

# CALIFORNIA ENERGY COMMISSION

REPORT OF CONVERSATION Page 1 of 2

## DOCKET

11-AFC-1

DATE SEPT 09 2011

RECD. FEB 10 2012



### Siting, Transmission, and Environmental Protection Division

FILE: 11-AFC-01

PROJECT TITLE: Pio Pico Energy Center Project

<input type="checkbox"/> Telephone	Email	<input type="checkbox"/> Meeting Location:
<b>NAME:</b> Candace M. Hill	<b>DATE:</b> 9/9/2011	<b>TIME:</b> 3:49pm
<b>WITH:</b> Everett Hauser, Assistant Transportation Specialist, County of San Diego, Department of Public Works, Transportation Planning Section		
<b>SUBJECT:</b> Pio Pico Energy Center – Site Planning Standards		

I emailed Everett Hauser, Assistant Transportation Specialist, County of San Diego. The following is the content of our email:

From: "Hauser, Everett" <Everett.Hauser@sdcounty.ca.gov>

To: Candace Hill <CHill@energy.state.ca.us>

Date: 9/9/2011 3:49 PM

Subject: RE: Pio Pico Energy Center

CC: David Flores <Dflores@energy.state.ca.us>, Eric Solorio <ESolorio@energy.state.ca.us>,

"Gungle, Ashley" <Ashley.Gungle@sdcounty.ca.gov>, "Ortiz, Francisco "Nick"" <Francisco.Ortiz@sdcounty.ca.gov>

Candace,

Both of the building setbacks you mention below would meet the minimums as identified in the EOM SP.

However, the extra six feet is not necessary, that was based on a non-planned/identified area and zoning. The EOM SP takes precedent.

The setback identified in table 3.2-1 is beyond the ROW.

Alta Road is a four lane specific plan road along PPEC frontage and Calzada de la Fuente is a two lane SP road. Thus requiring the following setbacks, respectively:



<b>East Otay Mesa Specific Plan</b>			
<b>Table 3.2-1:</b>		<b>Site Planning Standards: U</b>	
<b>Regulations</b>	<b>Technology Business Park</b>	<b>Light Industrial</b>	<b>Heavy Industrial</b>
<b>Use Regulations</b>	S88	S88	S88
<b>Minimum Lot Size</b>	30,000SF	30,000SF	30,000SF
<b>Building Type</b>	W	W	W
<b>Floor Area Ratio</b>	.5 / 1.0 (8)	.5	.5
<b>Max. Building Height (5)</b>	150 feet	100 feet	60 feet
<b>Max. Building Coverage</b>	.40	.50	.50
<b>Min. Building Setbacks Streets (6):</b>			
Prime Arterial Road	25 ft.	25 ft.	25 ft.
Major Road	20 ft.	20 ft.	20 ft.
Industrial/Commercial Collector Road (4-Lane)	20 ft.	20 ft.	20 ft.
Industrial/Commercial Collector Road (2-Lane)	10 ft.	10 ft.	10 ft.

<b>cc:</b> Project file  Kevin Bell, Staff Counsel	<b>Signed:</b>
	<b>Name:</b> Candace M. Hill