



MEMORANDUM

March 28, 2008

TO: Planning Commission *W*

FROM: Christopher Williamson, Senior Planner

SUBJECT: Insert for the Camino Real Business Park Specific Plan

On the reverse is an insert into Section 2.2.3 (Phasing) and 2.3.2 (Vehicular Circulation Plan).

These changes, and others that may come about as a result of the Final EIR and project hearings, would be made in the next version of the plan document, presumably the one for City Council.

CAMINO REAL BUSINESS PARK DRAFT SPECIFIC PLAN – FEBRUARY 2008

REVISIONS TO BE COMPLETED FOR FINAL SPECIFIC PLAN:

2.2.3 Phasing (page 5)

The build-out of the Camino Real Business Park Specific Plan will take place in phases. A conceptual Phasing Plan is shown as Exhibit 2.2C.

Phase 1 includes the construction of Gonzales Road (to Road "A") and Trabajo Drive. The M-1-PD parcels to the south of Gonzales Road and the M-1-PD parcels west of Trabajo Drive may be developed as part of phase 1, or in multiple phases depending on market demand.

Phase 2 includes the construction of Proposed Road A and Camino Avenue. The remaining M-1PD and BRP parcels will be completed as part of phase 2, or in multiple phases depending on market demand.

2.3.2 Vehicular Circulation Plan

Page 8 - Add a paragraph at the bottom of this section to address the traffic signal warrant.

The Master Developer will complete a traffic signal warrant for the Gonzales Road and Del Norte Blvd. intersection upon the completion of 337,500 square feet of building development in the Specific Plan area. If at that time no signal is required, another traffic signal warrant will be done upon the completion of 675,000 square feet of building development, but before full occupancy of Phase 2.