft Specific Plan, October 10, 1989.
- Preliminary Design and Development Guidelines, November 28, 1989.
- Hearing Draft Specific Plan, December 23, 1989.

The Hearing Draft of the Specific Plan (this document, Product "E", as revised) is the final report scheduled for preparation in Phase 3 of the program and represents a culminating point in the refinement of the materials previously presented and discussed. The materials previously submitted in the Preliminary Specific Plan and Preliminary Design and Development Guidelines reports are integrated in this document into the complete Hearing Draft Specific Plan, to be submitted (together with the Draft EIR) for

* The consultants retained by the City of Woodland for this program are as follows: **Duncan & Jones**, Urban and Environmental Planning Consultants (prime contractor); **Wilbur Smith Associates**, Traffic/Transportation Consultants; **Psomas and Associates**, Engineers/Surveyors; and **Angus McDonald & Associates**, Land Use Economics and Public Finance Consultants. In addition, the firm of Hospitality Valuation Services has completed its assessment of the economic feasibility of the Conference Hotel and related uses proposed for the 25-acre parcel in the northeast corner of the Specific Plan area.

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public review at the conclusion of this Phase. The SPSC's review of the Draft Specific Plan at its final meeting on January 3, 1990 provided it with the opportunity to review and discuss its content and character, and to validate and approve the extent to which prior determinations and directions had been incorporated and reflected.

The Spatial and Policy provisions contained in the Draft Specific Plan (DSP), as accepted by the SPSC, are now to be reviewed by the Planning Commission and City Council in the light of public testimony and comments submitted during the Public Review and Hearing phase of the program. The Draft Environmental Impact Report (DEIR) on the DSP has been prepared and circulated for public review. The DEIR provides an evaluation of the probable effects of implementation of the DSP in relation to existing and projected cumulative development in other areas of Woodland and in the Phase III area to the south of the Specific Plan area, and includes analyses relating to traffic/transportation and infrastructure considerations.

These technical tasks have reflected to the greatest extent possible the objectives and intentions defined to date by the SPSC, the City Council and Planning Commission and the other participants in the process. The Draft Specific Plan is therefore consistent with currently stated and accepted community desires, and thereby minimizes the possibility that it will require significant modification or revision before it can be officially adopted.

This Hearing Draft Specific Plan document is directly related to three reports previously issued (the version of the Hearing Draft Specific Plan, dated December 28, 1989, the Preliminary Draft Specific Plan and the Preliminary Design and Development Guidelines), and addresses three principal substantive topic areas:

- The physical configuration and form of the proposed land use patterns and roadway circulation provisions. These differ in some relatively minor respects from the previous versions of the Hearing Draft Specific Plan, based on discussions with the SPSC and with staff. The SPSC has confirmed the general acceptability of these spatial arrangements and designations of use.

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■ The policy content of the Specific Plan. The SPSC at an early stage in the program discussed the issues and policy options relating to the future development of the Southeast area, and the SPSC has reviewed and validated the policies, criteria and standards presented in this report.

■ The guidelines and regulations for carrying out the Specific Plan following adoption. The content of this section was previously expanded and revised based upon comments received on the Preliminary Draft version of these materials, and has been accepted in its present form by the SPSC.

The precise designation of future land uses in the Phase III area south of Gibson Road has not been reflected in the Specific Plan map at this time. Determinations on circulation and infrastructure requirements will be based on ultimate urban development of the balance of the Phase III area (the area excluding Yuba College, the County's Monroe Detention Facility and the Animal Shelter property) according to a pattern generally comparable to the patterns designated north of Gibson Road. Where circulation or infrastructure improvements to serve the Specific Plan area can or should be designed and constructed to accommodate the longer-term buildout of the Phase III area as well, the Financing Plan reflects and incorporates these provisions. For example, the final configuration of Gibson Road will be attributable to development on the north and south sides, and its traffic-carrying capacity requirements will be derived partly from these abutting areas and partly from traffic generators located beyond the boundaries of both the Specific Plan and the Phase III areas. The Financing Plan reflects these conditions, and provides a basis for equitably distributing the costs of the improvements according to the degree of benefit obtained. In a similar fashion, possible economies of scale achievable from oversizing infrastructure improvements to serve Phase III development have been evaluated by the infrastructure and financing consultants.

II. PLAN OBJECTIVES, POLICIES AND STANDARDS

The Specific Plan Steering Committee (SPSC) considered a variety of policy options related to the range of issues identified as subjects of concern in the formulation of a Specific Plan for the Southeast Area. Over the course of the SPSC's meetings, its members reached a consensus on a number of issue options, which have been reflected in the Specific Plan report. The Planning Commissioner and City Council reviewed the guidelines and made certain modifications.

A. STEERING COMMITTEE APPROVED GUIDELINES FOR SPECIFIC PLAN

1. The Type of Use in the Area

In the process of formulating the Specific Plan, some flexibility in interpreting the General Plan's purposes shall be permitted in terms of adjustments in the allocations of land area for different land use types, or changes in locational determinations, based upon new information, revised determinations on infrastructure/facility capacity, financing/implementation requirements, or other factors.

2. Density and Mix of Residential Use

The quantified determinations of the General Plan regarding the allocation of land areas to residential density types (i.e. 72/28 ratio) shall be utilized in the Specific Plan. The definition of housing density mix shall be approached with greater latitude, to express other factors (e.g. to achieve the provision of greater amenity; to make greater provision for non-residential uses, such as churches and other institutions; etc.).

3. Character of Residential Development

Residential development in the Southeast Area should occur in such a way that a broad variety of housing products are encouraged, providing housing opportunities for households with diverse income characteristics, and including housing affordable to persons who do not qualify for market-rate housing. Neighborhood continuity, lot size diversity and subdivision design review only (not individual housing unit) should also be considered. The objective of the Plan is to give first priority to Woodland residents who are first time buyers.