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John V. Bragg Jr.  
Kearny PCCP Otay 311, LLC  
530 B Street  
Suite 1800  
San Diego, CA 92101

May 28, 2012

RE: Proposed Revisions to TM 5405 RPL<sup>7</sup> as related to the Fire Protection Plan

Mr. Bragg,

Pursuant to your request I have reviewed the proposed revisions to the approved TM 5405 RPL<sup>7</sup> as related to the conclusions in the approved Fire Protection Plan for the project. The proposed project involves revisions to the approved Tentative Map (TM 5405 RPL<sup>7</sup>) and Preliminary Grading Plan for the 311.5-acre Otay Crossings Commerce Park property in the East Otay Mesa area, as well as revisions to the off-site roadway and utility improvements to support the project development.

The revised TM would subdivide the 311.5-acre property into 49 industrial lots and 3 open space areas (refer to Figure 1 which shows a comparison between the approved and revised TM). This change would result in 6 less industrial lots from the map that was approved by the County in October 2011. Similar to the approved TM, the 52 lots would be divided and recorded in five separate units. Approximately 238.4 acres would be placed in lots (including FHWA/Caltrans/GSA ROW), while 25.4 acres would contain internal on-site public streets.

The amount of area placed in open space easements (47.7 acres) would not change from the approved condition and would be located in the two northeast corners of the project site and along the southern boundary of the site Lots 50 through 52 (formerly identified as Lots 57 through 59). Similar to the approved TM, a 100-foot-wide Limited Building Zone (LBZ) would be established on portions of Lots 11 through 19 and 49, which would be adjacent to proposed open space, pursuant to standard conditions required by DPLU when on-site biological open space is proposed.

The ROW for SR-11 and the potential location for the POE have been reconfigured based on engineering provided by Caltrans and has been mapped on two of the proposed lots, covering approximately 98.2 acres of the site, an increase of approximately 14 acres. The revised TM would modify the locations of several internal (non-Circulation Element)

roads in order to accommodate the revised grading for the SR-11 ROW. In addition, the grade for Alta Road would be revised from an at-grade facility to an above-grade road to accommodate a future overpass over SR-11 (to be constructed by Caltrans). As is the case for the approved TM, the area encumbered by the future ROW for SR-11 and the POE (i.e., Lots 48 and 49 [formerly Lots 54 through 56]) would be reserved in accordance with EOMSP Policy C-2. Similar to the approved TM, interim use of the SR-11 and POE ROWs (i.e., truck parking) could be permitted, although no permanent buildings would be allowed.

As with the approved TM, the exact uses on each lot have not been identified at this time. For technical analysis purposes, it is assumed that technology business park uses and/or industrial uses would be developed. Future development of industrial lots would require processing of site plans by each lot owner or lessee; no design details are currently proposed, but all lots would be developed with Mixed Industrial uses, in conformance with County ordinances, regulations and the East Otay Mesa Specific Plan (EOMSP) Site Planning and Design Guidelines (County of San Diego 1994), including obtaining the relevant permits required for any interim uses. In addition, all future industrial site plans would undergo design review by County staff and in accordance with the “B” Designator.

The project remains essentially the same as a whole with some change to access. A review of the proposed TM indicates that access remains with compliance with County requirements. The current Fire Service Availability Letter indicates that service is available and that the Travel Time is five minutes in conformance with County Standards. Provided the previously established design conditions and conditions of approval associated with the previously approved Fire Protection Plan are implemented then the project is designed in conformance and meets or exceeds all applicable codes and standards. The revised project will not expose people or structures to a significant risk of loss, injury, or death as a result of wildland fires. As a result similar to the adopted project, the revised project would not result in significant impacts pursuant to CEQA.

If you have any questions please do not hesitate to call.

Sincerely,



Robin Church  
Principal