

THE CITY OF SAN DIEGO

# **Report to the Hearing Officer**

DATE ISSUED:October 9, 2018REPORT NO. HO-18-080HEARING DATE:October 17, 2018SUBJECT:MPF 2335 PASEO DE LAS AMERICAS, Process Three DecisionPROJECT NUMBER:585526OWNER/APPLICANT:Nakach Family Trust, Owner/Chris Horsley, Applicant

#### <u>SUMMARY</u>

<u>Issue:</u> Should the Hearing Officer approve a Marijuana Production Facility located at 2335 Paseo De Las Americas, Suite A, within the Otay Mesa Community Plan area?

<u>Staff Recommendation</u>: Approve Conditional Use Permit No. 2073194.

<u>Community Planning Group Recommendation</u>: On May 16, 2018, the Otay Mesa Planning Group voted 15-0-1 to recommended conditional approval of the project subject to the environmental determination being approved (Attachment 7)

<u>Environmental Review</u>: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303(c), New Construction or Conversion of Small Structures (Attachment 6). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 10, 2018, and the opportunity to appeal that determination ended July 24, 2018.

#### BACKGROUND

The project is a request for a Conditional Use Permit pursuant to San Diego Municipal Code (SDMC) Section 126.0303 to operate a Marijuana Production Facility (MPF) within an approximately 3,000 square-foot tenant space, Suite "A," of an existing 18,096 square-foot, multi-tenant building on a 1.01-acre site. The proposed MPF site is located at 2335 Paseo De Las Americas, Suite A, south of Siempre Viva Road, in the IL-2-1 Zone and the Community Plan Implementation Overlay Zone -Type A (CPIOZ-A) within the Otay Mesa Community Plan area (Attachment 1). The project site is also located within the Airport Land Use Compatibility (Brown Field), Airport Influence Area (Review Area 2), and the Federal Aviation Authority (FAA) Part 77 Overlay Zones. The site is improved with a onestory building constructed in 2003. Suite "A" is currently vacant and was previously used for a check cashing/credit business. Existing uses within the building include another vacant space, a smog testing facility, a bag wholesaler business, an autobody shop, and an engineering business (Attachment 3).

The project site is designated Prime Industrial Land in the Prosperity Element, and Industrial Employment by the Land Use and Community Planning Element, of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect manufacturing land from non-manufacturing uses. The project site is designated Light Industrial within the South District of the Otay Mesa Community Plan (Attachment 2). The Light Industrial designation is intended for manufacturing, research and development, storage, warehousing, distribution and similar uses. The IL Zones are intended to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-2-1 Zone allows a mix of light industrial, office, and commercial uses. Surrounding properties are zoned IL-3-1, and designated Heavy Commercial by the Otay Mesa Community Plan, which is intended for a range of commercial uses including heavier commercial uses such as wholesale, distribution, storage and vehicular sales and services. The project site is surrounded by commercial and industrial uses consistent with the Light Industrial and Heavy Commercial designations of the community plan. The proposed MPF, classified as an industrial use, is consistent with the underlying zone and land use designation.

MPF's are restricted to forty City-wide, within light and heavy industrial zones. MPF's require compliance with 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. MPF's also require a minimum distance of 100 feet from a residential zone. Security requirements include interior and exterior 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. MPF's must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

#### DISCUSSION

#### **Project Description**

The project proposes to operate a MPF within an approximately 3,000 square-foot tenant space, Suite "A," of an existing 18,096 square-foot, one-story building. The project proposes tenant improvements to accommodate operations, including interior walls to create lobby/receiving, security, packing, extraction, and processing rooms, and installation of lighting, security cameras and system, and finishes throughout with associated mechanical, electrical and plumbing improvements. No exterior building alterations would occur. Operations include cannabis extraction, oil manufacturing, laboratory operations including research and development of cannabis extraction methods and production of cannabis concentrate products (such as wax, oils, vape, and pen cartridges), packaging and distribution. Public improvements would include reconstruction of the existing driveway, satisfactory to the City Engineer.

The proposed MPF is subject to specific operational and security requirements as set forth in SDMC Section 141.1004. Furthermore, the proposed improvements would require the Owner/Permittee to

#### Page 3

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. The facility is also subject to State of California statues and regulations.

#### 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 project complies with all development regulations of the IL-2-1 zone and no deviations are requested. Staff has provided draft findings (Attachment 4) to support the proposed development 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. 2073194, with modifications.
- 2. Deny Conditional Use Permit No. 2073194, if the findings required to approve the project cannot be affirmed.

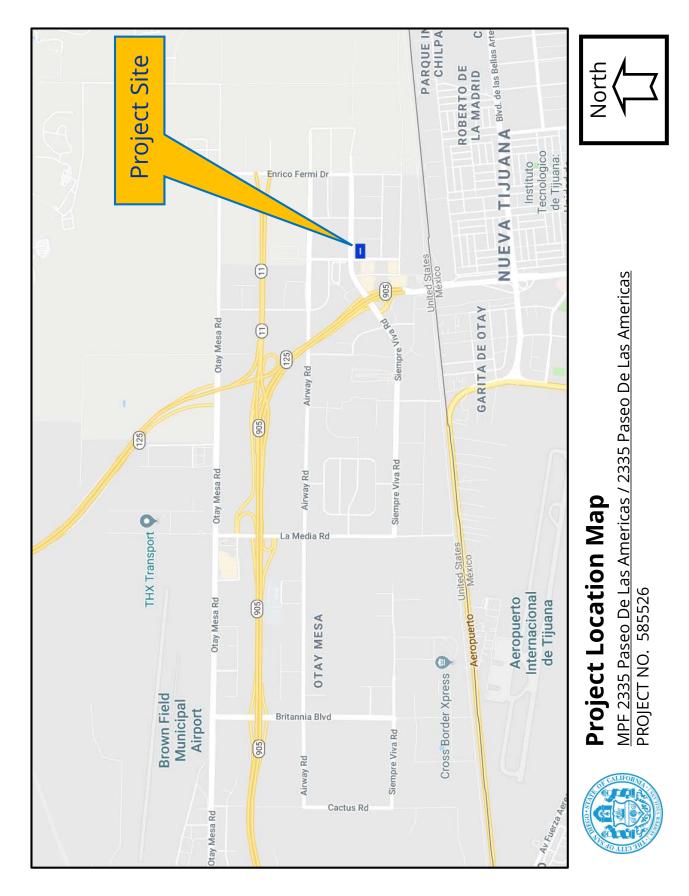
Respectfully submitted,

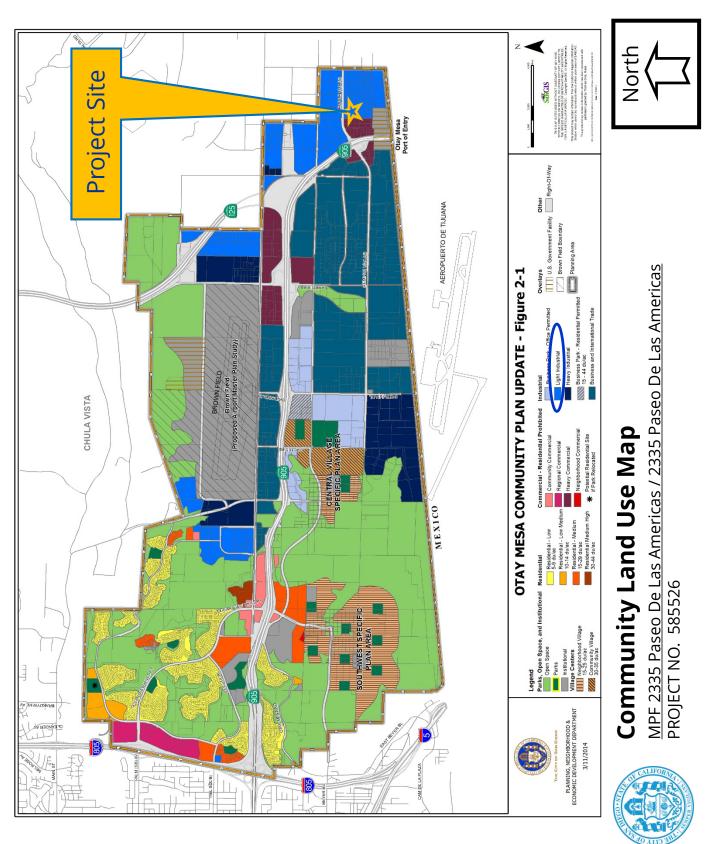
Firouzeh Tirandazi

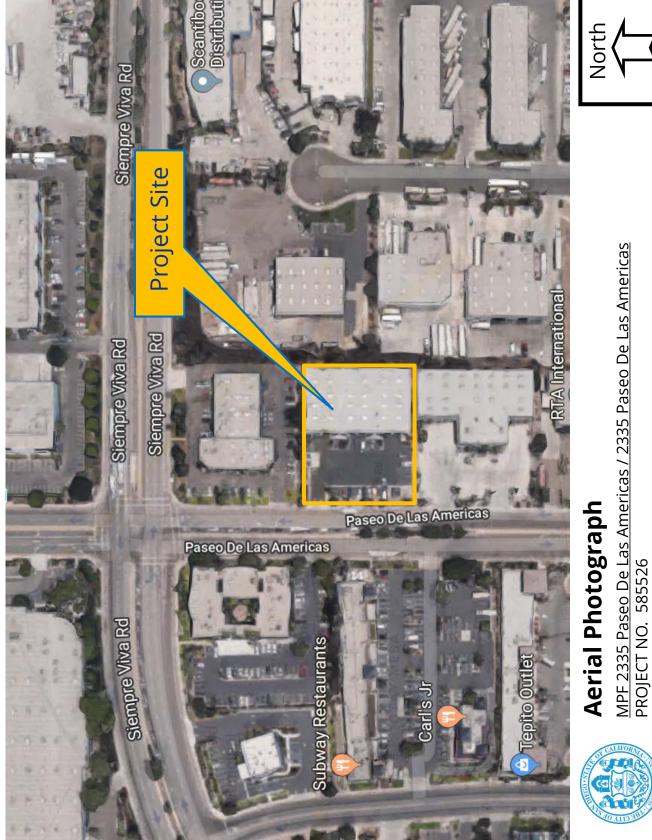
Development Project Manager

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







#### HEARING OFFICER RESOLUTION NO. HO-XXXX CONDITIONAL USE PERMIT NO. 2073194 MPF 2335 PASEO DE LAS AMERICAS - PROJECT NO. 585526

WHEREAS, Nakach Family Trust, dated March 7, 2005, Owner and Chris Horsley, Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an approximately 3,000 square-foot tenant space of an existing 18,096 square-foot building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2073194), on portions of a 1.01-acre site;

WHEREAS, the project site is located at 2335 Paseo De Las Americas, Suite "A," in the IL-2-1 Zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as Lot 3 of Otay International Center Lots 8 and 9, Unit No. 1, according to Map thereof No. 11741, filed March 4, 1987;

WHEREAS, on July 10, 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 15303(c), 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 October 17, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2073194 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 that it adopts the following findings with respect to Conditional Use Permit No. 2073194:

#### A. <u>CONDITIONAL USE PERMIT [SDMC Section 126.0305]</u>

1. <u>Findings for all Conditional Use Permits:</u>

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

The proposed project is a request for a Conditional Use Permit to operate a Marijuana Production Facility (MPF) within an approximately 3,000 square-foot tenant space, Suite "A," of an existing 18,096 square-foot, multi-tenant building. The 1.01-acre site is located at 2335 Paseo De Las Americas, in the IL-2-1 Zone and the Community Plan Implementation Overlay Zone in the Otay Mesa Community Plan.

The project site is designated Prime Industrial Land in the Prosperity Element, and Industrial Employment by the Land Use and Community Planning Element, of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect manufacturing land from nonmanufacturing uses. The project site is designated Light Industrial within the South District of the Otay Mesa Community Plan. The South District is one of five Districts within Otay Mesa. The variety of industrial land use designations in Otay Mesa is intended to protect and enhance the existing industrial uses while providing an opportunity to increase industrial capacity to encourage new and relocated industries that provide employment opportunities for community residents. The Light Industrial designation is intended for manufacturing, research and development, storage, warehousing, distribution and similar uses.

The proposed MPF, classified as an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan, and therefore 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 MPF is proposed within an approximately 3,000 square-foot space of an existing 18,096 square-foot building. The project proposes tenant improvements to accommodate operations, including interior walls to create lobby/receiving, security, packing, extraction, and processing rooms, and installation of lighting, security cameras and system, and finishes throughout with associated mechanical, electrical and plumbing improvements. The proposed improvements would 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. Public improvements would include the reconstruction of the existing driveway, satisfactory to the City Engineer.

MPF's are restricted to forty City-wide, within light and heavy industrial zones. MPF's 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. MPF's also have a minimum distance requirement of 100 feet from a residential zone. The proposed MPF complies with the separation requirements as set forth in SDMC Section 141.1004 (a).

The proposed MPF 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. MPF's must also comply with SDMC 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. 2073194. The Conditional Use Permit No. 2073194 will be valid for five years and may be revoked if the Owner/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 the Conditional Use Permit No. 2073194. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area. Therefore, the proposed MPF 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 proposed project is a request for a Conditional Use Permit to operate a MPF within an approximately 3,000 square-foot tenant space of an existing 18,096 square-foot building on a 1.01-acre site located at 2335 Paseo De Las Americas. The project site is in the IL-2-1 Zone within the Otay Mesa Community Plan area. The one-story, multi-tenant building was constructed in 2003. The project proposes tenant improvements to accommodate operations, including interior walls to create lobby/receiving, security, packing, extraction, and processing rooms, and installation of lighting, security cameras and system, and finishes throughout with associated mechanical, electrical and plumbing improvements. Operations include cannabis extraction, oil manufacturing, laboratory operations including research and development of cannabis extraction methods and production of cannabis concentrate products (such as wax, oils, vape, and pen cartridges), packaging and distribution. Public improvements would include reconstruction of the existing driveway, satisfactory to the City Engineer.

MPF's 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. SDMC Section 141.1004 requires 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. There is also a minimum distance requirement of 100 feet from a residential zone. Security requirements, expressed as conditions in the Permit, include interior and exterior 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.

The proposed MPF is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. Therefore, the proposed MPF will comply with the regulations of the Land Development Code.

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

The MPF is proposed within an approximately 3,000 square-foot space of an existing 18,096 square-foot building on a 1.01-acre site located at 2335 Paseo De Las Americas in the IL-2-1 Zone of the Otay Mesa Community Plan. The project site is designated Prime Industrial Land in the Prosperity Element, and Industrial Employment by the Land Use and Community Planning Element, of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect manufacturing land from non-manufacturing uses. The project site is designated Light Industrial within the South District of the Otay Mesa Community Plan. The South District is one of five Districts within Otay Mesa. The variety of industrial land use designations in Otay Mesa is intended to protect and enhance the existing industrial uses while providing an opportunity to increase industrial capacity to encourage new and relocated industries that provide employment opportunities for community residents. The Light Industrial designation is intended for manufacturing, research and development, storage, warehousing, distribution and similar uses.

The IL Zones are intended to permit a range of uses, including non-industrial uses in some instances. The purpose and intent of the IL-2-1 Zone is to accommodate a range of industrial and manufacturing activities in designated areas to promote balanced land use and provide flexibility in the design of new and redeveloped industrial projects, while assuring high quality development and protecting land for industrial uses and limiting nonindustrial uses. The development standards 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. Specifically, the IL-2-1 Zone allows a mix of light industrial, office, and commercial uses.

The proposed MPF, classified as an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. The proposed project is consistent with the Light Industrial designation of the Otay Mesa Community Plan. Therefore, the proposed MPF 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. 2073194 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.

2073194, a copy of which is attached hereto and made a part hereof.

Firouzeh Tirandazi Development Project Manager Development Services

Adopted on: October 17, 2018

IO#: 24007586

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: 24007586

SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### CONDITIONAL USE PERMIT NO. 2073194 MPF 2335 PASEO DE LAS AMERICAS - PROJECT NO. 585526 Hearing Officer

This Conditional Use Permit No. 2073194 is granted by the Hearing Officer of the City of San Diego to Nakach Family Trust, dated March 7, 2005, Owner and Chris Horsley, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 1.01-acre site is located at 2335 Paseo De Las Americas, Suite "A," in the IL-2-1 Zone of the Otay Mesa Community Plan. The project site is legally described as Lot 3 of Otay International Center Lots 8 and 9, Unit No. 1, according to Map thereof No. 11741, filed March 4, 1987.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a Marijuana Production Facility within an approximately 3,000 squarefoot tenant space of an existing 18,096 square-foot building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated October 17, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility within an approximately 3,000 square-foot building. The operation shall include requirements consistent with State of California statutes and the California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations;
- b. The Marijuana Production Facility operations include cannabis extraction, oil manufacturing, laboratory operations including research and development of cannabis extraction methods and production of cannabis concentrate products (such as wax, oils, vape, and pen cartridges), packaging and distribution;
- c. Off-street parking; and
- d. 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 November 1, 2021.

2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on November 1, 2023. Upon expiration of this Permit, the facilities and improvements described herein, excluding any public improvements, shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.

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. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. 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.

9. 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.

10. 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" conditions(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.

11. 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.

#### **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.

#### ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the existing driveway to current City Standards, adjacent to the site on Paseo De Las Americas, satisfactory to the City Engineer.

#### PLANNING/DESIGN REQUIREMENTS:

14. All automobile, motorcycle and bicycle parking spaces must be constructed 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.

15. A maximum of four employees shall be allowed on-site at any given time to correspond to the four parking spaces provided for the project.

16. All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure.

17. 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 to deflect light away from adjacent properties.

18. 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.

19. The name and emergency contact telephone 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. 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.

20. A permit shall be obtained as required pursuant to SDMC Chapter 4, Article 2, Division 15.

21. The retail sale of marijuana and marijuana products shall only be conducted by a marijuana outlet in accordance with SDMC 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.

22. The marijuana production facility, adjacent public sidewalks, and areas under the control of the marijuana production facility shall be maintained free of litter and graffiti at all times.

23. The marijuana production facility shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

24. The Owner/Permittee shall provide a sufficient 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.

#### **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.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section <u>34.0103 (b)</u>, taxable activities include but are not limited to, transporting, manufacturing, cultivating, packaging, or retail sales of cannabis and any ancillary products in the City. For additional information, contact the Office of the City Treasurer at 619-615-1580.

APPROVED by the Hearing Officer of the City of San Diego on October 17, 2018 by Resolution No. HO-XXXX.

Permit Type/PTS Approval No.: Conditional Use Permit No. 2073194 Date of Approval: October 17, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Firouzeh Tirandazi 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.

#### NAKACH FAMILY TRUST DATED MARCH 7, 2005 Owner

Ву \_\_\_\_\_

Jose Nakach Trustee

By \_

Sara E. Nakach Trustee

#### **CHRIS HORSLEY**

Permittee

By\_

Chris Horsley

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

#### **NOTICE OF EXEMPTION**

### **ATTACHMENT 6**

(Check one or both)

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

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

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

Project Name: MPF 2335 Paseo de las Americas

#### Project No.: 585526

Project Location-Specific: The project is located at 2335 Paseo De Las Americas, San Diego, CA 92154.

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

**Description of nature and purpose of the Project:** The project applicant proposes a 3,000-square-foot Marijuana Production Facility (MPF), including cannabis extraction, oil manufacturing and a modular lab, within an existing 18,096 square-foot building located at 2335 Paseo De Las Americas in the Otay Mesa Community Plan area. It is designated for Light Industrial Use and is zoned IL-2-. It is subject to the following overlay zones: Prime Industrial Lands, FAA Part 77 Noticing Area (Brownfield 636' to 641' - site elevation 575'), Airport Influence Area - Brown Field Review Area 2, Airport Land Use Compatibility Overlay Zone - Brown Field, CPIOZ-A, and Transit Priority Area.

#### Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project:

Michelle Rhodes-Horsley Nine Cloud Cannibis 3940 Laurel Canyon Boulevard, Suite 1563 Studio City, CA 91604 (801) 726-8822

#### **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))
- (X) Categorical Exemption: CEQA Section 15303 (New Construction or Conversion of Small Structures)

**Reasons why project is exempt:** The City of San Diego conducted an environmental review that determined the project would not have the potential for causing a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15303 (c) which allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. The exceptions listed in CEQA Section 15300.2 would not apply.

#### Lead Agency Contact Person: Anna L. McPherson AICP

Telephone: (619) 446-5276

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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

quersa /Program Manager Signature/Title

Check One: (X) Signed By Lead Agency ( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:

July 25, 2018

Date

#### OTAY MESA PLANNING GROUP

MEETING MINUTES, MAY 16, 2018 OTAY NESTOR LIBRARY 3003 CORONADO AVENUE, SAN DIEGO, CA 92154

Otay Mesa Planning Group Chair, Rob Hixson called the meeting to order at 3:05p.m.

Introductions are made across the room.

Members present:	Members absent:	
Rob Hixson- Chair	Antonio Martinez	
Alejandra Mier y Teran	Jimmy Ayala	
Chris Holder	Kaitlin Arduino- Secretary	
Clarissa Falcon	Wayne Dickey	
Diane Kirma	2	
Felipe Nuno		
Joe Street		
Lisa Golden	<i>Q</i>	
Mark Freed		
Rita Mahoney	20 52	
Rodolfo Lopez Jr.		
Ronnie Taylor		
Ted Shaw		
Tom Ricotta	8	
Tom Story		
Tony Blas		

Approval of minutes:

April 2018

- Motion: Felipe Nuno, Tom Story Second
- Vote: Approved
- Abstained: None

#### Public Input:

None.

#### Chairman's Report:

Items received reviewed:

- 1. Notice of Application- Project # 597523 Tijuana Cross Border Amendment Denise Vo
- 2. Notice of Application- Project # 603927 Otay Truck Park SDP Site Dev. Permit Process 3 Karl Higgins
- 3. 9870 Marconi Drive Project # 585398 MPF Site Plans

#### OTAY MESA PLANNING GROUP

MEETING MINUTES, MAY 16, 2018 OTAY NESTOR LIBRARY 3003 CORONADO AVENUE, SAN DIEGO, CA 92154

fence expansion they're building a fence; Dorcey finishing up his concrete tilt up building in 18 months – 2 years. The face of Otay Mesa will look different.

#### Informational Items:

None.

#### Action Items:

Motion: Request for Approval for Conditional Use Permit – MPF 2335 Paseo de las Americas Vote: Rita Mahoney, Felipe Nuno seconded.

Vote No: None

Resolved: Pass

Recommendation: Recommended for conditional approval of the project subject to the Environmental Determination being approved by the City of San Diego DSD.

Abstained: Alejandra Mier y Teran

Motion: Grand Jury Report

Vote: None

Vote No: None

Resolved: No Action taken. If they ask for any feedback, give them the feedback about the excused absences (The City should allow 1-2 excused absences).

Recommendation/ Comment: Review community planning group boundaries and determine if consolidation of some planning groups should take place. Determine if the planning department should develop methods and provide resources to improve recruitment that could result in more diverse membership determine if members of the planning group should attend all planning group meetings. Consider directing San Diego City Neighborhood Services Department staff to closely monitor planning group actions and provide timely guidance to preclude requests for inappropriate project additions or modifications. Determine If all planning group members should be required to complete the ECAL training each time they are re-elected or reappointed.

Abstained: None

#### **Closing remarks:**

Thank you, good attendance turnout.

#### Old Business:

#### No old business

Meeting adjourned at 4:19 p.m. by Otay Mesa Planning Group Chair, Rob Hixson



**City of San Diego Development Services** 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000

# Ownership Disclosure Statement DS-318

#### October 2017

FORM

Approval Type: Check appropriate box for type of approval(s) requested: Development Permit Constal 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: Nine Cloud Cannibis \_\_\_\_\_ Project No. For City Use Only: 585526 Project Address: 2335 Paseo De Las Americas, Suite A San Diego, CA 92154 Specify Form of Ownership/Legal Status (please check): Corporation Limited Liability -or- General – What State? Dertnership B 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: Jose Nakach and Sara E. Nakach, Trustees of the Nakach Family Trust 🛛 🛛 Owner 🛛 Tenant/Lessee 📮 Successor Agency Street Address: 681 Anita Street, #108 City: Bonita \_\_\_\_\_ State: <u>CA</u> \_\_\_\_ Zip: <u>91911</u> Phone No.: \_\_619-575-3929 \_ Email: <u>\_gogo@acctekin.com</u> Fax No.: Habac 5am Date: 11/14/2017 Signature: \_\_\_\_ Additional pages Attached: X No Yes Applicant 🔍 🔄 🔲 Owner 🛛 🖾 Tenant/Lessee 🗖 Successor Agency Name of Individual: <u>Chris Horsley</u> Street Address: 3940 Laurel Canyon Blvd. #1563 City: \_\_Studio City \_\_\_\_\_ State: <u>CA</u> Zip: <u>91604</u> Phone No.: 801-726-3288 Fax No.: \_\_\_\_ Email: Date: 11/15/2017 Signature: \_ m Additional pages Attached: Yes X No **Other Financially Interested Persons** \_\_\_\_\_ 🖸 Owner 🛛 Tenant/Lessee 🔲 Successor Agency Name of Individual: Street Address: City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone No.: \_\_\_\_\_\_ Email: \_\_\_\_\_\_ Fax No.: \_\_\_\_\_\_ Email: \_\_\_\_\_\_ Signature: \_\_\_\_ Date: 🛛 Yes Additional pages Attached: No

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

	DEVELOPMENT SUMMARY		
1.	SUMMARY OF REQUEST		
	- TENANT IMPROVEMENT FOR A 3,000 SQUARE FOOT MARIJUANA PROCESS FACILITY, INCLUDING A MODULAR LABORATORY ROOM. NO EXTERIOR IMPROVEMENTS ARE PROPOSED.		
	REQUIRED DISCRETIONARY PERMITS:		
	- CONDITIONAL USE PERMIT (FOR A MARIJUANA PROCESSING FACILITY)		
2.	STREET ADDRESS		
	2335 PASEO DE LAS AMERICAS SAN DIEGO, CA 92154		
3.	PLANNED DISTRICT		
	OTAY INTERNATIONAL CENTER		
4.	ZONING		
	IL-2-1 LIGHT INDUSTRIAL		
5.	LEGAL DESCRIPTION LOT 3 OF OTAY INTERNATIONAL CENTERS LOTS 8 & 9 MAP NO. 11741		
6.	ASSESSOR'S PARCEL NUMBER		
0.	646-160-03-00		ΝΙ
7.	PROPOSED USE		IN
	MARIJUANA PRODUCTION FACILITY		
8.	TYPE OF CONSTRUCTION		MA
	TYPE V-N, SPRINKLED, ONE STORY CONC. TILT-UP, 24' HIGH		
9.	OCCUPANCY GROUP		
	F-1 / B (MODERATE-HAZARD FACTORY INDUSTRIAL / OFFICE)		
10.	GROSS SITE AREA: 43,995 S.F. (1.01 AC.)		
	OVERALL BUILDING AREA: 18,096 S.F.		
11.	FLOOR AREA		
	PROCESSING AREA:2,630 S.F.OFFICE / BREAKROOM240 S.F.		
	ELECTRICAL ROOM:80 S.F.RESTROOM:50 S.F.		
	TOTAL: 3,000 S.F.		
12	PLOOR AREA RATIO (F.A.R.)		
	NO CHANGE TO EXISTING FLOOR AREA RATIO		
13	PARKING		
	25 EXISTING SPACES AND 1 EXISTING VAN ACCESSIBLE SPACE PROVIDED		
14	. NUMBER OF STORIES / BUILDING HEIGHT		
	1 STORY BUILDING HEIGHT: 24'		
15	. WATER SERVICE / SEWER SERVICE		
	CITY OF SAN DIEGO WATER / CITY OF SAN DIEGO WASTEWATER		
16	BUILDING CODE		
	CITY OF SAN DIEGO MUNICIPAL REGULATIONS, CITY OF SAN DIEGO ZONING & PLANNING CODE, 2016 CALIFORNIA BUILDING CODE, 2016 UNIFORM BUILDING CODE, 2016 CALIFORNIA FIRE CODE,		
	2016 NATIONAL ELECTRIC CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA ENERGY CODE		
17	. OWNER'S NAME & ADDRESS		
	NAKACH FAMILY TRUST		
	681 ANITA STREET, SUITE 108 CHULA VISTA, CA 91911		
18	. PROJECT TEAM		
	ARCHITECT:		
	RANDAL JAY EHM. A.I.A. EHM ARCHITECTURE INC.		
	3966 FALCON STREET SAN DIEGO, CA 92103 O. (619) 299-5453		
	F. (619) 299-0957 randal@ehmarch.com		
	www.ehmarch.com		
	OWNER: JOSE NAKACH AND SARA NAKACH		
	CODES & STANDARDS	SYMBOL LI	EGEND
I	BUILDING CODES:		
	-CITY OF SAN DIEGO MUNICIPAL REGULATIONS. -CITY OF SAN DIEGO ZONING AND PLANNING CODE.	1 (A)	
	-2016 CALIFORNIA BUILDING CODE. -2016 UNIFORM BUILDING CODE.		GRID LINI
	-2016 CALIFORNIA FIRE CODE. -2016 NATIONAL ELECTRIC CODE.		
	-2016 CALIFORNIA MECHANICAL CODE. -2016 CALIFORNIA PLUMBING CODE.		
	-2016 CALIFORNIA PLOMBING CODE. -2016 CALIFORNIA ENERGY CODE.		KEY NOT
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		$(\mathbf{X})$	DOOR TA

# NINE CLOUD CANNABIS MARIJUANA PRODUCTION FACILITY

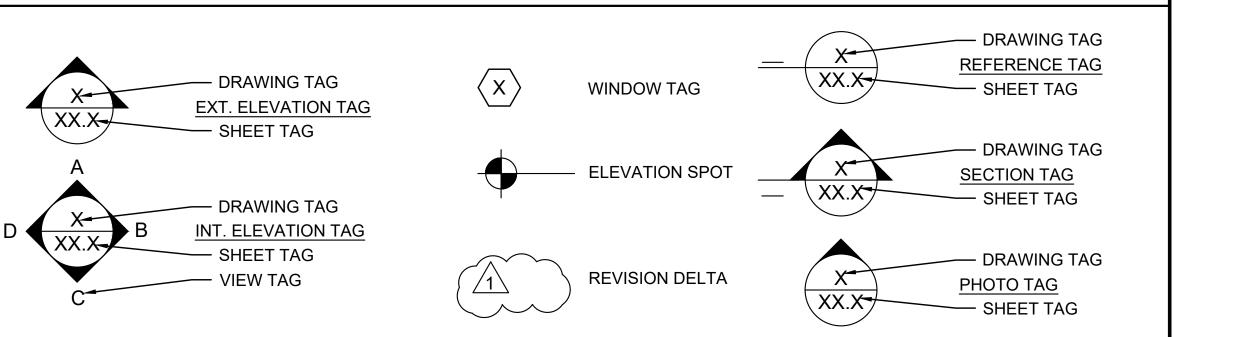
GRID LINES

KEY NOTE

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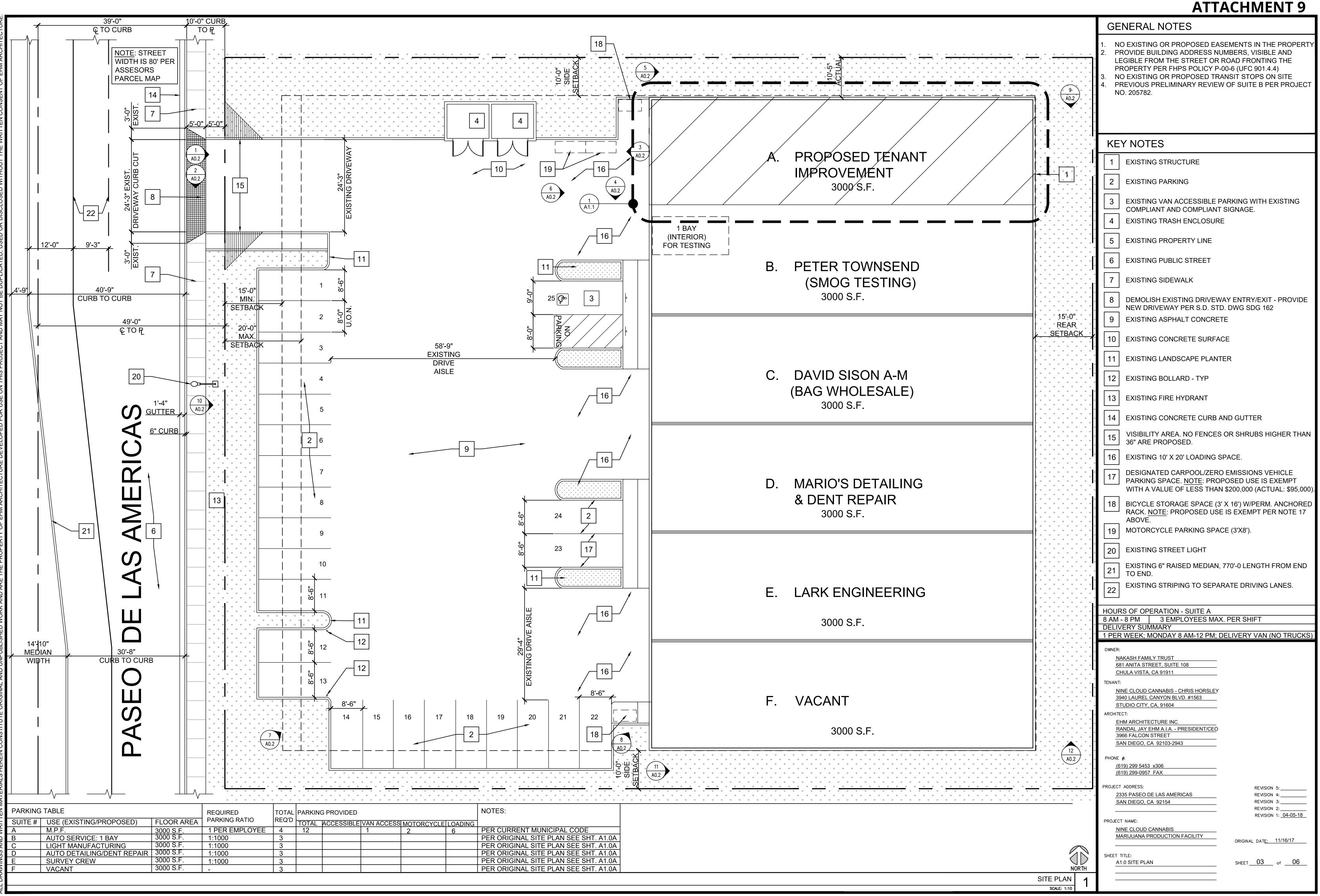
2335 PASEO DE LAS AMERICAS, SAN DIEGO, CALIFORNIA, 92154

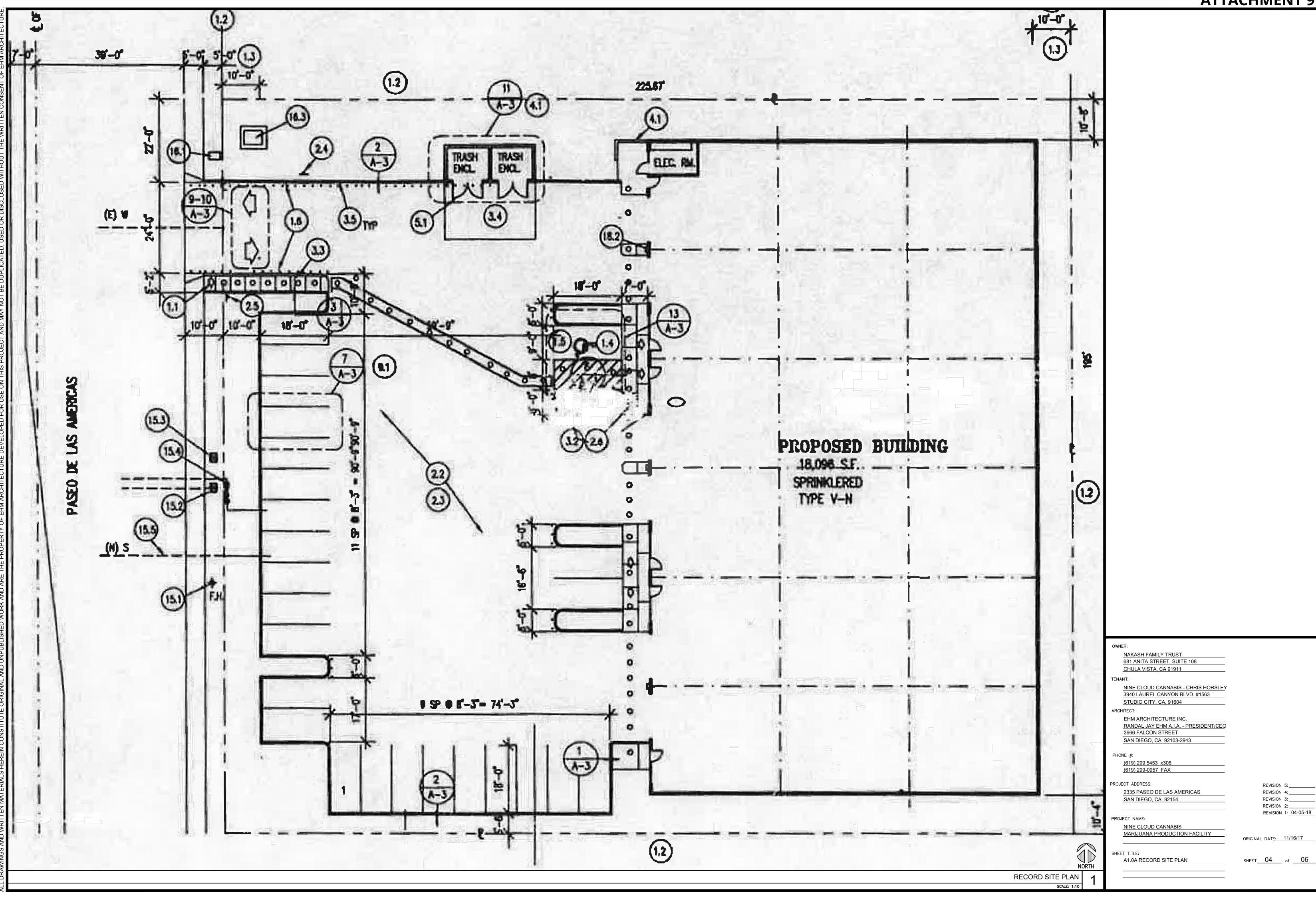


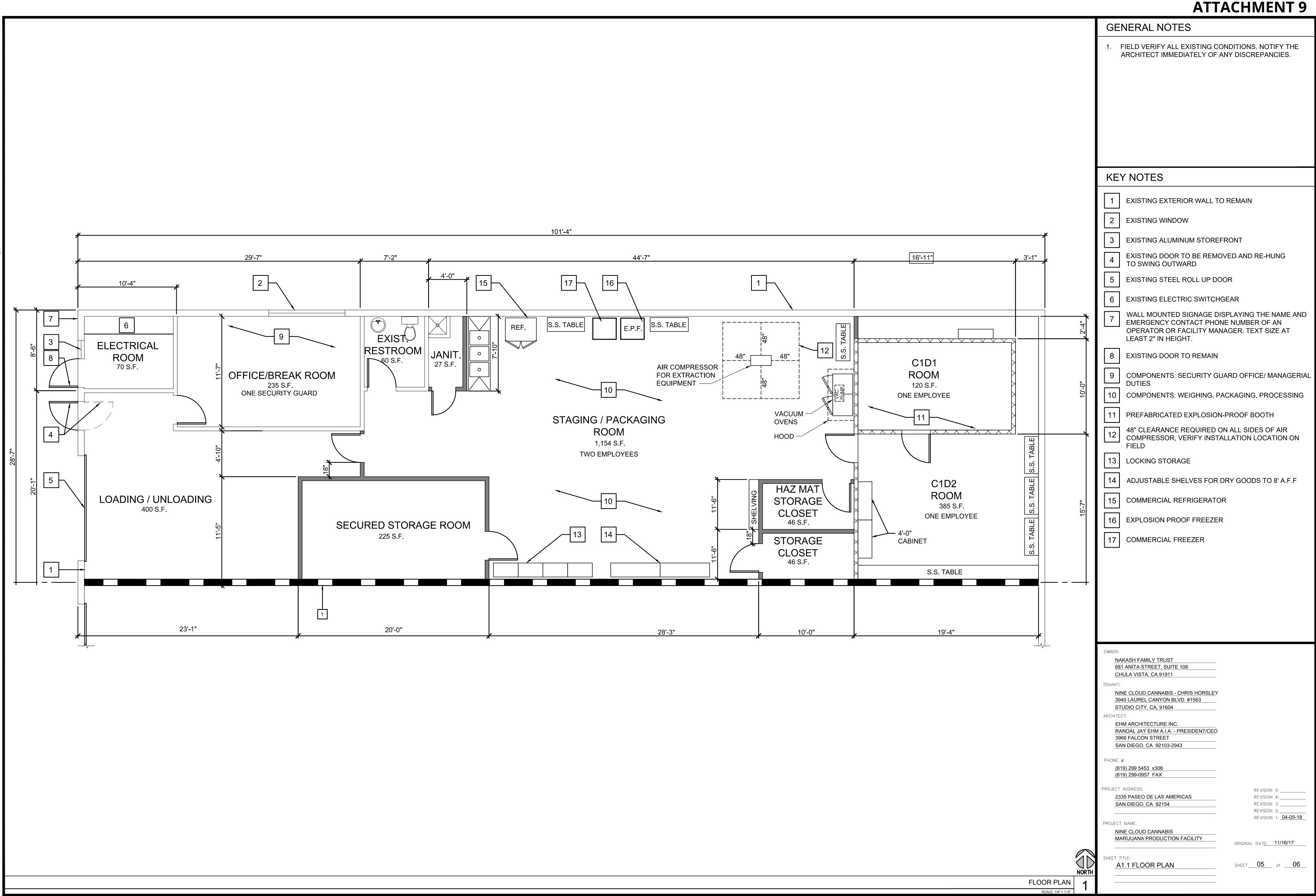


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SHE		EX		
# 01 02 03 04 05 06	SHEET A0.0 A0.1 A1.0 A1.0A A1.1 A2.0	GENERAL SITE PLAN	SITE PLAN _AN	
	Airway Rd Ku <sup>sertte</sup> Norte	1A CA-11 7 La Loteria 9 Haliday.Im Express & Ouality inter San Diego Otay M. 0	CA-11 Provide 2335 Paseo de las Americas, San Diego, CA 92154	Airway Rd G Enrico Fermi Pi Siempre Viva Rd
681 A CHUL TENANT: <u>NINE</u> 3940	Colcom de México -S-A-de C SH FAMILY TRU NITA STREET, S A VISTA, CA 91	JST SUITE 108 911 BIS - CHRIS HORSLEY ON BLVD. #1563	Via de la An Servicos Especializados Sael Calle Carlos Chavez	nida internacional control of the control of the c
EHM / RANE 3966 SAN I PHONE #: (619) (619) (619) PROJECT AD 2335 SAN I SAN I PROJECT NA	FALCON STREE DIEGO, CA 9210 299 5453 x306 299-0957 FAX DRESS: PASEO DE LAS DIEGO, CA 9213 AME: CLOUD CANNA	AMERICAS	REVISION REVISION REVISION REVISION	4 5: 4 4: 4 3: 4 2: 4 2: 4 1:04-05-18
SHEET TITLE	 E:	GENERAL NOTES	original dat <u>e:</u> sheet01	

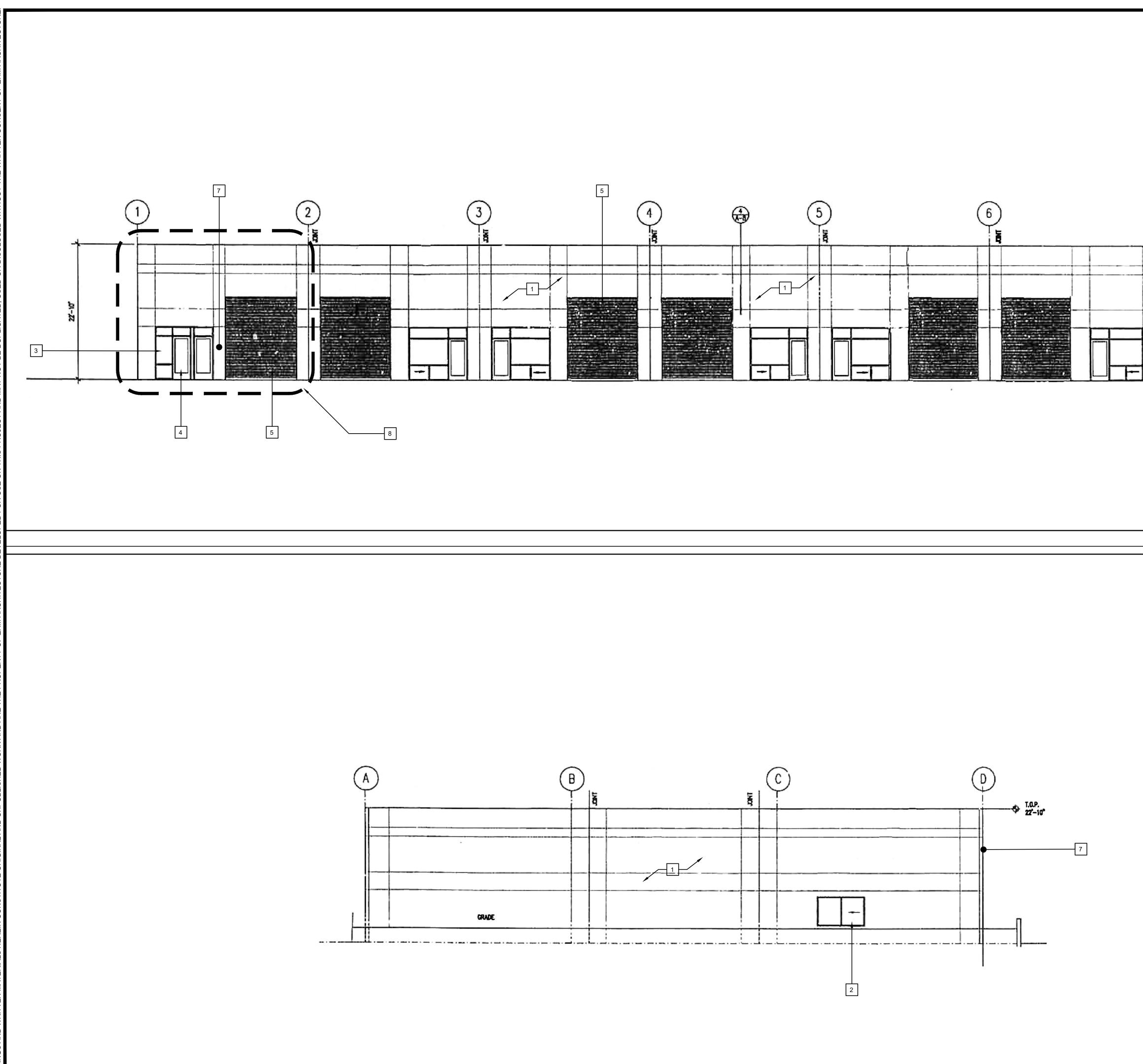
				ATTACHMENT 9
GENERAL NOTES		BMP NOTES	ABBREVIATIONS CONT.	
<ol> <li>AT BOTTOM AND INTERMEDIATE LANDINGS, THE WIDTH SHALL BE AT LEAST THE SAME AS REQUIRED FOR THE RAMP.</li> <li>ARTIFICIAL LIGHTING SHALL BE DIRECTED AWAY FROM OR SHADED SO AS NOT TO FALL ON ADJACENT PROPERTIES. LIGHTING SHALL BE PROVIDED FOR WALKWAYS, COMMON AREAS, AND PARKING AREAS FOR SECURITY.</li> <li>LIGHTING IN BATHROOMS SHALL HAVE ONE HIGH EFFICACY LUMINAIRE AND ALL LOW EFFICACY LIGHTING MUST BE CONTROLLED BY VACANCY SENSORS.</li> <li>OTHER ROOMS: ALL LUMINAIRES SHALL EITHER BE HIGH EFFICACY OR SHALL BE CONTROLLED BY AN VACANCY SENSOR OR</li> </ol>	<ul> <li>60. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING: <ol> <li>VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS)</li> <li>HIGH PERFORMANCE PRODUCTS DATABASE,</li> <li>PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN&amp;</li> <li>SCHOOL PROGRAM.</li> <li>CERTIFICATION UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOORSCORE PROGRAM.</li> <li>MEET THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH, "STANDARD METHOD FOR THE TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING</li> <li>ENVIRONMENTAL CHAMBERS, "VERSION 1.1, FEBRUARY 2010(ALSO KNOWN AS SPECIFICATION 01350)</li> </ol> </li> </ul>	<ul> <li>THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: <u>CALIFORNIA REGIONAL WATER QUALITY CONTROL</u> <u>BOARD, SAN DIEGO REGION. ORDER NO. 2001.01 NPDES NO CASO10875.</u> (HTTP://WWW.SWRCB.CA.GOV/RWQCB9/PROGRAMS/SD_STORMWATER.HTML); AND <u>THE CITY OF SAN DIEGO LAND DEVELOPMENT</u> <u>CODE</u> (HTTP://CLERKDOC.SANNET.GOV/RIGHTSITE/GETCONTENT/ LOCAL.PDF?DMW_OBJECTID+090014518008CC43.) NOTES 1-6 BELOW REPRESENT KEY MINIMUM REQUIREMENTS FOR CONSTRUCTION BMP'S.</li> <li>1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD, OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEM DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY SUCH DEBRIS THAT MAY BE IN THE STREET AT THE END OF EACH WORK DAY OR AFTER A STORM EVENT THAT CAUSES A BREECH IN THE INSTALLED</li> </ul>	P.L.F.POUNDS/LINEAL FOOTPLUMB.PLUMBINGPLYWD.PLYWOODPNL.PANELPR.PAIRPRCST.PRECASTPREFAB.PREFABRICATEDPREP.PREPARATIONPROP.PROPERTYPSF.POUNDS/SQUARE FOOTPSIPOUNDS/SQUARE INCH	
<ul> <li>DIMMER. CLOSET THAT ARE LESS THAN 70 SQUARE FOOT ARE EXEMPT FROM THIS REQUIREMENTS.</li> <li>31. OUTDOOR LIGHTING: ALL LUMINAIRES MOUNTED TO THE BUILDING OR TO OTHER BUILDINGS ON THE SAME LOT SHALL BE HIGH EFFICACY LUMINAIRES OR MUST BE CONTROLLED BY A MOTION SENSOR AND CONTROLLED BY ONE OF THESE: PHOTOCONTROL OR ASTRONOMICAL TIME CLOCK OR ENERGY MANAGEMENT CONTROL SYSTEM (EMCS).</li> <li>32. ALL PLUMBING FIXTURES AND FITTINGS WILL BE WATER CONSERVING AND WILL COMPLY WITH THE 2013 CGBSC.</li> <li>33. PROVIDE LAVATORY FAUCETS WITH A MAXIMUM FLOW OF 1.5 GALLONS PER MINUTE (GPM).</li> <li>34. PROVIDE WATER CLOSET WITH A MAXIMUM FLOW OF 1.28 GALLONS FLUSH (GPF).</li> <li>35. PERMANENT VACCUM BREAKERS SHALL BE INCLUDED WITH ALL NEW HOSE BIBBS.</li> <li>36. PER 2013 CGBSC SEC 4.303.2, PLUMBING FIXTURES (WATER CLOSETS AND URINALS) AND FITTINGS (FAUCETS) SHALL BE INSTALLED IN ACCORDANCE WITH THE CALIFORNIA PLUMBING CODE (CPC) AND TABLE 1401.1 OF THE CPC.</li> <li>37. PER 2013 GREEN CODE SEC 4.506.1 MECHANICAL EXHAUST FANS WHICH EXHAUST DIRECTLY FROM BATHROOMS SHALL COMPLY WITH THE FOLLOWING: 1.FANS SHALL BE ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE THE BUILDING.</li> <li>2. UNLESS FUNCTIONING AS A COMPONENT OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50 TO 80 PERCENT.</li> <li>38. "NOTICE TO THE APPLICANT/OWNER' OWNER'S AGENT/ARCHITECT OR ENGINEER OF RECORD: BY USING THIS PERMITTED</li> </ul>	<ol> <li>A CERTIFICATION COMPLETED AN SIGNED BY THE GENERAL CONTRACTOR, SUBCONTRACTOR OR BUILDING OWNER CERTIFYING THAT THE RESILIENT FLOORING, ETC COMPLY WITH THE VOC LIMITS AND FORMALDEHYDE LIMITS SPECIFIED IN THE NOTES ABOVE AND THE CALIFORNIA GREEN BUILDING CODE.</li> <li>BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALLS AND FLOORS FRAMING SHALL NOT BE ENCLOSED WHEN FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT.</li> <li>THE MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING IS CHECKED BEFORE ENCLOSURE. MOISTURE CONTENT SHALL BE VERIFIED BY EITHER A PROBE TYPE OR CONTACT TYPE MOISTURE METER.</li> <li>IT IS UNDERSTOOD THAT PLANS FOR THE PROJECT HAVE, AT THIS TIME, BEEN REVIEWED FOR COMPLIANCE WITH ALL APPLICABLE STATE AND CITY REGULATIONS, AND THAT THE PROJECT AS A WHOLE HAS BEEN APPROVED BY THE CITY, WITH THE EXCEPTION OF THE DEFERRED ITEMS LISTED.</li> <li>IWE UNDERSTAND THAT IWE WILL NOT BE AUTHORIZED ANY INSPECTION OF THE DEFERRED ITEMS PROPOSED PRIOR TO THE SUBMITTAL AND APPROVAL OF PLANS AND/OR CALCULATIONS FOR THOSE DEFERRED ITEMS.</li> <li>COMPLETE PLANS AND SPECIFICATIONS FOR ALL FIRE EXTINGUISHING SYSTEMS, INCLUDING AUTOMATIC SPRINKLER AND STANDPIPE SYSTEMS AND OTHER SPECIAL FIRE EXTINGUISHING SYSTEMS AND RELATED APPURTENANCES SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CFC 901.2.</li> <li>COMPLETE PLANS AND SPECIFICATIONS FOR FIRE ALARM SYSTEMS SHALL BE SUBMITTED TO THE CITY OF SAN DIEGO DEVELOPMENT SERVICES FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. CFC 907.1.1.</li> </ol>	<ul> <li>CONSTRUCTION BMP'S.</li> <li>NO STOCK PILES OF UNCOMPACTED SOILS AND OR BUILDING MATERIALS SHALL BE LEFT UNPROTECTED FOR A PERIOD GREATER THAT SEVEN CALENDAR DAYS. SOILS FROM TRENCH EXCAVATION AND BUILDING MATERIALS ARE TO BE STOCKPILED WITHIN THE TENANT SPACE.</li> <li>A CONCRETE WASHOUT SHALL BE PROVIDED ON ALL PROJECTS WHICH PROPOSE THE CONSTRUCTION OF ANY CONCRETE IMPROVEMENTS THAT ARE TO BE POURED IN PLACE ON SITE.</li> <li>ALL EROSION/SEDIMENT CONTROL DEVISES ARE NOT REQUIRED, AS NO EXTERIOR SOIL DISTURBANCE WILL TAKE PLACE.</li> <li>ALL SLOPES THAT ARE CREATED OR DISTURBED BY CONSTRUCTION ACTIVITIES MUST BE PROTECTED AGAINST EROSION AND SEDIMENT TRANSPORT AT ALL TIMES.</li> <li>THE STORAGE OF ALL CONSTRUCTION MATERIALS AND EQUIPMENT MUST BE PROTECTED AGAINST POTENTIAL RELEASE OF POLLUTANTS INTO THE ENVIRONMENT.</li> </ul> PROJECT DATA NEW SCOPE OF WORK: INTERIOR REMODEL OF 2,927 S.F WAREHOUSE SPACE, NEW INTERIOR DOORS	PT.POINTP.T.D.F.PRESSURE TREATED DOUGLAS FIRP.V.C.POLYVINYL CHLORIDEQT.QUARRY TILE QTR.QTR.QUARTERR.RISERRAD.RADIUSR.A.D.RETURN AIR DUCTRAFT.RAFTERR.A.G.RETURN AIR GRILLRBR.RUBBERRD.ROUNDR.D.ROOF DRAINRECPT.RECEPTACLEREF.REFERENCEREF.REFERENCEREF.REFRIGERATORREG.REGULATIONREINF.REINFORCEDREQD.REQUIREDRES.RESAWNRESIL.RESILIENTRET.RETURNREV.REVISIONS/REVERSE	
<ul> <li>CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES."</li> <li>39. "NOTICE TO THE CONTRACTOR/BUILDER/INSTALLER/SUB-CONTRACTOR/OWNER-BUILDER: BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF, THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS. YOU AGREE TO COMPLY WITH THE</li> </ul>	<ol> <li>68. LOCATIONS AND CLASSIFICATIONS OF EXTINGUISHERS SHALL BE IN ACCORDANCE WITH CFC 906 AND CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 19.</li> <li>69. DURING CONSTRUCTION, AT LEAST ONE EXTINGUISHER SHALL BE PROVIDED ON EACH FLOOR LEVEL AT EACH STAIRWAY, IN ALL STORAGE AND CONSTRUCTION SHEDS, IN LOCATIONS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED OR USED, AND WHERE OTHER SPECIAL HAZARDS ARE PRESENT PER CFC SECTION 3315.1.</li> <li>70. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.</li> </ol>	INTERIOR FINISHES, AND EQUIPMENT PER PLANS.	R.F.RESILIENT FLOORINGR.H.M.S.ROUND HEAD MTL. SCREWRM.ROOMR.O.ROUGH OPENINGRWD.REDWOODS.SOUTHS.B.SPLASH BLOCK	
REQUIREMENTS OF CITY OF SAN DIEGO FOR SPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF-SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES."	71. AT LEAST ONE 2A:10B:C FIRE EXTINGUISHER SHALL BE PROVIDED SO THAT THE TRAVEL DISTANCE FROM ANYWHERE IN THE BUILDING DOES NOT EXCEED 75 FEET TO AN EXTINGUISHER. EXTINGUISHERS SHALL BE LOCATED ALONG THE NORMAL PATH OF TRAVEL AND IN A READILY VISIBLE AND ACCESSIBLE LOCATION, WITH THE BOTTOM OF THE EXTINGUISHER AT LEAST 4 INCHES ABOVE THE FLOOR.	ADDRESS: 2335 Paseo de las Americas SAN DIEGO, CA. 92154	SC.SCALES.C.SOLID CORESCHED.SCHEDULES.D.SMOKE DETECTORSEC.SECURE	
<ul> <li>40 THE SPECIAL INSPECTOR MUST BE CERTIFIED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES, IN THE CATEGORY OF WORK REQUIRED TO HAVE SPECIAL INSPECTION</li> <li>41. FABRICATOR MUST BE APPROVED BY THE CITY OF SAN DIEGO, DEVELOPMENT SERVICES FOR THE FABRICATION OF MEMBERS</li> </ul>	<ul> <li>72. FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST. (CBC, SECS. 11B-606.4, 11B-309.4)</li> <li>73. WATER SUPPLY AND DRAIN PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED. THERE SHALL BE NO SHARP OR ABRASIVE</li> </ul>	YEAR OF CONSTRUCTION:     2003       LEGAL DESCRIPTION:     LOT: 3 OTAY INTERNATIONAL CENTER IN THE	SECT. SECTION SEIS. SEISMIC SEL. SELECT S4S SURFACED 4 SIDES	
<ul> <li>AND ASSEMBLIES ON THE PREMISES OF THE FABRICATOR'S SHOP.</li> <li>42. FABRICATOR SHALL SUBMIT AN APPLICATION TO PERFORM OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION FOR APPROVAL PRIOR TO COMMENCEMENT OF FABRICATION.</li> <li>43. FABRICATOR SHALL SUBMIT A 'CERTIFICATE OF COMPLIANCE FOR OFF-SITE FABRICATION' TO THE INSPECTION SERVICES DIVISION PRIOR TO ERECTION OF FABRICATED ITEMS AND ASSEMBLIES</li> </ul>	<ul> <li>SURFACES UNDER LAVATORIES OR SINKS. (CBC, SEC. 11B-606.5)</li> <li>74. ADHESIVES, SEALANTS, CAULKS. ADHESIVES AND SEALANTS USED ON THE PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS. (SECTION 5.504.4.1 OF CAL GREEN) ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 1168 VOC LIMITS, AS SHOWN IN TABLES 5.504.4.1 AND</li> </ul>	LEGAL DESCRIPTION.       LOT. S OTAT INTERNATIONAL CENTER IN THE         CITY OF SAN DIEGO, IN THE COUNTY OF SAN         DIEGO ACCORDING TO MAP 11741         BUILDING DEPARTMENT         CITY OF SAN DIEGO, CALIFORNIA	S45     SURFACED 4 SIDES       SH.     SHELF       S.H.     SINGLE HUNG       SHT.     SHEET       SHTG.     SHEATHING       SHWR.     SHOWER       SIM.     SIMILAR	
44. THE SPECIAL INSPECTIONS IDENTIFIED ON PLANS ARE, IN ADDITION TO, AND NOT A SUBSTITUTE FOR, THOSE INSPECTIONS REQUIRED TO BE PERFORMED BY A CITY'S BUILDING INSPECTOR.	5.504.4.2 OF CALGREEN. (SEC. 5.504.4.1) 75. A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS	CONSTRUCTION TYPE: TYPE V-N, ONE STORY	SIM. SIMILAR SL. DR. SLIDING DOOR SL. WDW. SLIDING WINDOW S.M.S. SHEET METAL SCREW	
<ul> <li>45. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION SHALL CONFORM TO CFC CHAPTER 33. WELDING, CUTTING, AND OTHER HOT WORK SHALL BE IN CONFORMANCE WITH CFC CHAPTER 35.</li> <li>46. ADDRESS IDENTIFICATION SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A LOCATION THAT IS PLAINLY VISIBLE</li> </ul>	COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR. 76. AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPOUNDS (IN UNITS OF PRODUCT, LESS PACKAGING, WHICH DO NOT WEIGH MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL	OCCUPANCY GROUP:B/ S-1 (WAREHOUSE/OFFICE)FIRE SPRINKLERS:YES	S & P SHELF AND POLE SPEC(S) SPECIFICATION SQ. SQUARE	
AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. WHERE ACCESS IS BY WAY OF A PRIVATE ROAD AND THE BUILDING ADDRESS CANNOT BE VIEWED FROM THE PUBLIC WAY, AN APPROVED SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE, PREMISES IDENTIFICATION SHALL CONFORM TO CBC SECTION 501.2.	COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS, TITLE 17, COMMENCING WITH SECTION 94507.	ASSESSOR'S MAP NUMBER:         646-160-03           LOT SIZE:         43,995 SQ.FT	SQ. FT.SQUARE FOOTSQ. IN.SQUARE INCHS.S.STAINLESS STEEL	
47. WALL, FLOOR AND CEILING FINISHES AND MATERIALS SHALL NOT EXCEED THE INTERIOR FINISH CLASSIFICATIONS IN CBC TABLE 803.9 AND SHALL MEET THE FLAME PROPAGATION PERFORMANCE CRITERIA OF THE CALIFORNIA CODE OF REGULATIONS, TITLE 19, DIVISION 1. DECORATIVE MATERIALS SHALL BE PROPERLY TREATED BY A PRODUCT OR PROCESS APPROVED BY THE STATE FIRE MARSHAL WITH APPROPRIATE DOCUMENTATION PROVIDED TO THE CITY OF SAN DIEGO.	<ol> <li>ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH TABLE 5.504.4.2 UNLESS MORE STRINGENT LOCAL LIMITS APPLY (SECTION 5.504.3 OF CALGREEN).</li> <li>AEROSOL PAINTS AND COATINGS. AEROSOL PAINTS AND COATINGS SHALL MEET THE PRODUCT-WEIGHTED MIR LIMITS FOR ROC IN SECTION 94522(A)(3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES (CCR, TITLE 17, SECTION 94520 ET SEQ). (SECTION 5.504.4.3.1 OF CALGREEN).</li> </ol>	ABBREVIATIONS A.B. ANCHOR BOLT EST. ESTIMATE INSUL. INSULATION A.C. ASPHALTIC CONCRETE ETC. ET CETERA INT. INTERIOR	STD.STANDARDSTL.STEELSTOR.STORAGESTRUCT.STRUCTURALS2SSURFACED 2 SIDESSUPP.SUPPLYSUSP.SUSPENDED	
<ul> <li>48. OPEN FLAMES, FIRE, AND BURNING ON ALL PREMISES IS PROHIBITED EXCEPT AS SPECIFICALLY PERMITTED BY THE CITY OF SAN DIEGO AND CFC 308.</li> <li>49. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY</li> </ul>	79. THE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING WHAT PAINT HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.	A/C AIR-CONDITIONING E.W. EACH WAY ACC. ACCESSIBLE EXHAUST J.B. JUNCTION BOX ACOUS ACOUSTIC/ACOUSTICAL EXIST. EXISTING IST JOIST	SYM. SYMMETRICAL T. TREAD	
<ul> <li>49. THE EGRESS PATH SHALL REMAIN FREE AND CLEAR OF ALL OBSTRUCTIONS AT ALL TIMES. NO STORAGE IS PERMITTED IN ANY EGRESS PATHS.</li> <li>50. A PLUMBING FIXTURE CERTIFICATION MUST BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR, OR A PLUMBING SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THE FLOW RATE OF THE FIXTURES INSTALLED. A COPY OF THE CERTIFICATION CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.</li> <li>51. JOINTS AND OPENINGS, ANNULAR SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN PLATES AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY.</li> </ul>	<ul> <li>80. ALL CARPET INSTALLED IN THE BUILDING INTERIOR SHALL MEET AT LEAST ONE OF THE FOLLOWING TESTING AND PRODUCT REQUIREMENTS WHICH ARE LISTED IN SECTION 5.504.4.4 OF CALGREEN.</li> <li>1) CARPET AND RUG INSTITUTES' GREEN LABEL PLUS PROGRAM.</li> <li>2) COMPLIANT WITH THE VOC-EMISSION LIMITS AND TESTING REQUIREMENTS SPECIFIED IN THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS, VERSION 1.1, FEBRUARY 2010 ( ALSO KNOWN AS CDPH STANDARD METHOD V1.1 OR SPECIFICATION 01350)</li> <li>3) NSF/ANSI 140 AT THE GOLD LEVEL OR HIGHER.</li> <li>4) SCIENTIFIC CERTIFICATION SYSTEMS SUSTAINABLE CHOICE</li> <li>5) COMPLIANCE WITH THE CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CA-CHPS) CRITERIA INTERPRETATION FOR EQ 2.2 DATED JULY 2012 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE.</li> </ul>	A.D.AREA DRAINEXP.EXPOSEDJT.JOINTA.D.A.AMERICANS DISABILITIES ACTEXP. JT.EXPANSION JOINTJT.JOINTADJ.ADJUSTABLEEXPAN.EXPANSIONKIT.KITCHENALT.ALTERNATEEXT.EXTERIORK.O.KNOCK-OUTALUM.ALUMINUMF.A.FIRE ALARMK.P.KICK PLATEA.P.ACCESS PANELF.A.U.FORCED AIR UNITLAD.LADDERAPPROX.APPROXIMATELYF.D.FLOOR DRAINLAV.LAVATORYARCH.ARCHITECT/ARCHITECTURALFDN.FOUNDATIONLBS.POUNDSAUTO.AUTOMATICF.E.FIRE EXTINGUISHERLIN.LINEAR/LINEAL	T.B.TOWEL BART & BTOP AND BOTTOMT.C.TOP OF CURBTELE.TELEPHONET & GTONGUE AND GROOVETHK.THICKTHRES.THRESHOLDT.J.I.TRUSS JOISTT.O.C.TOP OF CONCRETET.O.P.TOP OF PAVING	
<ul> <li>52. BEFORE FINAL INSPECTION, A COMPLETE OPERATION AND MAINTENANCE MANUAL SHALL BE PROVIDED TO THE BUILDING OCCUPANT OR OWNER, CONTRACTOR OR OWNER SHALL SUBMIT AN AFFIDAVIT THAT CONFIRMS THE DELIVERY OF SUCH. (SECTION 4,410,1)". A SAMPLE OF THE MANUAL IS AVAILABLE ON THE HOUSING AND COMMUNITY DEVELOPMENT (HCD) WEB SITE.</li> <li>THE MANUAL SHOULD INCLUDE IN ADDITION TO OTHER ASPECTS THE FOLLOWINGS: <ol> <li>DIRECTION TO THE BUILDING OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING FOR THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.</li> </ol> </li> </ul>	<ol> <li>ALL CARPET CUSHION INSTALLED IN THE BUILDING INTERIOR SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 804.4.1. A LETTER FROM THE INSTALLER CERTIFYING COMPLIANCE MUST BE SUBMITTED TO THE BUILDING INSPECTOR</li> <li>PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS WHERE OUTDOOR</li> </ol>	BA.BATHFIN.FINISH/FINISHEDL.L.LIVE LOADBD.BOARDFIN.FINISH/FINISHEDLT.LIGHTB.F.BOTTOM OF FOOTINGFL.FLUSHLUM.LUMINOUSBLOCK'GBLOCK OR BLOCKINGFLASH.FLASHINGLVR.LOUVERBLKT.BLANKETFLR.FLOORMAS.MASONRYBM.BEAMFLUOR.FLUORESCENTMATL.MATERIALB.N.BOUNDARY NAILINGF.O.B.FACE OF BEAMMAX.MAXIMUM	T.O.W.TOP OF WALLT.V.TELEVISIONTYP.TYPICALU.B.C.UNIFORM BUILDING CODEU.L.UNDERWRITERS LABORATORY	
<ol> <li>OPERATION AND MAINTENANCE INSTRUCTIONS FOR THE FOLLOWINGS:         <ul> <li>EQUIPMENT AND APPLIANCES, INCLUDING WATER-SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS AND OTHER MAJOR APPLIANCES AND EQUIPMENT,</li> <li>SPACE CONDITIONING SYSTEMS, INCLUDING CONDENSERS AND AIR FILTERS.</li> </ul> </li> <li>INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS TO FURTHER REDUCE RESOURCE CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.</li> <li>PUBLIC TRANSPORTATION AND/ OR CARPOOL OPTIONS AVAILABLE IN THE AREA.</li> <li>EDUCATIONAL MATERIAL ON THE POSITIVE IMPACTS OF AN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60 PERCENT AND WHAT METHODS AN OCCUPANT MAY USE TO MAINTAIN SUCH HUMIDITY LEVELS.</li> <li>INFORMATION ABOUT WATER-CONSERVATION LANDSCAPE AND IRRIGATION DESIGN AND CONTROLLERS WHICH CONSERVE WATER.</li> </ol>	<ul> <li>AREAS ARE PROVIDED FOR SMOKING, AND IN BUILDINGS. (SECTION 5.504.7) SHOW NO SMOKING AREA BY SIGNAGE OR OTHERWISE IN THOSE SPECIFIC AREA OUTLINED ABOVE.</li> <li>83. RESILIENT FLOORING SYSTEMS. INDICATING THAT AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET ONE OF THE FOLLOWING CRITERIA: <ol> <li>CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFC') FLOOR SCORE PROGRAM.</li> <li>COMPLIANT WITH THE VOC-EMISSION LIMITS AND TESTING REQUIREMENTS SPECIFIED IN THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S 2010 STANDARD METHOD FOR THE TESTING AND EVALUATION CHAMBERS, VERSION 1.1, FEBRUARY 2010.</li> <li>COMPLIANT WITH THE CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CA-CHPS) CRITERIA INTERPRETATION FOR EQ 2.2 DATED JULY 2012 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE.</li> <li>COMPLIANT WITH CDPH CRITERIA AS CERTIFIED UNDER THE GREENGUARD CHILDREN'S &amp; SCHOOL PROGRAM</li> </ol> </li> </ul>	BRG.BEARINGF.O.C.FACE OF CONCRETEM.B.MACHINE BOLTB.T.U.BRITISH THERMAL UNITF.O.F.FACE OF FINISHMBR.MEMBERBTWN.BETWEENF.O.M.FACE OF MASONRYM.C.MEDICINE CABINETB.U.BUILT-UPF.O.S.FACE OF STUDMECH.MECHANICALC.B.C.CALIFORNIA BLDG. CODEFP.FIREPROOFMEMB.MEMBRANEC.T.CERAMIC TILEF.S.FULL SIZEMIN.MINIMUMCTR.CENTERFT.FOOT OR FEETMIR.MIRRORCU. YD.CUBIC YARDFTG.FURR.FURRINGMISC.MISCELLANEOUSC.W.COLD WATERGA.GAUGEM.O.MASONRY OPENING	UNF. UNFINISHED U.O.N. UNLESS OTHERWISE NOTED UR. URINAL USGBC US GREEN BUILDING COUNCIL V.A.T. VINYL ASBESTOS TILE V.B. VAPOR BARRIER VENT. VENTILATION/ VENT. VENTILATOR VERT. VERTICAL	OWNER: <u>NAKASH FAMILY TRUST</u> <u>681 ANITA STREET, SUITE 108</u> <u>CHULA VISTA, CA 91911</u> TENANT: <u>NINE CLOUD CANNABIS - CHRIS HORSLEY</u> <u>3940 LAUREL CANYON BLVD. #1563</u> <u>STUDIO CITY, CA, 91604</u>
<ol> <li>INSTRUCTIONS FOR MAINTAINING GUTTERS AND DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM FOUNDATION.</li> <li>INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES, INCLUDING, BUT NOT LIMITED TO CAULKING, PAINTING GRADING AROUND THE BUILDING ETC.</li> <li>INFORMATION ABOUT STATE SOLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE.</li> <li>A COPY OF ALL SPECIAL INSPECTION VERIFICATIONS REQUIRED BY THE ENFORCING AGENCY OR THIS CODE.</li> <li>A COPY OF A COMPLETE OPERATION AND MAINTENANCE MANUAL AS OUTLINED IN THE NOTES ABOVE WILL BE DELIVERED TO THE BUILDING OWNER PRIOR TO FINAL INSPECTION.</li> </ol>	<ul> <li>4) COMPLIANT WITT CONTENT AS CERTIFIED UNDER THE GREENOOARD CHIEDREN'S &amp; SCHOOL PROGRAM</li> <li>84. RESILIENT FLOORING SYSTEMS. INDICATING THAT AT LEAST 80% OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL MEET ONE OF THE FOLLOWING CRITERIA:</li> <li>1) CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFC') FLOOR SCORE PROGRAM.</li> <li>2) COMPLIANT WITH THE VOC-EMISSION LIMITS AND TESTING REQUIREMENTS SPECIFIED IN THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S 2010 STANDARD METHOD FOR THE TESTING AND EVALUATION CHAMBERS, VERSION 1.1, FEBRUARY 2010.</li> <li>3) COMPLIANT WITH THE CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CA-CHPS) CRITERIA INTERPRETATION</li> </ul>	OTE:OTEINDERGAL.GALLONMTD.MOUNTEDDBL.DOUBLEGALV.GALVANIZEDMTL.METALDEPT.DEPARTMENTGEN.GENERALMULT.MULTIPLEDET.DETAILG.I.GALVANIZED IRONNAT.NATURALD.F.DOUGLAS FIRGL.GLASSN.I.C.NOT IN CONTRACTD.H.DOUBLE HUNGGLB.GLUED-LAMINATED BEAMNO. OR #NUMBERDIA.DIAMETERGND.GROUNDNOM.NOMINALDIAG.DIAGONAL OR DIAGRAMG.P.M.GALLONS PER MINUTEN.T.S.NOT TO SCALEDIM.DIMENSIONSGR.GRADEOA.OVERALL	VEST. VESTIBULE VOL. VOLUME W/ WITH W.C. WATER CLOSET WD. WOOD WDW. WINDOW W.H. WATER HEATER W.I. WROUGHT IRON	ARCHITECT: EHM ARCHITECTURE INC. RANDAL JAY EHM A.I.A PRESIDENT/CEO 3966 FALCON STREET SAN DIEGO, CA 92103-2943 PHONE #: (619) 299 5453 x306 (610) 200 0057 EAX
<ul> <li>54. AN OWNER MANUAL CERTIFICATE SHOULD BE COMPLETED AND SIGNED BY EITHER A LICENSED GENERAL CONTRACTOR OR A HOME OWNER CERTIFYING THAT A COPY OF THE MANUAL HAS BEEN DELIVERED/RECEIVED TO THE BUILDING OWNER. A COPY OF THE CERTIFICATION FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.</li> <li>55. DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS SHALL BE COVERED DURING CONSTRUCTION.</li> </ul>	3) COMPLIANT WITH THE CALIFORNIA COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CA-CHPS) CRITERIA INTERPRETATION FOR EQ 2.2 DATED JULY 2012 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE. 4) COMPLIANT WITH CDPH CRITERIA AS CERTIFIED UNDER THE GREENGUARD CHILDREN'S & SCHOOL PROGRAM	DISP.DISPENSER OR DISPOSERGYP.GYPSUMOFR.OVERTILED.L.DEAD LOADGYP. BD.GYPSUM BOARDOBSC.OBSCUREDN.DOWNGYP. BD.GYPSUM BOARDO.C.ON CENTERDP.DEEPH.B.HOSE BIBBO.D.OUTSIDE DIAMETERDR.DOORH.C.HOLLOW COREO.H.OVERHEADD.S.DOWNSPOUTHDR.HEADEROPNG.OPENINGDR.DOWNSPOUTHARDWOODOPROPROSITE	W/O       WITHOUT         W.P.       WATERPROOFING         W.P.J.       WEAKENED PLANE         JOINT         W.S.       WOOD SCREW(S)         WSCT.       WAINSCOT         WT       WEIGHT	(619) 299-0957 FAX         PROJECT ADDRESS:       REVISION 5:         2335 PASEO DE LAS AMERICAS       REVISION 4:         SAN DIEGO, CA 92154       REVISION 3:
<ol> <li>ADHESIVES, SEALANTS AND CAULKS SHALL BE COMPLIANT WITH VOC AND OTHER TOXIC COMPOUND LIMITS.</li> <li>PAINTS, STAINS AND OTHER COATINGS SHALL BE COMPLIANT WITH VOC LIMITS SET IN SECTION SECTION 4.504.22 AND TABLE 4.504.3 OF CALGREEN.</li> <li>AEROSOL PAINTS AND COATINGS SHALL BE COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR VOC AND OTHER TOXIC</li> </ol>		D.W.DISHWASHERHDWR.HARDWAREOZ.OUNCEDWG.DRAWINGH.DWR.HOWR.HOULOW METALPAR.PARALLELDWR.DRAWERHORIZ.HORIZONTALPART.BD.PARTICLE BOARDEEXISTINGH.P.HORSEPOWERPARTN.PARTITIONEA.EACHHR.HOURP.B.PUSH BUTTONELEC.ELECTRICALHT.HEIGHTPERP.PERPENDICULAR	WT. WEIGHT ANGLE CH. CHANNEL d PENNY (NAIL SIZE) % PERCENT	PROJECT NAME:
<ul> <li>COMPOUNDS AS SPECIFIED IN SECTION 4.504.2.3 OF THE CALIFORNIA GREEN BUILDING CODE.</li> <li>59. A CERTIFICATION COMPLETED AND SIGNED BY EITHER THE GENERAL CONTRACTOR OR SUBCONTRACTOR, OR THE BUILDING OWNER CERTIFYING THAT THE PAINT, STAIN, AND ADHESIVES, COMPLIES WITH THE REQUIREMENTS OF THE CALIFORNIA GREEN BUILDING CODE. A COPY OF THE FORM CAN BE OBTAINED FROM THE DEVELOPMENT SERVICES DEPARTMENT.</li> </ul>		ELEV.ELEVATION OR ELEVATORHT.HEIGHTPERP.PERPENDICULAREMER.EMERGENCYHTG.HEATINGPL.PLATEENCL.ENCLOSUREH.W.HOT WATERP.L.PROPERTY LINEENG.ENGINEERI.D.INSIDE DIAMETERPLAM.PLASTIC LAMINATEEQ.EQUALIN.INCHPLAST.PLASTEREQUIP.EQUIPMENTINCL.INCLUDE/INCLUDEDPLAT.PLATFORM	&     AND       @     AT       Q     CENTERLINE       Ø     DIAMETER OR ROUND       #     POUND OR NUMBER	SHEET_TITLE:











	ATTACHMENT 9
	GENERAL NOTES
	1. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY THE D.O.R. IMMEDIATELY OF ANY DISCREPANCIES.
	KEY NOTES
WEST ELEVATION SOLE: 1/8" = 1'-0"	1       EXISTING TILT UP PRECAST CONCRETE WALL         2       EXISTING WINDOW         3       EXISTING ALUMINUM STOREFRONT         4       EXISTING DOOR         5       EXISTING STEEL ROLL UP DOOR         6       NOT USED         7       WALL MOUNTED SIGNAGE DISPLAYING THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR FACILITY MANAGER. TEXT SIZE AT LEAST 2" IN HEIGHT.         8       TENANT SPACE NO EXTERIOR WORK TO BE DONE
	OWNER: <u>NAKASH FAMILY TRUST</u> <u>681 ANITA STREET, SUITE 108</u> <u>CHULA VISTA, CA 91911</u> TENANT: <u>NINE CLOUD CANNABIS - CHRIS HORSLEY</u> <u>3940 LAUREL CANYON BLVD. #1563</u> <u>STUDIO CITY, CA, 91604</u> ARCHITECT: <u>EHM ARCHITECTURE INC.</u> <u>RANDAL JAY EHM A.I.A PRESIDENT/CEO</u> <u>3966 FALCON STREET</u> <u>SAN DIEGO, CA 92103-2943</u>
	PHONE #:       (619) 299 5453 x306         (619) 299-0957 FAX       (619) 299-0957 FAX         PROJECT ADDRESS:       REVISION 5:         2335 PASEO DE LAS AMERICAS       REVISION 4:         SAN DIEGO, CA 92154       REVISION 3:         PROJECT NAME:       NINE CLOUD CANNABIS
NORTH ELEVATION 2	MARIJUANA PRODUCTION FACILITY       ORIGINAL DATE: 11/16/17         SHEET TITLE:       A2.0 ELEVATIONS         SHEET_06       of06
NORTH ELEVATION SCALE: 1/8" = 1'-0"	