



*Planning and Environmental Services*

**PLANNING COMMISSION  
STAFF REPORT**

**TO:** Planning Commission

**FROM:** Christopher Williamson, AICP, Senior Planner

**DATE:** December 6, 2007

**SUBJECT:** Draft Environmental Impact Report (EIR 06-02) for the Camino Real Business Park Specific Plan (SCH No. 2006041089)

- 1. Recommendation:** That the Planning Commission hold a public hearing and provide and take public comments on the Draft Environmental Impact Report (EIR) for the proposed Camino Real Business Park Specific Plan.
- 2. Project Description and Applicant:** The Draft EIR was prepared for Planning and Zoning Permit Nos. 07-620-01 (General Plan Amendment), 07-570-07 (Zone Change), and 07-300-19 (Tentative Subdivision Map). The Camino Real Business Park Specific Plan would provide the framework, guidelines, standards, and regulations for development of 18 to 20 office and manufacturing buildings (totaling approximately 675,000 square feet) and related roads and parking on the 47-acre "Power Machinery" site located at 3450 East Camino Avenue. The northern portion of the specific plan area is planned for business park uses while the southern portion is envisioned as light manufacturing. The specific plan is modeled after the McInnes Ranch Specific Plan and focuses on land use, streets and infrastructure, landscaping, and architectural and signage design. The plan is included as Appendix D of the Draft EIR.
- 3. Existing Land Use:** The project site is located entirely within the existing city limits, and City Urban Restriction Boundary (CURB) line. Approximately 5.5 acres of the site are currently developed with the Power Machinery Center (two buildings) and the Camino Real Industrial Plaza (two buildings), which are separated by Trabajo Drive. The remaining 42 acres are currently under agricultural cultivation.
- 4. Planning Context:** The entire Camino Real Business Park Specific Plan site is designated in the 2020 General Plan for Business and Research Park with a Business & Research Park (BRP) zone classification. The proposed specific plan substitutes Light Manufacturing for the southern portion, but is otherwise not significantly different from the existing General Plan vision for that area. The 2020 General Plan requires that the Sakioka Farms area,

including the Camino Real Business Park Specific Plan, develop a specific plan prior to any development.

- 5. Environmental Issues:** The Draft EIR was prepared to address the potential environmental effects of the proposed specific plan. The Draft EIR determined that there is the potential for significant impacts in the following six areas: 1) Land Use, 2) Agricultural Resources, 3) Transportation/Traffic, 4) Air Quality, and 5) Utilities and Service Systems/Water Supply. The Draft EIR concludes that all impacts were less than significant (Class III impact) or mitigatable to less than significant levels (Class II impact) with one exception, the conversion of farmland of statewide importance (Class I impact). Even though the specific plan area is within city limits and has long been planned for development, the loss of agricultural land is still considered a significant impact.

Air quality impacts are associated with construction and vehicle trips generated by various business park and industrial end uses. A Phase II site assessment analysis did not find volatile organic compounds or petroleum hydrocarbons associated with agricultural use of the site. The specific plan includes fencing, landscaping, and/or parking to serve as a buffer to adjacent agricultural operations.

The project traffic study found that the project would generate about 2,400 additional trips per day. Impacted intersections are all at the Del Norte Boulevard/101 interchange that is planned for significant reconstruction and upgrading which, when completed, would return the intersections to acceptable levels of service. As the specific plan builds out, developers would be contributing to the reconstruction program.

Greenhouse gas (GHG) emissions were discussed and are considered less than significant. A final Water Supply Assessment is expected to document adequate long-term supply. The Draft EIR presents five alternatives to the project. Alternative 2 is the applicant's preference as it includes a different street layout requested by the city and excludes the existing development from the plan.

The Draft EIR was circulated through the State Clearinghouse (SCH) as a project of regional significance. The review period began on October 9, 2007 and is extended to December 10, 2007. After the comment period ends, a Final EIR will be prepared for certification that will include responses to all comments.

Attachment:

1. Draft EIR

Prepared by:     CW      
CW

Approved by:     SM      
SM