



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: October 10, 2018 REPORT NO. HO-18-096

HEARING DATE: October 17, 2018

SUBJECT: MPF 9938 Mesa Rim Road, Process Three Decision

PROJECT NUMBER: 585402

OWNER/APPLICANT: Tammy Dang Hoang, Owner/Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility (MPF) to operate within an existing 14,829 square-foot, two-story building within an industrial complex, comprised of seven condominium buildings, located at 9938 Mesa Rim Road within the IL-2-1 Zone within the Mira Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2063834.

Community Planning Group Recommendation: On June 18, 2018, the Mira Mesa Community Planning Group voted 12-0-0 to recommend approval of the project with no additional conditions (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 project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on July 25, 2018, and the opportunity to appeal that determination ended August 8, 2018 (Attachment 6).

BACKGROUND

The Mira Mesa Community Plan designates the site for Industrial Park Land Use Area and the Sorrento Mesa Subarea of the Mira Mesa Community Plan (Attachment 2). The Industrial Park designation is intended to accommodate a mixture of research and development, office and manufacturing uses. The 3.77-acre site is located at 9938 Mesa Rim Road in the IL-2-1 Zone (Attachment 1). The building is currently being used for manufacturing purposes. The purpose and intent of the IL-2-1 zone is to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial.

The site presently developed with industrial buildings constructed in 1989 for manufacturing uses (Attachment 3).

The site is designated for Industrial Park uses in the Sorrento Mesa Subarea of the Mira Mesa Community Plan. The Sorrento Mesa Subarea was foreseen in the community plan to be developed with a mix of research and development, office and manufacturing uses. All the surrounding parcels are located in the IL-2-1 Zone and the existing uses are consistent with the Industrial designation of the community plan. The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The proposed project will promote the policies of the General Plan in that MPFs would create jobs and encourage commerce within the San Diego region.

MPFs are restricted to forty City-wide, within light and heavy industrial zones. MPFs 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. MPFs also require a minimum distance requirement 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. MPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

DISCUSSION

Project Description

The project proposes the operation of a MPF within an existing 14,829 square-foot, two-story building within an industrial complex, comprised of seven condominium buildings, located at 9938 Mesa Rim Road. The 3.77-acre site is located within the IL-2-1 Zone in the Mira Mesa Community Plan area. The MPF operations would include the cultivation, manufacturing and distribution of cannabis products to State of California licensed marijuana outlets (Attachment 9).

The project proposes interior improvements that include non-load bearing partitions, doors, lighting, security cameras and system, millwork, finishes throughout and associated mechanical, electrical and plumbing improvements. Other minor site improvements are proposed consistent with the City of San Diego requirements. No exterior building alterations would occur. 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 removal and replacement of two existing driveways on Mesa Rim Road per current City Standards, satisfactory to the City Engineer.

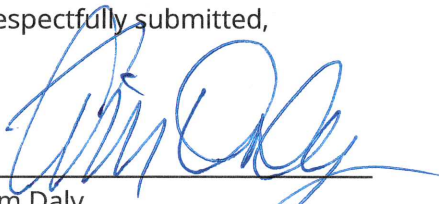
Conclusion

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 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. 2063834, with modifications.
2. Deny Conditional Use Permit No. 2063834, if the findings required to approve the project cannot be affirmed.

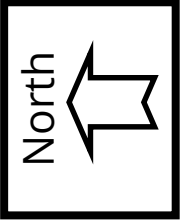
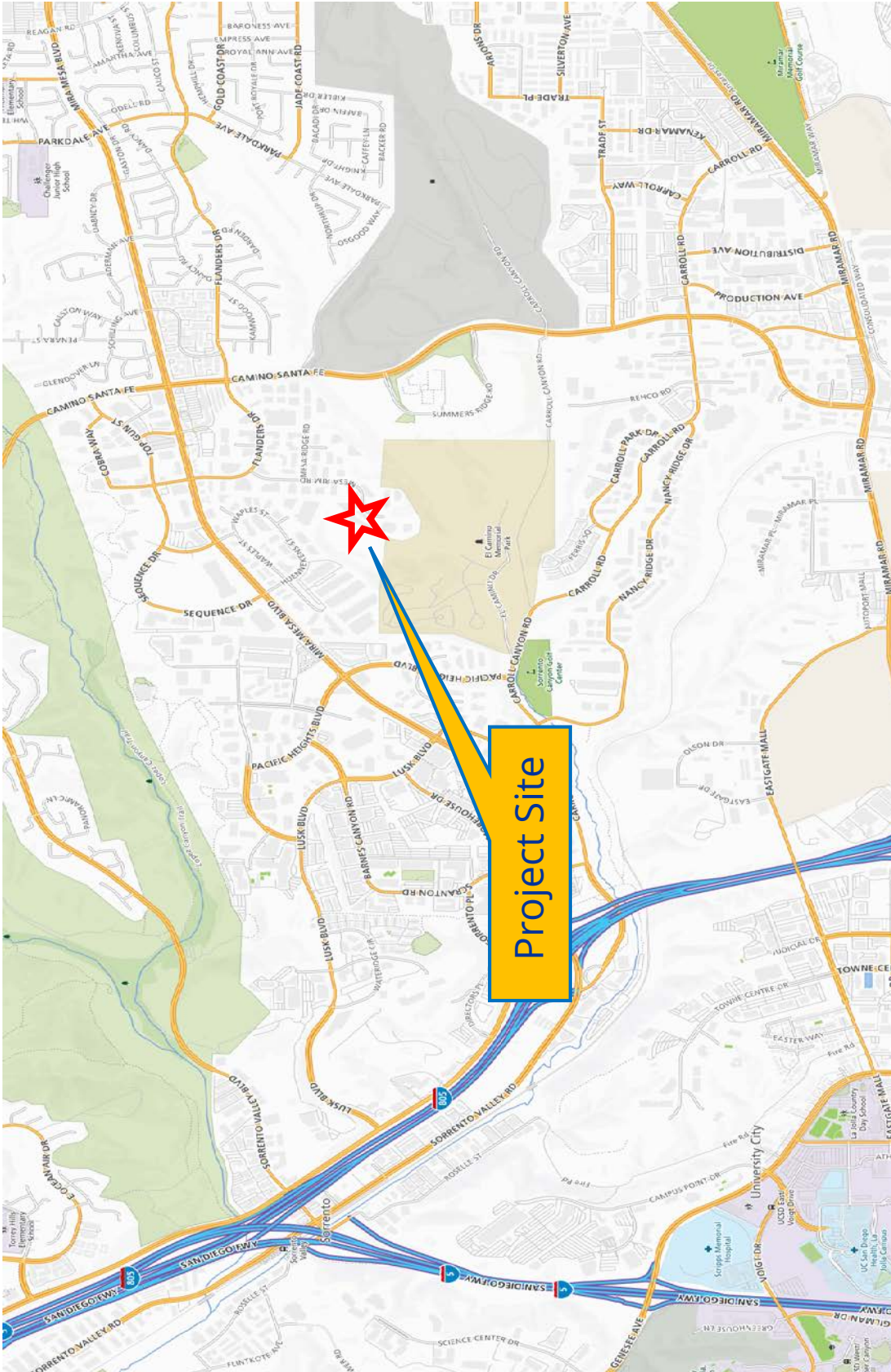
Respectfully submitted,



Tim Daly
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



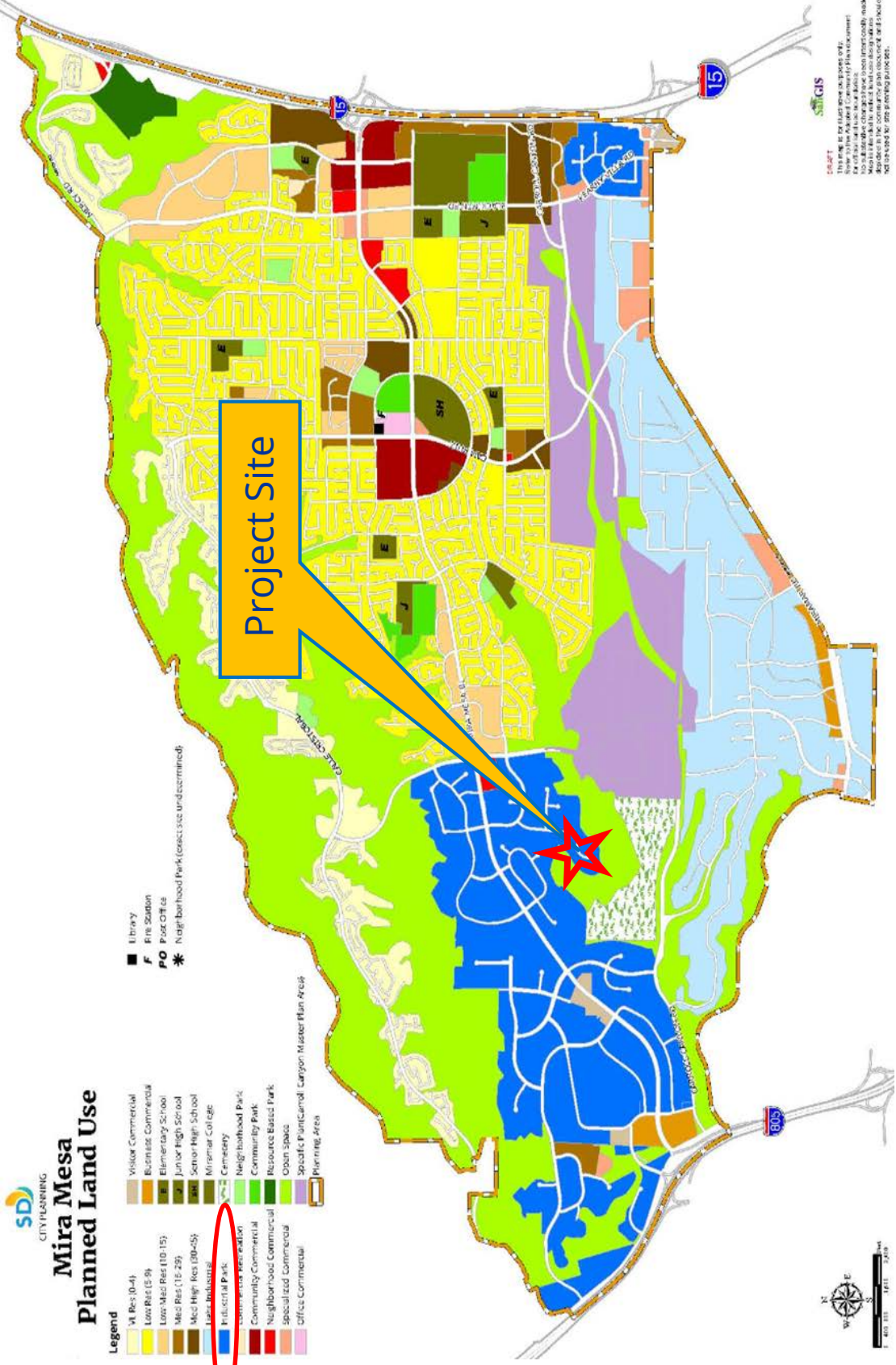
Project Location Map
PROJECT NO. 585402, MPF 9938 MESA RIM ROAD
9938 Mesa Rim Road, San Diego CA 92121



SD
CITY PLANNING
Mira Mesa
Planned Land Use

- Legend**
- V1 Res (0-4)
 - Low Med Res (10-15)
 - Med Res (15-25)
 - Med High Res (30-45)
 - Light Industrial
 - Industrial Park
 - Community Recreation
 - Community Commercial
 - Neighborhood Commercial
 - Specialized Commercial
 - Office Commercial
 - Visitor Commercial
 - Business Commercial
 - Elementary School
 - Junior High School
 - Senior High School
 - Miscel. College
 - Cemetery
 - Neighborhood Park
 - Community Park
 - Resource Based Park
 - Open Space
 - Specific Purpose/Local Canyon Master Plan Area
 - Planning Area

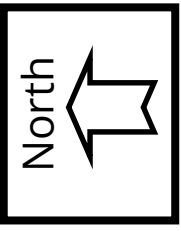
- Library
- F Fire Station
- PO Post Office
- * Neighborhood Park (exact size undetermined)

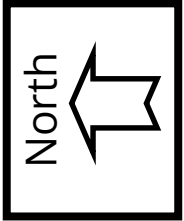


Community Land Use Map
PROJECT NO. 585402, MPF 9938 MESA RIM ROAD
9938 Mesa Rim Road, San Diego CA 92121



CAUTION
This map is for illustrative purposes only. It does not constitute a contract or any other legal instrument. No liability shall be assumed for errors or omissions. The City of San Diego is not responsible for any consequences that may result from the use of this map. It is intended only for general planning purposes.





Aerial Photograph

PROJECT NO. 585402, MPF 9938 MESA RIM ROAD
9938 Mesa Rim Road, San Diego CA 92121



HEARING OFFICER RESOLUTION NO. HO-XXXX
CONDITIONAL USE PERMIT NO. 2063834
MPF 9938 MESA RIM ROAD - PROJECT NO. 585402

WHEREAS, TAMMY DANG HOANG, Owner/Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an existing 14,829 square-foot, two-story building within an existing industrial business park comprised of seven condominium buildings (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2063834), on portions of a 3.77-acre site;

WHEREAS, the project site is located at 9938 Mesa Rim Road in the IL-2-1 Zone of the Mira Mesa Community Plan;

WHEREAS, the project site is legally described as a condominium comprised of Parcel 1, an undivided 1/7th interest in and to all portions of Lots 2 and 4 of Lusk Mira Mesa Business Park East I, Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map No. 12395, filed in the Office of the County Recorder of San Diego County, May 31, 1989;

WHEREAS, on July 25, 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 October 17, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2063834 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 October 17, 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 (MPF) in an existing 14,829 square-foot, two-story building within an existing industrial business park, comprised of seven condominium buildings. The 3.77-acre site is located at 9938 Mesa Rim Road in the IL-2-1 Zone of the Mira Mesa Community Plan.

The site is designated for Industrial Park uses in the Sorrento Mesa Subarea of the Mira Mesa Community Plan. The Sorrento Mesa Subarea was foreseen in the community plan to be developed with a mix of research and development, office and manufacturing uses. All the surrounding parcels are located in the IL-2-1 Zone and the existing uses are consistent with the Industrial designation of the community plan. The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The proposed project will promote the policies of the General Plan in that MPFs would create jobs and encourage commerce within the San Diego region.

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 proposed MPF in an existing 14,829 square-foot, two-story building within an existing industrial business park, comprised of seven condominium buildings, is currently being used as a manufacturing facility. The project proposes interior improvements that include a lobby area, offices, restrooms, indoor loading/unloading area, drying/processing area, manufacturing area, and storage. Other minor site improvements are proposed consistent with the City of San Diego 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. Public improvements would include the removal and replacement of two existing driveways on Mesa Rim Road per current City Standards, satisfactory to the City Engineer.

MPFs are restricted to forty City-wide, within light and heavy industrial zones. MPFs 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. MPFs also a minimum

distance requirement 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. MPFs 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 operational conditions as described in the Conditional Use Permit No. 2063834. The Conditional Use Permit No. 2063834 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. 2063834. 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 MPF in an 14,829 square-foot, two-story building is located at 9938 Mesa Rim Road within an existing 3.77-acre, industrial business park, comprised of seven condominium buildings, in the IL-2-1 Zone in the Mira Mesa Community Plan area. The site was developed in 1989. The project proposes interior improvements that include a lobby area, offices, restrooms, indoor loading/unloading area, drying/processing area, manufacturing area, and storage. Other minor site improvements are proposed consistent with the City of San Diego requirements.

MPFs are allowed in the IL-2-1 Zone of the Mira Mesa Community Plan with a Conditional Use Permit. The proposed use requires compliance with SDMC Section 141.1004 and SDMC 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 proposed project requests a Conditional Use Permit to operate a MPF in an 14,829 square-foot, two-story building is located at 9938 Mesa Rim Road within an existing 3.77-acre, industrial business park, comprised of seven condominium buildings, in the IL-2-1 Zone in the Mira Mesa Community Plan area. The site is designated for Industrial Park uses in the Sorrento Mesa Subarea of the Mira Mesa Community Plan. The Sorrento Mesa Subarea was foreseen in the community plan to be developed with a mix of research and development, office and manufacturing uses. All the surrounding parcels are located in the IL-2-1 Zone and the existing uses are consistent with the Industrial designation of the community plan. The project site is designated Industrial Employment by the Land Use and Community Planning Element of the General Plan. The proposed project will promote the policies of the General Plan in that MPFs would create jobs and encourage commerce within the San Diego region.

The proposed MPF is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. The proposed MPF is a compatible use for this location with a Conditional Use Permit. 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. 2063834 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. 2063834, a copy of which is attached hereto and made a part hereof.

Tim Daly
Development Project Manager
Development Services

Adopted on: October 17, 2018

IO#: 24007565

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: 24007565

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2063834
MPF 9938 MESA RIM ROAD PROJECT NO. 585402
Hearing Officer

This Conditional Use Permit No. 2063834 is granted by the Hearing Officer of the City of San Diego to Tammy Dang Hoang, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] Section 126.0305. The 3.77-acre site is located at 9938 Mesa Rim Road in the IL-2-1 Zone of the Mira Mesa Community Plan. The project site is legally described as a condominium comprised of Parcel 1, an undivided 1/7th interest in and to all portions of Lots 2 and 4 of Lusk Mira Mesa Business Park East I, Unit No. 4, in the City of San Diego, County of San Diego, State of California, according to Map No. 12395, filed in the Office of the County Recorder of San Diego County, May 31, 1989.

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 existing 14,829 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 existing 14,829 square-foot, two-story building within an existing industrial business park comprised of seven condominium buildings. The operation shall include the production of marijuana products consistent with the requirements of the State of California statues and the California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations; and the wholesale distribution and storage of marijuana products;
- b. The Marijuana Production Facility operations would include the cultivation, processing, manufacturing, and distribution of cannabis products to State of California licensed marijuana outlets;
- 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 October 31, 2021.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on October 31, 2023. Upon expiration of this Permit, the facilities and building improvements described herein 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 building 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" 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.

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 for building structure, the Owner/Permittee shall assure, by permit and bond, the removal and replacement of a 26-foot driveway and a 24-foot driveway, per current City Standards, adjacent to the site on Mesa Rim Road, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate Construction and Permanent Storm Water Best Management Practices necessary to comply with current City of San Diego Storm Water Standards Manual and with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications, satisfactory to the City Engineer.
15. 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.

PLANNING/DESIGN REQUIREMENTS:

16. 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.
17. All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure.
18. 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.
19. 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.
20. 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.
21. A permit shall be obtained as required pursuant to Chapter 4, Article 2, Division 15.

22. 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.

23. 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.

24. The Owner/Permittee shall provide daily removal of trash, litter, and debris. Graffiti shall be removed from the premises within 24 hours.

25. 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.

BRUSH MANAGEMENT REQUIREMENTS

26. The Owner/Permittee shall implement the following requirements in accordance with the Brush Management Program shown on Exhibit "A", Brush Management Plan, on file in the Office of the Development Services Department.

27. The Brush Management Program shall be based on a standard Zone One of 35-ft in width and Zone Two of 65-ft in width, extending out from the structure towards the native/naturalized vegetation, consistent with the Brush Management Regulations of the Land Development Code, section 142.0412. Zone One shall range from 47-ft to 57-ft in width and Zone Two shall range from 5-ft to 47-ft in width, based on the previously conforming structures and Zone Two reduction set forth under 142.0412(f).

28. Prior to issuance of any construction permits, a complete set of Brush Management Plans shall be submitted for approval to the Development Services Department. The construction documents shall be in substantial conformance with Exhibit "A" and shall comply with the Landscape Standards and Brush Management Regulations as set forth under Land Development Code Section 142.0412.

29. Within Zone One, combustible accessory structures, including, but not limited to decks, trellises, gazebos, et cetera, shall not be permitted while non-combustible accessory structures may be approved within the designated Zone One area, subject to Fire Marshall and Development Services Department approval.

30. Prior to final inspection, the approved Brush Management Program shall be implemented. The Brush Management Program shall be maintained at all times in accordance with the City of San Diego's Land Development Manual, Landscape Standards.

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 34.0103(b), taxable activities include but are not limited to, transporting, 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 XXXXX.

Permit Type/PTS Approval No.: Conditional Use Permit No 2063834
Date of Approval: October 17, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Tim Daly
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.

Tammy Dang Hoang
Owner/Permittee

By _____

Name:
Title:

**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 9938 Mesa Rim Road / 585402

SCH No.: N.A.

Project Location-Specific: 9938 Mesa Rim Road, 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 14,829 square-foot two-story building (with mezzanine level) located at 9938 Mesa Rim Road. The 3.77-acre site is located within the IL-2-1 zone within 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 3.77-acre site is designated Industrial and is subject to the IL-2-1 zone requirements. The project is also subject to Airport FAA Part 77 Noticing Area – MCAS Miramar (550 – 560 ASML), 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, 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: Tammy Dang Hoang, 11878 Charmine Way, San Diego, CA, 92131, (858) 449-3010

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

ATTACHMENT 6

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


Signature/Title

CHRIS TRACY, AICP
Senior Planner

8/9/18
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 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:

1. Non-Agenda Public Comments: None.
2. Modifications to the Agenda.
 1. City Council report by Luis Pallera moved to first on the agenda.
3. Adopt Previous Meeting Minutes (Action). Approved unanimously.
4. Report of the Chair
 1. All staff reports have been received for MPF's
 2. Community plan update – 3 year process
 1. Existing conditions report – Please take a look
 3. 3 Roots project
 1. Looked at low income housing portion of the project
 1. Due to financial constraints, it was not possible to spread out the low income housing site areas
 2. Will be asking for approval in October
 4. Mira Mesa marketplace signs approved
 5. No environmental review required for any MPF
5. Old Business
 1. Mira Mesa Community Plan Update – Alex Frost
 1. Community workshop on Oct 11
 2. Please see the website for documents and the presentation that was shown Planmiramesa.org
 2. Mesa Rim Climbing Center/Project No. 607546 – Glenn Linthicum (Action)
 1. Built in 2009 – Existing use was 80% gym, 20% office use;
 2. Action: Jon Labaw/Chris Morrow; Approved 13-0-0
 3. 4930 Directors Place Substantial Conformance Review – Michael Asaro (Action)
 1. HCP – Life Science Public traded REIT Life Science focus

Mira Mesa Community Planning Group Meeting Minutes

2. 600,000 Sorrento Mesa SF
3. 5 story building uses all FAR
4. Ratio of Lab to Office space? Generally speaking 50/50
5. City response to SCR?
 1. Landscaping/Storm Water/Brush Management
6. Concern from Flightpath?
 1. Compatible with 1996 plan (APZ 2)
7. Action: Ted Brengel/Craig Jackson; Approved 13-0-0
4. MPF Subcommittee Report – Craig Jackson
 1. None adequately addressed impacts to community
5. MPF 585533 - 7542 Trade Street (Action) – Jessica McElfresh
 1. Manufacturing/Distribution
 2. Closed loop system/carbon dioxide
 3. 7350 SF, Existing Building
 4. Improve driveway and update parking to current code
 5. Comments
 1. Is the site operational currently?
 1. Not for over a month
 2. Any studies done on volatility/safety issues?
 1. Yes, can provide as requested
 3. Can you have multiple licenses for uses?
 1. Yes
 4. Is same air filtration system going to be in place?
 1. Yes, same method, but needs to be fixed
 5. Ted Brengel/Chris Morrow – Note odors have been reports, condition that odor control be improved. Acceptable subject to odor mitigation control. (As reported by adjacent businesses) 13-0-0 Approved.
6. MPF 585617 - 9212 Mira Este Ct (Action) – Gina Austin
 1. This is an existing location for medical manufacturing/distribution
 2. Adding Production to use type
 3. 15,950 SF
 4. Seeking CUP approval
 5. Will use butane
 6. Craig Jackson - Unacceptable due to inadequate information
 1. Action: Ted Brengel/Chris Morrow move to approve provided that more information is given on butane safety(12-1-0) (Craig Jackson voted against) Approved
7. MPF 585651 - 7755 Arjons Drive (Action) – Marty Reed
 1. Manufacturing
 2. Action: Motion to approve – Jon Labaw/Chris Morrow – 12-0-0 Approved
8. MPF 585503 - 7745 Arjons Drive (Action) - Gina Austin
 1. Cultivation/Distribution
 2. 12,393 SF
 3. No volatile solids
 4. Action: Jon Labaw/Bari Vaz (13-0-0) Approved
9. MPF 585486 - 7740 Formula Place (Action) – Joe Esposito
 1. Use: Bakery
 2. Action: Jon Labaw/Craig Jackson; 12-0-0 Approved

Mira Mesa Community Planning Group Meeting Minutes

10. MPF 585583 – 7830 Trade Street (Action) – Joe Esposito
 1. Use: Bakery
 2. Minor site improvements (screening)
 3. Action: Craig Jackson/Jon Labaw; 12-0-0 Approved
 11. MPF 585509 - 5752 Oberlin Drive Suite #111 (Action) – Bert Telles
 1. CUP permit
 2. 964 SF
 3. Use: Laboratory
 4. Negative pressure design HVAC system
 5. Acceptable with a condition that a minor oriented business is not within the 1000' radius. 5627 Oberlin. Action: Jon Labaw/Craig Radke; 12-0-0 Approved
 12. MPF 585637 – 7540 Trade Street (Action) - Jessica McElfresh
 1. Non volatile manufacturing/distribution
 2. 5,557 SF
 3. Not operating currently
 4. Action: Craig Jackson/Justin Mandelbaum; Motion to approve 13-0-0.
 13. MPF 585402 - 9938 Mesa Rim Road (Action) – Kent Costi
 1. Use: Cultivation/Manufacturing
 2. 14,000 SF
 3. Ethanol Drying system
 4. Action: Ted Brengel/Jon Labaw; 12-0-0 Approved
 14. MPF 585902 – 7720 Kenamar Court (Action) – Jessica McElfresh
 1. Distribution/Cultivation/Manufacturing
 2. 60,431 SF
 3. Minor site improvements
 4. Action: Craig Jackson – Move to defer to next month because of the inadequacy of information provided.
6. New Business - none
 7. Elected Officials/Government Agencies – no reports
8. Announcements: None.
9. Reports: None.
10. Adjourn 9:30 PM.

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318
			October 2017

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: Mesa Rim MPF **Project No. For City Use Only:** _____
Project Address: 9938 Mesa Rim Rd San Diego, CA 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: Tammy Dang Hoang Owner Tenant/Lessee Successor Agency
 Street Address: 11878 Charmaine Way
 City: San Diego State: CA Zip: 92131
 Phone No.: 858-449-3010 Fax No.: _____ Email: thysytrinh@gmail.com
 Signature: [Signature] Date: NOV 16 - 2017
 Additional pages Attached: Yes No

Applicant


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

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

Storm Water Quality Notes

- The contractor shall be responsible for cleanup of all silt & mud on adjacent street(s), due to construction vehicles or any other construction BMP's which may compromise Storm Water Quality within any street(s). A stabilized construction exit may be required to prevent construction vehicles or equipment from tracking mud or silt onto the street.
- All stockpiles of soil &/or building materials that are intended to be left for a period greater than 7 calendar days are to be covered. All removable BMP devices shall be in place at the end of each working day when 5 day rain probability forecast exceeds 40%.
- A concrete washout shall be provided on all projects which propose the construction of any concrete improvements which are to be poured in place on site.
- The contractor shall restore all erosion/sediment control devices to working order after each run-off producing rainfall or after any material breach in effectiveness.
- All slopes that are created or disturbed by construction activity must be protected against erosion and sediment transport at all times.
- The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

 <p>City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101 (619) 446-5000</p>	<p>Storm Water Requirements Applicability Checklist</p>	<p>FORM DS-560 October 2016</p>
<p>Project Address: 9938 Mesa Rim Road, San Diego, CA 92121 Project Number (for City Use Only): 585402</p>		
<p>SECTION 1. Construction Storm Water BMP Requirements: All construction sites are required to implement construction BMPs in accordance with the performance standards in the <u>Storm Water Standards Manual</u>. Some sites are additionally required to obtain coverage under the State Construction General Permit (CGP), which is administered by the State Water Resources Control Board.</p>		
<p>For all projects complete PART A: If project is required to submit a SWPPP or WPCP, continue to PART B.</p>		
<p>PART A: Determine Construction Phase Storm Water Requirements.</p>		
<p>1. Is the project subject to California's statewide General NPDES permit for Storm Water Discharges Associated with Construction Activities, also known as the State Construction General Permit (CGP)? (Typically projects with land disturbance greater than or equal to 1 acre.)</p> <p><input type="checkbox"/> Yes; SWPPP required, skip questions 2-4 <input checked="" type="checkbox"/> No; next question</p>		
<p>2. Does the project propose construction or demolition activity, including but not limited to, clearing, grading, grubbing, excavation, or any other activity resulting in ground disturbance and contact with storm water runoff?</p> <p><input type="checkbox"/> Yes; WPCP required, skip 3-4 <input checked="" type="checkbox"/> No; next question</p>		
<p>3. Does the project propose routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of the facility? (Projects such as pipeline/utility replacement)</p> <p><input type="checkbox"/> Yes; WPCP required, skip 4 <input checked="" type="checkbox"/> No; next question</p>		
<p>4. Does the project only include the following Permit types listed below?</p> <ul style="list-style-type: none"> Electrical Permit, Fire Alarm Permit, Fire Sprinkler Permit, Plumbing Permit, Sign Permit, Mechanical Permit, Spa Permit. Individual Right of Way Permits that exclusively include only ONE of the following activities: water service, sewer lateral, or utility service. Right of Way Permits with a project footprint less than 150 linear feet that exclusively include only ONE of the following activities: curb ramp, sidewalk and driveway apron replacement, pot holing, curb and gutter replacement, and retaining wall encroachments. <p><input type="checkbox"/> Yes; no document required</p>		
<p>Check one of the boxes below, and continue to PART B:</p> <p><input type="checkbox"/> If you checked "Yes" for question 1, a SWPPP is REQUIRED. Continue to PART B</p> <p><input type="checkbox"/> If you checked "No" for question 1, and checked "Yes" for question 2 or 3, a WPCP is REQUIRED. If the project proposes less than 5,000 square feet of ground disturbance AND has less than a 5-foot elevation change over the entire project area, a Minor WPCP may be required instead. Continue to PART B.</p> <p><input type="checkbox"/> If you checked "No" for all questions 1-3, and checked "Yes" for question 4, PART B does not apply and no document is required. Continue to Section 2.</p>		
<p>1. More information on the City's construction BMP requirements as well as CGP requirements can be found at: www.sandiego.gov/stormwater/regulations/index.shtml</p> <p>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.</p> <p style="text-align: right;">Clear Page 1</p>		

<p>Page 2 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist</p>	
<p>PART B: Determine Construction Site Priority This prioritization must be completed within this form, noted on the plans, and included in the SWPPP or WPCP. The city reserves the right to adjust the priority of projects both before and after construction. Construction projects are assigned an inspection frequency based on if the project has a "high threat to water quality." The City has aligned the local definition of "high threat to water quality" to the risk determination approach of the State Construction General Permit (CGP). The CGP determines risk level based on project specific sediment risk and receiving water risk. Additional inspection is required for projects within the Areas of Special Biological Significance (ASBS) watershed. NOTE: The construction priority does NOT change construction BMP requirements that apply to projects; rather, it determines the frequency of inspections that will be conducted by city staff.</p>	
<p>Complete PART B and continued to Section 2</p>	
1. <input checked="" type="checkbox"/> ASBS	a. Projects located in the ASBS watershed.
2. <input type="checkbox"/> High Priority	a. Projects 1 acre or more determined to be Risk Level 2 or Risk Level 3 per the Construction General Permit and not located in the ASBS watershed. b. Projects 1 acre or more determined to be LUP Type 2 or LUP Type 3 per the Construction General Permit and not located in the ASBS watershed.
3. <input type="checkbox"/> Medium Priority	a. Projects 1 acre or more but not subject to an ASBS or high priority designation. b. Projects determined to be Risk Level 1 or LUP Type 1 per the Construction General Permit and not located in the ASBS watershed.
4. <input type="checkbox"/> Low Priority	a. Projects requiring a Water Pollution Control Plan but not subject to ASBS, high, or medium priority designation.
<p>SECTION 2. Permanent Storm Water BMP Requirements. Additional information for determining the requirements is found in the <u>Storm Water Standards Manual</u>.</p>	
<p>PART C: Determine if Not Subject to Permanent Storm Water Requirements. Projects that are considered maintenance, or otherwise not categorized as "new development projects" or "redevelopment projects" according to the <u>Storm Water Standards Manual</u> are not subject to Permanent Storm Water BMPs.</p>	
<p>If "yes" is checked for any number in Part C, proceed to Part F and check "Not Subject to Permanent Storm Water BMP Requirements".</p>	
<p>If "no" is checked for all of the numbers in Part C continue to Part D.</p>	
1. Does the project only include interior remodels and/or is the project entirely within an existing enclosed structure and does not have the potential to contact storm water?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
2. Does the project only include the construction of overhead or underground utilities without creating new impervious surfaces?	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. Does the project fall under routine maintenance? Examples include, but are not limited to: roof or exterior structure surface replacement, resurfacing or reconfiguring surface parking lots or existing roadways without expanding the impervious footprint, and routine replacement of damaged pavement (grinding, overlay, and pothole repair).	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>Clear Page 2</p>	

<p>City of San Diego • Development Services • Storm Water Requirements Applicability Checklist Page 3 of 4</p>	
<p>PART D: PDP Exempt Requirements. PDP Exempt projects are required to implement site design and source control BMPs. If "yes" was checked for any questions in Part D, continue to Part F and check the box labeled "PDP Exempt." If "no" was checked for all questions in Part D, continue to Part E.</p>	
<p>1. Does the project ONLY include new or retrofit sidewalks, bicycle lanes, or trails that:</p> <ul style="list-style-type: none"> Are designed and constructed to direct storm water runoff to adjacent vegetated areas, or other non-erodible permeable areas? Or; Are designed and constructed to be hydraulically disconnected from paved streets and roads? Or; Are designed and constructed with permeable pavements or surfaces in accordance with the Green Streets guidance in the City's Storm Water Standards manual? <p><input type="checkbox"/> Yes; PDP exempt requirements apply <input type="checkbox"/> No; next question</p>	
<p>2. Does the project ONLY include retrofitting or redeveloping existing paved alleys, streets or roads designed and constructed in accordance with the Green Streets guidance in the <u>City's Storm Water Standards Manual</u>?</p> <p><input type="checkbox"/> Yes; PDP exempt requirements apply <input type="checkbox"/> No; project not exempt.</p>	
<p>PART E: Determine if Project is a Priority Development Project (PDP). Projects that match one of the definitions below are subject to additional requirements including preparation of a Storm Water Quality Management Plan (SWQMP).</p>	
<p>If "yes" is checked for any number in PART E, continue to PART F and check the box labeled "Priority Development Project".</p>	
<p>If "no" is checked for every number in PART E, continue to PART F and check the box labeled "Standard Development Project".</p>	
1. New Development that creates 10,000 square feet or more of impervious surfaces collectively over the project site. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Redevelopment project that creates and/or replaces 5,000 square feet or more of impervious surfaces on an existing site of 10,000 square feet or more of impervious surfaces. This includes commercial, industrial, residential, mixed-use, and public development projects on public or private land.	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. New development or redevelopment of a restaurant. Facilities that sell prepared foods and drinks for consumption, including stationary lunch counters and refreshment stands selling prepared foods and drinks for immediate consumption (SIC 5812), and where the land development creates and/or replace 5,000 square feet or more of impervious surface.	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. New development or redevelopment on a hillside. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site) and where the development will grade on any natural slope that is twenty-five percent or greater.	<input type="checkbox"/> Yes <input type="checkbox"/> No
5. New development or redevelopment of a parking lot that creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. New development or redevelopment of streets, roads, highways, freeways, and driveways. The project creates and/or replaces 5,000 square feet or more of impervious surface (collectively over the project site).	<input type="checkbox"/> Yes <input type="checkbox"/> No
<p>Clear Page 3</p>	

<p>Page 4 of 4 City of San Diego • Development Services • Storm Water Requirements Applicability Checklist</p>	
<p>7. New development or redevelopment discharging directly to an Environmentally Sensitive Area. The project creates and/or replaces 2,500 square feet of impervious surface (collectively over project site), and discharges directly to an Environmentally Sensitive Area (ESA). "Discharging directly to" includes flow that is conveyed overland a distance of 200 feet or less from the project to the ESA, or conveyed in a pipe or open channel any distance as an isolated flow from the project to the ESA (i.e. not commingled with flows from adjacent lands).</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>8. New development or redevelopment projects of a retail gasoline outlet (RGO) that create and/or replaces 5,000 square feet of impervious surface. The development project meets the following criteria: (a) 5,000 square feet or more or (b) has a projected Average Daily Traffic (ADT) of 100 or more vehicles per day.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>9. New development or redevelopment projects of an automotive repair shops that creates and/or replaces 5,000 square feet or more of impervious surfaces. Development projects categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>10. Other Pollutant Generating Project. The project is not covered in the categories above, results in the disturbance of one or more acres of land and is expected to generate pollutants post construction, such as fertilizers and pesticides. This does not include projects creating less than 5,000 sf of impervious surface and where added landscaping does not require regular use of pesticides and fertilizers, such as slope stabilization using native plants. Calculation of the square footage of impervious surface need not include linear pathways that are for infrequent vehicle use, such as emergency maintenance access or bicycle pedestrian use, if they are built with pervious surfaces or if they sheet flow to surrounding pervious surfaces.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	
<p>PART F: Select the appropriate category based on the outcomes of PART C through PART E.</p>	
1. The project is NOT SUBJECT TO PERMANENT STORM WATER REQUIREMENTS.	<input checked="" type="checkbox"/>
2. The project is a STANDARD DEVELOPMENT PROJECT. Site design and source control BMP requirements apply. See the <u>Storm Water Standards Manual</u> for guidance.	<input type="checkbox"/>
3. The project is PDP EXEMPT. Site design and source control BMP requirements apply. See the <u>Storm Water Standards Manual</u> for guidance.	<input type="checkbox"/>
4. The project is a PRIORITY DEVELOPMENT PROJECT. Site design, source control, and structural pollutant control BMP requirements apply. See the <u>Storm Water Standards Manual</u> for guidance on determining if project requires a hydromodification plan management	<input type="checkbox"/>
<p>Kent Coston Agent Name of Owner or Agent (Please Print) Title 06/26/2018 Signature Date</p> <p style="text-align: right;">Clear Page 4 Clear Form</p>	



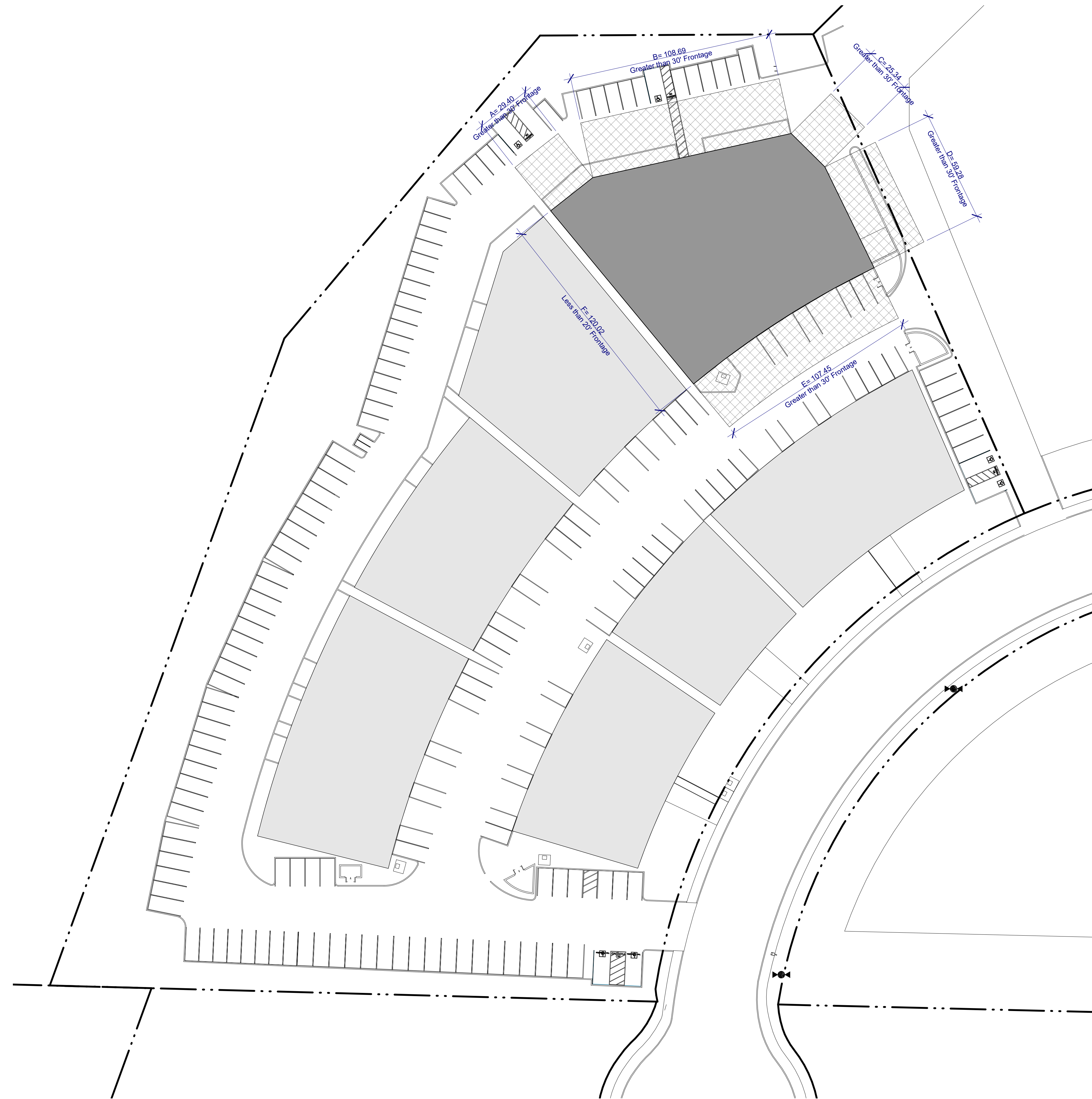
COSTON ARCHITECTS INCORPORATED

8415 La Mesa Blvd Suite 4
La Mesa, CA 91942


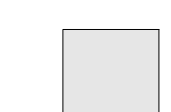



Conditional Use Permit
Marijuana Production Facility
9938 Mesa Rim Road
San Diego, CA 92121
Stormwater Checklist

DATE	01/09/2018	Revision Schedule	
DRAWN	CR		
PROJECT	1736	A0.1	
		2 OF 16	



Legend

-  Limit of Work
-  (E) Building per plan (No Work Proposed)
-  Area greater than 30' frontage

Area Code Analysis

Building Area Modifications
per CBC 506

$$Aa = [At + (NS \times If)] \times Sa$$

$$Aa = [34,000 + (8,500 \times 0.48)] \times 1$$

$$Aa = [34,000 + (4,080)] \times 1$$

$$Aa = 38,080$$

Frontage Increase If
per CBC 506.3

$$If = [F/P - 0.25] W / 30$$

$$If = [330.16/450.18 - 0.25] 30 / 30 = 0.48$$

Frontage Increase Calculation

>30'	<20'
A = 29.40	
B = 108.69	
C = 25.34	
D = 59.28	
E = 107.45	F = 120.02
330.16	120.02

Total Perimeter= 450.18



COSTON ARCHITECTS INCORPORATED
8415 La Mesa Blvd, Suite 4
La Mesa, CA 91942







Conditional Use Permit
Marijuana Production Facility
9938 Mesa Rim Road
San Diego, CA 92121

Area Code Analysis

DATE	Revision Schedule
03/15/18	
DRAWN	CR
PROJECT	1736
A0.2	
3 OF 16	



Legend

-  Limit of Work
-  (E) Building per plan (No Work Proposed)
-  (E) Transit Stop
-  (E) Fire Hydrant



COSTON ARCHITECTS INCORPORATED
8415 La Mesa Blvd, Suite 4
La Mesa, CA 91942

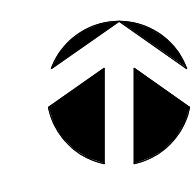


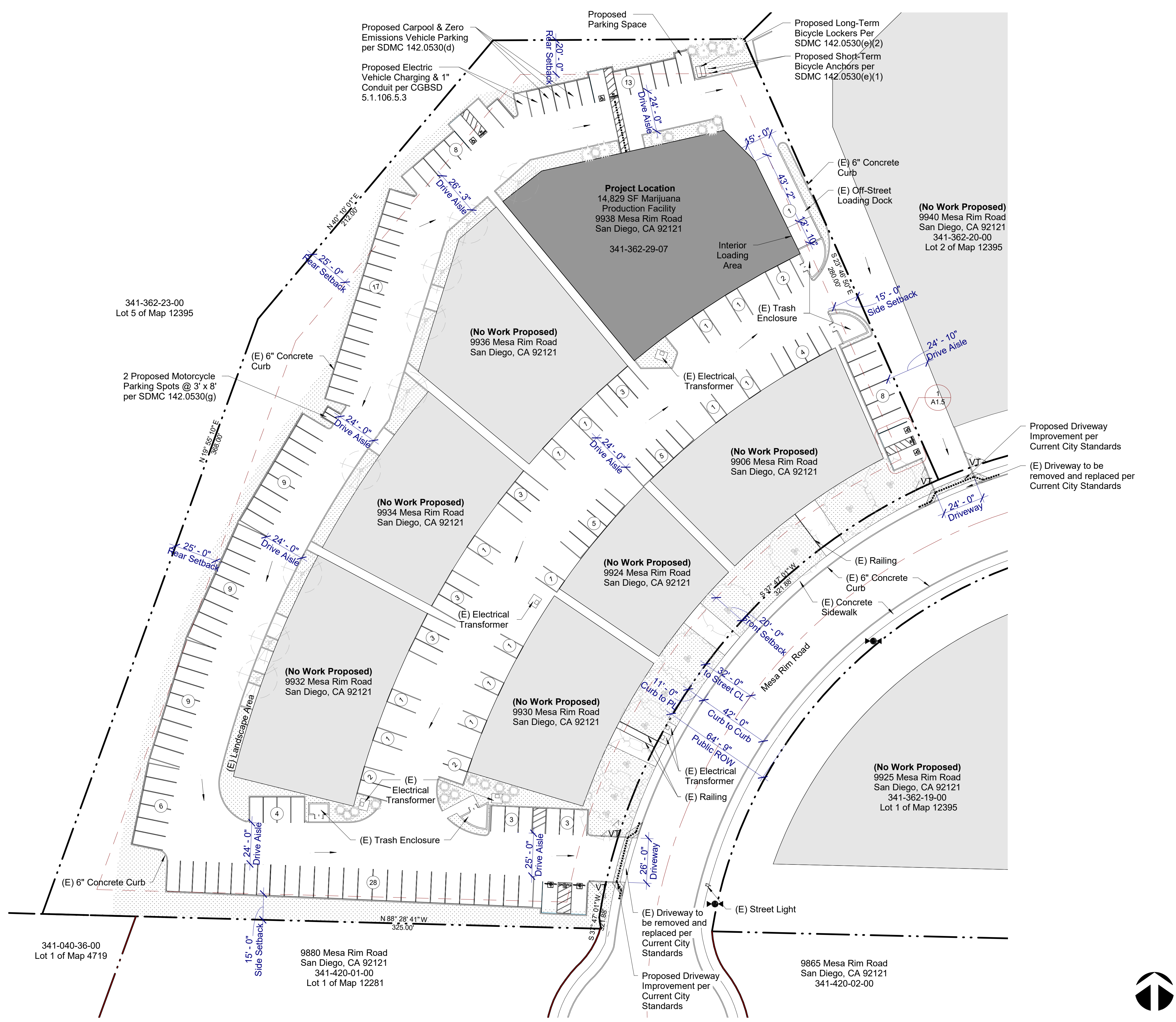
LICENSED ARCHITECT
Kent Coston
C-29872
EXPIRES: 08/2019
STATE OF CALIFORNIA

Conditional Use Permit
Marijuana Production Facility
9938 Mesa Rim Road
San Diego, CA 92121

Transit Stop Plan

DATE	01/09/2018	Revision Schedule	
DRAWN	CR		
PROJECT	1736		
		A1.0	
		4 OF 16	





Legend

- Accessible path of travel with 98\"/>
- (E) Structure per plan (No work proposed)
- Proposed Area of Work
- (E) Landscape Area
- Visibility Triangle per SDMC 113.0273. No obstruction including solid walls in the Visibility Area shall exceed 3'-0\"/>
- (E) Fire Hydrant

- ### General Notes
- No existing or proposed Transit Stops.
 - Signs shall be directed toward users on the premises. Street-oriented signs shall be for directional purposes only. No new street facing signage proposed other than adding tenant name to any existing directory.

Site Analysis

Landscape Area Calculation

Total: 20,726 (0.48 Acres)

COSTON ARCHITECTS INCORPORATED

8415 La Mesa Blvd, Suite 4
La Mesa, CA 91942

LICENSED ARCHITECT

Kent Coston
C-29872
EXPIRES: 08/2019
STATE OF CALIFORNIA

Conditional Use Permit Marijuana Production Facility 9938 Mesa Rim Road San Diego, CA 92121

Site Plan		Revision Schedule
DATE	01/09/2018	
DRAWN	CR	
PROJECT	1736	
A1.1		
		5 OF 16

Site Plan
1" = 30'-0" **1**

Site Parking Calculations

Area (SF)	Required Regulations per 1,000 SF	Min. Parking Required
Existing Buildings		
46958 SF	2.65	124.4
Proposed MPF		
14829 SF	2.5	37.1
Total Min. Required Parking		162
Total Existing Parking		161
Proposed Parking Spaces		1

Note: Previously approved parking rate for existing buildings per Approved Drawing A009784-89

Site Accessibility Parking Requirements

(Per CBC Table 11B-208.2 & 11B-208.4)

Existing Parking Spaces:	161
Proposed Parking Space:	1
Required ADA Spaces:	6
Existing ADA Spaces:	6
Required ADA Van Accessible Spaces:	1
Existing ADA Van Accessible Spaces:	1

Compact Parking Calculation

Regulation per SDMC 142.0560(e)(2)	Total Parking Spaces	Existing Compact Spaces (7'-6" x 15'-0")	Calculation	Max Amount of Allowable Compact Spaces
A maximum of 60% of the total number of spaces may be 7 feet, 6 inches wide by 15 feet long with 18 foot aisles.	162	83	162 x .6	97.2

Note: Required Off-street Parking Approved before January 1, 2000. Refer to Approved Drawing A009784-89, Approval Date:06/01/1990

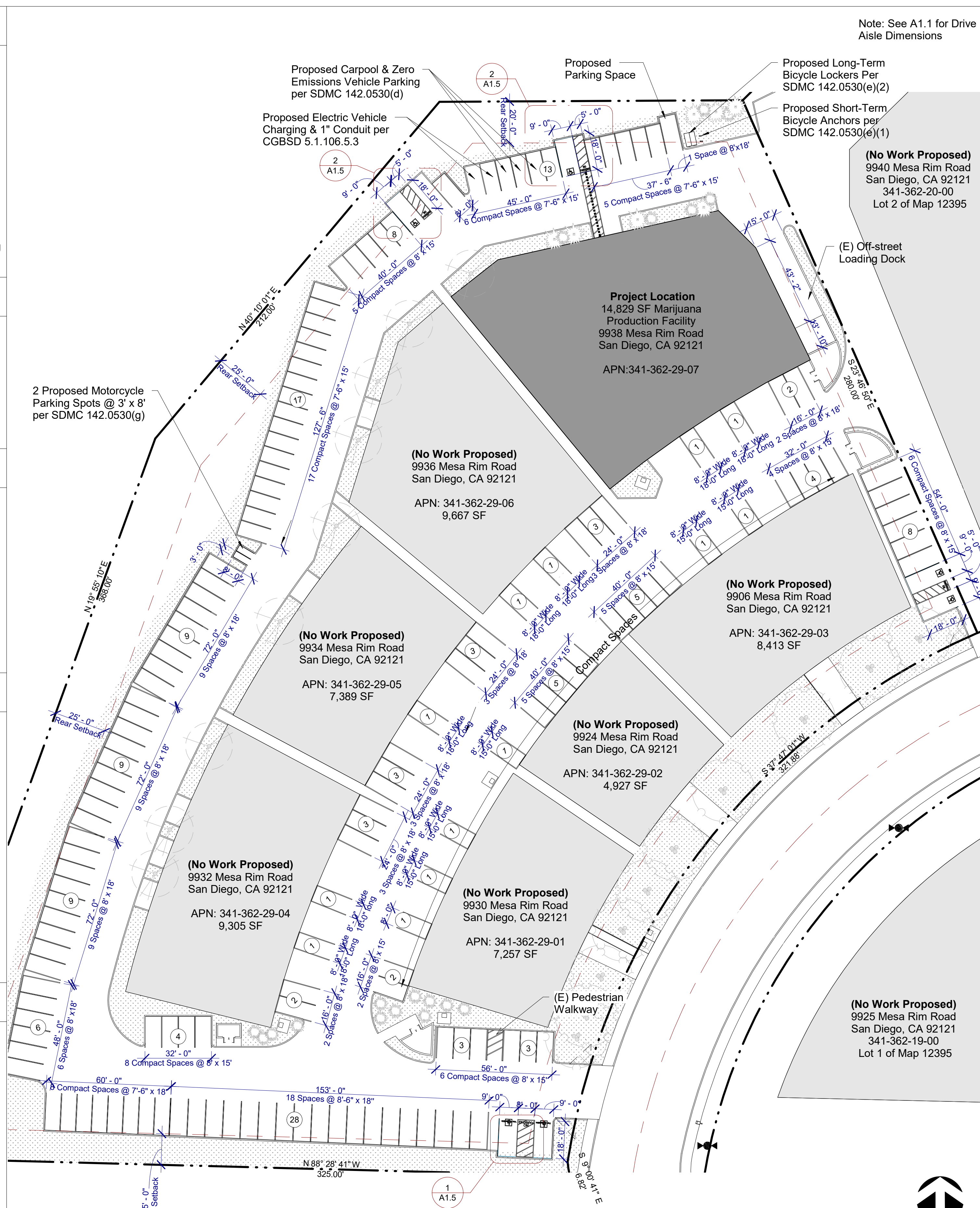
Additional Site Parking Requirements

Requirement	Regulations	Calculation	Total Required	Total Existing	Total Proposed
Short-Term Bicycle	Per SDMC 142.0530(e)(1): SF/1,000 x .1 or 2 required; Whichever is greater	14,829 SF/1,000 x 0.1 = 1.48	2	0	2
Long-Term Bicycle	Per SDMC 142.0530(e)(1): 5% of Total Parking or 2 Spaces; Whichever is greater	37 x .05 = 1.85	2	0	2
Motorcycle	Per SDMC 142.0533: 2% of Total Parking or 2 Spaces; Whichever is greater	37 x .02 = 0.74	2	0	2
Zero Emissions & Carpool	Per SDMC 142.0530: 3 Designated Spaces for 26-50 Automobile Parking Spaces	N/A	3	0	3
Electric Vehicle Charging Station	Per Table CGBSD 5.106.5.3.3	N/A	2	0	2
Loading Space	Per SDMC Section 142.1010, Table 142-10B	N/A	1	1	0

Note: The Parking Requirements for the Proposed Development is 37 Spaces.

Proposed Development Parking Requirements

Use	Calculation	Total Spaces
Light Manufacturing: (Proposed Development)	14,829 SF/1,000 x 2.5	37
Required Parking:		37
Existing Parking:		37
ADA Parking Requirements (Proposed Development) (Per CBC Table 11B-208.2 & 11B-208.4)		
Existing Standard Spaces:		37
Required ADA Spaces:		2
Required ADA Van Accessible Spaces:		1



Note: See A1.1 for Drive Aisle Dimensions

Notes

- Per SDMC 142.0560 (h)(5), the length of a parking space may overhang a raised curb or wheel stop and a required landscape area by a maximum of 3 feet, provided that the height of the curb does not exceed 6 inches and the area of overhang is not part of a required pedestrian path.

(No Work Proposed)
9940 Mesa Rim Road
San Diego, CA 92121
341-362-20-00
Lot 2 of Map 12395

(E) Off-street Loading Dock

Project Location
14,829 SF Marijuana Production Facility
9938 Mesa Rim Road
San Diego, CA 92121
APN:341-362-29-07

(No Work Proposed)
9936 Mesa Rim Road
San Diego, CA 92121
APN: 341-362-29-06
9,667 SF

(No Work Proposed)
9934 Mesa Rim Road
San Diego, CA 92121
APN: 341-362-29-05
7,389 SF

(No Work Proposed)
9906 Mesa Rim Road
San Diego, CA 92121
APN: 341-362-29-03
8,413 SF

(No Work Proposed)
9924 Mesa Rim Road
San Diego, CA 92121
APN: 341-362-29-02
4,927 SF

(No Work Proposed)
9932 Mesa Rim Road
San Diego, CA 92121
APN: 341-362-29-04
9,305 SF

(No Work Proposed)
9930 Mesa Rim Road
San Diego, CA 92121
APN: 341-362-29-01
7,257 SF

(No Work Proposed)
9925 Mesa Rim Road
San Diego, CA 92121
341-362-19-00
Lot 1 of Map 12395

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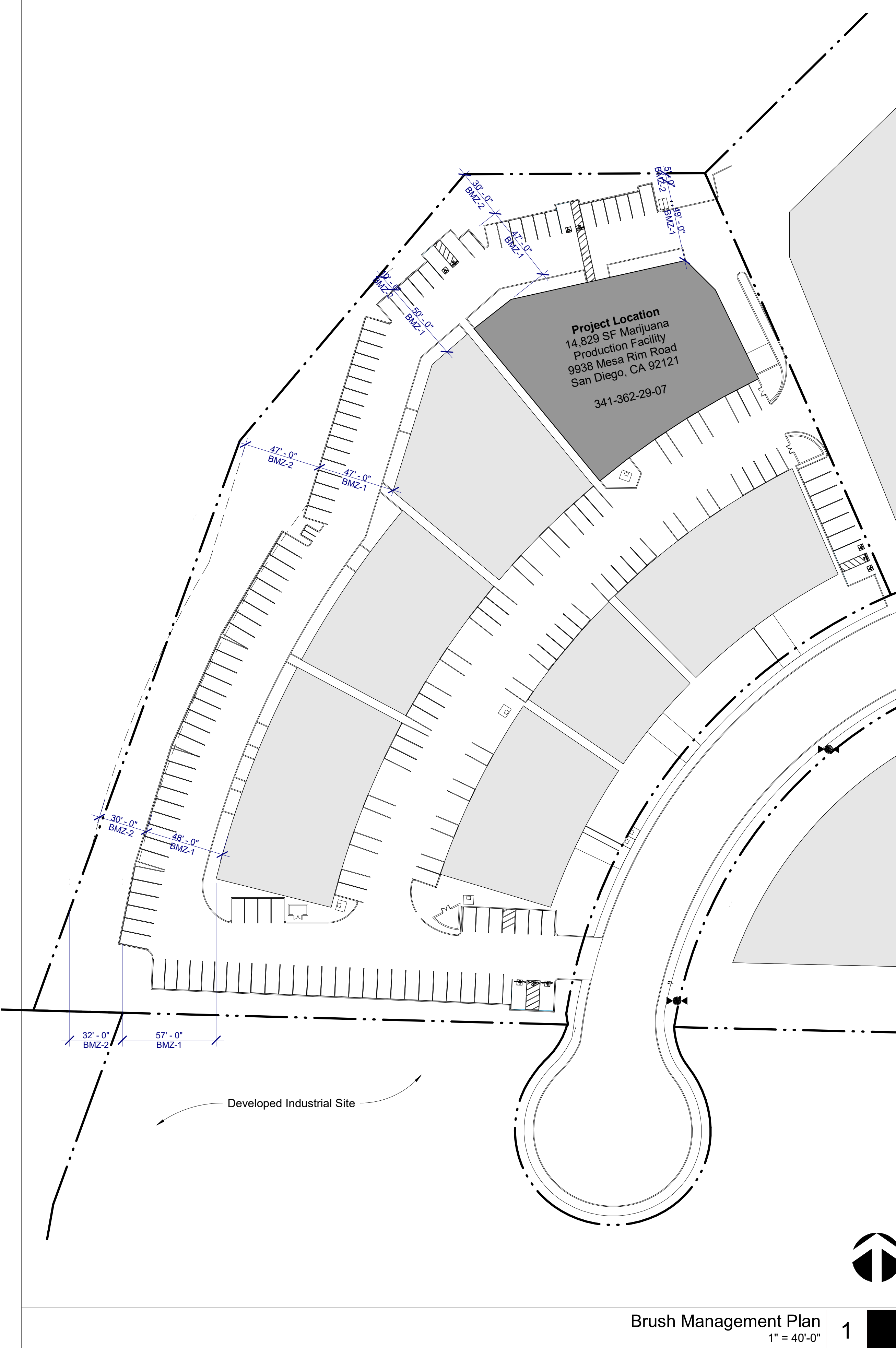
Parking Plan

DATE	Revision Schedule
04/02/18	
DRAWN	CR
PROJECT	1736

A1.3

6 OF 16

Parking Plan
1" = 30'-0"



BMZ Maintenance Notes

Section III: Brush Management
 3-1 Brush Management- Description
 Fire safety in the landscape is achieved by reducing the readily flammable fuel adjacent to structures. This can be accomplished by pruning and thinning of native and naturalized vegetation, revegetation with low fuel volume plantings or a combination of the two. Implementing brush management in an environmentally appropriate manner requires a reduction in the amount and continuity of highly flammable fuel while maintaining plant coverage for soil protection. Such a transition will minimize the visual, biological and erosion impacts while reducing the risks of wildland fires.

3-2 Brush Management- Requirements
 3.2-1 Basic Requirements- All Zones
 3.2-1.01 For zone two, plants shall not be cut below six inches.
 3.2-1.02 Debris and trimmings produced by thinning and pruning shall be removed from the site or if left, shall be converted into mulch by a chipping machine and evenly dispersed, non-irrigated, to a maximum depth of 6 inches. 3.2-1.03 Trees and large tree form shrubs (e.g., Oaks, Sumac, Toyon) which are being retained shall be pruned to provide clearance of three times the height of the under story plant material or six feet whichever is higher (Figure 3-1). Dead and excessively twiggy growth shall also be removed.

FIGURE 3-1
PRUNING TREES TO PROVIDE CLEARANCE FOR BRUSH MANAGEMENT

3.2-1.04 All plants or plant groupings except cacti, succulents, trees and tree-form shrubs shall be separated by a distance three times the height of the tallest adjacent plants (Figure 3-1). 3.2-1.05 Maximum coverage and area limitations as stated herein shall not apply to indigenous native tree species (i.e., Pinus, Quercus, Platanus, Salix and Populus).

3.2-2 Zone 1 Requirements - All Structures
 3.2-2.01 Do not use, and remove if necessary, highly flammable plant materials (see Appendix "B").
 3.2-2.02 Trees should not be located any closer to a structure than a distance equal to the tree's mature spread.
 3.2-2.03 Maintain all plantings in a succulent condition.
 3.2-2.04 Non-irrigated plant groupings over six inches in height may be retained provided they do not exceed 100 square feet in area and their combined coverage does not exceed 10 percent of the total Zone 1 area.

3.2-3 Zone 2 Requirements - All Structures
 3.2-3.01 Individual non-irrigated plant groupings over 24 inches in height may be retained provided they do not exceed 400 square feet in area and their combined coverage does not exceed 30 percent of the total Zone 2 area.

BMZ Maintenance Notes

II. BRUSH MANAGEMENT PROGRAM ~ In conjunction with the Brush Management Plan, provide a Brush Management Program with the following notes:
 B) Brush Management Program, additional Maintenance Notes (provide on plan):

- General Maintenance ~ Regular inspections and landscape maintenance are necessary to minimize the potential damage or loss of property from brush fires and other natural hazards such as erosion and slope failures. Because each property is unique establishing a precise maintenance schedule is not feasible. For effective fire and watershed management, however, property owners should expect to provide maintenance according to each brush management zone: Zone 1: Year-round maintenance, Zone 2: Seasonal maintenance. Brush management activities are prohibited within coastal sage scrub, maritime succulent scrub, and coastal sage-chaparral habitats from March 1 through August 15, except where documented to the satisfaction of the City Manager that the thinning would be consistent with conditions of species coverage described in the City of San Diego's MSCP Subarea Plan.
- Brush Management Zone 1 ~ This is the most critical area for fire and watershed safety. All ornamental plantings should be kept well watered and any irrigation run-off should drain toward the street. Rain gutters and drainage pipes should be cleaned regularly and all leaves removed from the roof before the fire season begins. All planting, particularly nonirrigated natives and large trees should be regularly pruned to eliminate dead fuels, to reduce excessive fuel and to provide adequate space between plants and structures.
- Brush Management Zone 2 ~ Seasonal maintenance in this zone should include removal of dead woody plants, eradication of weedy species and periodic pruning and thinning of trees and shrubs. Removal of weeds should not be done with hand tools such as hoes, as this disturbs valuable soil. The use of weed trimmers or other tools which retain short stubble that protects the soil is recommended. Native shrubs should be pruned in the summer after the major plant growth occurs. Well pruned healthy shrubs should typically require several years to build up excessive live and dead fuel. On slopes all drainage devices must be kept clear. Re-inspect after each major storm since minor soil slips can block drains. Various groundcovers should be periodically sheared and thatch removed. Diseased and dead wood should be pruned from trees. Fertilizing trees and shrubs is not typically recommended as this may stimulate excessive growth.
- Long-term Maintenance Responsibility ~ All Landscaping / Brush Management within the Brush Management Zone(s) as shown on these plans shall be the responsibility of Tammy Dang Hoang. The Brush Management Zone areas shall be maintained free of debris and litter and all plant material shall be maintained in a healthy growing condition.

City of San Diego BMZ Notes

(f) The Zone Two width may be decreased by 1/2 feet for each 1 foot of increase in Zone One width.

(g) Zone One Requirements
 (1) The required Zone One width shall be provided between native or naturalized vegetation and any structure and shall be measured from the exterior of the structure to the vegetation.
 (2) Zone One shall contain no habitable structures, structures that are directly attached to habitable structures, or other combustible construction that provides a means for transmitting fire to the habitable structures. Structures such as fences, walls, palapas, play structures, and non-habitable gazebos that are located within brush management Zone One shall be of noncombustible, one hour fire-rated or heavy timber construction.
 (3) Plants within Zone One shall be primarily low-growing and less than 4 feet in height with the exception of trees. Plants shall be low-fuel and fire-resistant. (4) Trees within Zone One shall be located away from structures to a minimum distance of 10 feet as measured from the structures to the drip line of the tree at maturity in accordance with the Landscape Standards of the Land Development Manual.
 (5) Permanent irrigation is required for all planting areas within Zone One except as follows:
 (A) When planting areas contain only species that do not grow taller than 24 inches in height, or
 (B) When planting areas contain only native or naturalized species that are not summer-dormant and have a maximum height at plant maturity of less than 24 inches.
 (6) Zone One irrigation overspray and runoff shall not be allowed into adjacent areas of native or naturalized vegetation.
 (7) Zone One shall be maintained on a regular basis by pruning and thinning plants, controlling weeds, and maintaining irrigation systems.

(h) Zone Two Requirements
 (1) The required Zone Two width shall be provided between Zone One and the undisturbed, native or naturalized vegetation, and shall be measured from the edge of Zone One that is farthest from the habitable structure, to the edge of undisturbed vegetation.
 (2) No structures shall be constructed in Zone Two.
 (3) Within Zone Two, 50 percent of the plants over 24 inches in height shall be cut and cleared to a height of 6 inches.
 (4) Within Zone Two, all plants remaining after 50 percent are reduced in height, shall be pruned to reduce fuel loading in accordance with the Landscape Standards in the Land Development Manual. Non-native plants shall be pruned before native plants are pruned.
 (5) The following standards shall be used where Zone Two is in an area previously graded as part of legal development activity and is proposed to be planted with new plant material instead of clearing existing native or naturalized vegetation:
 (A) All new plant material for Zone Two shall be native, low-fuel, and fire-resistant. No non-native plant material may be planted in Zone Two either inside the MHPA or in the Coastal Overlay Zone, adjacent to areas containing sensitive biological resources.
 (B) New plants shall be low-growing with a maximum height at maturity of 24 inches. Single specimens of fire resistant native trees and tree form shrubs may exceed this limitation if they are located to reduce the chance of transmitting fire from native or naturalized vegetation to habitable structures and if the vertical distance between the lowest branches of the trees and the top of adjacent plants are three times the height of the adjacent plants to reduce the spread of fire through ladder fueling.
 (C) All new Zone Two plantings shall irrigated temporarily until established to the satisfaction of the City Manager. Only lowflow, low-gallonage spray heads may be used in Zone Two. Overspray and runoff from the irrigation shall not drift or flow into adjacent areas of native or naturalized vegetation. Temporary irrigation systems shall be removed upon approved establishment of the plantings. Permanent irrigation is not allowed in Zone Two.
 (D) Where Zone Two is being revegetated as a requirement of Section 142.0411(a), revegetation shall comply with the spacing standards in the Land Development Manual. Fifty percent of the planting area shall be planted with material that does not grow taller than 24 inches. The remaining planting area may be planted with taller material, but this material shall be maintained in accordance with the requirements for existing plant material in Zone Two.
 (6) Zone Two shall be maintained on a regular basis by pruning and thinning plants, removing invasive species, and controlling weeds.
 (7) Except as provided in Section 142.0412(i), where the required Zone One width shown in Table 142-04H cannot be provided on premises with existing structures, the required Zone Two width shall be increased by one foot for each foot of required Zone One width that cannot be provided.

Legend

- Proposed Manufacturing Production Facility
- Property Line
- Limit of Brush Management Zones

General Notes

- Brush Management Requirements per SDMC Section 142.0412
- Existing Vegetation outside of development limits to remain.

Site Analysis

Total Parcel: 14,829 SF

BMZ Basis of Design

Brush Management Zone One varies from 47'-0" - 57'-0".
 Brush Management Zone Two varies from 5'-0" - 47'-0".
 Based on previously conformed structures and Zone Two reduction per 142.0412(f). Site landscaping per A009784-89.

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 La Mesa, CA 91942

Kent Coston
 C-29872
 08/2019
 STATE OF CALIFORNIA

Conditional Use Permit Marijuana Production Facility 9938 Mesa Rim Road San Diego, CA 92121

Brush Management Plan

DATE	REVISION	REVISION SCHEDULE
04/02/18	CR	
1736		

A1.4

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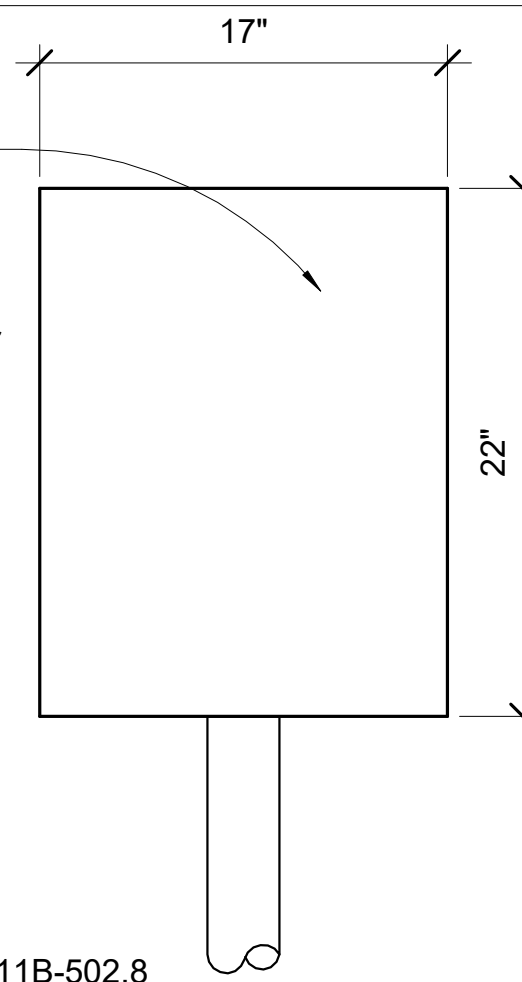
Accessibility Details

Sign shall state in 1" high letters:

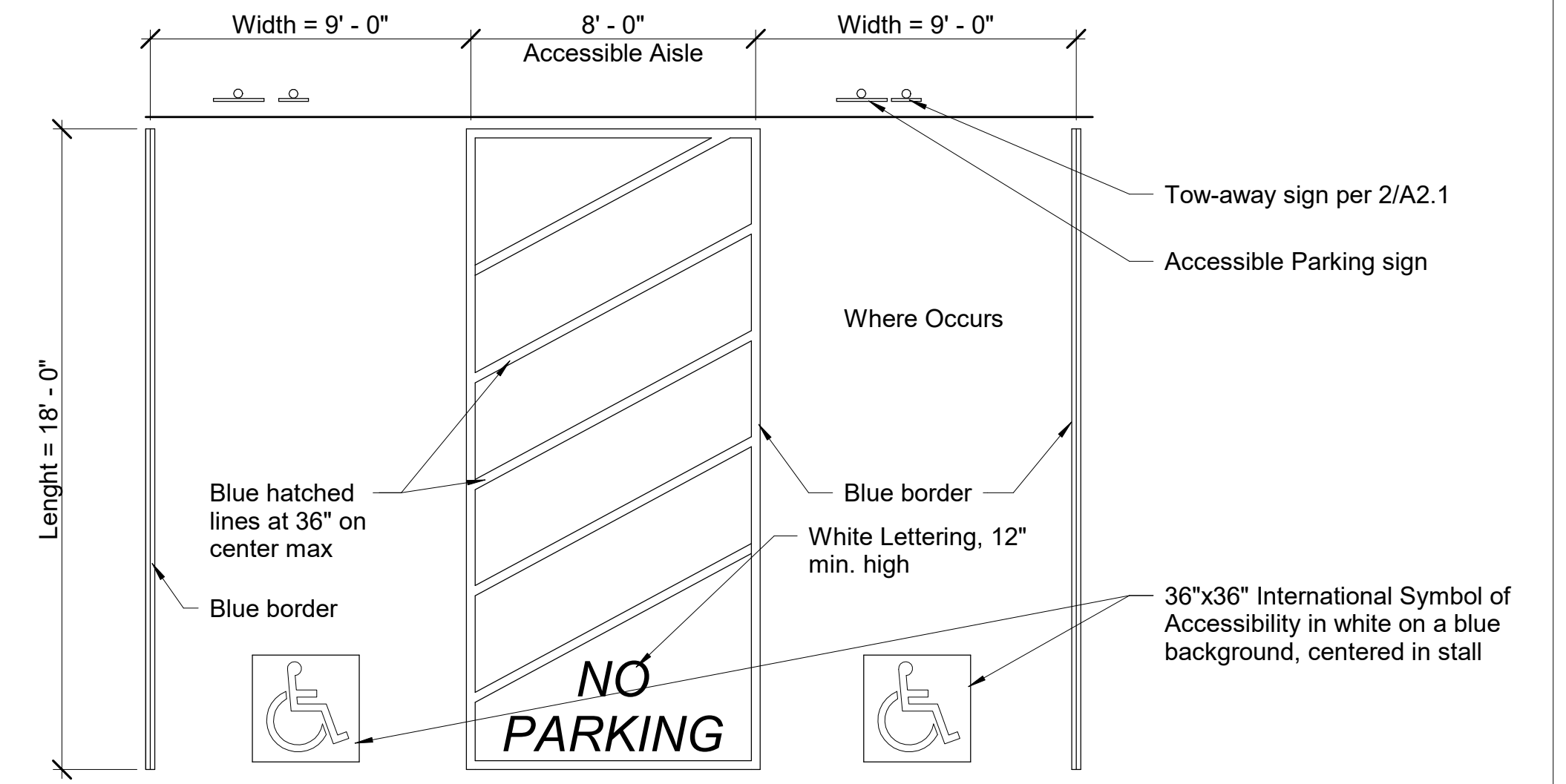
"Unauthorized vehicles parked in designated accessible spaces not displaying distinguishing placards or special license plates issued for persons with disabilities will be towed away at the owner's expense. Towed vehicles may be reclaimed at:

_____ or by telephoning _____"

(blank spaces to be filled in with appropriate information as a permanent part of the sign)



Sign to comply with CBC 11B-502.8



Accessible Parking Tow Away Sign
1 1/2" = 1'-0" 3

Van Accessible ADA Parking Space
1/4" = 1'-0" 1

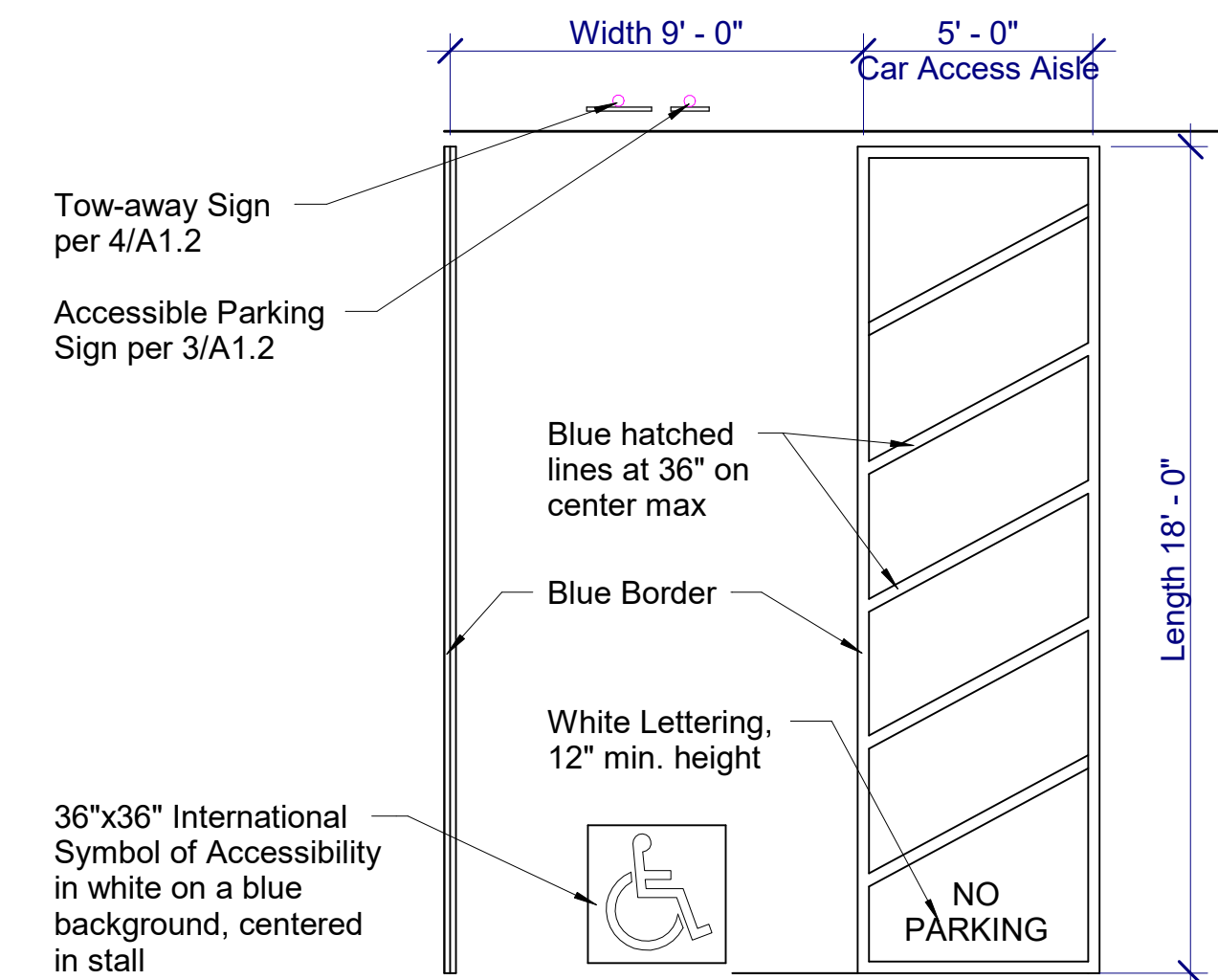
Reflectorized sign, 70 sq. in. min, with International Symbol of accessibility in white on a dark blue background, permanently posted adjacent to and visible from each stall

Locate signs to maintain unobstructed view of sign when vehicles are parked in space.

Provide at Van Accessible space only



Signs to comply with CBC 11B-502.6



Accessible Parking Sign
1 1/2" = 1'-0" 4

ADA Parking Space
1/4" = 1'-0" 2

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Marijuana Production Facility
9938 Mesa Rim Road
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Site Details

DATE	01/09/2018	DRAWN	CR	PROJECT	1736
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Legend

 Accessible path of travel with 98" min. vertical clearance per CBC 11B-501. Accessible route surface will consists of stable, firm, and slip-resistant material per CBC 11B-302.1. Minimum 80" vertical clearance along all accessible routes and within all accessible spaces per CBC 11B-307.4

Notes

- All accessible spaces shall be served by at least as many accessible means of egress as required means of egress per CBC 1015.1 or CBC 1021.1
- Egress doors shall be readily operable from the egress side without the use of a key or special knowledge of effort per CBC 1008.1.9
- 2.1% maximum cross slope for each ramp run and landing.
- All ramp run surfaces shall contain stable, firm, and slip-resistant material with no changes in level other than running slope or cross slope per CBC 11B-302.1 and CBC 11B-405.4.
- All required elements shall comply with reach ranges per CBC 11B-308.
- Electrical switches and receptacle outlets shall be located within reach ranges per CBC 11B-308 except low reach shall be measured from the bottom of the outlet box and high reach shall be measured to the top of the outlet box.
- Any carpet shall comply with CBC 11B-302.2.
- Provide knee and toe clearance at accessible elements per CBC 11B-306
- An accessible route with running slope exceeding 5% requires an accessible ramp per CBC 11B-403.3.
- Room designation signs, where provided, shall comply with CBC 11B-703.
- Accessible routes serving seating areas widths to be as follows, per CBC 11B-403.5.1.:
 - 36" min to each accessible space
 - 36" wide aisle serving tables or seats on one side
 - 44" wide aisle serving tables or seats on both sides
- Required clearances at doors & openings per CBC 11B-404.2.4.1 & 11B-404.2.4.2.
- Detectable warning surfaces shall contrast visually with adjacent walking surfaces either light-on-dark or dark-on-light. The material used to provide contrast shall be an integral part of the surface per Section 11B-705.1.1.3
- Only approved DSA-AC detectable warning products and directional surfaces shall be installed as provided in the California Code of Regulations (CCR), Title 24, Part 1, Chapter 5, Article 2, 3, and 4 per Section 11B705.3.
- Egress doors shall be readily operable from the egress side without the use of a key or special knowledge or effort per Section 1008.1.9.
- The means of egress, including the exit discharge, will be illuminated to a level not less than one foot-candle at the walking surface at all times the building space served by the means of egress is occupied per Sections 1006.1 and 1006.2.
 Exit signs shall be internally or externally illuminated at all times and shall be connected to an emergency power system (batteries, unit equipment or an on-site generator) that will automatically illuminate the means of egress for a duration of not less than 90 minutes per Section 1011.



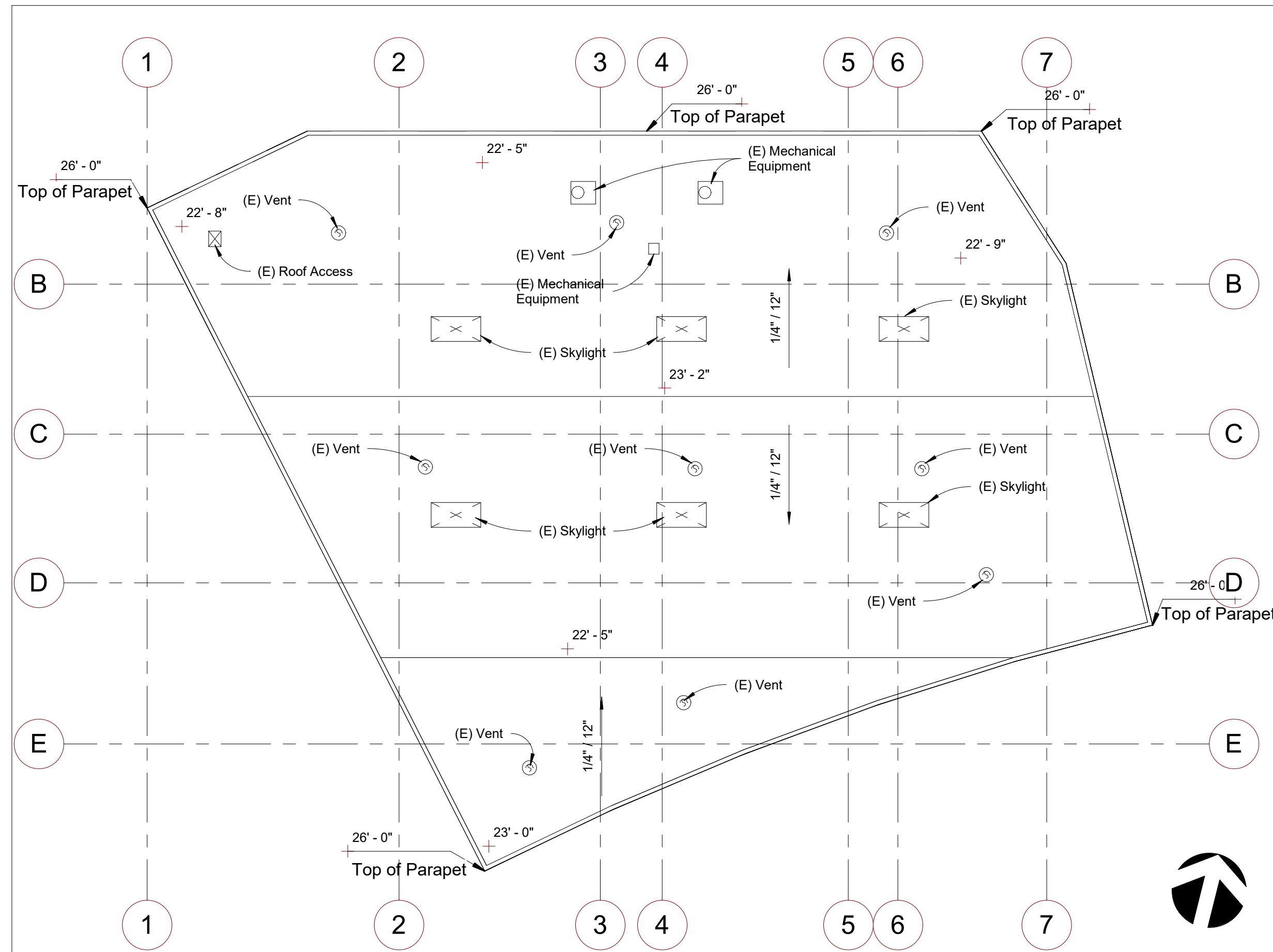
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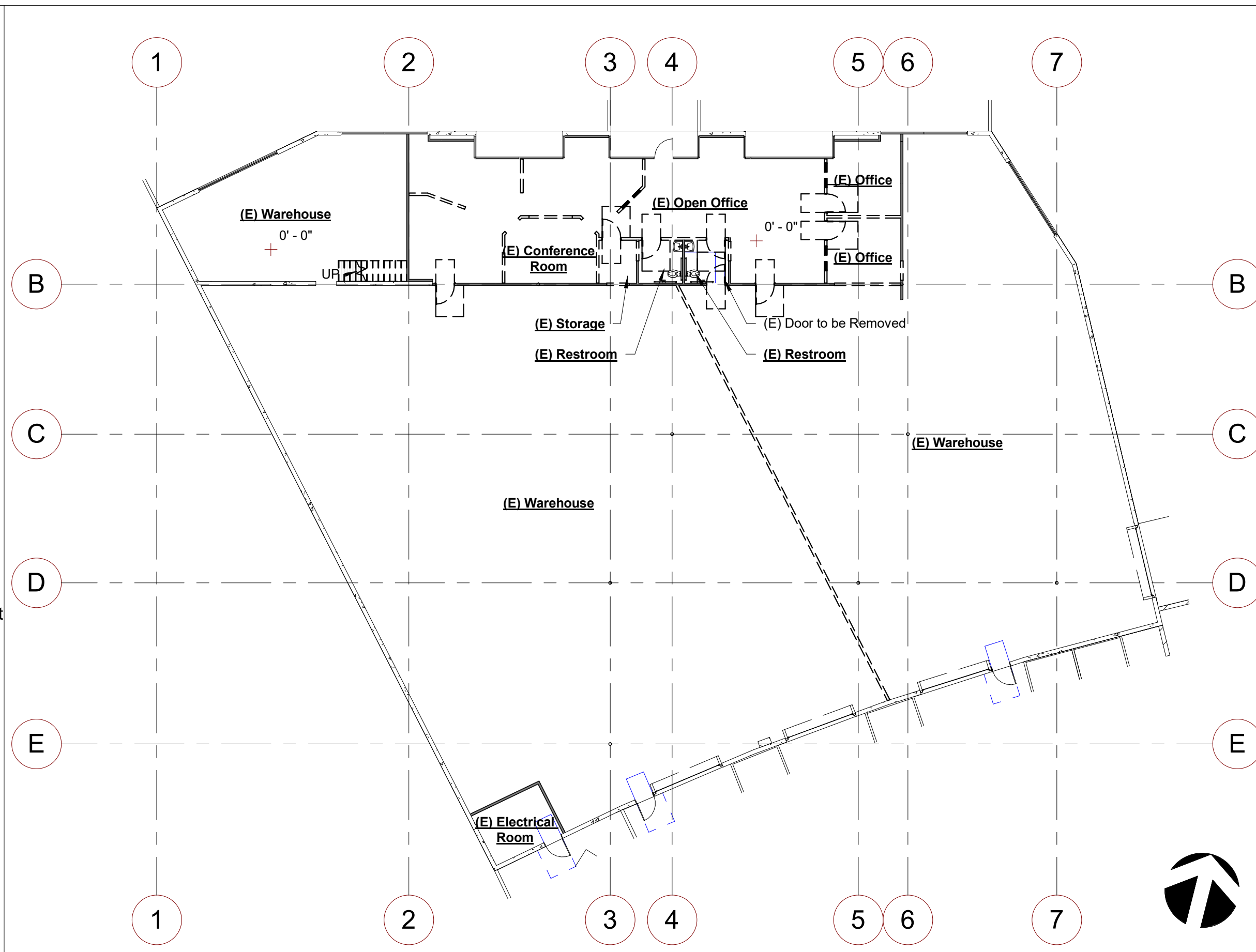
Accessibility Plan

DATE	Revision Schedule
01/09/2018	
DRAWN	CR
PROJECT	1736
A2.0	
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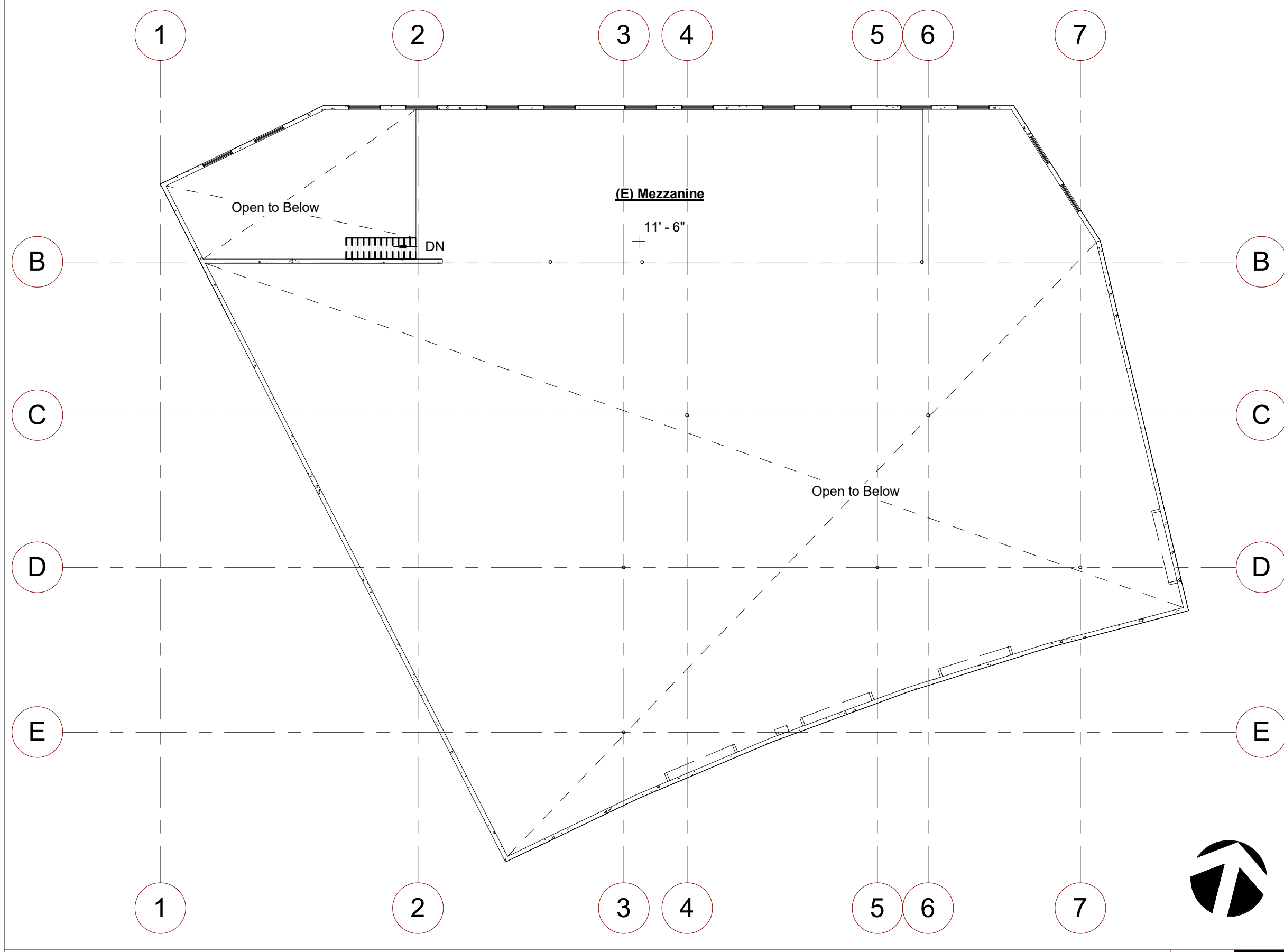
Existing Roof Plan
1/16" = 1'-0"

3



Existing First Floor Plan
1/16" = 1'-0"

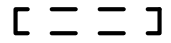

1



Existing Mezzanine Floor Plan
1/16" = 1'-0"

2

Legend

-  Existing Wall or Fixture to be Demolished per plan
-  Existing Wall to Remain

Notes



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Existing Floor Plans

DATE	Revision Schedule			
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A3.0				
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Legend

- Existing Wall to Remain
- New Wall per plan
- Security Camera
- 4' x 8' Nominal 2-Layer Cultivation Rack (Unless Otherwise Noted)
- 4' x 4' Nominal 2-Layer Cultivation Rack (Unless Otherwise Noted)

Area Tabulation

Room No.	Room Name	Floor	Area (SF)
105	Secure Storage	First Floor	194 SF
107	Cultivation	First Floor	1007 SF
108	Cultivation	First Floor	1011 SF
109	Cultivation	First Floor	735 SF
111	Cultivation	First Floor	1115 SF
112	Cultivation	First Floor	1054 SF
114	Cultivation	First Floor	728 SF
117	Breakroom	First Floor	127 SF
118	Employee Shower	First Floor	44 SF
119	Circulation	First Floor	2562 SF
			8576 SF

Common			
100	Lobby	First Floor	261 SF
102	Restroom	First Floor	50 SF
103	Restroom	First Floor	50 SF
104	Exec. Office	First Floor	326 SF
110	Elec.	First Floor	107 SF
116	Office	First Floor	515 SF
			1309 SF

Cultivation			
113	Cultivation	First Floor	1015 SF
115	Cultivation	First Floor	743 SF
200	Drying/Processing	Mezzanine Floor	1933 SF
			3691 SF

Manufacturing			
106	Manufacturing	First Floor	511 SF
			511 SF
			14088 SF

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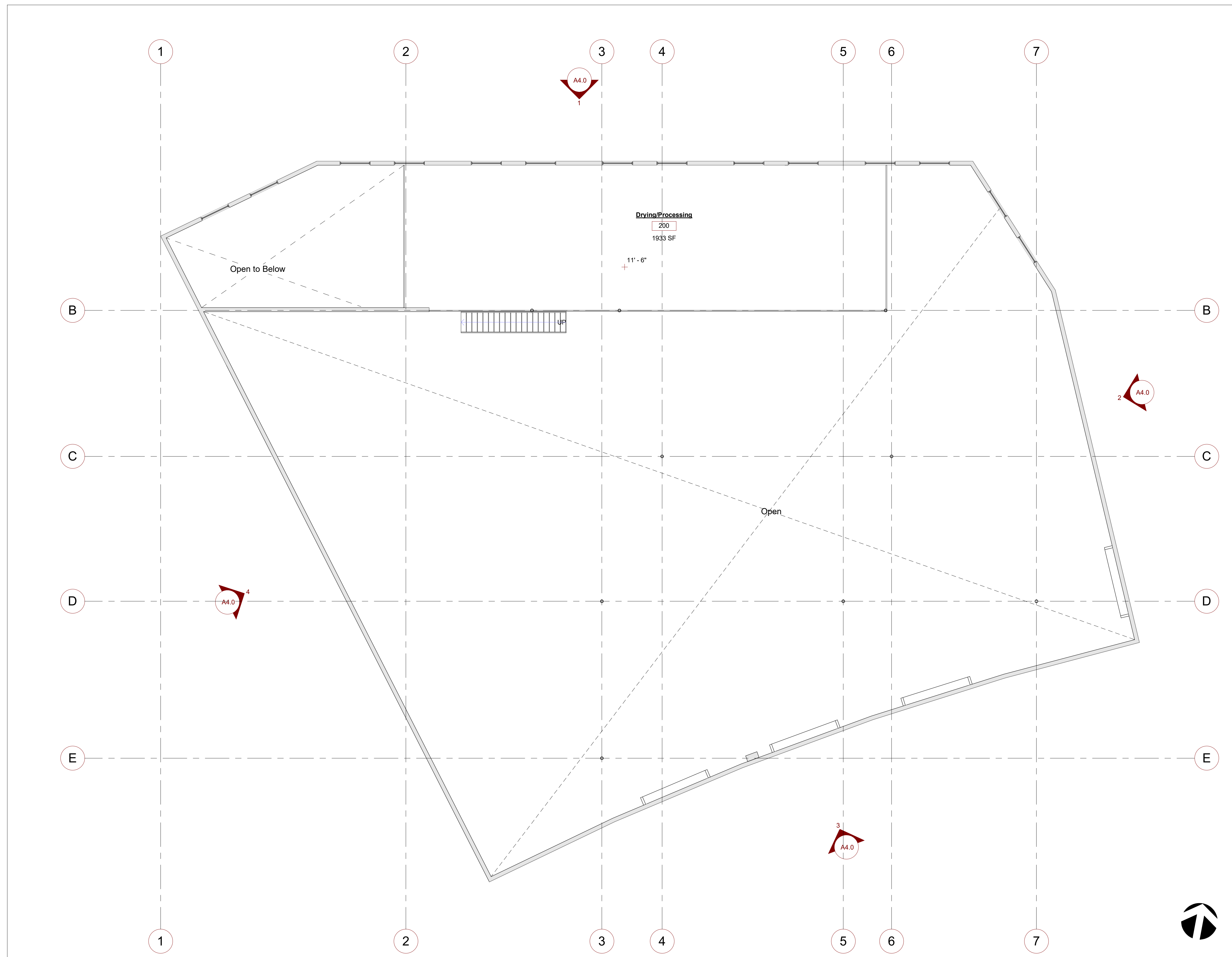
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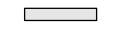


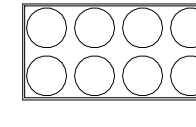
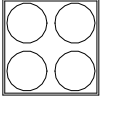
Proposed First Floor Plan

DATE	Revision Schedule	<h1 style="margin: 0;">A3.1</h1>
01/09/2018		
DRAWN: CR		
PROJECT: 1736		

Proposed First Floor Plan
1/8" = 1'-0" 1



Legend

-  Existing Wall to Remain
-  New Wall per plan
-  Security Camera
-  4' x 8' Nominal 2-Layer Cultivation Rack (Unless Otherwise Noted)
-  4' x 4' Nominal 2-Layer Cultivation Rack (Unless Otherwise Noted)

Notes



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Proposed Mezzanine Floor Plan

DATE	Revision Schedule			
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Proposed Mezzanine Floor Plan
 1/8" = 1'-0" **1**

Operations Schedule

Number	Name	Area	Description	Number of Employees
100	Lobby	261 SF	Will serve as a Security check-in for employees and visitors with controlled access to all other areas. No Cannabis operations or tasks relating to will take place.	1
102	Restroom	50 SF	For employee use only. No Cannabis Operations or tasks relating to will take place.	0
103	Restroom	50 SF	For employee use only. No Cannabis Operations or tasks relating to will take place.	0
104	Exec. Office	326 SF	For employee use only. No Cannabis operations or tasks relating to will take place.	2
105	Secure Storage	194 SF	Controlled Access. Will serve as secure storage for Processed Cannabis and Cannabis related products/processing tools.	0
106	Manufacturing	511 SF	Controlled Access. Will involve placing oven dried raw Cannabis in the extraction system & conducting extraction using solvents that are then filtered and heated into gas forms.	4
107	Cultivation	1007 SF	Controlled Access. Will serve as secure storage of vegetation in process of harvesting.	2
108	Cultivation	1011 SF	Controlled Access. Will serve as secure storage of vegetation in process of harvesting.	2
109	Cultivation	735 SF	Controlled Access. Will serve as secure storage of vegetation in process of harvesting.	1
110	Elec.	107 SF	Controlled Access. No Cannabis Operations or tasks relating to will take place.	0
111	Cultivation	1115 SF	Controlled Access. Will serve as secure storage of vegetation in process of harvesting.	2
112	Cultivation	1054 SF	Controlled Access. Will serve as secure storage of vegetation in process of harvesting.	2
113	Cultivation	1015 SF	Controlled Access. Will serve as secure storage of vegetation in process of harvesting.	2
114	Cultivation	728 SF	Controlled Access. Will serve as secure storage of vegetation in process of harvesting.	1
115	Cultivation	743 SF	Controlled Access. Will serve as secure storage of vegetation in process of harvesting.	1
116	Office	515 SF	For employee administrative tasks only. No Cannabis manufacturing will take place.	4
117	Breakroom	127 SF	For employee use only. No Cannabis Operations or tasks relating to will take place.	
118	Employee Shower	44 SF	For employee use only. No Cannabis Operations or tasks relating to will take place.	
119	Circulation	2562 SF	For employee circulation to secure areas of operation.	
200	Drying/Processing	1933 SF	Controlled Access. Will include preparing Raw Cannabis for manufacturing and distribution.	3

First Floor Operation Plan
1/16" = 1'-0"

1

Mezzanine Operation Plan
1/16" = 1'-0"

2

Notes

- Max Number of Employees working on site per shift:

8:00-5:00-	14 Employees
4:00-12:00-	13 Employees
12:00 - 8:00-	14 Employees
- Hours of operation:
24 hrs/day
- Expected Shift Schedules:

8:00-5:00
4:00-12:00
12:00-8:00
- Expected Number, type & Schedule of Deliveries per day
 - Distributor deliveries will occur as needed 1-3 times daily.
 - Armored vehicles to make deliveries. Deliveries will consist of distributing Cannabis product in bulk
 - Delivery schedule will vary during non-peak traffic hours.
- Delivery Vehicle Dimensions:
18' x 6'-6" x 6'-8"

COSTON ARCHITECTS INCORPORATED

8415 La Mesa Blvd Suite 4
La Mesa, CA 91942

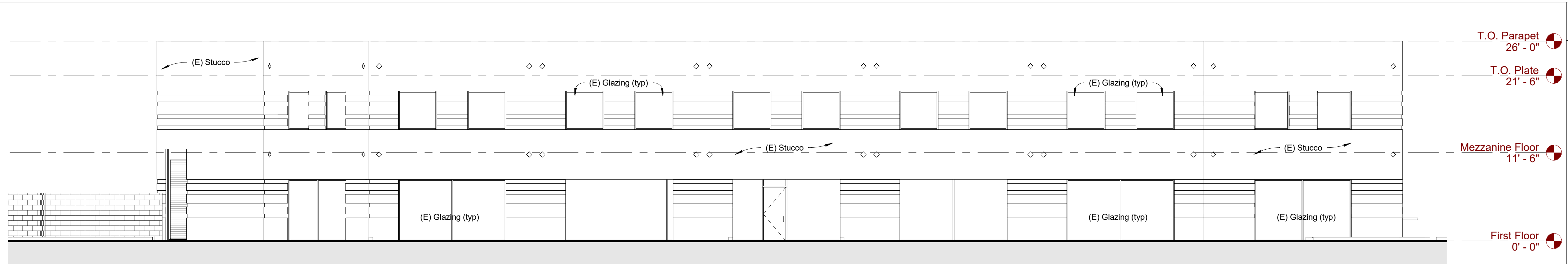
**Conditional Use Permit
Marijuana Production Facility
9938 Mesa Rim Road
San Diego, CA 92121**

Operation Plan

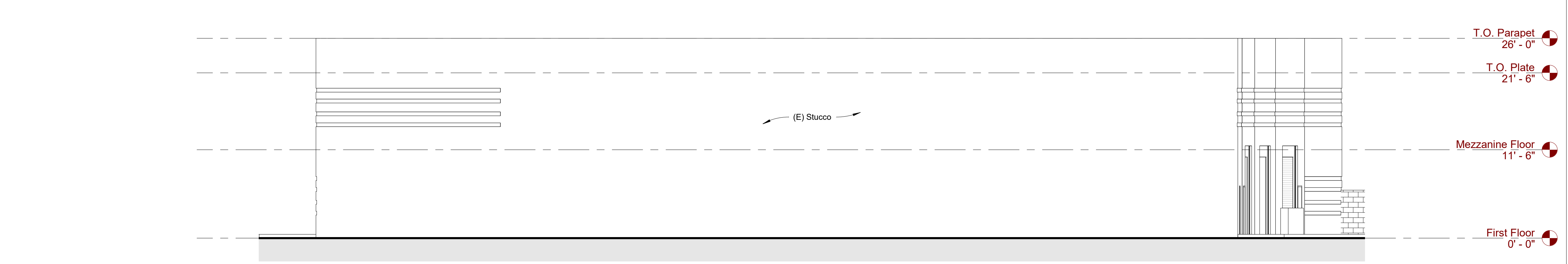
DATE	Revision Schedule
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Notes

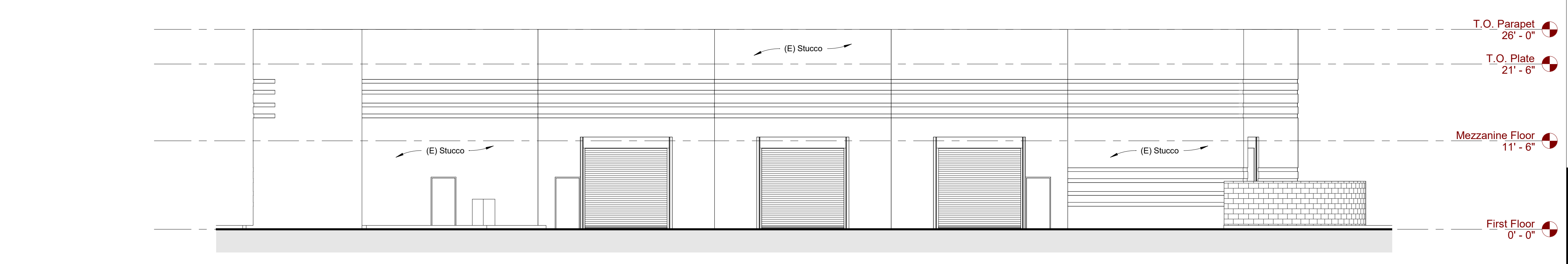
- 1. No proposed exterior modifications to existing building.



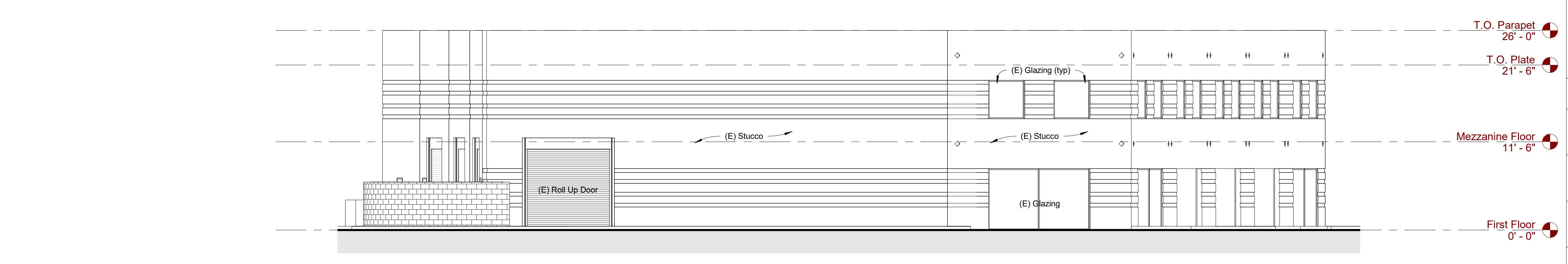
North Elevation
1/8" = 1'-0" 1



West Elevation
1/8" = 1'-0" 4



South Elevation
1/8" = 1'-0" 3



East Elevation
1/8" = 1'-0" 2

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 La Mesa, CA 91942

LICENSED ARCHITECT
 Kent Coston
 C-29872
 Exp: 08/2019
 STATE OF CALIFORNIA

Conditional Use Permit
Marijuana Production Facility
 9938 Mesa Rim Road
 San Diego, CA 92121

Existing Exterior Elevations

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A4.0

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