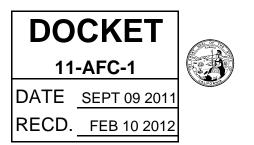
## CALIFORNIA ENERGY COMMISSION

**Email** 

Candace M. Hill

REPORT OF CONVERSATION

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Siting, Transmission, and Environmental Protection Division

PROJECT TITLE: Pio Pico Energy Center Project

Meeting Location:

DATE: 9/9/2011 TIME: 3:49pm

FILE: 11-AFC-01

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

Everett Hauser, Assistant Transportation Specialist, County of San Diego, Department of Public

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

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

Date: 9/9/2011 3:49 PM

**Telephone** 

NAME:

WITH:

SUBJECT:

Subject: RE: Pio Pico Energy Center

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

Works, Transportation Planning Section

Pio Pico Energy Center - Site Planning Standards

<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:

## **CALIFORNIA ENERGY COMMISSION**



## REPORT OF CONVERSATION Page 2 of 2

East Otay Mesa Specific Plan				
Table 3.2-1:	Site Planning Standards: U			
Regulations	Technology Business Park	Light Industrial	Heavy Industrial	
Use Regulations	S88	S88	S88	
Minimum Lot Size	30,000SF	30,000SF	30,000SF	
Building Type	W	W	W	
Floor Area Ratio	.5 / 1.0 (8)	.5	.5	
Max. Building Height (5)	150 feet	100 feet	60 feet	
Max. Building Coverage	.40	.50	.50	
Min. Building Setbacks Streets (6):				
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.	

cc:	Project file	Signed:
	Kevin Bell, Staff Counsel	Name: Candace M. Hill