



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 8, 2018 REPORT NO. HO-18-062

HEARING DATE: August 15, 2018

SUBJECT: MPF 5550 Oberlin Drive, Suite A, Process Three Decision

PROJECT NUMBER: [585354](#)

OWNER/APPLICANT: Multilateral Partners San Diego Golden Triangle Income Real Estate, L.P.,
Owner/ILCA Holdings, Corp., Applicant

SUMMARY

Issue: Should the Hearing Officer approve a marijuana production facility located at 5550 Oberlin Drive, Suite A within the Mira Mesa Community Plan area?

Staff Recommendation:

1. Approve Conditional Use Permit No. 2058040.

Community Planning Group Recommendation: On June 18, 2018, the Mira Mesa Community Planning Group voted 9-5-1 to recommend approval of the proposed project on the condition that the project complies with requirements for nearby youth-oriented facilities (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities). This /* is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on May 23, 2018, and the opportunity to appeal that determination ended June 7, 2018.

BACKGROUND

The 2.02-acre site of the proposed project is located at 5550 Oberlin Drive, Suite A, in the IL-2-1 zone of the Mira Mesa Community Plan (Attachment 1). The project site is designated Industrial Park within the Sorrento Mesa Subarea of the Mira Mesa Community Plan (Attachment 2). The existing building has two suites. One of the suites, Suite A, will be occupied by the proposed project. The other suite, Suite B, of 5550 Oberlin Drive is a pet training and boarding facility, approved with

Neighborhood Use Permit No. 1843025. The tenant space, Suite A, of the proposed marijuana production facility was an office and warehouse space. The purpose and intent of the IL base zone is to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-2-1 allows a mix of light industrial and office uses with limited commercial. The site is presently developed with an industrial building constructed in 1984 (Attachment 3).

Marijuana Production Facilities are restricted to forty City-wide, within light and heavy industrial zones. Marijuana Production Facilities require compliance with San Diego Municipal Code (SDMC), section 141.1004, which require a 1,000-foot separation, measured between property lines, from resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Marijuana Production Facilities also require a minimum distance requirement of 100 feet from a residential zone. Security requirements include lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Marijuana Production Facilities must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

DISCUSSION

Project Description

A Conditional Use Permit is required pursuant to SDMC section 126.0303 for a Marijuana Production Facility. The project proposes a Conditional Use Permit for a Marijuana Production Facility to operate within an existing Suite A, encompassing an operational area of 11,224-square-feet. The facility would be contained within an existing 22,399-square-foot industrial building located at 5550 Oberlin Drive, in the Mira Mesa Community Plan area. The project proposes tenant improvements to the existing building to organize the interior spaces to facilitate operations including the cultivation, processing, manufacturing, packaging and distribution of cannabis products. The 2.02-acre site is designated Industrial Park within the Sorrento Mesa subarea of the Mira Mesa Community Plan and subject to the IL-2-1 zone requirements.

The Marijuana Production Facility operations include cultivation, harvesting, drying, trimming, curing, manufacturing, labeling and packaging, storage, and distribution. The project proposes interior improvements including a reception area, restrooms, a break room, a conference room, cultivation areas, manufacturing area, and distribution area. The proposed Marijuana Production Facility is subject to specific operation requirements as set forth in SDMC 141.1004, including security requirements. The proposed improvements will require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official.

Conclusion


City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The design of the proposed project complies with all development regulations of the IL-2-1 zone and no deviations are required to approve the project. Staff has provided draft

findings (Attachment 4) to support the proposed project and draft conditions of approval (Attachment 5). Staff is recommending the Hearing Officer approve the project as presented.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2058040, with modifications.
2. Deny Conditional Use Permit No. 2058040, if the findings required to approve the project cannot be affirmed.

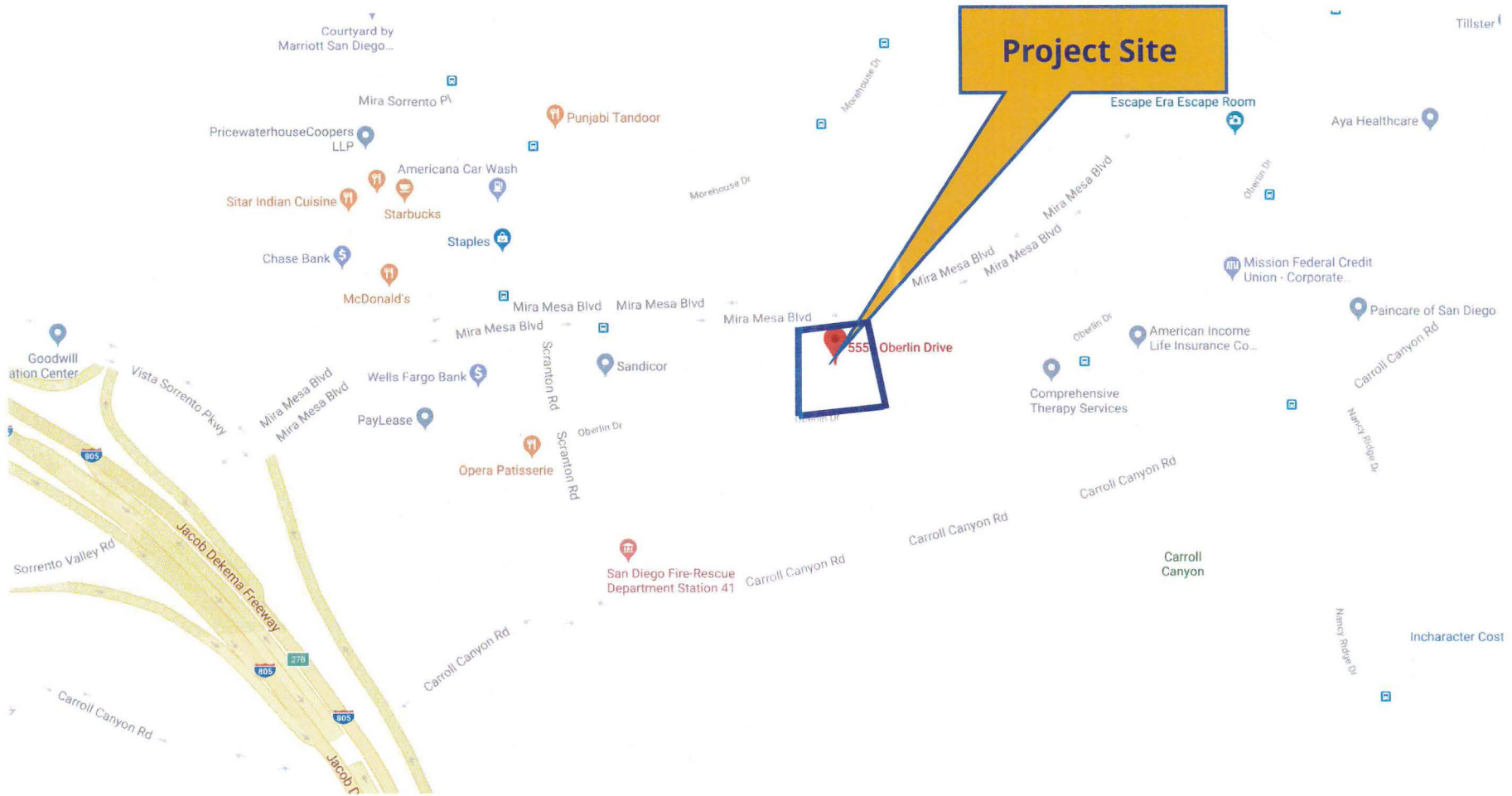
Respectfully submitted,



Cherlyn Cac
Development Project Manager

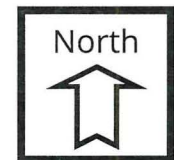
Attachments:





1. Project Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Project Plans

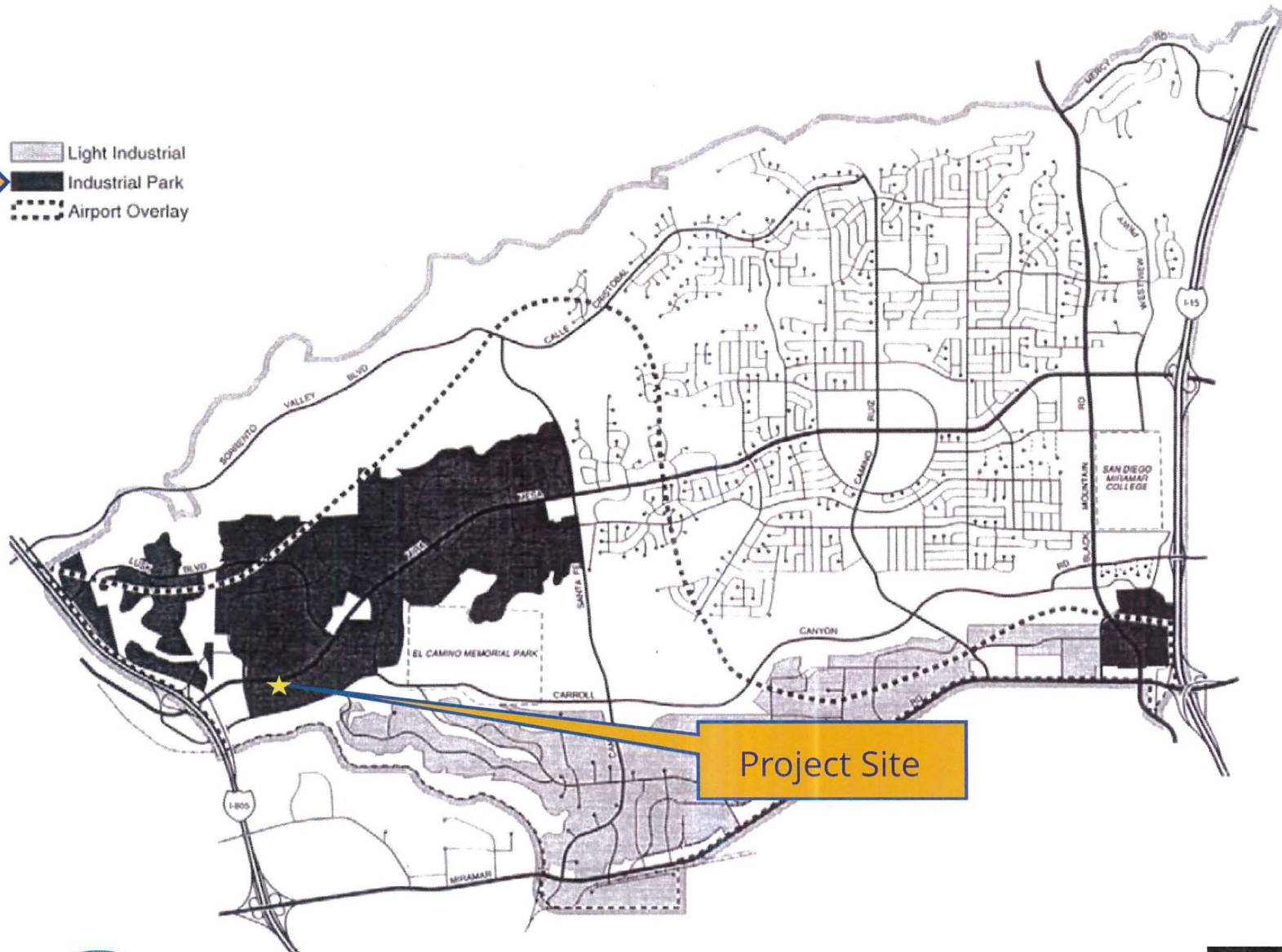


Project Location Map

MPF 5550 OBERLIN DR., SUITE A / 5550 Oberlin Drive, Suite A
PROJECT NO. 585354



-  Light Industrial
-   Industrial Park
-  Airport Overlay



Community Land Use Map

MPF 5550 OBERLIN DR., STE A / 5550 Oberlin Drive, Suite A
 PROJECT NO. 585354





Aerial Photograph

MPF 5550 OBERLIN DR., STE A / 5550 Oberlin Drive, Suite A
PROJECT NO. 585354



HEARING OFFICER RESOLUTION NO. _____
CONDITIONAL USE PERMIT NO. 2058040
MPF 5550 OBERLIN DRIVE, SUITE A, PROJECT NO. 585354

WHEREAS, MULTILATERAL PARTNERS SAN DIEGO GOLDEN TRIANGLE INCOME REAL ESTATE, L.P., a California limited partnership, Owner, and ILCA HOLDINGS, a California C-Corporation, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an existing 11,224 square-foot tenant space of an existing 22,399 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2058040), on portions of a 2.02-acre site;

WHEREAS, the project site is located at 5550 Oberlin Drive, Suite A, in the IL-2-1 zone of the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as Lots 14 and 15 of Lusk Industrial Park Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9694, filed on June 27, 1980;

WHEREAS, on May 23, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on August 15, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2058040 pursuant to the Land Development Code of the City of San Diego;

NOW, THEREFORE, BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated August 15, 2018.

A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]

1. Findings for all Conditional Use Permits:

a. The proposed development will not adversely affect the applicable land use plan.

The proposed project requests a Conditional Use Permit to operate a Marijuana Production Facility in an existing 11,224-square-foot tenant space of an existing 22,399-square-foot building. The 2.02-acre site is located at 5550 Oberlin Drive, Suite A, in the IL-2-1 zone of the Mira Mesa Community Plan.

The site is within the Industrial Park Land Use Area and the Sorrento Mesa Subarea of the Mira Mesa Community Plan. The Industrial Park designation is intended to accommodate a mixture of research and development, office, and manufacturing uses. The IL-2-1 zone allows a mix of light industrial and office uses with limited commercial. The proposed Marijuana Production Facility, an industrial use category, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan. Therefore, the proposed Marijuana Production Facility will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The proposed Marijuana Production Facility at 5550 Oberlin Drive, Suite A, is in an existing 11,224-square-foot tenant space of an existing 22,399-square-foot building. The project proposes interior improvements including a reception area, restrooms, break room, conference room, cultivation areas, manufacturing area, and distribution area. The proposed improvements will require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official.

Marijuana Production Facilities are restricted to forty City-wide, within light and heavy industrial zones. Marijuana Production Facilities require compliance with San Diego Municipal Code (SDMC), section 141.1004 (a), which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. Marijuana Production Facilities also require a minimum distance requirement of 100 feet from a residential zone. The proposed Marijuana Production Facility complies with the separation requirements between uses set forth in SDMC 141.1004 (a). The proposed Marijuana Production Facility is subject to specific operational requirements as set forth in SDMC Section 141.1004, including security requirements, such as lighting, security cameras, alarms, and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Marijuana Production Facilities must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed project will be required to comply with the development conditions as described in the Conditional Use Permit No. 2058040. The Conditional Use Permit No. 2058040 will be valid for five years and may be revoked if the Owner or Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit.

The proposed development will not be detrimental to the public's health, safety, and welfare in that the discretionary permit controlling the use of this site contains specific regulatory conditions of approval, as referenced in Conditional Use Permit No. 2058040.

The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety, and welfare. Therefore, the proposed Marijuana Production Facility will not be detrimental to the public health, safety and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project proposes the operation of a Marijuana Production Facility in an existing 11,224-square-foot tenant space of an existing 22,399-square-foot building at 5550 Oberlin Drive, Suite A. The 2.02-acre site is located in the IL-2-1 zone of the Mira Mesa Community Plan area. The site was developed in 1984. The project proposes interior improvements including a reception area, restrooms, break room, conference room, cultivation areas, manufacturing area, and distribution area.

Marijuana Production Facilities are allowed in the IL-2-1 zone with a Conditional Use Permit. The proposed use requires compliance with San Diego Municipal Code (SDMC), Section 141.1004 and Chapter 4, Article 2, Division 15. Pursuant to SDMC Section 141.1004 (a), Marijuana Production Facilities are subjected to separation requirements including a 1,000-foot separation from resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. The proposed Marijuana Production Facility complies with the separation requirements between uses. The proposed Marijuana Production Facility is subject to specific operational requirements for security, as referenced in Conditional Use Permit No. 2058040, in lighting, security cameras, alarms, and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. Marijuana Production Facilities must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed Marijuana Production Facility is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the Conditional Use Permit. Therefore, the proposed Marijuana Production Facility will comply with the regulations of the Land Development Code.

d. The proposed use is appropriate at the proposed location.

The project proposes the operation of a Marijuana Production Facility in an existing 11,224-square-foot tenant space of an existing 22,399-square-foot building at 5550 Oberlin Drive, Suite A. The site and the surrounding parcels are located in the IL-2-1 zone and is within the Industrial Park Land Use Area and the Sorrento Mesa Subarea of the Mira Mesa Community Plan. The Industrial Park designation is intended to accommodate a mixture of research and development, office, and manufacturing uses. The IL-2-1 zone allows a mix of light industrial and office uses with limited commercial. The proposed Marijuana Production Facility, classified as industrial, is consistent with the community plan designation.

The proposed Marijuana Production Facility is consistent with all land development regulations relevant for the site and the use. No deviations are required or requested to approve the Conditional Use Permit. The proposed Marijuana Production Facility is a compatible use for this location with a Conditional Use Permit. Therefore, the proposed Marijuana Production Facility is an appropriate use at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2058040 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. 2058040, a copy of which is attached hereto and made a part hereof.

Cherlyn Cac
Development Project Manager
Development Services

Adopted on: August 15, 2018

IO#: 24007552

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24007552

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2058040
MPF 5550 OBERLIN DRIVE, SUITE A, PROJECT NO. 585354
HEARING OFFICER

This Conditional Use Permit No. 2058040 ("Permit") is granted by the Hearing Officer of the City of San Diego to MULTILATERAL PARTNERS SAN DIEGO GOLDEN TRIANGLE INCOME REAL ESTATE, L.P., a California limited partnership, Owner, and ILCA HOLDINGS, a California C-Corporation, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 2.02-acre site is located at 5550 Oberlin Drive, Suite A in IL-2-1 zone within the Mira Mesa Community Plan. The project site is legally described as: Lots 14 and 15 of Lusk Industrial Park Unit No. 1, in the City of San Diego, County of San Diego, State of California, according to Map thereof No. 9694, filed on June 27, 1980, in the Office of the County Recorder of San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Marijuana Production Facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated August 15, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility in an existing 11,224-square-foot tenant space, located in an existing 23,399-square-foot building at 5550 Oberlin Drive, Suite A. The operation shall include requirements consistent with the State of California Statutes and the California Departments of Food and Agriculture, Consumer Affairs, and Public Health regulations;
- b. The Marijuana Production Facility operations will include cultivating, harvesting and processing, manufacturing by extraction, labeling and packaging, storing, and distribution of cannabis.
- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Off-street parking; and

- e. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by August 30, 2021.
2. This Permit and corresponding use of this site shall expire on August 30, 2023. The Owner/Permittee may request that the expiration date be extended in accordance with SDMC Section 141.1004(h).
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

11. In addition to other provisions of the law, the Marijuana Production Facility must comply with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code.

BUILDING OFFICIAL REQUIREMENTS:

12. Prior to the commencement of operations granted by this Permit, the Owner/Permittee shall obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official.

PLANNING/DESIGN REQUIREMENTS:

13. All operations, including equipment and storage, shall be conducted indoors within a secured structure. Greenhouses are prohibited.
14. Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented so as to deflect light away from adjacent properties.
15. Security shall include operable cameras, alarms, and a security guard. The security guard shall be licensed by the State of California and be present on the premises during business hours. The security guard shall only be engaged in activities related to providing security for the facility, except on an incidental basis.
16. The name and emergency contact phone number of an operator or manager shall be posted outside the marijuana production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities.
17. Other than the contact information, a marijuana production facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.
18. A permit shall be obtained as required pursuant to San Diego Municipal Code Chapter 4, Article 2, Division 15.
19. The retail sale of marijuana and marijuana products shall only be conducted by a marijuana outlet in accordance with Section 141.0504. A marijuana production facility is prohibited from providing marijuana and marijuana products to any person other than another marijuana production facility, a testing lab, or a marijuana outlet.
20. The Marijuana Production Facility, adjacent public sidewalks, and areas under the control of the Owner/Permittee shall be maintained free of litter and graffiti at all times.
21. The Owner/Permittee shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.
22. The Owner/Permittee shall provide an odor absorbing ventilation and exhaust system capable of minimizing excessive or offensive odors emanating outside of the permitted facility, to the satisfaction of the Development Services Department.

TRANSPORTATION REQUIREMENTS

23. All automobile, motorcycle, and bicycle parking spaces must be constructed and provided in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code, and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

LANDSCAPE REQUIREMENTS:

24. Prior to issuance of any construction permit, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall provide for additional trees in the right-of-way to achieve a minimum rate of one canopy tree per 30 linear feet of street frontage, excluding curb cuts. Plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

25. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plan unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. All required landscape shall be maintained in a disease, weed and litter free condition at all times consistent with the City of San Diego Landscape Regulations and Standards.

26. If any required landscape, including existing or new plantings, hardscape, landscape features, indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

ENGINEERING REQUIREMENTS:

27. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

28. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a current City Standard driveway, adjacent to the site along Oberlin Drive, satisfactory to the City Engineer.

29. Prior to issuance of any construction permits, the Owner/Permittee shall obtain an Encroachment and Maintenance Removal Agreement (EMRA) for all existing and proposed improvements of any kind, including utilities, landscaping, and electrical conduits to be installed within the Oberlin Drive Public Right-of-Way.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on August 15, 2018 and Resolution Number (to be determined).

DRAFT

Permit Type/PTS Approval No.: Conditional Use Permit No. 2058040

Date of Approval: August 15, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Cherlyn Cac
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Multilateral Partners Golden Triangle, LP,
a California limited partnership
Owner

By _____
Robert Tuttle
Chair

ILCA Holdings,
a C-Corporation
Permittee

By _____
Avi Pollack
Co-CEO

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

NOTICE OF EXEMPTION

(Check one or both)

TO: Recorder/County Clerk
 P.O. Box 1750, MS A-33
 1600 Pacific Hwy, Room 260
 San Diego, CA 92101-2400

FROM: City of San Diego
 Development Services Department
 1222 First Avenue, MS 501
 San Diego, CA 92101

Office of Planning and Research
 1400 Tenth Street, Room 121
 Sacramento, CA 95814

Project Name/Number: MPF 5550 Oberlin Drive, Suite A/585354 **SCH No.:** N.A.

Project Location-Specific: 5550 Oberlin Drive, Suite A, San Diego, CA 92121

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: The project is a request for a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) to operate within an existing 11,224-square-foot suite, which would be contained within a 22,399-square-foot commercial/warehouse building located at 5550 Oberlin Drive, Suite A in the Mira Mesa Community Plan area. Project operations would include the cultivation, processing, manufacturing, and distribution of cannabis products to State of California licensed outlets. The 2.02-acre site is designated Industrial Park and is subject to the IL-2-1 zone requirements. The project is also subject to Airport FAA Part 77 Noticing Area – MCAS Miramar 560 – 570 (Elevation at approx. 565), Airport Influence Area – MCAS Miramar Review Area 1, Airport Land Use Compatibility Overlay Zone – MCAS Miramar, Airport Land Use Compatibility Overlay Zone – Noise – 60-65 CNEL, Accident Potential Zone 2 – MCAS Miramar, Geologic Hazards Type 53, Prime Industrial Lands, Transit Priority Overlay Zone, Outdoor Lighting Zone 3, Penasquitos Watershed - Miramar Reservoir Sub-area Watershed, and Council District 6.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Thomas Armstrong, 430 North Halstead Street, Pasadena, CA, 91107, (626) 683-3547

Exempt Status: (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: 15301 (Existing Facilities)
- Statutory Exemptions:

Reasons why project is exempt: The City conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15301, which allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of use beyond that existing at the time of the determination. The proposed project, as included in the Project Description of this notice, is not an expansion of use. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

Lead Agency Contact Person: Chris Tracy, AICP Senior Planner

Telephone: (619) 446-5381

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? () Yes () No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA



CHRIS TRACY, AICP
Senior Planner

Signature/Title

6/11/18
Date

Check One:

- (X) Signed By Lead Agency
() Signed by Applicant

Date Received for Filing with County Clerk or OPR:

Mira Mesa Community Planning Group Meeting Minutes

1.	Robert Mixon	6.	Jeff Stevens	11.	Julia Schriber	16.	Bari Vaz
2.	Craig Radke	7.	Ted Brengel	12.	Wayne Cox	17.	Albert Lee
3.	Bruce Brown	8.	Marv Miles	13.	Tom Derr	18.	Chris Morrow
4.	Joe Punsalan	9.	Jon Labaw	14.	Craig Jackson	19.	Justin Mandelbaum
5.	Kent Lee	10.	Ralph Carolin	15.	Michael Linton	20.	

(HIGHLIGHTED INDICATES ATTENDANCE)

Mira Mesa Community Planning Group

Meeting Minutes

Date/Time: Monday, June 18, 2018, 7:00pm

Location: Mira Mesa Public Library, 8405 New Salem Street, San Diego CA 92126

Call to Order/Confirm quorum: Quorum confirmed

- 1) Non-Agenda Public Comments: 3 Minutes per speaker.
 - a) none
- 2) Modifications to the Agenda.
 - a) none
- 3) Adopt Previous Meeting Minutes (Action).
 - a) approved
- 4) Colonel Woodworth – MCAS Miramar
 - a) Colonel Woodworth will soon be retiring as MCAS Miramar commander
 - b) F35 – Jan 2020
- 5) Report of the Chair
 - a) Letter requesting audit of the Community Park construction was written and sent to Chris Cate.
 - b) Starting to receive CEQA exemption notices for MPF's. Looks like none will require an EIR, or even a Neg. Dec. One on agenda tonight (did have GHG study). Three more received within the last week, too late to be on tonight's agenda. Expect several on August 20.
 - c) Community Plan update is starting – will be setting up a subcommittee.
 - d) Mail:
 - i) NORA's for special event permits for 4th of July Celebration, Mira Mesa Street Fair (October 6) and Band Tournament (Nov 3).
 - ii) NORA's for MPF's:
 - (1) 585354 - MPF 5550 Oberlin Drive - Suite A (On agenda)
 - (2) 585533 - MPF 7542 Trade Street

Mira Mesa Community Planning Group Meeting Minutes

- (3) 585651 - MPF 7755 ARJONS DRIVE
- iii) NORA for UC San Diego Erodium Ant Study: The project consists of a research study by UC San Diego on the impacts of an invasive forb (Erodium spp.) on native ant communities.
- iv) Traffic evaluation of all-way stop at Westonhill and Menkar did not meet City requirements for a stop sign.
- v) Received new Stone Creek submission.

6) Old Business

- a) Mira Mesa Community Plan Update – Bernard Turgeon
 - i) PPT
 - ii) Received grant from SANDAG to continue to next steps in the process
 - iii) Address regional growth, understand community needs, determine infrastructure, take action for environment
 - iv) Will set vision, identify infrastructure, set design guidelines, framework for transit network, provide forum for public review process
 - v) 3 year from start (July) to finish. Plan approval 2021.
 - vi) Website <https://www.sandiego.gov/planning/community/cpu/miramesa>
 - vii) August – present existing conditions, schedule, process, major milestones
 - viii) SANDAG provides information on population growth.
 - ix) Plan is for meetings to continue as is, with plan updates as part of meeting. If more time is required, MMCPG to determine alternate schedule.
 - x) Can provide SANDAG's methodology for population
- b) Request for stop sign on Westonhill at Menkar – Ruth Mucchekehu (Action)
 - i) Postponed
- c) MPF #585354, 5550 Oberlin Drive, Suite A – Thomas Armstrong (Action)
 - i) Cultivation, manufacturing, and distribution
 - ii) Closed to public, no retail
 - iii) Will provide detailed specifications for the odor elimination process
 - iv) No cash kept on premises
 - v) Trying to partner with medical marijuana for vets
 - vi) Jon – Would like to see mechanical plans
 - vii) Chris Morrow – Hearing officer August 15, need to make a decision/comments
 - viii) Craig Radke – Pediatric Dentist/Youth Diabetes across the street.
 - ix) QUALCOMM STEM lab on Oberlin. Need to verify occupancy uses.
 - x) Need more information for mech specifications/and occupancy uses that may be issues in the 1000' radius for youth facilities
 - xi) Motion (Chris Morrow/Ralph Carolin) – to approve project on the conditions that the project complies with requirements for nearby youth oriented facilities. Approved 9 – 5 – 1

7) New Business

- a) None

Mira Mesa Community Planning Group Meeting Minutes

8) Elected Officials/Government Agencies

- a) San Diego – City Council District 6
 - i) July 4th Ice cream social


9) Announcements: 2 Minutes per speaker.

- a) Requested the Miramar be added to the list of volunteer code enforcement
 - i) Like signage, etc.
 - ii) Contact Bari Vaz

10) Reports

- a) Stone Creek Subcommittee – new submission received. Chair will review.
- b) Community Park Subcommittee
 - i) Rec Council dark in July
 - ii) August 14, 2 workshops at Lopez Ridge park for joint use park project at Sandberg Elementary school and new third community park on Carroll Canyon road
- c) Marijuana Dispensaries Subcommittee (joint with Torrey Pines) - no report
- d) Community Planners Committee - John Horst attended and submitted the following:
 - i) Some interesting ideas on "live/work" ordinance development... They are looking at potentially changing zoning rules for some light industrial areas to allow for live/work arrangements.
 - ii) There was an informational presentation on "Housing the Next Million"
 - iii) They also covered regulatory changes with respect to flood plains. It might merit a follow up question on whether any part of Mira Mesa is affected.
 - iv) Elections: David Moty reelected chair, Wally Wulfbeck vice chair, Vicki Touchstone secretary.
- e) Los Peñasquitos Canyon Preserve Citizens Advisory Committee
 - i) Next meeting in July

11) Adjourn

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: ILCA **Project No. For City Use Only:** 585354
Project Address: 5550 Oberlin Drive., Ste. A San Diego 92121

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? _____ Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner
 Name of Individual: Multilateral Partners Golden Triangle LP Owner Tenant/Lessee Successor Agency
 Street Address: 7825 Fay Ave Ste 200
 City: La Jolla State: CA Zip: 92037
 Phone No.: 858-646-0000 Fax No.: _____ Email: peter@multilateralilc.com
 Signature: [Signature] Date: 11/13/17
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Avi Pollack of ILCA Holdings Owner Tenant/Lessee Successor Agency
 Street Address: 14284 breezeway pl
 City: San Diego State: CA Zip: 92128
 Phone No.: 3864512713 Fax No.: _____ Email: Ellihagoel@gmail.com
 Signature: [Signature] Date: 11/12/17
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

Printed on recycled paper. Visit our web site at www.sandiego.gov/development-services.
 Upon request, this information is available in alternative formats for persons with disabilities.

Project number 585354 , MPF 5550 Oberlin Drive, Suite A

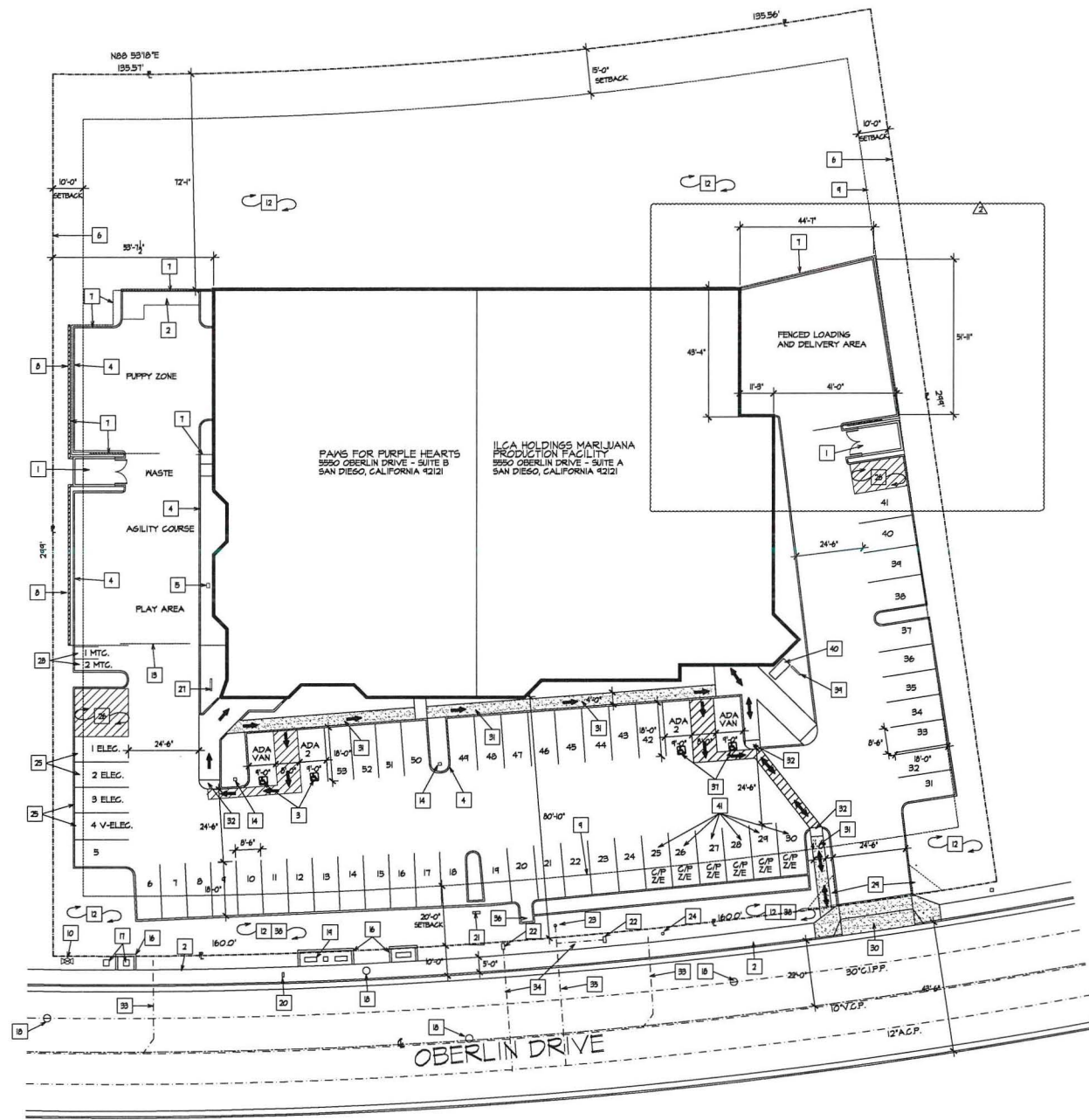
(Applicant) ILCA Holdings partner information:

Name	Title	Address	Percentage Equity
Asaph Nebenzahl	Chairman/president	Ir David 36 Jerusalem 9710657 Israel	25%
Elli Elad Hagoel	CEO	11315 treyburn way San Diego, CA 92131	25%
Avi Pollack	Co-CEO	11315 treyburn way San Diego, CA 92131	25%
Hepzibah Levine	Secretary, CFO	Haseora St no 4 Tel – Aviv 6814016 Israel	25%

(Property Owner) Multilateral Partners information

Name	Title	Address	Percentage equity
Robert Tuttle	Chair	PO Box 1741 La Jolla, CA 92038	11%

*Mr. Robert Tuttle is the only shareholder with 10 percent or greater equity in Multilateral Partners.



GENERAL NOTE:
THE PROPOSED PROJECT WILL BE A MARIJUANA PRODUCTION FACILITY THAT WILL CULTIVATE, PROCESS, AND DISTRIBUTE MARIJUANA. THIS FACILITY LOCATED AT 5550 OBERLIN DRIVE SUITE A, SAN DIEGO CALIFORNIA WILL INCLUDE SPACE FOR CULTIVATION OF MARIJUANA, AN AREA FOR THE PROCESSING OF MARIJUANA INTO CONCENTRATED PRODUCTS, AND A STORAGE AREA.

NOTE:
1. THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
2. NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. SEE KEYNOTE FOR
3. CITY IMPROVEMENT PLAN FOR OBERLIN DRIVE FOR LUKS INDUSTRIAL PARK UNIT NO. 1, 18094-4-D
4. THE PROJECT SITE IS REGULATED BY A NEIGHBORHOOD USE PERMIT FOR A DOG FACILITY (NIP P15M48022)
5. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (IFC 901.4.4)
6. THIS PROJECT REQUIRES NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMPs).
7. DURING ANY CONSTRUCTION PHASE OF THE PROJECT, THE APPLICANT SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

GRADING DATA TABLE:

CUT:	0 C.Y.
FILL:	0 C.Y.
IMPORT:	0 C.Y.
EXPORT:	0 C.Y.

BUILDING DATA:

OCCUPANCY:	F-1/B
TYPE OF CONSTRUCTION:	III B
FIRE SPRINKLERS:	YES
STORIES:	1
ZONING:	IL-2-1
YEAR BUILT:	1984
ACREAGE:	2.02 AC

NOTE:
THIS PROJECT SHALL COMPLY WITH THE LOCAL ORDINANCE AND THE 2016 CALIFORNIA BUILDING CODE, PART 2; THE 2016 CALIFORNIA RESIDENTIAL CODE, PART 2.5; THE 2016 CALIFORNIA ELECTRICAL CODE, PART 8; THE 2016 CALIFORNIA MECHANICAL CODE, PART 4; THE 2016 CALIFORNIA PLUMBING CODE, PART 5; THE 2016 CALIFORNIA ENERGY CODE, PART 6; THE 2016 CALIFORNIA FIRE CODE, PART 7; THE 2016 CALIFORNIA EXISTING BUILDING CODE, PART 10; THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE, PART 11; THE 2016 CALIFORNIA REFERENCED STANDARDS CODE, PART 12.

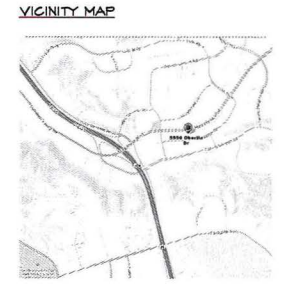
SQUARE FOOTAGE:

FLOOR PLAN:		
CULTIVATION FLOOR 1	3841 SQ.FT.	
CULTIVATION FLOOR 2	5350 SQ.FT.	
DISTRIBUTION	428 SQ.FT.	
WALL	59 SQ.FT.	
RECEPTION	86 SQ.FT.	
CONFERENCE	245 SQ.FT.	
OFFICE	80 SQ.FT.	
DRYING/PROCESSING	683 SQ.FT.	
SHOWER	30 SQ.FT.	
TRUCK	271 SQ.FT.	
TOTAL SITE A	1224 SQ.FT.	
TOTAL SITE B	1175 SQ.FT.	
TOTAL BUILDING	2399 SQ.FT.	

SITE PLAN KEYNOTES SCHEDULE

□ INDICATES NOTES APPLICABLE TO THIS PLAN ONLY
▲ INDICATES NOTES APPLICABLE TO THIS PLAN ONLY

- EXISTING TRASH ENCLOSURE IN COVER #1
- CONCRETE BENCH AT FRONT
- EXISTING CONCRETE SIDEWALK TO REMAIN
- EXISTING ADA PARKING STALL TO REMAIN
- EXISTING CURB TO REMAIN
- EXISTING CONCRET TO REMAIN
- PROPERTY LINE
- EXISTING CHAIN LINK FENCE
- EXISTING HIGH VOLTAGE FENCE
- EXISTING FIRE HYDRANT
- ARROW INDICATES MAIN PATH OF TRAVEL
- EXISTING LANDSCAPED AREA
- EXISTING HIGH CHAIN LINK FENCE IN WHITE
- EXISTING LIGHT POLE TO REMAIN TYP.
- EXISTING GAS METER TO REMAIN
- EXISTING GAS RETAINING WALL
- EXISTING TRANSFORMER TO REMAIN
- EXISTING MANHOLE
- ATTY SEAM
- ATTY SIDEWALK VAULT
- EXISTING BACKFLOW PREVENTER
- EXISTING WATER METER
- EXISTING PLY
- THE NUMBER BOX
- EXISTING (A) ELECTRICAL CHASING
- EXISTING (B) BICYCLE RACK
- NO PARKING TURN AROUND AREA
- EXISTING BICYCLE RACK
- EXISTING MOTORCYCLE PARKING
- EXISTING CONCRETE DRIVEWAY TYPE A CONTIGUOUS SIDEWALK
- EXISTING CONCRETE DRIVEWAY TYPE B CONTIGUOUS SIDEWALK
- EXISTING 4" CONC. SIDEWALK
- EXISTING TRUNCATED DOME
- 4" V.P. - FINE DRG. 8094-4-D
- 8" F.F. - FINE DRG. 8094-4-D
- 2" ACP - WATER DRG. 8094-4-D
- NEW ADA PARKING LOCATION
- STREET OR PAVING NO CURBS - DRAWS TO OCEAN
- NEW ADA PARKING LOCATION
- EXISTING LANDSCAPED AREA IS GRASS ON ROOF
- NEW (B) BICYCLE RACK
- NEW CARVAN POOL OR ZERO EMISSIONS PARKING STALLS



PROJECT MANAGER:
LESAQY COMMERCIAL MANAGEMENT
EMAIL: BOBBY@LESAQYCOMMERCIALMGT.COM
TEL: (858) 593-5282
TEL: (619) 654-2712
CONTACT: BOBBY ISRAEL

ARCHITECT:
DMA
34734 ASHLAND WAY
MURRIETTA, CA 92562
TEL: (951) 654-2712
CONTACT: DAVE MADDEN

CONTRACTOR:
CONTINENTAL CONSTRUCTION AND DEVELOPMENT
1855 PIPIT PLACE
SAN DIEGO, CA 92124
STATE LICENSE NUMBER: C 67434
LICENSE CLASS: B C26 C10 C20 C16
EMAIL: CCDS@ATT.NET
CONTACT: ALEX BEREZOVSKY
TEL: (858) 361-2548

CUP CONSULTANT:
SAPPHOS ENVIRONMENTAL
430 NORTH HALSTEAD ST.
PASADENA, CA 91107
MEMBER OF THE SPP/SE/CBE CERTIFIED
EMAIL: TARMSTRONG@SAPPHOSENVIRONMENTAL.COM
CONTACT: TOM ARMSTRONG
TEL: (626) 683-3547 EXT. 140

MEP CONSULTANT:
PRO ENGINEERING
TEL: (858) 240-4336
EMAIL: RAMIN@PROENGSC.COM
CONTACT: RAMIN PARSI

CONTACT INFORMATION

WORK SCOPE:
CONSTRUCTION OF NEW MARIJUANA PRODUCTION FACILITY UNDER EXISTING ROOF TO INCLUDE NEW WALLS, ELECTRICAL, HVAC, AND PLUMBING.

DEMO WORK SCOPE:
SUITE WILL HAVE ALL INTERIOR WALLS, DOORS, WINDOWS, FLOORING, T-BAR CEILING, AND HARD-LID CEILING REMOVED FOR NEW LAYOUT. THIS WILL INCLUDE REMOVING ALL ELECTRICAL OUTLETS AND LIGHTING, CABINETS AND BUILT-INS, PLUMBING FIXTURES AND CAPPING OF PLUMBING AS REQUIRED FOR NEW LAYOUT. EXISTING FENCED YARD TO REMAIN. NO CHANGES TO EXTERIOR OF BUILDING.

GENERAL NOTE:
HOURS OF OPERATION WILL BE 7 DAYS A WEEK 8:00 AM TO 5:00 PM

ENGINEERING NOTE:
THE ROOM HAS BEEN IMPROVED FOR THE ADA COMPLIANT DRIVEWAY AND PATH OF TRAVEL FROM THE OTHER TENANT, PAWS FOR PURPLE HEARTS PER THEIR CONDITIONS OF APPROVAL OF THEIR PROJECT PER NIP P15 4525050

ENGINEERING NOTE:
THE EXISTING FIRE SYSTEM BACKFLOW PREVENTER WILL BE KEPT IN PLACE AND A EMRA WILL BE PREPARED FOR THIS DEVICE. THE EXISTING BACK FLOW PREVENTER ON THE ROOF WILL BE KEPT IN PLACE AND AN EMRA HAS PREPARED SEE SHEET A-1.3

GENERAL NOTE:
ILCA HOLDINGS WILL OPERATE A TYPE 12 MICROBUSINESS IN DOING SO. DISTRIBUTION WILL BE A COMPONENT OF THE BUSINESS. DISTRIBUTION WILL OCCUR AFTER EACH HARVEST AND WILL BE CONDUCTED WITH MUNICIPAL AND STATE LICENSED CANNABIS BUSINESS. PRODUCTS TO BE DISTRIBUTED WILL BE CANNABIS FLOWER AS WELL AS ICE WATER HASH. TRANSPORTATION AND DISTRIBUTION WILL BE DONE IN COMPLETE COMPLIANCE WITH ALL TRACK AND TRACE PROCEDURES AND THE TRANSPORTATION LOG SET FORTH BY THE STATE BUREAU OF CANNABIS CONTROL. THESE PROCEDURES ARE FURTHER OUTLINED WITHIN THE PROJECT DESCRIPTION.

BUILDING OWNER:
MULTIPLATE PARTNERS 50
201 SOUTH EL CAMINO REAL
SUITE 208
OCEANVIEW, CALIFORNIA 92064-4221

LEGAL DESCRIPTION:
LOT: H 1 B TRACT 1444
5550 OBERLIN DRIVE SUITE A
SAN DIEGO, CALIFORNIA 92124
APN: 54-02-4-00

PROJECT DATA:
LOT SIZE: 2.02 ACRES (GROSS) 87,491 SQ. FT.
BUILDING SIZE: 23,999 SQ. FT. (TOTAL)
LANDSCAPE: 52,470 SQ. FT.
PAVING: 52,622 SQ. FT.
ELCQR AREA: 0.255
RATIO: 0.255
PREVIOUS USE: B-OCCUPANCY, S-I OFFICE/WAREHOUSE
PROPOSED USE: B-OCCUPANCY, F-I MARIJUANA PRODUCTION FACILITY/ OFFICE SPACE - SUITE A DOG KENNEL / TRAINING OFFICE SPACE - SUITE B

SITE PARKING:
(N) CARPOOL-ZERO EM STALLS 6
(N) ADA COMPLIANT STALLS 2
(N) ADA COMPLIANT STALLS 2
(N) ELECTRIC VEHICLE STALLS 4
(N) PARKING STALLS 48
(N) TOTAL STALLS 58
(B) BICYCLE PARKING 12
(B) MOTORCYCLE STALLS 12
(N) LONG TERM BICYCLE 12
(N) BICYCLE PARKING 12

SHEET INDEX:
A-1.1 SITE PLAN
A-1.2 DRAINAGE PLAN
A-1.3 FORMS & SET PROJECT DESCRIPTION
A-1.4 SET PROJECT DESCRIPTION
A-2 DEMO FLOOR PLAN
A-3 PRELIMINARY FLOOR PLAN
A-4 COMBINED FLOOR PLAN
A-5 EXTERIOR PICTURES

OCCUPANT LOAD

INDUSTRIAL	4564 SQ. FT. @ 1:100 = 46
OFFICE	481 SQ. FT. @ 1:100 = 5
TOTAL OCCUPANT LOAD	= 101

PARKING CALCULATION

INDUSTRIAL	11224 SQ. FT. @ 25:1000 = 28.06
SUITE A REQUIRED PARKING	= 28 STALLS
INDUSTRIAL	1175 SQ. FT. @ 25:1000 = 21.44
SUITE B REQUIRED PARKING	= 28 STALLS
REQUIRED PARKING	= 56 STALLS
PROVIDED PARKING	= 57 STALLS
INCLUDING 4 ADA PARKING STALLS	

GENERAL NOTES:

- THESE NOTES SHALL BE USED IN CONJUNCTION WITH THE PLANS AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT. NO CHANGES SHALL BE MADE TO THESE PLANS WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND/OR ARCHITECT. THESE SIGNATURES APPEAR HEREON.
- THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL CHECK ALL DIMENSIONS, FRAMING CONDITIONS AND ON-SITE CONDITIONS, PRIOR TO STARTING ANY WORK. ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES, ERRORS OR OMISSIONS.
- DIMENSIONS AS INDICATED ARE THE DIMENSIONS THAT SHALL BE USED FOR CONSTRUCTION. THE ARCHITECT NOTES & DETAILS ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER THESE GENERAL NOTES. ALL DIMENSIONS ARE TAKEN TO THE ROOM (BOX ON PLANS). THE DRAWINGS & SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE. THE DESIGN, ACCESSORY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUBCONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE STRUCTURAL ENGINEER. THE CONTRACTOR AND/OR SUBCONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR PARTITIONS AND TRUSS MEMBERS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE AFORESAIDED MATERIALS.
- DRAINAGE: ALL FLOORING, FLOOR JOISTS AND PLANTERS NEXT TO THE BUILDING SHALL BE PROPERLY SLOPED TO CARRY WATER AWAY FROM THE BUILDING. OBSERVATION VISITS TO THE JOB SITE BY THE ARCHITECT DO NOT INCLUDE INSPECTION OF CONSTRUCTION PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION METHODS AND FOR SAFETY CONDITIONS AT THE JOB SITE. THESE VISITS SHALL NOT BE CONSIDERED AS CONTINUOUS AND DETAILED INSPECTIONS.

GENERAL REQUIREMENTS:

- SCOPE: ALL TRADERS SHALL FURNISH ALL LABOR, EQUIPMENT, MATERIALS, AND PERFORM ALL WORK NECESSARY, INDICATED, REASONABLY IMPLIED, OR REQUIRED BY ANY CODE WITH ADDITION TO COMPLETE THEIR SCOPE OF WORK FOR A COMPLETE AND PROPERLY FINISHED JOB. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE ANIFORM BUILDING CODE (APPLICABLE EDITION AND LOCAL GOVERNING AGENCIES).
- REVISIONS: THE GENERAL BUILDING PERMIT & PLAN CHECK FEES SHALL BE SECURED AND PAID FOR BY THE SUB-CONTRACTOR DIRECTLY RESPONSIBLE.
- INTENTION: THE INTENTION OF THIS DOCUMENT IS TO INCLUDE ALL LABOR, MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY FOR A COMPLETE AND PROPER ERECTION OF THE WORK DESCRIBED.
- CHANGES: THE OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DELETING FROM THE WORK. THE CONTRACT SHALL BE ADJUSTED ACCORDINGLY.
- GETTING & FITTING: ALL TRADERS SHALL DO THEIR OWN GETTING, FITTING, PATCHING, ETC. TO MAKE THE SEVERAL PARTS GOE TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY THE WORK OF OTHER TRADES.
- CLEANUP: ALL TRADERS SHALL AT ALL TIMES KEEP THE SITE FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THEIR WORK.

GENERAL:

- ALL CONSTRUCTION AND WORKSHIP SHALL CONFORM TO CURRENT CODES, RULES, REGS. AND TITLE 24 AS NOTED ON COVER SHEET OF PLANS.
- DESIGN MATERIALS, EQUIPMENT AND PRODUCTS OTHER THAN THOSE DESCRIBED BELOW OR INDICATED ON THE DRAWINGS MAY BE CONSIDERED FOR USE, PROVIDED PRIOR APPROVAL IS OBTAINED FROM THE OWNER, ARCHITECT AND APPLICABLE GOVERNING AGENCIES. REFERENCES TO ANY DETAIL OR DRAWING IS FOR CONVENIENCE ONLY AND DOES NOT LIMIT THE APPLICATION OF SUCH DETAILS OR DRAWINGS.
- THE ARCHITECT SHALL IN NO WAY BE RESPONSIBLE FOR HOW THE FIELD WORK IS PERFORMED, SAFETY, IN OR ABOVE THE JOB SITE METHODS OF PERFORMANCE OR THE INADEQUACY OF THE PERFORMANCE OF THE CONTRACTOR OR SUBCONTRACTORS WORK.

SHEET TITLE:
SITE PLAN

Revisions:	DATE	BY	DESCRIPTION
1	12/11/17	LM	INITIAL SUBMITTAL
2	12/11/17	LM	REVISED PLAN FOR ALL PLAN CHECK REVISIONS FROM ALL DEPARTMENTS.
3	12/11/17	LM	REVISED PLAN FOR ALL PLAN CHECK REVISIONS FROM ALL DEPARTMENTS.
4	12/11/17	LM	REMOVED TEXT PER PLAN CHECK COMMENT SEE DELTA 3 REVISION CLOUD.

1" = 20'-0"

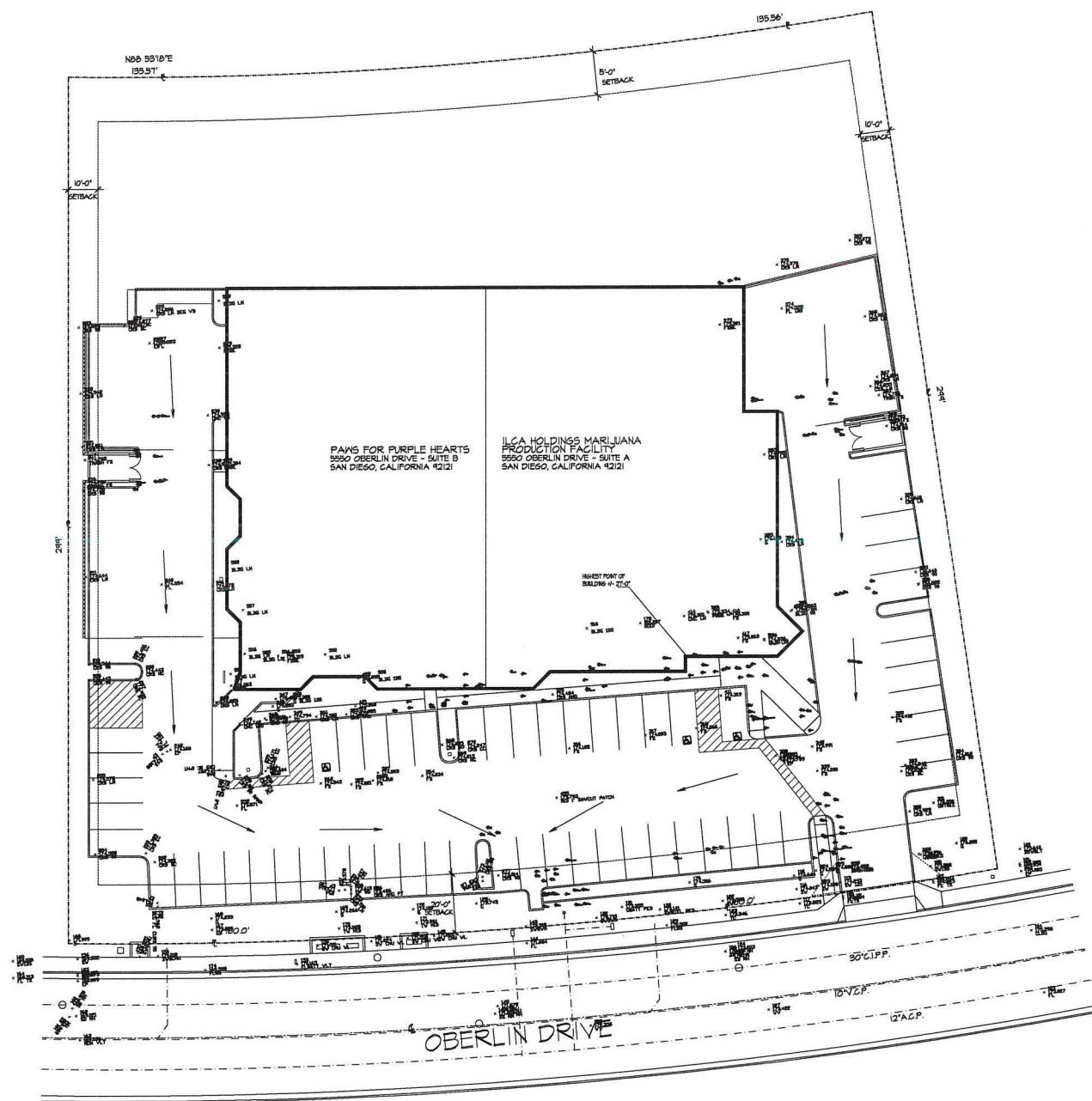
Sheet Number
A-1.1
1 of 3 Sheets

Project and Location: **ILCA HOLDINGS MARIJUANA PRODUCTION FACILITY T.I. 5550 OBERLIN DRIVE SUITE A SAN DIEGO, CA 92121**

Project Architect: **DMA**
 Dave Madden Architect
 Phone: 951-694-2712 • Email: dmamadden@earthlink.net
 35445 Varanda Circle, Murrieta, California 92553

Drawn by: LM
 Checked by:
 Date: 12/11/17
 Job No: 17-114

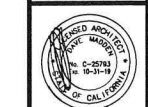
APPROVED ARCHITECT
 STATE OF CALIFORNIA
 License No. 16-15118



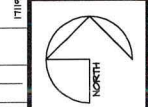
DMA
 DAVE MADDEN ARCHITECT
 Phone 619-494-2712 • E-Mail dave@maddenarchitect.com
 95-495 Veranda Circle, Millamar, California 92095

DRAINAGE PLAN

PROJECT SITE LOCATION
ILCA HOLDINGS MARIJUANA PRODUCTION FACILITY T.I.
 5550 OBERLIN DRIVE
 SUITE: A
 SAN DIEGO, CA 92121



Drawn by LM
 Checked by
 Date 12/11/14
 Job No. IT-114



SHEET TITLE:
SITE PLAN

Revisions:	LM	DESCRIPTION
12/11/14	LM	INITIAL SUBMITTAL
PLANNING DEPT. REV. 06/21/15	LM	REVISED PLAN FOR ALL PLAN CHECK REVISIONS FROM ALL DEPARTMENTS.
PLANNING DEPT. REV. 04/16/15	LM	REVISED PLAN FOR ALL PLAN CHECK REVISIONS FROM ALL DEPARTMENTS.

Sheet Number
A-1.2
 1 Of 3 Sheets

IT114-SP-01-CA.dwg

ALL THE DECISIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER REVISIONS OR COMMENTS MADE BY ANY OTHER PERSONS OR AGENCIES. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL THE DECISIONS AND COMMENTS ON THE JOB SITE AND SHALL BE RESPONSIBLE FOR ALL THE DECISIONS AND COMMENTS ON THE DRAWING. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL THE DECISIONS AND COMMENTS ON THE DRAWING.

shipper as well as the receiver. ICA Holdings will self-distribute as allowable under the State of California Type 12 Microbusiness license. The majority of all distribution will take place within the County of San Diego, with concentration on supplying the licensed MOCs (Marijuana Outlets) in the City of San Diego. All products will be distributed only to those businesses that have both municipal as well as State licenses.

As per Article 6, Section 5048 ICA Holdings has designated Mr. Rick Padilla as the Track-and-Trace system account manager. Mr. Padilla understands that he may authorize additional owners or employees as Track-and-Trace system users and shall ensure that each user is trained on the Track-and-Trace system prior to its access or use. Mr. Padilla will attend and successfully complete all required Track-and-Trace system training to include any orientation and continuing education.

ICA Holdings understands that Mr. Padilla as well as each designated user shall be assigned a unique login to include a username and password. ICA Holdings understands that each user, including Mr. Padilla, shall use his or her assigned login only and shall not use or access a login of any other individual nor shall the account manager or user share or transfer his or her login information for any reason.

The account manager shall maintain a complete list of all Track-and-Trace system users to include full names as well as account usernames.

ICA Holdings will monitor all compliance notifications from the Track-and-Trace system, and timely resolve the issues detailed in the compliance notification per established guidelines from the State. Additionally, ICA Holdings will keep a record independent of the Track-and-Trace system to document all compliance notifications received from the Track-and-Trace system as well as how and when the compliance was achieved. ICA Holdings recognizes that if any issues are unable to be resolved within three business days of receiving the notification they shall notify the Bureau of Cannabis Control Immediately.

ICA Holdings understands that as a licensee it is accountable for all actions its owners and employees may take while logged into or using the Track-and-Trace system or while otherwise conducting Track-and-Trace reporting.

2.4.1.1 Track-and-Trace Reporting

As per Article 6 Section 5049, ICA Holdings shall record all commercial cannabis activity in the Track-and-Trace system to include packaging of cannabis goods, sale of cannabis goods, transportation of cannabis goods to a licensee, receipt of cannabis goods, return of cannabis goods, destruction and disposal of cannabis goods, laboratory testing and results, as well as any other activity as required pursuant to this division, or by any other licensing authority.

ICA Holdings will record the following information for each activity entered in the Track-and-Trace system: name and type of cannabis good, unique identifier of cannabis good, amount of cannabis good by weight or count, date and time of the activity or transaction, name and license number of other licensees involved in the activity or transaction.

For all cannabis goods being transported, ICA Holdings shall transport pursuant to a shipping manifest generated through the Track-and-Trace system to include the name, license number, and premises address of the originating licensee, the name, license number, and premises address of the licensee transporting the cannabis goods, the name, license number, and premises address of the destination licensee receiving the cannabis goods into inventory or storage; the date and time of departure from the licensed premises and approximate date and time of the departure from each subsequent licensed premises—any arrival date and estimated time of arrival at each licensed premises; the driver's license number of the person transporting the cannabis goods as well as the make, model, and license plate number of the vehicle used for transport.

Upon pickup or receipt of the cannabis goods for transport, storage, or inventory, ICA Holdings will ensure that the cannabis goods received are as described in the shipping manifest and shall record acceptance and acknowledgment of the cannabis goods within the Track-and-Trace system.

ICA Holdings will record and document any discrepancy between the type or quantity specified in the shipping manifest and the type or quantity received by the licensee in the Track-and-Trace system and in any relevant business case.

If any cannabis goods are being destroyed or disposed of due to quality control or for any other reason, ICA Holdings shall record in the Track-and-Trace system the name of the licensee performing the destruction or disposal, the reason for the destruction or disposal, and the name of the entity being used to collect and process cannabis waste, pursuant to Section 5055.

The following adjustments related to cannabis inventory will be made within the Track-and-Trace system including spillage or leaking of cannabis goods, any events resulting in exposure or compromise of the cannabis goods, as well as any other information required pursuant to the Bureau of Cannabis Control or any other applicable licensing authorities.

ICA Holdings understands that all transactions must be entered into the Track-and-Trace system by 11:59 P.M. Pacific Time, on the date the transaction occurred.

ICA Holdings will only enter and record complete and accurate information into the Track-and-Trace system and shall correct any known errors entered into the track and trace system immediately upon discovery.

2.4.1.2 Security

ICA Holdings is committed to ensuring the safety of the local community. As such, they have incorporated various safety measures including employing a security guard, limiting the access to the premises, recording all activity both on the inside as well as the direct exterior of the building, using appropriate signage, and ensuring all cannabis goods are locked and secure while not being used. The following measures will be implemented on the ICA Holdings premises located at 5550 Oberlin Drive, Suite A, San Diego, California 92121.

Camera and Security Surveillance

Per Article 5, Section 5044, ICA Holdings maintains cameras on the exterior of the business as well as within the premises. Each camera has a minimum resolution of 1280x1024, captures 20 frames per second, and is equipped with a surveillance-system storage device capable of being accessed through the internet. Each camera is nameable and securely fixed to a permanent location. Within 20 feet of both entrance/levels are multiple exterior cameras located alongside bright high-intensity discharge (HID) lights for adequate nighttime viewing. Inside the premises

camera capture each point of entry as well as each area where cannabis is processed or stored. All security footage is kept for a minimum of 30 days.

Doors and Locks

Per Article 5, Section 5045, each entry and exit door as well as each door within limited access areas is equipped with commercial-grade, non-residential door locks.

Alarm System

Per Article 5, Section 5047, ICA Holdings has an alarm system including the appropriate alarm permit issued by the City of San Diego Police Department. Upon request, ICA Holdings shall make available to the City as well as the Bureau of Cannabis Control, all information related to the alarm system, monitoring, and alarm activity.

Signage

Located on the exterior of the business is a sign stating "No Littering, Public Drinking, or Public Smoking/Consumption of Cannabis." Additionally all restricted access areas are identified with posted signs (minimum 12"x17" stating "Do Not Enter - Restricted Access Area - Access Restricted to Authorized Personnel Only." No signage will be included related to advertising or identifying the building as a cannabis production facility.

Lighting

All ester or portions of the premises are adequately illuminated in the evening.

Storage of Cannabis Products/By-products

All cannabis, including cannabis by-products, as well as direct cannabis waste, will be recorded to contain the applicable Track-and-Trace batch number, weight, and time processed. All cannabis will be stored in a locked, fireproof safe within a restricted area visible, or at least one camera.

Licensee Employee Badge Requirement

Per Article 5, Section 5043, all agents, officers, or other persons acting for or employed by a licensee shall display a laminated or plastic-coated identification badge issued by ICA Holdings at all times while engaging in commercial cannabis activity. The identification badge shall include ICA Holdings and its corresponding license number, the employee's first name, an employee number exclusively assigned to that employee for identification purposes, as well as a color photograph of the employee that clearly shows the full front of the employee's face and that is at least 1" in width and 1.5" in height.

2.4.2 Construction Scenario

The proposed project consists of only interior alterations with the majority of the work related to interior demolition. The suite will have all interior walls, doors, windows, flooring, T-bar ceilings, and hard-it ceilings removed for new layout. This will include removing all electrical outlets and lighting, cabinets and built-ins, plumbing fixtures and cappings of plumbing as required for new layout. The existing fenced yard will remain with no changes to the exterior of the building. It is

ICA Holdings CUP for MFF Facility: Project Description: Sapient Environmental, Inc. March 21, 2019. WS/Project229249-001/Documents/CUP_Application/SEI_Prel_Description_ICA.Doc Page 2-7

"The purpose of the IZ zones is to provide for a wide range of manufacturing and distribution activities. The development standard of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. The IZ zones are intended to permit a range of uses, including nonindustrial uses in some instances."

As listed within Table 11-314-04B, Use Regulations Table for Industrial Zones, MFFs are an allowable use within IL-2.1 with a CUP.

2.3 PURPOSE AND NEED

The underlying purpose of this project is to obtain a CUP for a MFF in accordance with City of San Diego Ordinance O-200508. The need for this MFF is apparent at both a local and State level. With the passage of Proposition 64, the voters of California voted their support for recreational cannabis legalization. As a result, there was an immediate need for experienced, well-tended, professional organizations to integrate into the supply chain. ICA Holdings has developed a state-of-the-art system that utilizes the most sustainable technology while producing high-quality, clean, organic, lab tested cannabis flower and cannabis extracts.

2.4 PROPOSED PROJECT

The proposed project involves a CUP for a MFF. The Proposed Project owned and operated by ICA Holdings will cultivate, process, manufacture, and distribute cannabis.

2.4.1 Project Elements

This CUP application is to operate an 11,224-square-foot MFF within an existing building located at 5550 Oberlin Drive, Suite A, as depicted on Sheet A-1, Site Plan. The 2,022-acre site is located within the IL 2.1 zone of the Mira Mesa Community Plan area and Council District 6. The Proposed Project will be owned and operated by ICA Holdings. Cultivation, manufacturing, and distribution of cannabis will take place at this facility. All components of the operation and the requisite processes are outlined below including cultivation, harvesting, trimming, drying, curing, labeling and packaging, manufacturing, and distribution.

3 San Diego Municipal Code, section 131.0603. Purpose of (I) Industrial Light Zones. Accessed March 5, 2018.

ICA Holdings CUP for MFF Facility: Project Description: Sapient Environmental, Inc. March 21, 2019. WS/Project229249-001/Documents/CUP_Application/SEI_Prel_Description_ICA.Doc Page 2-2

SECTION 2.0 PROJECT DESCRIPTION

Consistent with the requirements of §15124 of the State California Environmental Quality Act Guidelines (State CEQA Guidelines), the project description of the marijuana production facility (MFF) located at 5550 Oberlin Drive, Suite A (Proposed Project) includes the precise location and boundaries of the Proposed Project, a brief characterization of the existing conditions at the Proposed Project site, the purpose and need for the Proposed Project, and a general delineation of the Proposed Project's technical and operational characteristics.

2.1 PROPOSED PROJECT LOCATION

The Proposed Project would be located in the north-central portion of the City of San Diego, approximately 16 miles north of downtown San Diego. The Proposed Project is set on a 2.022-acre site within the IL-2.1 Zone and the Mira Mesa Community Plan area. It is located at 5550 Oberlin Drive, Suite A with the rear of the site adjacent to Mira Mesa Boulevard. The site is located between the U.S. Interstate 15 (I-15) approximately 0.4 mile away and I-15 corridors approximately 4.81 miles away). The proposed project, located in the Mira Mesa Community Plan Area, is bounded by 1.15 to the east, Marine Corps Air Station (MCAS) Miramar to the south, 1485 and the Ardmore, Torrey, and Santa Fe Railroad right-of-way to the west, and the Future Living Area to the north. Figure 2.1-1, Land Use Map details the topography of the surrounding area as well as the distance to nearest sensitive receptors.

2.2 EXISTING CONDITIONS

The Proposed Project consists of an 11,224-square-foot commercial suite within an existing building located on a 2.022-acre site, Suite A, the suite which ICA Holdings is applying for the Conditional Use Permit (CUP) was previously used by Pacific Ambulance Company. The adjacent part of the building contains a non-profit organization called Paws for Purple Hearts which offers canine-assisted therapy. This building has a Neighborhood Use Permit for a Dog Facility (NUP 03000). As depicted on Figure 2-2-1, Residential Zones, the nearest residential zone, which is also the nearest sensitive receptor, is 2,224 feet beyond the 1,000-foot buffer surrounding the proposed project lot. The nearest park is 0.38 mile away; the nearest school is 1.1 mile away; the nearest religious site is 1 mile away; and lastly, the nearest hospital is 1.31 mile away (Figure 2-1-1).

2.2.1 General Plan Land Use Designation and Zoning

The City of San Diego Land Use and Community Planning Element designates the Proposed Project site as an Industrial Zone. Zoning of IL 2-1 allows for a mix of light industrial and office uses with limited commercial.

City of San Diego, "Community Planning Area: Mira Mesa Community Plan, p. 15. Accessed March 5, 2018. Sapient Environmental, Inc., CSR, SANDAG, 5/1 data. Accessed March 5, 2018. Sapient Environmental, Inc., CSR, SANDAG, 5/1 data. Accessed March 5, 2018. City of San Diego, "Land Use and Community Planning Element," City of San Diego General Plan, San Diego, CA, available at: https://www.sandagov.com/development-services/Pages/2019.pdf

ICA Holdings CUP for MFF Facility: Project Description: Sapient Environmental, Inc. March 21, 2019. WS/Project229249-001/Documents/CUP_Application/SEI_Prel_Description_ICA.Doc Page 2-1

Table with 2 columns: Facility Name, Project Description, Date, and Page. ICA Holdings CUP for MFF Facility, Sapient Environmental, Inc., March 21, 2019, Page 2-1.

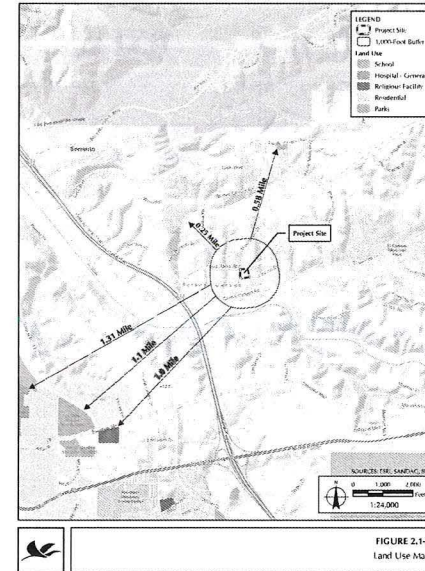


FIGURE 2-1-1 Land Use Map

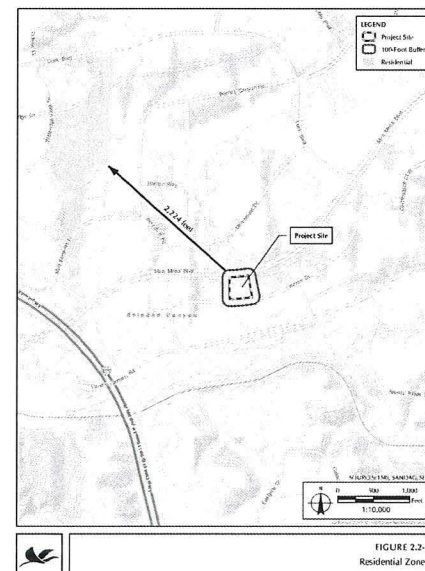


FIGURE 2-2-1 Residential Zones

ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT. Includes fields for APPROVAL NUMBER, PROJECT NUMBER, and a table for ENCROACHMENT OVER, UNDER, AND ABOVE THE BOUNDARY.

Page 2 of 2 City of San Diego - Development Services Department - Encroachment Maintenance and Removal Agreement. Includes sections for SIGNED AND ACCEPTED BY and NOTES.

Code, Section 26120. This includes, but is not limited to, net weight and description as well as containing the label: "GOVERNMENT WARNING: THIS PACKAGE CONTAINS MARIJUANA, A SCHEDULE 1 CONTROLLED SUBSTANCE. KEEP OUT OF REACH OF CHILDREN AND ANIMALS. MARIJUANA MAY ONLY BE POSSESSED OR CONSUMED BY PERSONS 21 YEARS OF AGE OR OLDER UNLESS THE PERSON IS A QUALIFIED PATIENT. MARIJUANA USE WHILE PREGNANT OR BREASTFEEDING MAY BE HARMFUL. CONSUMPTION OF MARIJUANA IMPAIRS YOUR ABILITY TO DRIVE AND OPERATE MACHINERY, PLEASE USE EXTREME CAUTION."

2.4.1.2 Odor Mitigation

All odors emitting from the production and processing of marijuana would be eliminated with the use of an Element Air™ purification system along with activated charcoal carbon filters. While it is anticipated that the Element Air™ system will rid the air of any noxious odors, the activated charcoal carbon filters will be used as an extra preventative measure. The Element Air™ technology utilizes broad spectrum, high-intensity ultraviolet (UV) light targeted on a hybridized quad-metallic catalyst which utilizes ambient moisture to generate hydroperoxides and hydroxides that are propelled into the cultivation facility to provide active microbial and odor mitigation. The Element Air™ system is an active purification system that purifies every square inch of the air removing odors at their source whereas typical photocatalytic oxidation systems only sanitize the air that passes directly in their path. Additionally, the heating, ventilation, and air conditioning (HVAC) compressors will all have UV light bars affixed to them so that all air that passes through will be sanitized and all odors killed.

2.4.1.3 Manufacturing of Concentrated Cannabis

Any of the by-product and usable trim will be used in the manufacturing of solventless ice-water hash. The manufacturing of ice-water hash involves the removal and collection of trichome heads off of the plant matter. Once the trim material and small buds are separated from the whole plant, the trim and small buds will be flash frozen. After the plant material is frozen, layers of frozen plant material will be added to a bucket so that the bucket contains half frozen-plant matter and half, frozen water. Once the water reaches a temperature of 4 degrees Celsius, the mixture will be stirred for 3-7 minutes. After it is mixed, it will run for 5 minutes before passing through filtration screens. Screens used in ascending order of micron size will be placed above separate plastic containers to act as filtration system. Upon full filtration, the solventless ice-water hash will be stored in a locked, climate controlled room. The resulting finished product will be packaged in 1-gram containers, labeled with the requisite safety and warning labels per California Code of Regulations, Title 17, Division 1, Subchapter 5, Labeling and packaging requirements, sections) 40405 and 40408.

2.4.1.4 Track-and-Trace Compliance Procedures

Once all wholesale cannabis flower and solventless ice-water hash is processed, it will be entered into the METRC CCTT (California Cannabis Track-and-Trace) System. Before ever leaving the facility a sales invoice and shipping manifest will be filled out to include information for both the

ICA Holdings CUP for MFF Facility: Project Description: Sapient Environmental, Inc. March 21, 2019. WS/Project229249-001/Documents/CUP_Application/SEI_Prel_Description_ICA.Doc Page 2-4

Vertical sidebar containing project information, logos, and contact details. Includes 'Project and Location' (ICA Holdings Marijuana Production Facility T.I., 5550 Oberlin Drive, Suite A, San Diego, CA 92121) and 'DRIVEN BY' (LM) details.

SHEET TITLE: PRELIMINARY FLOOR PLAN. Includes a table for REVISIONS and PROJECT INFORMATION.

• De-tiling Basins
 The plans and specifications for the Proposed Project would include the requirement for construction equipment of the type and quantity specified in Table 2.4.2-1. Anticipated Construction Equipment, Table 2.4.2-1. Anticipated Construction Equipment also lists the number of days of operation, by equipment type. Table 2.4.2-2, Construction Phase Description outlines the specific operations to take place in each phase of the construction scenario.

**TABLE 2.4.2-1
 ANTICIPATED CONSTRUCTION EQUIPMENT**

Type	Approximate Quantity	Total Number of Days of Operation
Door	1	14
Crane	1	14
Back Hoe	1	66
Concrete/Industrial Saw	1	14
Air Compressor	1	2
Fork LIF	2	50

**TABLE 2.4.2-2
 CONSTRUCTION PHASE DESCRIPTION**

Phase Number	Phase Name	Start Date	End Date	Nbr. Days/Week	Nbr. Days	Phase Description
1	Interior Demolition	6/1/2018	6/20/2018	5	14	Removal of all interior walls, doors, windows, flooring, 7-foot ceiling, and hand-hel ceiling for roof layout. Removal of all electrical conduits and lighting, cabinets, and bulkheads, plumbing fixtures, and capping of plumbing as required.
2	Site Preparation	6/21/2018	6/22/2018	5	2	Removal of all debris, prep for interior renovations.
3	Building Construction	6/23/2018	8/31/2018	5	50	New walls, electrical, HVAC, and plumbing. Color mitigation.
4	Architectural Coating	9/1/2018	9/4/2018	5	2	Painting of interior walls and floors.

It is currently anticipated that between 4 and 10 construction workers would be on site at any one time during the approximately three-month construction period. There would be four phases of construction.
 ICA Holdings CLIP for MFF Facility
 March 21, 2018
 W:\Projects\22-69-24940\Documents\CLIP Applications\SI Final Description ICA.DOC
 Project Description
 Sagphos Environmental, Inc.
 Page 2-19

Site ingress and egress locations for construction, delivery vehicles, haul routes, and emergency response and evacuation would be located at one entrance/driveway along Oberlin Drive (Figure 2.4.2-2). Any construction debris could be stored in the fenced loading area if there is a need for construction material storage.

ICA Holdings CLIP for MFF Facility
 March 21, 2018
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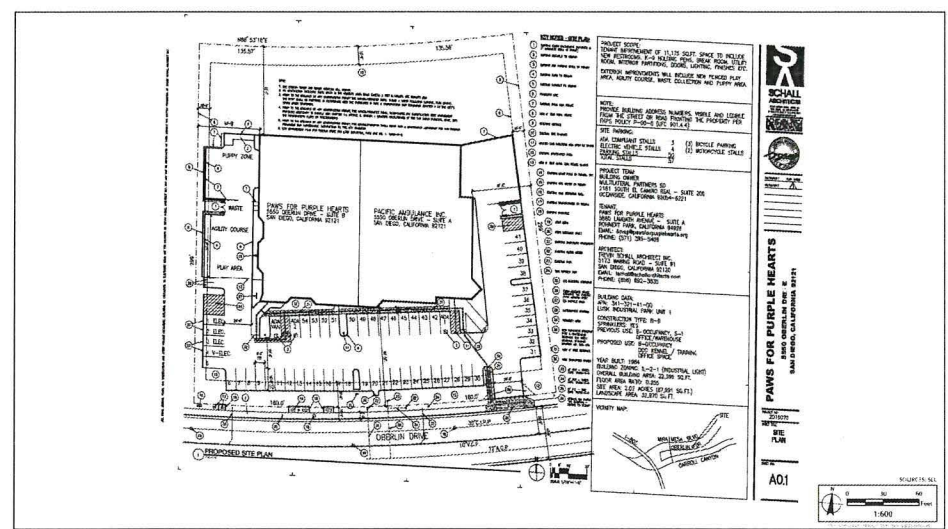


FIGURE 2.4.2-1
 Pans for Purple Hearts Site Plan

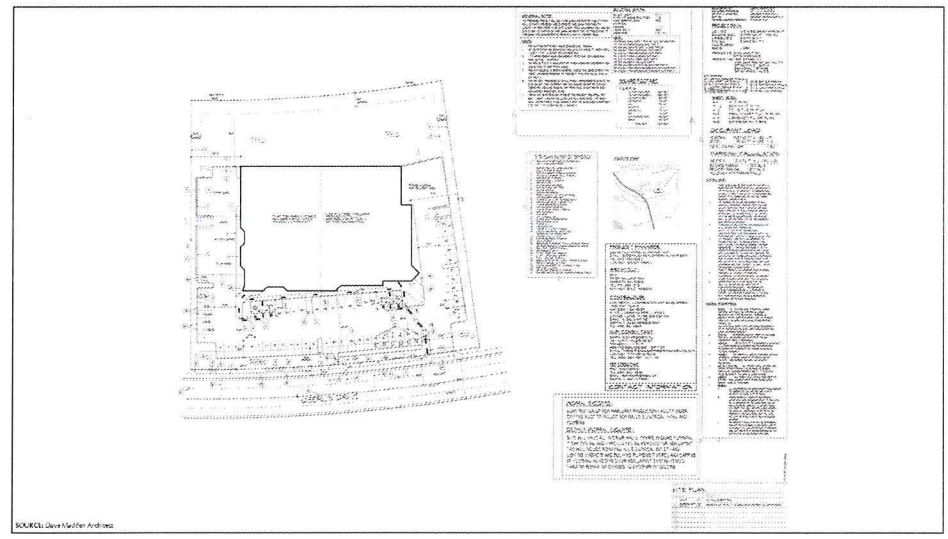


FIGURE 2.4.2-2
 Site Plan

anticipated that interior demolition will last 14 days and be followed up by the installation of pre-fabricated walls. The new construction will include new walls, electrical, HVAC, and Plumbing.
 The tenant in the adjacent, attached space has completed a plan check with the City of San Diego which includes exterior improvements to the site (Figure 2.4.2-1, Pans for Purple Hearts Site Plan). The improvements include an upgraded sidewalk in the front of the building as well as an American with Disabilities Act (ADA) compliant path of travel to Oberlin Drive and across the main driveway. While the ADA-compliant path of travel to Oberlin Drive across the main driveway has not yet been implemented, ICA Holdings will make this improvement as reflected in the Site Plan (Figure 2.4.2-2, Site Plan). This will include minimal grading which would be considered de minimis with no import or export of cut or fill material.

Site preparation and construction of the Proposed Project would be undertaken in accordance with all Federal, State, and City of San Diego building codes. Construction would be scheduled in compliance with City of San Diego regulations and California Building Standards Code. Approximately 10 workers would be expected to be on site during peak construction activity periods. Fewer than 10 workers would be expected to be on site during non-peak construction activity periods. Construction equipment would be turned off when not in use. The construction contractor will be required to ensure that all construction, demolition, and grading equipment are properly maintained. All vehicles and compressors would utilize exhaust mufflers and engine enclosure covers (as designed by the manufacturer) at all times.

All grading and earthwork would be performed under the observation of a geotechnical engineer to ensure proper siting, protection, selection of satisfactory materials, and placement and compaction of structural fills. Any unanticipated adverse conditions encountered would be evaluated by the project engineering geologist and the soil engineer, and the appropriate recommendation would be made and implemented.

The plans and specifications for the Proposed Project would include a requirement for the construction contractor to comply with all provisions of the National Pollution Discharge Elimination System (NPDES) Program administered by the California Regional Water Quality Control Board (RWQCB), San Diego Region, as they relate to existing impacts from storm water runoff during construction. The construction contractor would be required to incorporate best management practices (BMPs) consistent with the guidelines provided in the California Storm Water Quality Handbook: Construction Site Best Management Practices Manual⁴. Should the construction period continue into the rainy season, supplemental erosion measures would be implemented, including but not limited to, the use of:

- Mulching
- Geotextiles and mats
- Earth dikes
- Temporary drains and gullies
- Silt fencing
- Straw-bale barriers
- Sand-bag barriers
- Brush or rock filters
- Sediment traps

⁴ California Stormwater Quality Association, Best Management Practice Handbook, Accessed March 16, 2018.
 ICA Holdings CLIP for MFF Facility
 March 21, 2018
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 Project Description
 Sagphos Environmental, Inc.
 Page 2-8

DMA
 Dave Madden Architect
 Dave Madden Architect
 3544B Veranda Circle, Wildomar, California 92595
 Phone: 951-484-7110
 Email: dave@dave-madden.com

SEI PROJECT DESCRIPTION

Project and Location
ILCA HOLDINGS MARIJUANA PRODUCTION FACILITY T.I.
5550 OBERLIN DRIVE SUITE A SAN DIEGO, CA 92121



Drawn by LM
 Checked by
 Date 04/14/18
 Job No. 17-114



N.T.S.
 Sheet Number
A-1.4
 Of 1 Sheets

SHEET TITLE:
PRELIMINARY FLOOR PLAN

Revisions:	DATE	DESCRIPTION
LM		INITIAL SUBMITTAL
LM		NEW SHEET TO ADD REQUIRED FORMS AS PART OF SET

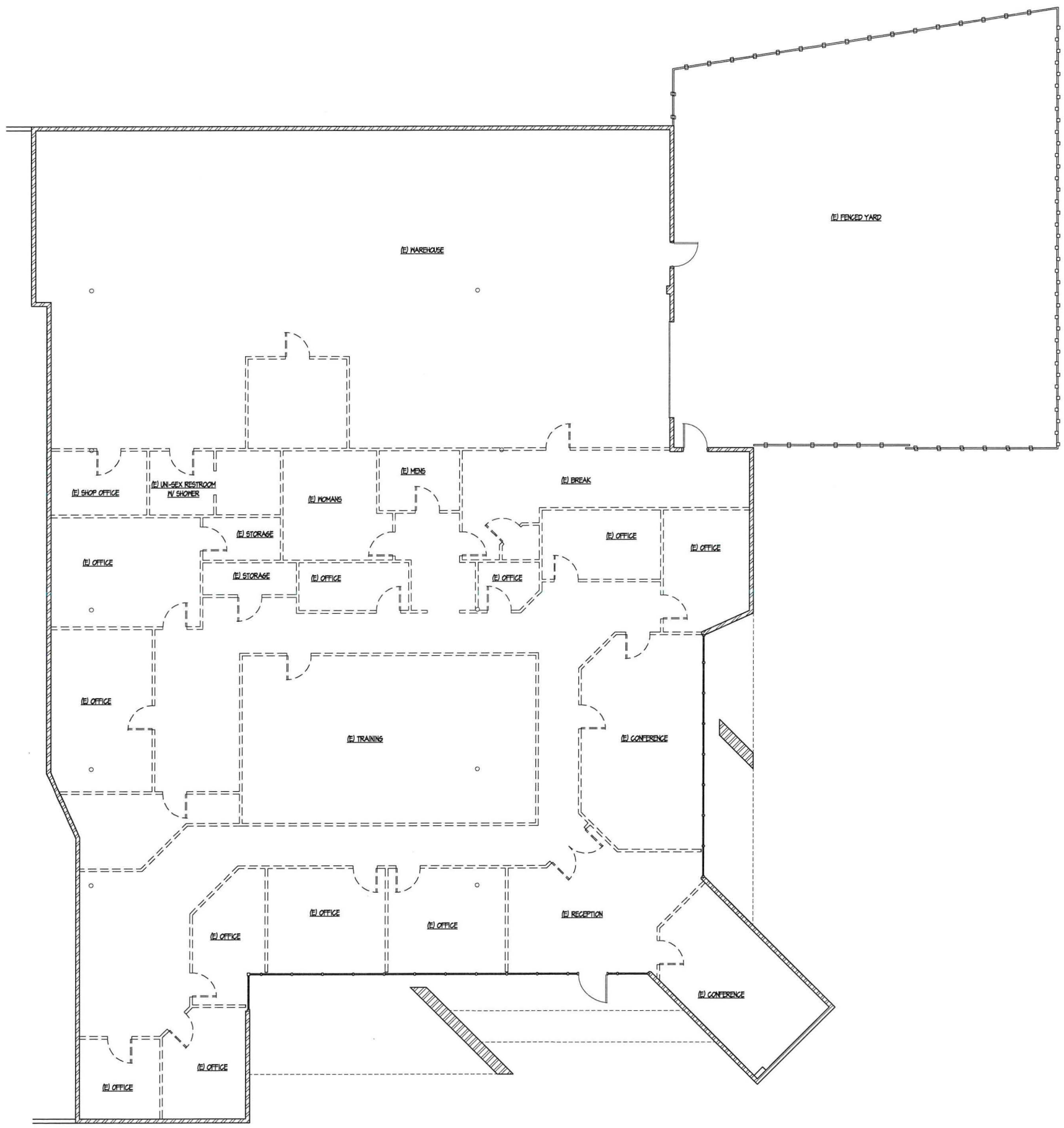
FLOOR PLAN NOTES:
 1. CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, DATA, DIMENSIONS, SPEC'S, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK & REPORT AT ONCE TO THE ARCHITECT ANY ERROR INCONSISTENCY OR OMISSION THAT IS DISCOVERED.
 2. CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. IF OWNER AUTHORIZES ANY CHANGES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

SQUARE FOOTAGE:

FLOOR PLAN	
APPROX. SITE	1224 SQ. FT.
TOTAL SITE	1224 SQ. FT.

WALL LEGEND

- EXISTING WALLS TO REMAIN
- EXISTING 2X WALLS TO BE REMOVED
- NEW 2X6 WALLS



DMA
 DAVE MADDEN ARCHITECT
 Phone 619-434-2112 • E-Mail: dave@maddenarchitect.com
 3544B Veranda Circle, Wildomar, California 92595

File: **DEMO PLAN**

PROJECT AND LOCATION:
U.C.A. HOLDINGS MARIJUANA PRODUCTION FACILITY T.I.
 5550 OBERLIN DRIVE
 SUITE: A
 SAN DIEGO, CA 92121



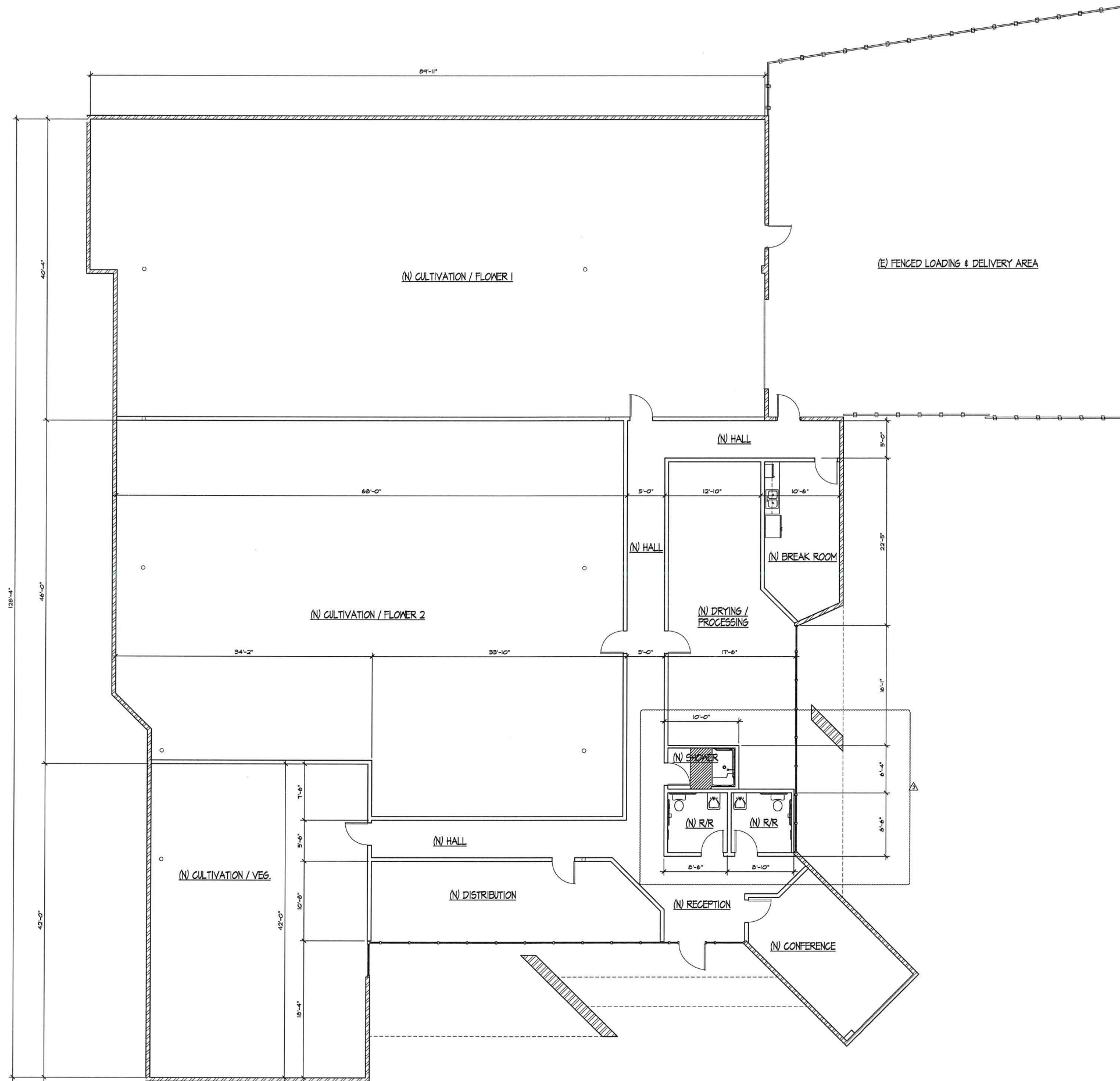
Drawn by LM
 Checked by
 Date 12/8/17
 Job No. 17-118



SHEET TITLE:
DEMO PLAN

Revisions:	DESCRIPTION
02/01/17 LM	INITIAL SUBMITTAL
PLANNING DEPT. REV. 02/02/17 LM	REVISED PLAN FOR ALL PLAN CHECK REVISIONS FROM ALL DEPARTMENTS.
PLANNING DEPT. REV. 02/02/17 LM	REVISED PLAN FOR ALL PLAN CHECK REVISIONS FROM ALL DEPARTMENTS.
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3/16" = 1'-0"
 Sheet Number
A-2
 Of Sheets



FLOOR PLAN NO. ATTACHMENT 9

CONTRACTOR AND/OR SUBCONTRACTOR SHALL CAREFULLY STUDY AND COMPARE ALL DRAWINGS, DATA, DIMENSIONS, SPEC'S, AND CONDITIONS BEFORE PROCEEDING WITH ANY WORK. REPORT AT ONCE TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION THAT IS DISCOVERED.
 CONTRACTOR SHALL VERIFY WHETHER ALL FINISHES & MATERIALS PRIOR TO PURCHASE AND/OR INSTALLATION.
 CONTRACTOR SHALL NOT MAKE ANY CHANGES OR DEVIATE FROM THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER AND/OR ARCHITECT. IF OWNER AUTHORIZES ANY CHANGES, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY.

SQUARE FOOTAGE:

FLOOR PLAN:	
CULTIVATION FLOWER 1	3641 SQ.FT.
CULTIVATION FLOWER 2	3396 SQ.FT.
CULTIVATION VEG.	228 SQ.FT.
DISTRIBUTION	428 SQ.FT.
HALL	196 SQ.FT.
RECEPTION	38 SQ.FT.
CONFERENCE	295 SQ.FT.
R/R	140 SQ.FT.
DRYING/PROCESSING	202 SQ.FT.
SHOWER	66 SQ.FT.
BREAK	277 SQ.FT.
TOTAL SITE A	1224 SQ.FT.
TOTAL SITE B	1175 SQ.FT.
TOTAL BUILDING	2399 SQ.FT.

WALL LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING 2X WALLS TO BE REMOVED
	NEW 2X6 WALLS

OCCUPANT LOAD

INDUSTRIAL	9,564 SQ. FT. @ 1:100 = 96
OFFICE	481 SQ. FT. @ 1:100 = 5
TOTAL OCCUPANT LOAD	= 101

DMA
 DAVE MADDEN ARCHITECT
 Phone 619-434-7102 • Email: dave@dmdma.com
 9541B Veranda Circle, Wildomar, California 92595

PRELIMINARY FLOOR PLAN

PROJECT AND LOCATION:
16CA BUILDINGS MARIJUANA PRODUCTION FACILITY T.I.
 8550 OBERLIN DRIVE SUITE: A SAN DIEGO, CA 92121



Drawn by LM
 Checked by
 Date 12/8/17
 Job No. 17-11R

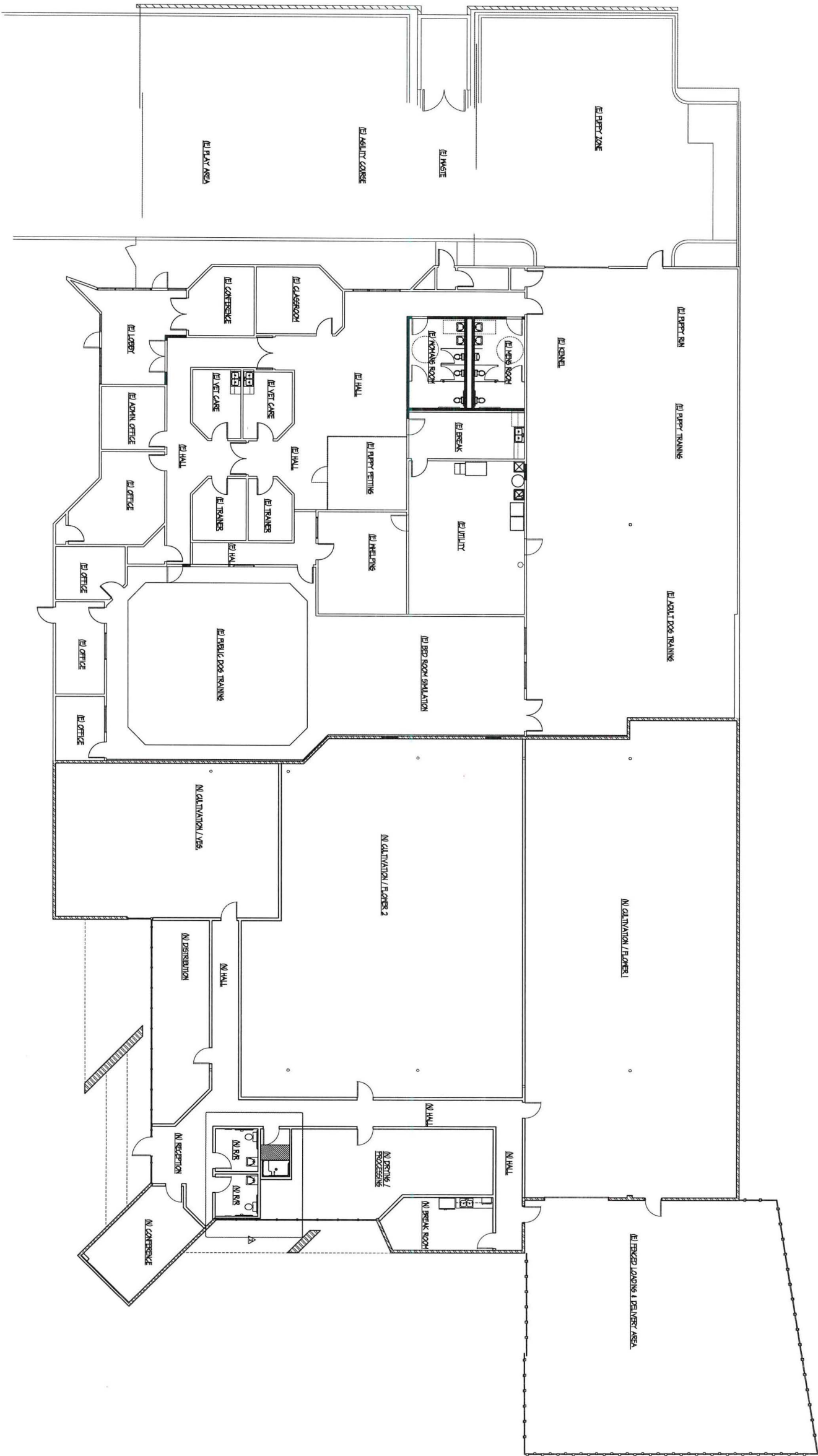


REVISIONS

NO.	DATE	DESCRIPTION
1		INITIAL SUBMITTAL
2		REVISED PLAN FOR ALL PLAN CHECK REVISIONS FROM ALL DEPARTMENTS.
3		REVISED PLAN FOR ALL PLAN CHECK REVISIONS FROM ALL DEPARTMENTS.
4		REVISED PARKING CALCULATION FROM SHEET SEE DELTA 3 ABOVE.

Scale: 3/16" = 1'-0"
 Sheet Number: **A-3**
 Of Sheets

SUITE A FLOOR PLAN	1221 SQFT
BUILDING AREA	1221 SQFT
TOTAL SUITE A	1221 SQFT
SUITE B FLOOR PLAN	1155 SQFT
BUILDING AREA	1155 SQFT
TOTAL SUITE B	1155 SQFT
TOTAL BUILDING	2376 SQFT



17114-FLR-PLN-01-02.dwg

NO.	DATE	BY	DESCRIPTION
1		LM	INITIAL SUBMITTAL
2		LM	REVISIONS TO ALL FLOOR PLANS
3		LM	REVISIONS TO ALL FLOOR PLANS
4		LM	REVISIONS TO ALL FLOOR PLANS
5		LM	REVISIONS TO ALL FLOOR PLANS
6		LM	REVISIONS TO ALL FLOOR PLANS
7		LM	REVISIONS TO ALL FLOOR PLANS
8		LM	REVISIONS TO ALL FLOOR PLANS
9		LM	REVISIONS TO ALL FLOOR PLANS
10		LM	REVISIONS TO ALL FLOOR PLANS

COMBINED FLOOR PLAN



Scale: 1/8" = 1'-0"
Sheet Number: A-4
Of Sheets: 4

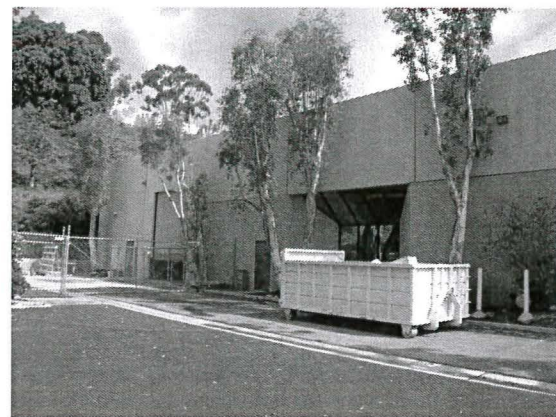


Project and Location
ILCA HOLDINGS MARIJUANA PRODUCTION FACILITY T.I.
 5550 OBERLIN DRIVE
 SUITE: A
 SAN DIEGO, CA 92121

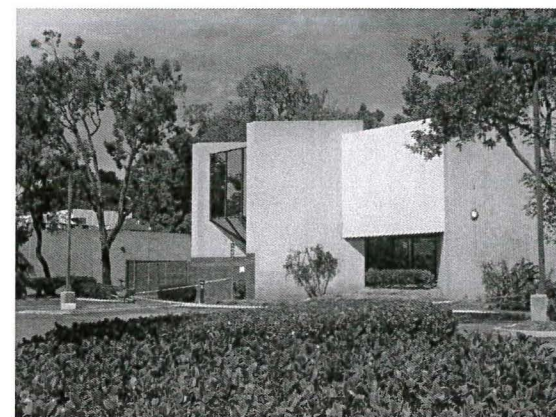
Title:
 COMBINED FLOOR PLAN FOR PRELIMINARY FLOOR PLAN SUITE A AND EXISTING PANS FOR PURPLE HEARTS SUITE B FLOOR PLAN

DMA
 DAVE MADDEN ARCHITECT
 Phone 651-634-2112 • E-Mail: dma@dmacarchitect.net
 35443 Veranda Circle, Wildomar, California 92595

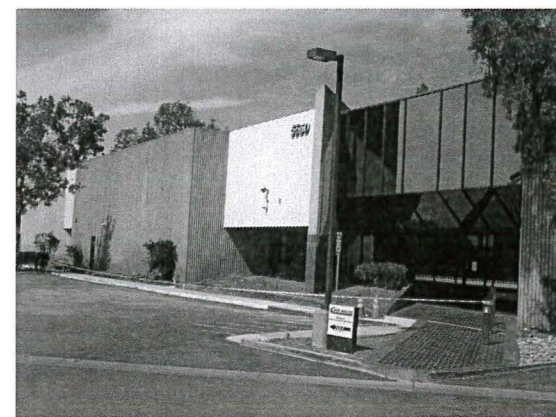
ALL DESIGN, PLANS AND ARRANGEMENTS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF DMA ARCHITECT. NONE OF THE CONTENTS OF THIS DRAWING ARE TO BE COPIED, REPRODUCED OR OTHERWISE IN ANY MANNER, EITHER IN WHOLE OR IN PART, FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DMA ARCHITECT. WRITTEN DIMENSIONS ON THIS DRAWING SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS UNLESS NOTED OTHERWISE. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND NOTIFY DMA ARCHITECT OF ANY DEVIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THIS DRAWING.



FRONT LEFT



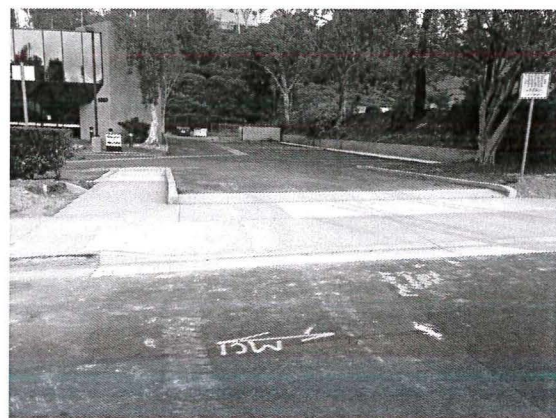
FRONT LEFT SIDE



FRONT RIGHT SIDE



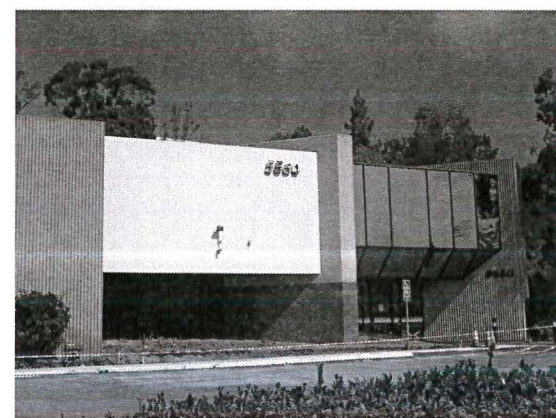
RIGHT SIDE REAR



IMPROVED DRIVEWAY



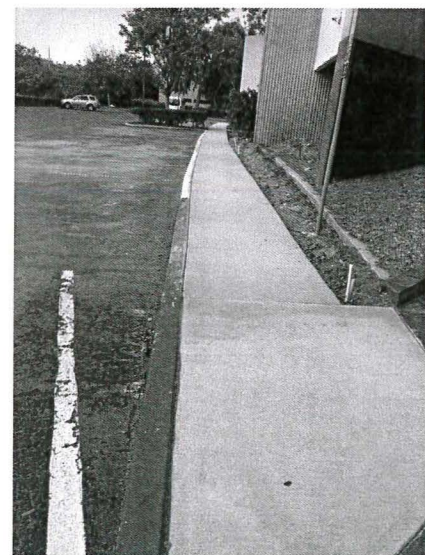
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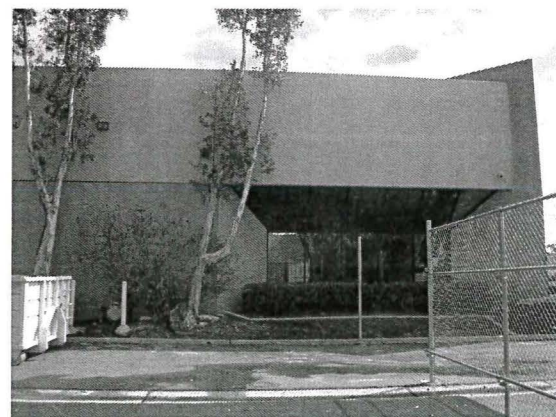
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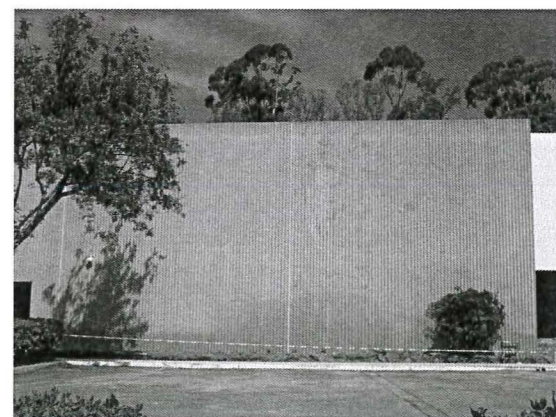
RIGHT SIDE



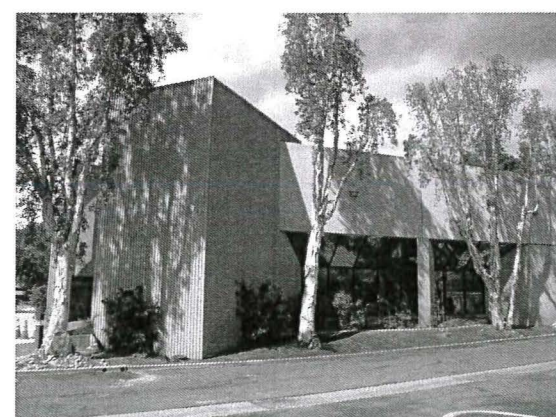
ADA PATH



FRONT LEFT SIDE



CENTER FRONT

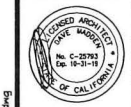


RIGHT SIDE FRONT

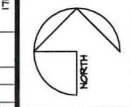
DMA
 DAVE MADDEN ARCHITECT
 Phone 818-494-7710 • FAX 818-494-7711
 35549B Verdugo Circle, Wildomar, California 92395

EXTERIOR PICTURES

Project and Location
**ILCA HOLDINGS MARIJUANA
 PRODUCTION FACILITY T.I.
 5550 OBERLIN DRIVE
 SUITE: A
 SAN DIEGO, CA 92121**



Drawn by LM
 Checked by
 Date 12/28/17
 Job No. 17-114



SHEET TITLE:
PRELIMINARY FLOOR PLAN

Revisions:	DESCRIPTION
LM	INITIAL SUBMITTAL
PLANNING DEPT. REV. CHA/SLM	REVISED PLAN FOR ALL PLAN CHECK REVISIONS FROM ALL DEPARTMENTS
PLANNING DEPT. REV. CHA/SLM	ADDED PICTURES FOR REVISED ADA PATH OF TRAVEL AND DRIVEWAY
LM	
LM	
LM	

N.T.S.
 Sheet Number
A-5
 Of Sheets

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