



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: August 27, 2024 REPORT NO. HO-24-041

HEARING DATE: September 4, 2024

SUBJECT: 2335 Paseo de las Americas Cannabis Production Facility, Process Three Decision

PROJECT NUMBER: [1107654](#)

OWNER/APPLICANT: Jalosa, LLC, Owner / Chris Horsley, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a 3,000-square-foot cannabis production facility within a 18,096-square-foot multi-tenant commercial building at [2335 Paseo De Las Americas](#), Suite A, in the IL-2-1 zone within the [Otay Mesa Community Plan](#) area?

Proposed Action:

1. Approve Conditional Use Permit No. PMT-3260746.

Community Planning Group Recommendation: On March 20, 2024, the Otay Mesa Community Planning Group voted 11-0-0 to recommend approval of the project (Attachment 10).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines 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 12, 2024, and the opportunity to appeal that determination ended July 26, 2024 (Attachment 7).

BACKGROUND

The 1.01-acre project site is located at 2335 Paseo de las Americas in the IL-2-1 Zone and the Otay Mesa Community Plan designates the site Light Industrial. All adjacent properties are within the same zone and community plan designation (Attachments 1-3). This cannabis production facility was approved by the Hearing Officer as CUP No. 2073194 (Project No. [585526](#)) on October 17, 2018. That CUP, which expired on November 1, 2023, was for a Marijuana Production Facility (MPF) within a 3,000-square-foot suite, to include the manufacturing, storage, packaging, labeling, and distribution of cannabis.

On November 6, 2023, the City notified the applicant, via email correspondence (Attachment 9), of the expired CUP, and steps required to place the facility back into operation.

DISCUSSION

Project Description:

Project Location:	2335 Paseo de las Americas, Otay Mesa Community Plan Area.
Project Scope:	Conditional Use Permit for a 3,000-square-foot cannabis production facility to operate within an existing commercial building.
Lot Size:	1.01-acre
Zoning:	IL-2-1 (Light Industrial, Office, and Commercial Uses)
Land Use Plan Designation:	Light Industrial per the Otay Mesa Community Plan

The project proposes the reactivation of the previously approved cannabis production facility at 2335 Paseo de las Americas. No physical changes to the interior or exterior of the building are proposed by this project.

CPFs continue to be allowed in the IL-2-1 zone with the approval of a Conditional Use Permit.

Renewals of CPF CUPs pursuant to SDMC [141.1004\(h\)](#) are typically a Process Two decision and are not heard before the Hearing Officer. However, because CUP No. 2073194 was allowed to expire on November 1, 2023, without an application for an extension, the amendment is subject to the locational requirements of SDMC [141.1004\(a\)](#) pursuant to SDMC [141.1004\(h\)\(3\)](#), and is processed according to Process Three, with the Hearing Officer as the decision maker. As with the previous CUP, staff review did not identify sensitive uses requiring separation per SDMC [141.1004\(a\)](#).

General Plan and Community Plan Consistency: The [Otay Mesa Community Plan](#) designates the site as Light Industrial. This designation allows a wide variety of industrial uses, such as light manufacturing, research and development uses, and other industrial uses such as storage, distribution, and transport terminals. As a separately regulated industrial use, a CPF falls into these categories.

The project site is designated Prime Industrial Land in the Prosperity Element, and Industrial Employment by the Land Use and Community Planning Element, of the General Plan. The General Plan identifies a citywide shortage of land suitable for manufacturing activities and a need to protect manufacturing land from non-manufacturing uses.

The project site is surrounded by commercial and industrial uses consistent with the Light Industrial and Heavy Commercial designations of the community plan. The proposed CPF, classified as an industrial use, is consistent with the underlying zone and land use designation. The IL-2-1 Zone allows a mix of light industrial and office uses with limited commercial. The proposed CPF, an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan.

Separation Requirements: The San Diego Municipal Code (SDMC) allows the operation of cannabis production facilities in specific land use zones of the City and provides regulations for cannabis production facilities. One of the criteria of the SDMC is the minimum separation requirements between a CPF and other specified uses. SDMC Section [141.1004\(a\)](#) requires a 1,000-foot separation from resource and population-based city parks, churches, childcare centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities, residential care facilities, and schools. In addition, there is a minimum distance requirement of 100 feet from all residentially zoned properties.

City staff has reviewed the separation exhibit, map and spreadsheet (Attachment 4) submitted by the applicant identifying all the existing uses within 1,000 feet. The proposed CPF complies with the minimum separation requirements.

CONCLUSION

Staff review did not identify conflicts with the Land Development Code or the Community Plan. Findings in the affirmative have been prepared as Attachment 5 to this report, and staff recommends approval of Conditional Use Permit No. PMT-3260746.

ALTERNATIVES

1. Approve Conditional Use Permit No. PMT-3260746, with modifications.
2. Deny Conditional Use Permit No. PMT-3260746, if the findings required to approve the project cannot be affirmed.

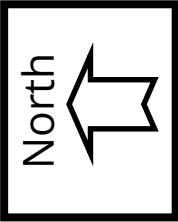
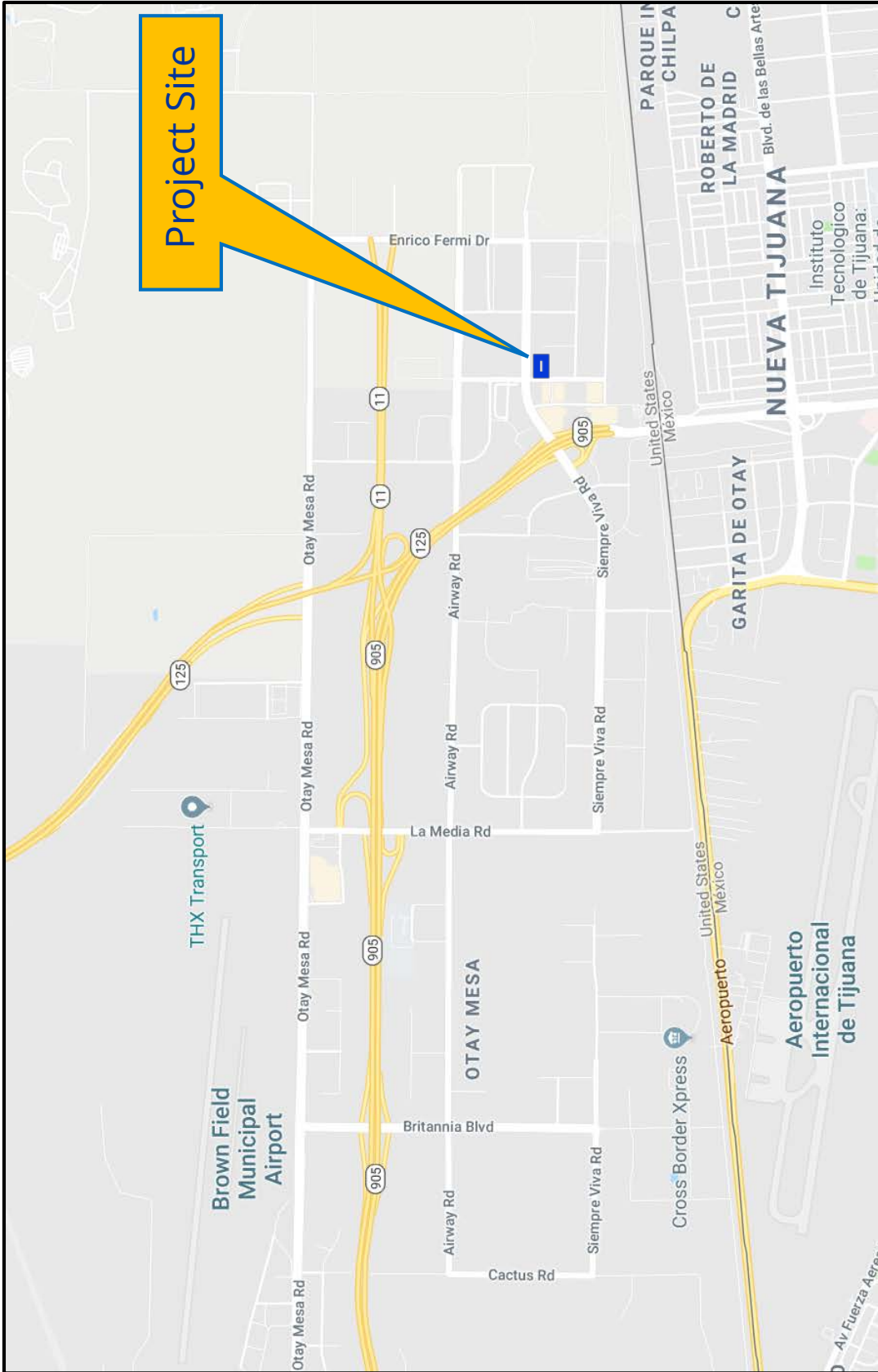
Respectfully submitted,



Francisco Mendoza
Development Project Manager
Development Services Department

Attachments:

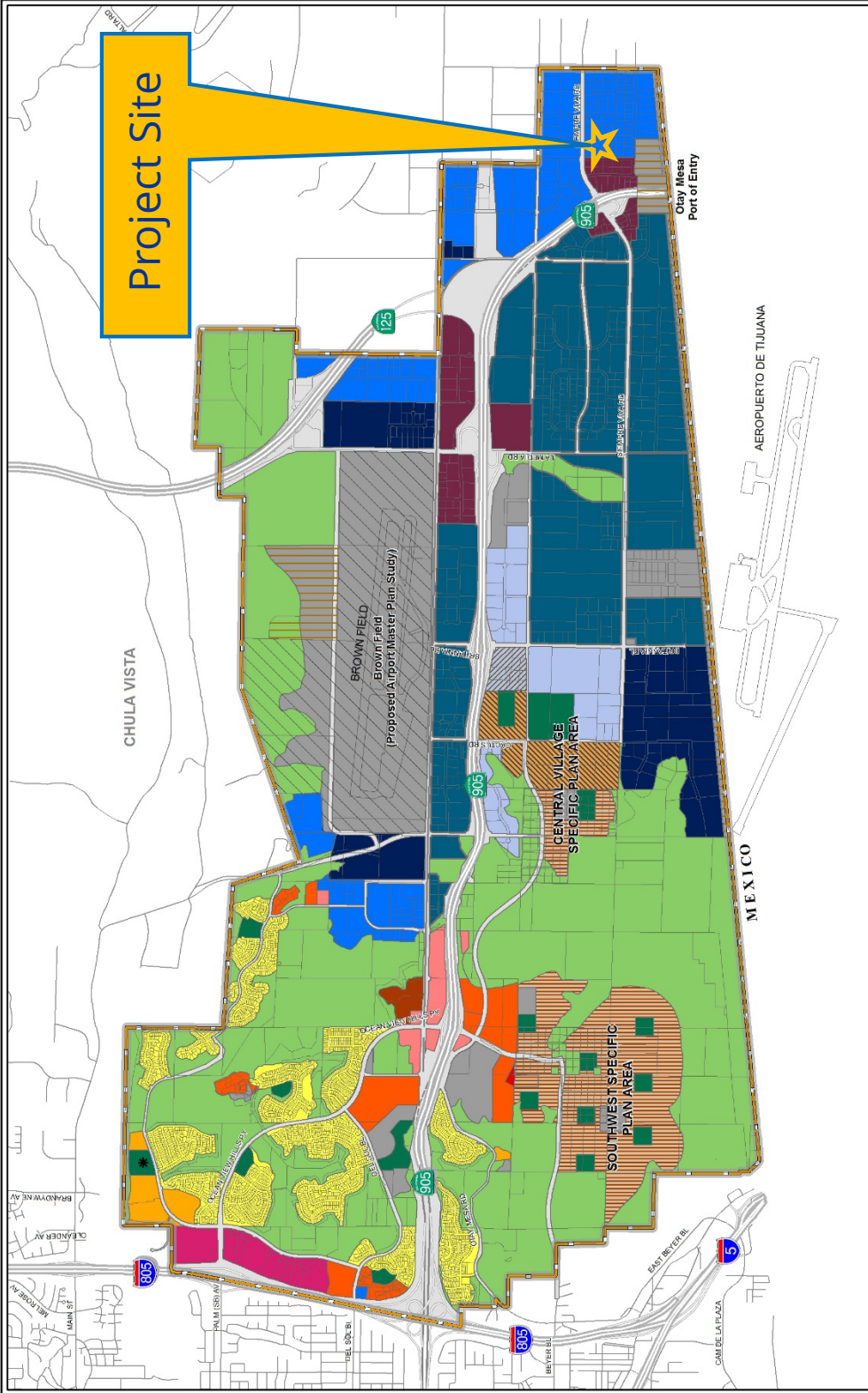
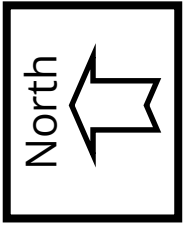
1. Location Map
2. Community Plan Land Use Map
3. Aerial Photograph
4. Affidavit for Cannabis Production Facility DS-190
5. Draft Permit Resolution with Findings
6. Draft Permit Conditions
7. CEQA-Notice of Right to Appeal
8. Ownership Disclosure Statement
9. Email correspondence to applicant
10. Community Planning Group Recommendation
11. Project Plans



Project Location Map

MPF 2335 Paseo De Las Americas / 2335 Paseo De Las Americas
 PROJECT NO. PRJ-1107654





OTAY MESA COMMUNITY PLAN UPDATE - Figure 2-1

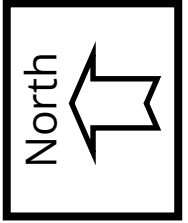
Legend	Commercial - Residential Prohibited	Industrial	Other
Parks, Open Space, and Institutional	Residential - Low	Community Commercial	Overlays
Open Space	5-8 du/ac	Regional Commercial	Business Park - Office Permitted
Parks	10-14 du/ac	Heavy Commercial	Light Industrial
Village Centers	Residential - Medium	Neighborhood Commercial	Heavy Industrial
Institutional	15-29 du/ac	Potential Residential Site	Business Park - Residential Permitted
Neighborhood Village	30-44 du/ac	Rehabilitated	Business Park - 44 du/ac
Co-Use Village			Business and International Trade
Co-Use Village			
30-35 du/ac			

THE CITY OF SAN DIEGO
PLANNING, NEIGHBORHOOD &
ECONOMIC DEVELOPMENT DEPARTMENT
3/11/2014

Community Land Use Map

MPF 2335 Paseo De Las Americas / 2335 Paseo De Las Americas
PROJECT NO. PRJ-1107654





Aerial Photograph

MPF 2335 Paseo De Las Americas / 2335 Paseo De Las Americas
PROJECT NO. PRJ-1107654



	<p>City of San Diego Development Services (619) 446-5000</p> <p>Affidavit for Cannabis Outlet or Cannabis Production Facility for Conditional Use Permit (CUP)</p>	<p>FORM DS-190</p> <p>March 2020</p>
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The purpose of this affidavit is for the property owner, authorized agent, or business owner of the Cannabis Outlet (Outlet) and Cannabis Production Facility (Facility) to affirm that all uses within 1,000 feet from the subject property line have been identified, including residential zones within 100 feet, as defined in San Diego Municipal Code (SDMC), Sections [113.0103](#), [141.0504](#), and [141.1004](#).

The proposed Outlet and Facility location must be 100 feet from any residential zone and not within 1,000 feet of the property line of the following:

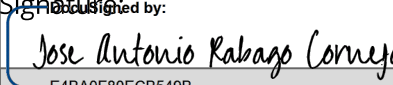

- | | |
|--|---|
| 1. Resource and population-based city park | 6. Minor-oriented facility |
| 2. Church | 7. Residential Care Facility |
| 3. Child care center | 8. Schools |
| 4. Playground | 9. Other Cannabis Outlets |
| 5. City library | (applicable to Outlet CUP applications only). |

GENERAL INFORMATION

Project Name: Nine Cloud Cannabis - Marijuana Production Facility	Project No.: <i>For City Use Only</i>
Project Address: 2335 Paseo De Las Americas, San Diego, CA 92154	
Date Information Verified by Owner or Authorized Agent: 11/08/2023	

DECLARATION: *The property owner, authorized agent, or business owner of the Outlet and Facility must complete the following section and sign their name where indicated.*

We are aware that the business described above is subject to the Cannabis Outlet or Cannabis Production Facility requirements regulated by SDMC Section [141.0504](#) (Outlet) and Section [141.1004](#) (Facility), and [Chapter 4, Article 2, Division 15](#). We hereby affirm under penalty of perjury that the proposed business location is not within 1,000 feet, measured in accordance with SDMC Section [113.0225](#) of the property line of any resource and population-based city park, church, child care center, playground, library owned and operated by the City of San Diego, minor-oriented facility, residential care facility, and other Cannabis Outlets (applicable to Outlet CUP applications only), or schools; and is 100 feet from any residential zone as identified on the 1000-foot radius map and spreadsheet submitted with the Conditional Use Permit application.

Property Owner or Authorized Agent Name: <i>Check one</i> <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Agent Jose Antonio Rabago Cornejo		Telephone No.: 619-852-7838	
Mailing Address: 604 Coastal Hills Drive	City: Chula Vista	State: CA	Zip Code: 91914
Signature: 		Date: 11/10/2023	
Business Owner Name: Christoher Horsley		Telephone No.: 619-913-8189	
Mailing Address: 2335 Paseo De Las Americas, Suite A	City: San Diego	State: CA	Zip Code: 92154
Signature: 		Date: 11/08/2023	

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

PROJECT TITLE:						
Parcel Number - (This information is needed for all Occupants and On-site tenants)	First & Last Name or- Owners / Occupant / On-site tenants	Address of the - Owners / Occupants / On-site tenants (including Apt/Ste #)	City	State	Zip Code (5 Digit)	Plus 4 Zip Code (Optional)
646-142-12-00	Las Americas Business Park L L C	PO Box 1	Van Nuys	CA	91408	0001
646-142-15-00	Wilson & Batiz Of Ca Llc	PO Box 530340	San Diego	CA	92153	0340
646-142-21-00	Hyundai Precision America Inc	8880 Rio San Diego Dr Ste 600	San Diego	CA	92108	1640
646-142-39-00	Otay Commercial Partners L P	3900 5th Ave Ste 260	San Diego	CA	92103	3196
646-142-40-00	Otay Commercial Partners L P	3900 5th Ave Ste 260	San Diego	CA	92103	3196
646-142-41-00	Homan Ii L L C	PO Box 3008	Del Mar	CA	92014	6008
646-160-01-00	Padilla Family 2006 Trust	474 Westview Dr 1710 Avenida Del Mundo Unit	Chula Vista	CA	91910	7534
646-160-02-00	Shermo Corp	406	Coronado	CA	92118	3064
646-160-03-00	Nakach Family Trust	1443 Country Vistas Ln	Bonita	CA	91902	4273
646-160-04-00	Courtney Business Center L L C	821 Kuhn Dr Ste 100	Chula Vista	CA	91914	4508
646-160-07-00	Juan R Guillen	7580 Britannia Ct	San Diego	CA	92154	7424
646-160-08-00	Nishiba Industries Corp	2360 Marconi Ct	San Diego	CA	92154	7241
646-160-09-00	Road L P Cactus	1000 Pioneer Way	El Cajon	CA	92020	1923
646-160-10-00	Otay Adejo Properties L L C	5219 Seaglen Way	San Diego	CA	92154	8481
646-160-11-01	Software Teranomic	8863 Greenback Ln # 328	Orangevale	CA	95662	4059
646-160-11-02	Eric Zheng	937 Red Granite Rd	Chula Vista	CA	91913	2888
646-160-11-03	Brothers Inc Aispuro	4482 Camino De La Plz # 214	San Ysidro	CA	92173	3003
646-160-11-04	Cope Investments Llc	1278 Vernon Ct	Chula Vista	CA	91913	1425
646-160-12-01	M A R K A Printing Group Inc	1225 Exposition Way Ste 160	San Diego	CA	92154	6667
646-160-12-02	Marconi 2016 Llc	14934 Via De La Valle	Del Mar	CA	92014	4304
646-160-12-03	Javier Soto	2794 Shadow Crest Ct	Chula Vista	CA	91915	1624
646-160-12-04	Kunihiro Yatsugi	6333 Erlanger St	San Diego	CA	92122	3022
646-160-13-00	Marconi Court Partners L L C	2325 Marconi Ct	San Diego	CA	92154	7241
646-160-14-00	Thomas Leslie Cantor	11149 Shining Light Way	El Cajon	CA	92020	8256
646-160-15-00	Kelvin Carlos Trust	2310 Michael Faraday Dr	San Diego	CA	92154	7900
646-160-16-00	L & S Americas West Two L L C	PO Box 1	Van Nuys	CA	91408	0001
646-160-17-00	Bestick Inc	550 W B St # 301	San Diego	CA	92101	3539
646-160-18-00	Schofield Philip D Trust	PO Box 462708	Escondido	CA	92046	2708
646-160-19-00	Schofield Philip Dolese Trust	PO Box 462708	Escondido	CA	92046	2708
646-160-21-00	Stockbridge San Diego Industrial Llc	4 Embarcadero Ctr Ste 3300	San Francisco	CA	94111	4184
646-160-22-00	Stockbridge San Diego Industrial Llc	4 Embarcadero Ctr Ste 3300	San Francisco	CA	94111	4184

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646-160-23-00	Stockbridge San Diego Industrial Llc	4 Embarcadero Ctr Ste 3300	San Francisco	CA	94111	4184
646-160-24-00	Stockbridge San Diego Industrial Llc	4 Embarcadero Ctr Ste 3300	San Francisco	CA	94111	4184
646-160-27-00	Otay Properties Llc	9940 Marconi Dr	San Diego	CA	92154	7270
646-160-28-00	Otay Properties L L C	9940 Marconi Dr	San Diego	CA	92154	7270
646-160-29-00	Macorni Business Park L L C	9835 Marconi Dr Ste A	San Diego	CA	92154	7231
646-160-30-00	Macorni Business Park L L C	9835 Marconi Dr Ste A	San Diego	CA	92154	7231
646-160-31-00	Sail Otay L L C	10620 Treena St Ste 100	San Diego	CA	92131	1140
646-160-32-00	Sail Otay L L C	10620 Treena St Ste 100	San Diego	CA	92131	1140
646-160-33-00	Las Californias Plaza	PO Box 1108	Bonita	CA	91908	1108
646-160-34-00	C V Industrial Supply Inc	9750 Via De La Amistad Ste 6	San Diego	CA	92154	7934
646-160-35-00	Provision Health Corp	9760 Via De La Amistad	San Diego	CA	92154	7210
646-160-36-00	Camacho Bypass Trust	3069 Tequila Way	San Ysidro	CA	92173	1226
646-160-37-00	Rosa Maria L Deaispuro	PO Box 7724	Chula Vista	CA	91912	7724
646-160-38-00	Barragan Leonor F Trust	9840 Via De La Amistad	San Diego	CA	92154	7283
646-160-39-00	Barob Group Ltd	1330 Neptune Ave	Encinitas	CA	92024	1431
646-160-40-00	Shrem Survivors Trust	1710 Avenida Del Mundo Unit 406	Coronado	CA	92118	3064
646-160-41-00	Jolliffe John E & Casas-jolliffe Sylvia M Trs	9355 Airway Rd Ste 4	San Diego	CA	92154	7931
646-160-48-00	Pgm Investments Llc,	2310 Marconi Ct	San Diego	CA	92154	5209
646-180-02-00	McDonalds Corp	800 Commerce Dr	Oak Brook	IL	60523	2196
646-180-03-00	Ihop Properties Inc	16326 Vesper Rd	Valley Center	CA	92082	6041
646-180-06-00	Border Image Corporation Inc	2344 Via Segundo	San Ysidro	CA	92173	2816
646-180-09-00	Plaza Mayor Lp	1679 E Main St Ste 202	El Cajon	CA	92021	5253
646-180-10-00	Plaza De Las California L L C	2815 Camino Del Rio S Ste 100	San Diego	CA	92108	3816
646-180-11-00	Rainbow Otay Properties L L C	2344 Via Segundo	San Ysidro	CA	92173	2816
646-180-12-00	Roll Drive Limited Partnership	821 Kuhn Dr Ste 100	Chula Vista	CA	91914	4508
646-180-15-00	Roll Drive Limited Partnership	821 Kuhn Dr Ste 100	Chula Vista	CA	91914	4508
646-180-16-00	Rainbow Otay Properties L L C	2344 Via Segundo	San Ysidro	CA	92173	2816
646-180-17-00	Plaza De Las California L L C	2815 Camino Del Rio S Ste 100	San Diego	CA	92108	3816
646-180-18-00	Plaza Mayor Lp	1679 E Main St Ste 202	El Cajon	CA	92021	5253
646-180-34-00	Of California L P Meuchadim	6100 Hollywood Blvd	Hollywood	FL	33024	7900
646-180-35-00	Melinda Tello	4837 Sea Water Ln	San Diego	CA	92154	6416

ATTACHMENT 4

<u>Parcel Number -</u> (This information is needed for all Occupants and On-site tenants)	<u>First & Last Name or-</u> Owners / Occupant / On-site tenants	<u>Address of the -</u> Owners / Occupants / On-site tenants (including Apt/Ste #)	City	State	Zip Code (5 Digit)	Plus 4 Zip Code (Optional)
646-180-37-00	Melinda Tello	4837 Sea Water Ln	San Diego	CA	92154	6416
646-180-45-00	Alborz Petroleum Inc	13612 Calvados Pl	San Diego	CA	92128	4752
646-180-52-00	Otay Professional Associates	821 Kuhn Dr Ste 100	Chula Vista	CA	91914	4508
646-180-53-00	Otay Professional Associates	821 Kuhn Dr Ste 100	Chula Vista	CA	91914	4508
646-180-54-00	Otay Professional Associates	821 Kuhn Dr Ste 100	Chula Vista	CA	91914	4508
646-230-09-00	E G P D E A Otay Llc	2101 L St Nw Ste 750	Washington	DC	20037	1659
646-230-15-00	Pacific Rim Commerce Center L L C	821 Kuhn Dr Ste 100	Chula Vista	CA	91914	4508
646-230-16-00	Pacific Rim Commerce Center L L C	821 Kuhn Dr Ste 100	Chula Vista	CA	91914	4508
646-230-27-00	E G P 2297 Otay Llc	2101 L St Nw Ste 750	Washington	DC	20037	1659

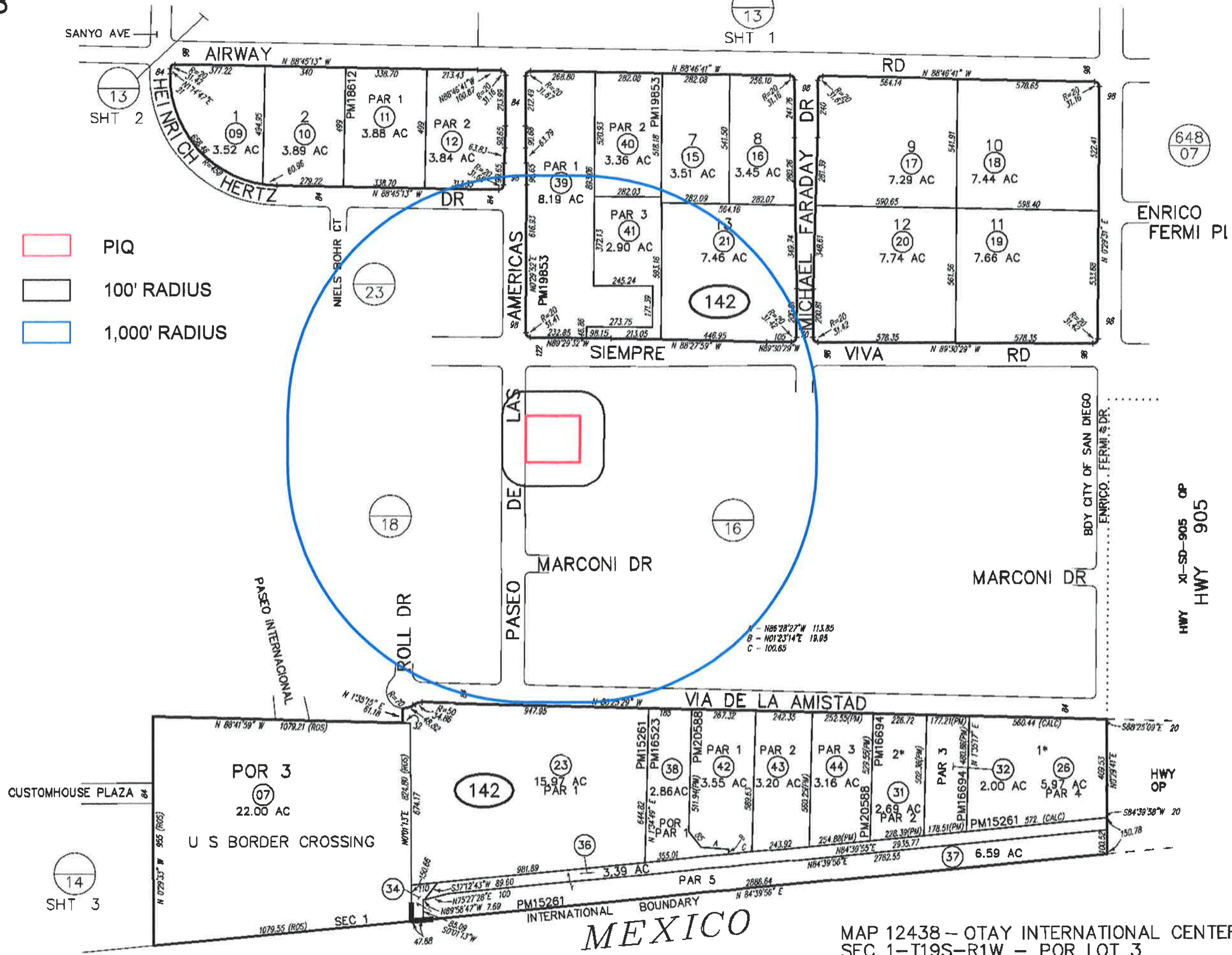
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

SAN DIEGO COUNTY ASSESSOR'S MAP
 646-14
 SHT 2 OF 5
 1" = 400'
 4/22/13 JMA
 Drawn: 02/14/90 By: EBF From: 645-130

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO
142	03 & 06	23 THRU 27	89	1871 CANC
	08	-101-01-31	89	128
	01 & 04	09 THRU 22 & PG 23	90	100
	24	27 & 28	1000	1677 VOID
	24	28 & 29	92	1577
	25	30 THRU 32	92	2327
	27	33 & 34	94	1001 CANC
	33 & 34	B/L CHG	96	5512
	29	35 & HWY OP	98	1368 CANC
	33	36 & 37	01	2087
	11 & 12	SAME & B/L CHG	01	5594
	PICKUP	38	05	1792
	13, 14 & 22	39 THRU 41	08	2032
	26	CONDO	07	741
	31	CONDO	09	587
	28, 30 & 33	42 THRU 44	09	1594

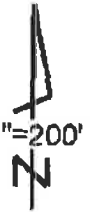
- PIQ
- 100' RADIUS
- 1,000' RADIUS



- 1* CONDO
AMISTAD DISTRIBUTION CENTER
DOC2006-0208315
(SEE SHT 5)
- 2* CONDO
VIA DE LA AMISTAD
BUSINESS PARK
DOC2008-0481683
(SEE SHT 5)

THIS MAP IS PROVIDED FOR INFORMATION PURPOSES ONLY; IT IS NOT A PLAT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

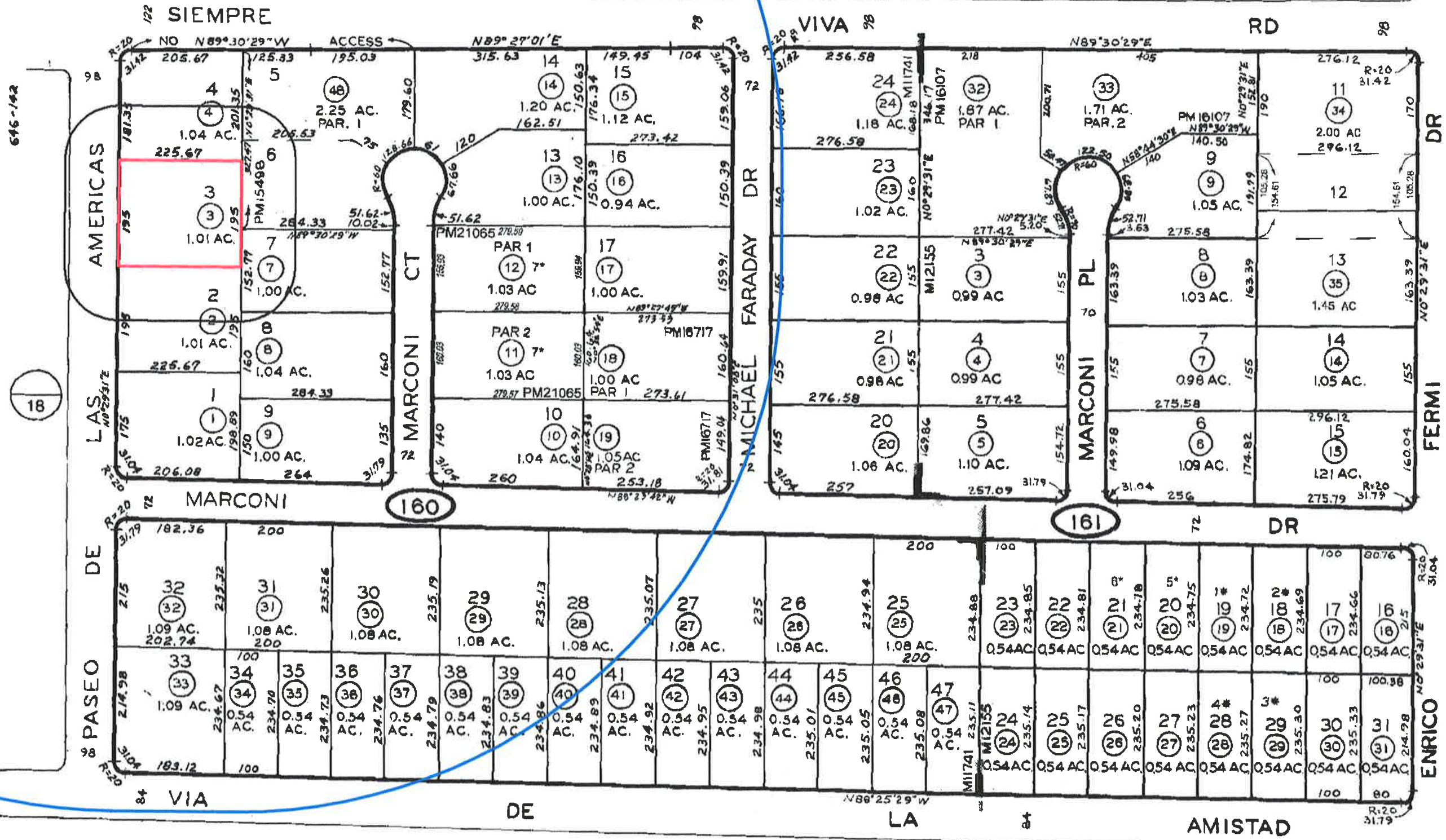
MAP 12438 - OTAY INTERNATIONAL CENTER LOT NO 7
 SEC 1-T19S-R1W - POR LOT 3
 ROS 6980,8920,9080,14261,15618,16762,16894,21141



THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

- PIQ
- 100' RADIUS
- 1,000' RADIUS

14
SHT 2



3/11/15 JMA

CHANGES				
BLK	OLD	NEW	YR	CUT
160		1-47	88	2
161		1-31	89	128
160	5-6	18	89	2182
161	12-10	32-33	91	1032
161	28	CONDM	92	547
181	11-13	34-35	00	1886
181	21	CONDO	07	542
161	20	CONDO	07	612
180	11-12	CONDO	18	502

648
7

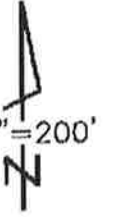
- 1* CONDO (PEND)
R.A.S. PARK (LOT 19)
DOC1990-0696917
- 2* CONDO (PEND)
R.A.S. PARK (LOT 18)
DOC1990-0696486
- 3* CONDO (PEND)
R.A.S. PARK (LOT 28)
DOC1990-0696488
- 4* CONDO
R.A.S. PARK (LOT 28)
DOC1991-0363729
(SEE SHT 2)
- 5* CONDO
MARCONI PLACE BUSINESS PARK
DOC2005-1122957
(SEE SHT 2)
- 6* CONDO
MARCONI PLACE BUSINESS PARK
DOC2008-0160318
(SEE SHT 2)
- 7* CONDO
2345 - 2365 MARCONI COURT
DOC2013-0513728
DOC2013-0538776
(SEE SHT 2)

574
6-19-87
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 646 PG 16 SHT 1 OF 2

THIS MAP IS PROVIDED FOR INFORMATION PURPOSES ONLY; IT IS NOT A PLAT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

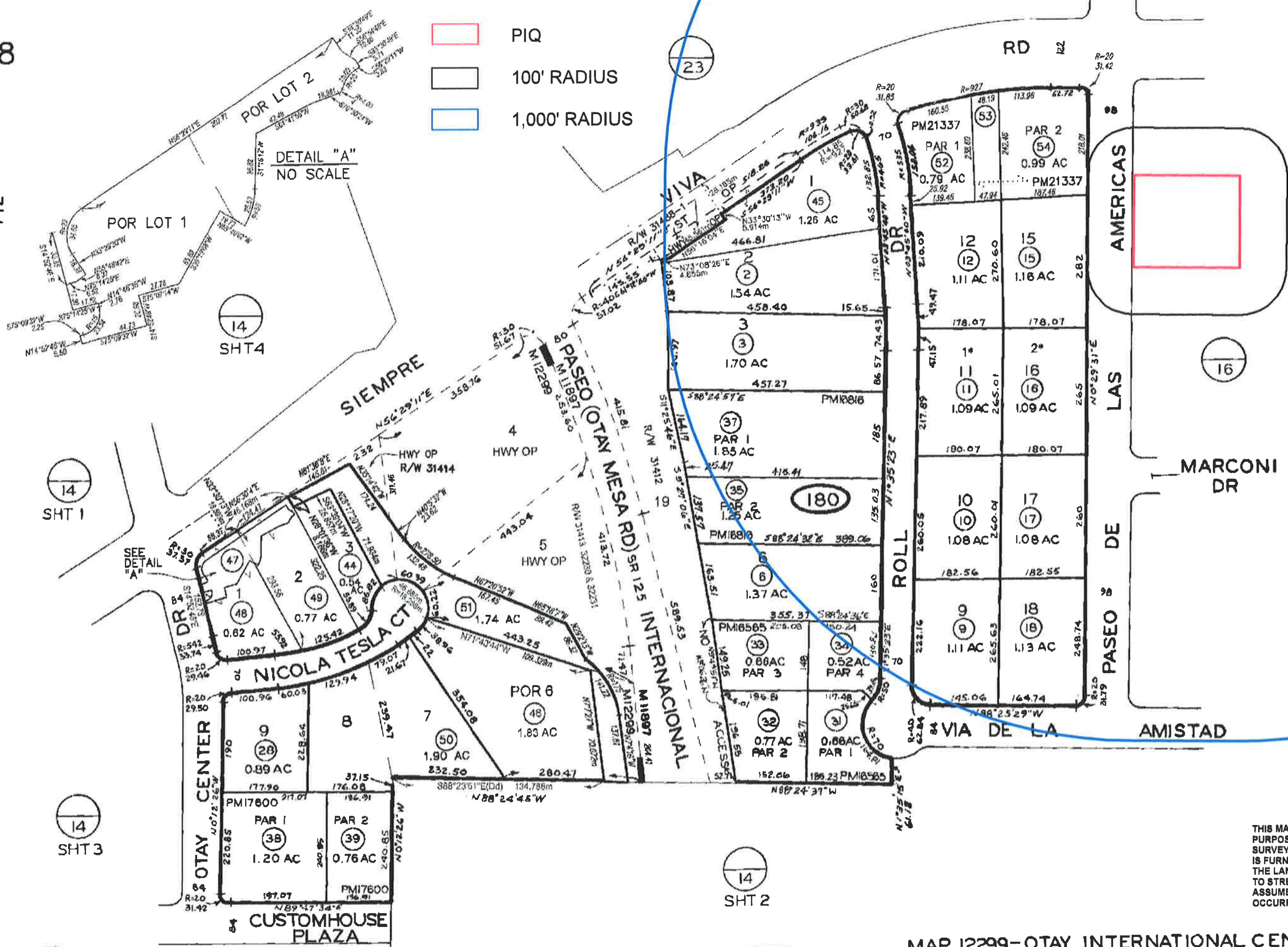
14
SHT 2

MAP 12155 - OTAY INTERNATIONAL CENTER LOTS 8 & 9 UNIT NO 2
MAP 11741 - OTAY INTERNATIONAL CENTER LOTS 8 & 9 UNIT NO 1



646-141
-142

- PIQ
- 100' RADIUS
- 1,000' RADIUS



10/06/16 VED

CHANGES

BLK	OLD	NEW	YR	CUT
180		1-19	88	158
	141-11	20-30	89	272
	1-15	SAME & ST. CHNG	90	6826
	780	51-34	92	1695
	5	35836	93	1496
	4436	37	95	1550
	29430	38439	96	1094
	19	SAME & B/L CHNG	00	5557
	28	40441	01	2084
	20-22	42-448 HWY OP	03	1412
	1	45 & ST OP	03	1351
	19	KILL HWY OP	03	1688
	23&24	KILL HWY OP	04	1010
	25	47,48 & HWY OP	04	1011
	42&43	47,48 & 49	06	1519
	41	KILL	16	1342
	27&40	50	18	1328
	PICK-UP	51	18	1484
	13 & 14	52 - 54	17	1124

- 1* CONDO (PEND)
BORDER INTERNATIONAL PLAZA 1
DOC2009-0151803
- 2* CONDO (PEND)
BORDER INTERNATIONAL PLAZA 2
DOC2009-0151805
- 3* CTRL # 5128
TPM
PTS # 427152

THIS MAP IS PROVIDED FOR INFORMATION PURPOSES ONLY; IT IS NOT A PLAT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 12299-OTAY INTERNATIONAL CENTER LOT NO.2A
MAP 11897-OTAY INTERNATIONAL CENTER LOT NO.5
ROS 15430, 16894

CVM
2-15-89
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 646 PAGE 18

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

1" = 200'

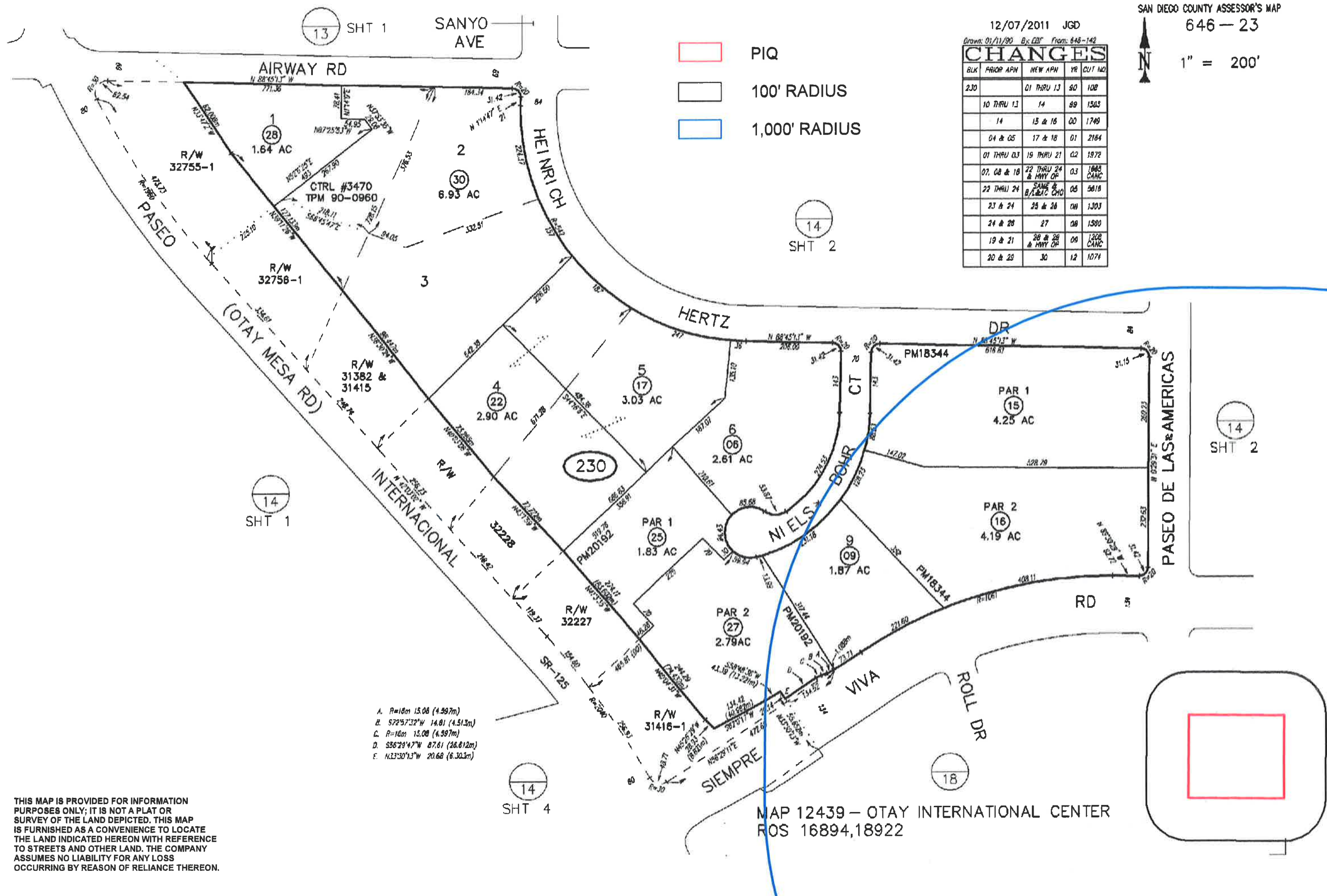
12/07/2011 JGD

Drawn: 01/11/90 By: EBF From: 646-142

CHANGES

BLK	PRIOR APN	NEW APN	YR	CUT NO
230		01 THRU 13	90	108
		10 THRU 13	14	99
		14	15 & 16	00
		04 & 05	17 & 18	01
		01 THRU 03	19 THRU 21	02
		07, 08 & 18	22 THRU 24 & HWY OF	03
		22 THRU 24	SAME & B/L & AC CHO	05
		23 & 24	25 & 26	06
		24 & 26	27	08
		19 & 21	28 & 29 & HWY OF	09
		20 & 28	30	12

- PIQ
- 100' RADIUS
- 1,000' RADIUS



- A. R=16m 15.08 (4.997m)
- B. S72°57'32"W 14.81 (4.513m)
- C. R=16m 15.08 (4.997m)
- D. S36°29'47"W 87.61 (26.812m)
- E. N33°30'13"W 20.68 (6.303m)

THIS MAP IS PROVIDED FOR INFORMATION PURPOSES ONLY; IT IS NOT A PLAT OR SURVEY OF THE LAND DEPICTED. THIS MAP IS FURNISHED AS A CONVENIENCE TO LOCATE THE LAND INDICATED HEREON WITH REFERENCE TO STREETS AND OTHER LAND. THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

MAP 12439 - OTAY INTERNATIONAL CENTER
ROS 16894,18922

HEARING OFFICER RESOLUTION NO. HO-_____
CONDITIONAL USE PERMIT NO. PMT-3260746
2335 PASEO DE LAS AMERICAS CANNABIS PRODUCTON FACILITY – PROJECT NO. PRJ-1107654

WHEREAS, CHRIS HORSLEY, Permittee, and JALOSA, LLC, a California Limited Liability Company, Owner, filed an application with the City of San Diego for a Conditional Use Permit to operate a cannabis production facility (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3260746), on portions of a 1.01-acre site;

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

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

WHEREAS, on July 12, 2024, 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 September 4, 2024, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. PMT-3260746 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to PMT-3260746:

A. CONDITIONAL USE PERMIT FINDINGS [SDMC Section 126.0305]

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

The proposed project is a request for a new Conditional Use Permit (CUP) to operate a previously permitted Cannabis Production Facility (CPF) within an approximately 3,000 square-foot tenant space, Suite A, of an existing 18,096 square-foot, multi-tenant building. The 1.01-acre site is located at 2335 Paseo de las Americas, in the IL-2-1 Zone of the Otay Mesa Community Plan. A CPF at 2335 Paseo de las Americas was approved by the Hearing Officer as CUP No. 2073194 (Project No. 585526) on October 17, 2018. That CUP expired on November 1, 2023.

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

The proposed CPF, 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.

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

The CPF is proposed within an approximately 3,000 square-foot space of an existing 18,096 square-foot building. The project was previously approved by the Hearing Officer as CUP No. 2073194 (Project No. 585526) on October 17, 2018. That permit expired on November 1, 2023. Public improvements would include the reconstruction of the existing driveway, satisfactory to the City Engineer.

CPF's are restricted to forty City-wide, within light and heavy industrial zones. CPF's require compliance with San Diego Municipal Code (SDMC), section 141.1004, which require a 1,000-foot separation, measured between property lines, from resource and population-based City parks, churches, childcare centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. CPF's also have a minimum distance requirement of 100 feet from a residential zone. The proposed CPF complies with the separation requirements as set forth in SDMC Section 141.1004(a) as all uses above are farther than the minimum distance requirement?

The proposed CPF is subject to specific operational requirements as set forth in SDMC Section 141.1004, including security requirements, such as lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. CPF's must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed project will be required to comply with the development conditions as described in the Conditional Use Permit No. PMT-3260746, which is 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. PMT-3260746. 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 CPF will not be detrimental to the public health, safety and welfare.

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

The 1.01-acre site is located within the IL-2-1 Zone within the Otay Mesa Community Plan. The site was developed in 2003. The project proposes no interior improvements, and exterior improvements include the replacement of the driveway to current City standards. Proposed operations include manufacturing, storage, packaging, and distribution of cannabis products to State of California licenses outlets.

CPF's are allowed in the IL-2-1 Zone with a Conditional Use Permit. The proposed use requires compliance with San Diego Municipal Code (SDMC), Section 141.1004 and Chapter 4, Article 2, Division 15. SDMC Section 141.1004 requires a 1,000-foot separation, measured between property lines, from resource and population-based City parks, churches, childcare 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 CPF is consistent with all land development regulations relevant for the site and the use, and no deviations are requested or required. Therefore, the proposed CPF will comply with the regulations of the Land Development Code.

4. The proposed development is appropriate at the proposed location.

The CPF is proposed within an approximately 3,000 square-foot space of an existing 18,096 square-foot building on a 1.01-acre site located at 2335 Paseo de las Americas in the IL-2-1 Zone of the Otay Mesa Community Plan. The project site is designated Prime Industrial Land in the Prosperity Element, and Industrial Employment by the Land Use and Community

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

IL Zones are intended to permit a range of uses, including non-industrial uses in some instances. The purpose and intent of the IL-2-1 Zone is to accommodate a range of industrial and manufacturing activities in designated areas to promote balanced land use and provide flexibility in the design of new and redeveloped industrial projects, while assuring high quality development and protecting land for industrial uses and limiting nonindustrial uses. The development standards of this zone are intended to encourage sound industrial development by providing an attractive environment free from adverse impacts associated with some heavy industrial uses. Specifically, the IL-2-1 Zone allows a mix of light industrial, office, and commercial uses.

The proposed CPF, classified as an industrial use, is a compatible use for this location with a Conditional Use Permit and is consistent with all land development regulations relevant for the site and the use and no deviations are requested or required. The proposed project is consistent with the Light Industrial designation of the Otay Mesa Community Plan. Therefore, the proposed CPF 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. PMT-3260746 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. PMT-3260746, a copy of which is attached hereto and made a part hereof.

Francisco Mendoza
Development Project Manager
Development Services

ATTACHMENT 5

Adopted on: September 4, 2024

IO #: 24009748

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: 24009748

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3260746

2335 PASEO DE LAS AMERICAS CANNABIS PRODUCTION FACILITY - PROJECT NO. PRJ-1107654
HEARING OFFICER

This Conditional Use Permit (Permit) No. PMT-3260746 is granted by the Hearing Officer of the City of San Diego to JALOSA, LLC, a California Limited Liability Company, Owner, and CHRIS HORSLEY, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 1.01-acre site is located at 2335 Paseo de las Americas in the IL-2-1 Zone of the Otay Mesa Community Plan.

The project site is legally described as: LOT 3 OF OTAY INTERNATIONAL CENTER LOTS 8 AND 9, UNIT NO. 1, ACCORDING TO MAP THEREOF NO. 11741, FILED MARCH 4, 1987;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner to operate a cannabis production facility described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 4, 2024, on file in the Development Services Department.

The project shall include:

- a. Operation of a new Cannabis Production Facility within a 3,000-square-foot Suite A within an existing 18,096-square-foot commercial building;
- b. Existing Landscaping (planting, irrigation and landscape related improvements);
- 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. **Utilization date:** 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 September 18, 2027.

2. **Expiration date:** This Conditional Use Permit [CUP] and corresponding use of this site shall expire on September 18, 2029.

This expiration date can be extended by filing for a CUP amendment pursuant to SDMC 126.0114(c), 126.0114(d), and 141.0504(n). To allow the use to continue to operate while an amendment is processed, an amendment application must be deemed complete by the close of business on the expiration date. Otherwise, this permit will expire, and all operation of the use must cease.

An amendment application should be filed at least 90 days before expiration to allow time to be deemed complete.

3. The continued utilization of this CUP is contingent upon (but is not limited to) the following:

- a. The existence and utilization of a valid license for this location issued by the California Department of Cannabis Control (DCC) for the proposed business activities. Once initially obtained, this license must not be allowed to lapse while the associated business is in operation. The issuance of this CUP does not guarantee that the DCC will grant a license for this location.
- b. Compliance with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including payment of any fees enacted pursuant to SDMC 42.1506.
- c. Timely payment of all Cannabis Business Tax owed pursuant to Chapter 3, Article 4, Division 1 of the San Diego Municipal Code.
- d. Possession of a valid and current Business Tax Certificate issued by the City of San Diego for all cannabis businesses operating at this location.
- e. Continued compliance of all Permit Conditions herein.
- f. Continued compliance with all other applicable federal, state, and local laws.

4. 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.

5. 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.

6. 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.

7. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.

8. 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.).

9. 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.

10. 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.

11. 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.

12. 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.

ENGINEERING REQUIREMENTS:

13. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation, within the right-of-way, subject to the City Engineer's approval, satisfactory to the City Engineer.

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

PLANNING/DESIGN REQUIREMENTS:

15. The 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.

16. Owner/Permittee shall post a copy of the Conditional Use Permit conditions in the licensed premises in a place where they may be readily viewed by any member of the general public or any member of a government agency.

17. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

18. All operations, including equipment and storage, shall be conducted indoors within a secured structure. Greenhouses are prohibited.

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 phone number of the designated responsible managing operator shall be posted outside the cannabis 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 designated responsible managing operator 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 cannabis production facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.

21. A maximum of (4) four employees shall be allowed on-site at any given time to correspond to the existing (4) four provided parking spaces for the project.

22. All private lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the facility, including any accessory uses, parking lots, and adjoining sidewalks.

23. Lighting shall be hooded or oriented to deflect light away from adjacent properties in accordance with the applicable regulations in the SDMC.

24. The cannabis production facility must comply with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including obtaining a cannabis production facility permit, background checks, and reporting convictions.

25. The retail sale of cannabis and cannabis products shall only be conducted by a cannabis outlet in accordance with SDMC 141.0504. A cannabis production facility is prohibited from providing cannabis and cannabis products to any person other than another cannabis production facility, testing lab, or cannabis outlet.

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

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

28. The facility shall provide a sufficient odor absorbing ventilation and exhaust system capable of minimizing excessive or offensive odors emanating outside of the permitted facility to the satisfaction of the Development Services Department.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit

ATTACHMENT 6

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, taxable activities include, but are not limited to, transporting, manufacturing, cultivating, packaging, and/or retail sales of cannabis and any ancillary products in the City of San Diego. 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 September 4, 2024, and Resolution No. HO-_____.

ATTACHMENT 6

Conditional Use Permit No. PMT-3260746
Date of Approval: September 4, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Francisco Mendoza
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.

**JALOSA, LLC, a California Limited Liability
Company**
Owner

By _____
NAME:
TITLE:

CHRIS HORSLEY
Permittee

By _____
NAME:
TITLE:

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



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 12, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009748

PROJECT NAME / NUMBER: 2335 Paseo de las Americas/ PRJ-1107654

COMMUNITY PLAN AREA: Otay Mesa Community Plan

COUNCIL DISTRICT: 8

LOCATION: 2335 Paseo de las Americas, San Diego, CA 92154. APN: 646-160-0300.

PROJECT DESCRIPTION: A Conditional Use Permit to allow an existing, previously entitled cannabis production facility (under PTS#585526) to continue operations. This facility consists of a 3,000-square-foot cannabis production facility within an existing 18,096 square-foot building located at 2335 Paseo de las Americas. The 1.01-acre lot is designated as Light Industrial by the Otay Mesa Community Plan and is zoned IL-2-1. The project site is within the Community Plan Implementation Overlay Zone (CPIOZ-A), the Airport Land Use Compatibility Overlay Zone (Brown Field), the ALUCP Airport Influence Area (Brown Field, Review Area 2), and the FAA Part 77 Noticing Area (Brown Field). Additionally, the project site is within Prime Industrial Land, as well as the Parking Standards Transit Priority Area, the Transit Priority Area, and the Affordable Housing Parking Demand. **LEGAL DESCRIPTION:** Lot 3 of Otay International Centers Lots 8 & 9 Map No. 11741. **ASSESSOR'S PARCEL NUMBER:** 646-160-0300.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301, Existing Facilities; and where the exceptions listed in Section 15300.2 would not apply. The project qualifies for this exemption considering it consists of the issuance of a Conditional Use Permit for an existing facility, involving no expansion of existing for former use. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

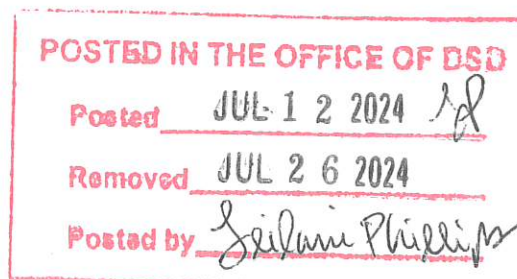
DEVELOPMENT PROJECT MANAGER: Francisco Mendoza
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: 619-446-5292, fjmendoza@sandiego.gov

On July 12, 2024 the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00 pm within ten (10) business days from the date of the posting of this Notice (July 26, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form [DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.



	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="text-align: center;">Ownership Disclosure Statement</h1>	FORM <h1 style="text-align: center;">DS-318</h1>
			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: Nine Cloud Cannabis - Marijuana Production Facility **Project No. For City Use Only:** _____

Project Address: 2335 Paseo De Las Americas, San Diego, CA 92154

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: Jose Antonio Rabago Cornejo Owner Tenant/Lessee Successor Agency

Street Address: 604 Coastal Hills Drive

City: Chula Vista State: CA Zip: 91914

Phone No.: 619-852-7838 Fax No.: _____ Email: rabagojo62@gmail.com

Signature: Jose Antonio Rabago Cornejo Date: 11/10/2023

Additional pages Attached: Yes No

Applicant

Name of Individual: Christopher Gordon Horsley Owner Tenant/Lessee Successor Agency

Street Address: 5576 santa alicia

City: san diego State: ca Zip: 92154

Phone No.: 619-381-0810 Fax No.: _____ Email: chris@ninecloudcannabis.com

Signature: Christopher Horsley Date: 11/08/2023

Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Michelle Rhodes-Horsley Owner Tenant/Lessee Successor Agency

Street Address: 5576 santa alicia

City: san diego State: ca Zip: 92154

Phone No.: 6199138189 Fax No.: _____ Email: michelle@ninecloudcannabis.com

Signature: Michelle Rhodes-Horsley Date: 11/08/2023

Additional pages Attached: Yes No

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 Upon request, this information is available in alternative formats for persons with disabilities.

Mendoza, Francisco

From: Mendoza, Francisco
Sent: Monday, November 6, 2023 4:34 PM
To: Chris Horsley
Cc: Gates, Lara; Cleveland, Travis; Bryan, Denney
Subject: Conditional Use Permit expiration - Nine Cloud Distribution, 2335 Paseo de las Americas

Good afternoon Mr. Horsley,

Our records indicate the Conditional Use Permit for the Cannabis Production Facility (CPF) located at 2335 Paseo de las Americas had an expiration date of November 1, 2023.

Unfortunately, an amendment application to extend the expiration date cannot be submitted. Per [SDMC 141.1004\(h\)\(4\)\(B\)](#), an amendment application to extend the expiration date of a CPF Conditional Use Permit must be submitted and deemed complete prior to the Conditional Use Permit expiration date. Because this did not happen, your CUP is now expired and your business is not currently entitled to operate in the City of San Diego. The City Treasurer's Office will be notified, as will the State Department of Cannabis Control.

Please cease all operations in this space until a new Conditional Use Permit application is made, approved, and utilized.

You will be required to submit a new Conditional Use Permit project. Once uploaded, you will then be set up for a deposit account to begin processing, and your application will be routed for staff review. Once staff review is complete, your project will go to a public hearing for a decision by the Hearing Officer.

Once a new permit is issued, recorded, and utilized, your business may resume operations in the space.

There is also an unpaid \$4,000 operator fee balance remaining and should be paid at your earliest convenience.

Respectfully,

Francisco Mendoza (Pancho)

Development Project Manager
 Cannabis Business Division
 City of San Diego
 Development Services Department
 📞: 619-446-5292



When emailing about a Cannabis Outlet or Cannabis Production Facility, please include the address in your inquiry.

To request a second opinion on an interpretation, or for further assistance?

Supervisor: Travis Cleveland, DPM3 | 619-446-5407 | TCleveland@sandiego.gov


What's the latest? Visit sandiego.gov/dsd-email to sign up to get the latest news and updates.

Quick and Easy Online Permitting! Learn how [DSD is approving all new projects, permits and construction changes online](#), making it faster and easier for customers.

Need help with your project? You can now book [free virtual counter appointments](#) to get direct assistance from a DSD representative before you apply for a permit.

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Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h2 style="text-align: center;">Community Planning Committee Distribution Form</h2>
Project Name: Nine Clouds Cannabis Marijuana Production		Project Number: 1107654	
Community: Otay Mesa			
<p style="text-align: center;">For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p style="text-align: center;">Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote: March 20, 2024	
# of Members Yes 11	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: Recommend for approval			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Rob Hixson, III			
TITLE: Otay Mesa Planning Group, Chair		DATE: March 21, 2024	

Visit our web site at www.sandiego.gov/development-services.

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DS-5620 (08-18) ONLINE FORM

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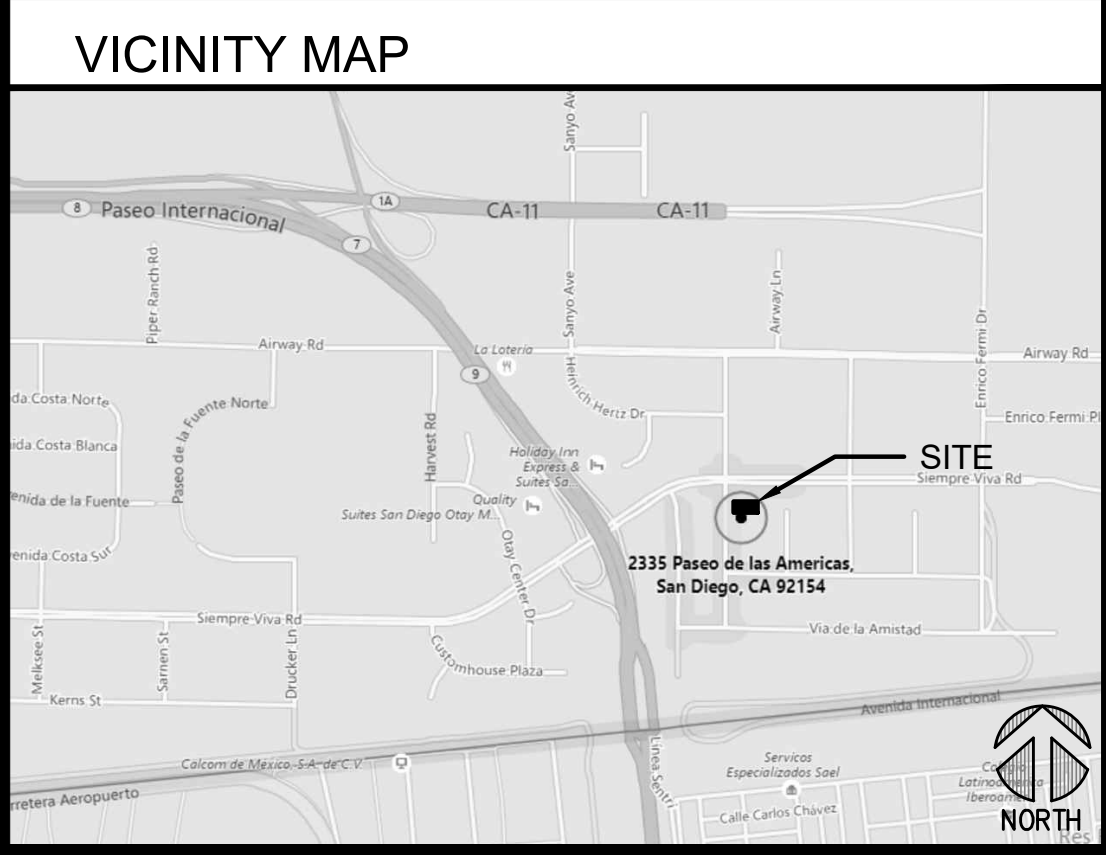
DEVELOPMENT SUMMARY	
1. SUMMARY OF REQUEST	TENANT IMPROVEMENT FOR A 3,000 SQUARE FOOT MARIJUANA PROCESS FACILITY, INCLUDING A MODULAR LABORATORY ROOM. NO EXTERIOR IMPROVEMENTS ARE PROPOSED.
REQUIRED DISCRETIONARY PERMITS:	CONDITIONAL USE PERMIT (FOR A MARIJUANA PROCESSING FACILITY)
2. STREET ADDRESS	2335 PASEO DE LAS AMERICAS SAN DIEGO, CA 92154
3. PLANNED DISTRICT	OTAY INTERNATIONAL CENTER
4. ZONING	IL-2-1 LIGHT INDUSTRIAL
5. LEGAL DESCRIPTION	LOT 3 OF OTAY INTERNATIONAL CENTERS LOTS 8 & 9 MAP NO. 11741
6. ASSESSOR'S PARCEL NUMBER	646-160-03-00
7. PROPOSED USE	MARIJUANA PRODUCTION FACILITY
8. TYPE OF CONSTRUCTION	TYPE V-N, SPRINKLED, ONE STORY CONC. TILT-UP, 24' HIGH
9. OCCUPANCY GROUP	F-1 / B (MODERATE-HAZARD FACTORY INDUSTRIAL / OFFICE)
10. SITE AREA	GROSS SITE AREA: 43,995 S.F. (1.01 AC.) OVERALL BUILDING AREA: 18,096 S.F.
11. FLOOR AREA	PROCESSING AREA: 2,630 S.F. OFFICE / BREAKROOM: 240 S.F. ELECTRICAL ROOM: 80 S.F. RESTROOM: 50 S.F. TOTAL: 3,000 S.F.
12. FLOOR AREA RATIO (F.A.R.)	NO CHANGE TO EXISTING FLOOR AREA RATIO
13. PARKING	25 EXISTING SPACES AND 1 EXISTING VAN ACCESSIBLE SPACE PROVIDED
14. NUMBER OF STORIES / BUILDING HEIGHT	1 STORY BUILDING HEIGHT: 24'
15. WATER SERVICE / SEWER SERVICE	CITY OF SAN DIEGO WATER / CITY OF SAN DIEGO WASTEWATER
16. BUILDING CODE	CITY OF SAN DIEGO MUNICIPAL REGULATIONS, CITY OF SAN DIEGO ZONING & PLANNING CODE, 2016 CALIFORNIA BUILDING CODE, 2016 UNIFORM BUILDING CODE, 2016 CALIFORNIA FIRE CODE, 2016 NATIONAL ELECTRIC CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA ENERGY CODE
17. OWNER'S NAME & ADDRESS	NAKACH FAMILY TRUST 681 ANITA STREET, SUITE 108 CHULA VISTA, CA 91911
18. PROJECT TEAM	ARCHITECT: RANDAL JAY EHM, A.I.A. EHM ARCHITECTURE INC. 3966 FALCON STREET SAN DIEGO, CA 92103 O. (619) 299-5453 F. (619) 299-0957 randal@ehmarch.com www.ehmarch.com OWNER: JOSE NAKACH AND SARA NAKACH

NINE CLOUD CANNABIS MARIJUANA PRODUCTION FACILITY

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



SHEET INDEX		
#	SHEET	TITLE
01	A0.0	TITLE SHEET & GENERAL NOTES
02	A0.1	GENERAL NOTES & ABBREVIATIONS
03	A1.0	SITE PLAN
04	A1.0A	RECORD SITE PLAN
05	A1.1	FLOOR PLAN
06	A2.0	ELEVATIONS



OWNER:	NAKACH FAMILY TRUST 681 ANITA STREET, SUITE 108 CHULA VISTA, CA 91911
TENANT:	NINE CLOUD CANNABIS - CHRIS HORSLEY 3940 LAUREL CANYON BLVD. #1563 STUDIO CITY, CA, 91604
ARCHITECT:	EHM ARCHITECTURE INC. RANDAL JAY EHM A.I.A. - PRESIDENT/CEO 3966 FALCON STREET SAN DIEGO, CA 92103-2943
PHONE #:	(619) 299 5453 x306 (619) 299-0957 FAX
PROJECT ADDRESS:	2335 PASEO DE LAS AMERICAS SAN DIEGO, CA 92154
PROJECT NAME:	NINE CLOUD CANNABIS MARIJUANA PRODUCTION FACILITY
SHEET TITLE:	A0.0 TITLE SHEET & GENERAL NOTES
REVISION 5:	_____
REVISION 4:	_____
REVISION 3:	_____
REVISION 2:	04-05-18
ORIGINAL DATE:	11/16/17
SHEET	01 of 06

CODES & STANDARDS	
BUILDING CODES:	CITY OF SAN DIEGO MUNICIPAL REGULATIONS, CITY OF SAN DIEGO ZONING AND PLANNING CODE, 2016 CALIFORNIA BUILDING CODE, 2016 UNIFORM BUILDING CODE, 2016 CALIFORNIA FIRE CODE, 2016 NATIONAL ELECTRIC CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA ENERGY CODE.

SYMBOL LEGEND	
	GRID LINES
	KEY NOTE
	DOOR TAG
	DRAWING TAG EXT. ELEVATION TAG SHEET TAG
	DRAWING TAG INT. ELEVATION TAG SHEET TAG
	DRAWING TAG VIEW TAG
	WINDOW TAG
	ELEVATION SPOT
	REVISION DELTA
	DRAWING TAG REFERENCE TAG SHEET TAG
	DRAWING TAG SECTION TAG SHEET TAG
	DRAWING TAG PHOTO TAG SHEET TAG

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GENERAL NOTES
27. AT BOTTOM AND INTERMEDIATE LANDINGS, THE WIDTH SHALL BE AT LEAST THE SAME AS REQUIRED FOR THE RAMP.
28. ARTIFICIAL LIGHTING SHALL BE DIRECTED AWAY FROM OR SHADED SO AS NOT TO FALL ON ADJACENT PROPERTIES...

60. EIGHTY PERCENT OF THE FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH ONE OR MORE OF THE FOLLOWING:
1. VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS) HIGH PERFORMANCE PRODUCTS DATABASE.
2. PRODUCTS COMPLIANT WITH CHPS CRITERIA CERTIFIED UNDER THE GREENGUARD CHILDREN'S SCHOOL PROGRAM.

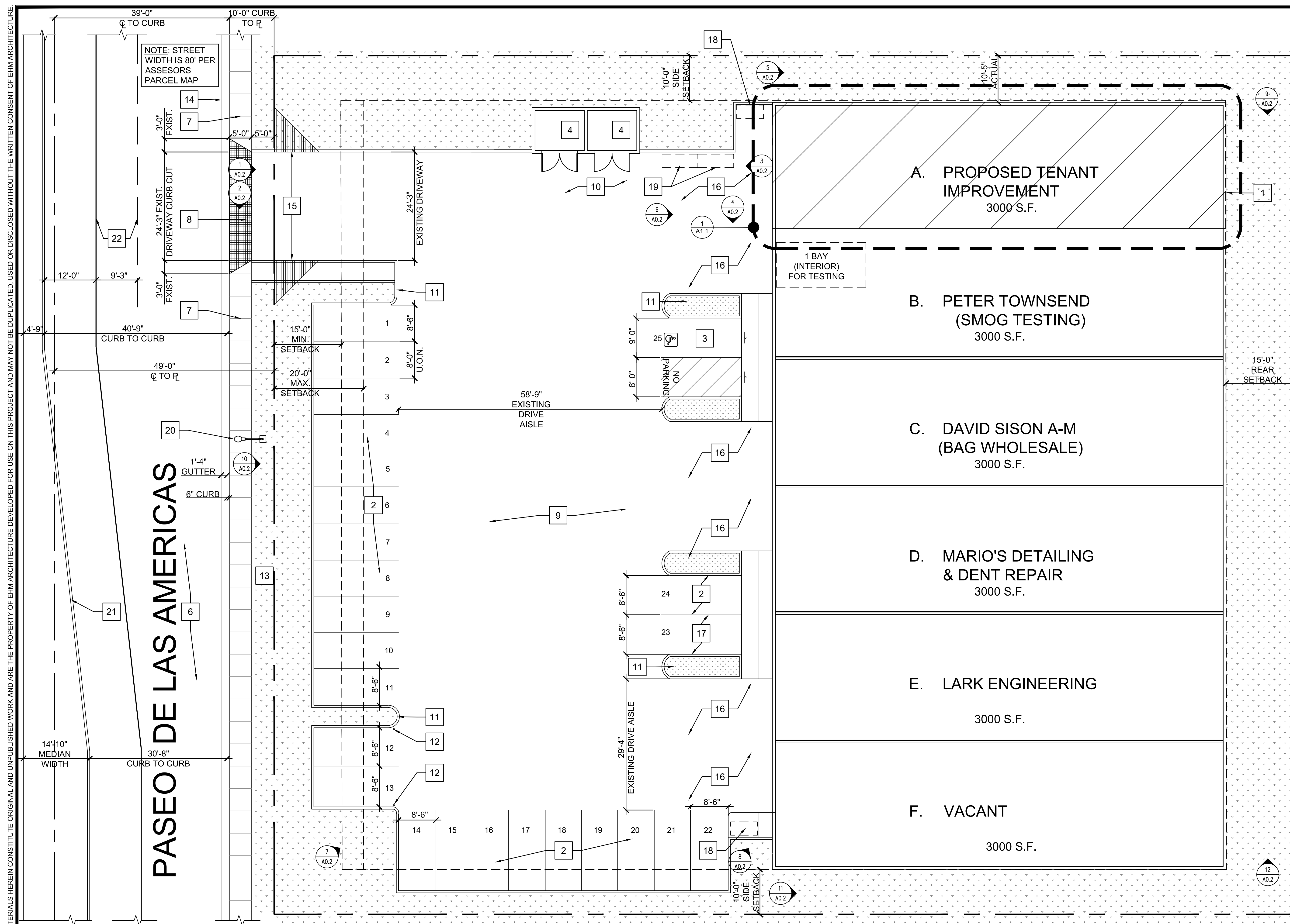
BMP NOTES
THIS PROJECT SHALL COMPLY WITH ALL REQUIREMENTS OF THE STATE PERMIT: CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD, SAN DIEGO REGION, ORDER NO. 2001.01 NPDES NO CASO10875.
1. SUFFICIENT BMP'S MUST BE INSTALLED TO PREVENT SILT, MUD, OR OTHER CONSTRUCTION DEBRIS FROM BEING TRACKED INTO THE ADJACENT STREET(S) OR STORM WATER CONVEYANCE SYSTEM DUE TO CONSTRUCTION VEHICLES OR ANY OTHER CONSTRUCTION ACTIVITIES...

PROJECT DATA
NEW SCOPE OF WORK: INTERIOR REMODEL OF 2,927 S.F WAREHOUSE SPACE, NEW INTERIOR DOORS INTERIOR FINISHES, AND EQUIPMENT PER PLANS.
ADDRESS: 2335 Paseo de las Americas, SAN DIEGO, CA. 92154
YEAR OF CONSTRUCTION: 2003
LEGAL DESCRIPTION: LOT 3 OTAY INTERNATIONAL CENTER IN THE CITY OF SAN DIEGO, IN THE COUNTY OF SAN DIEGO ACCORDING TO MAP 11741

ABBREVIATIONS
A.B. ANCHOR BOLT
A.C. ASPHALTIC CONCRETE
A/C AIR-CONDITIONING
ACC. ACCESSIBLE
ACOUS. ACOUSTIC/ACOUSTICAL

ABBREVIATIONS CONT.
P.L.F. POUNDS/LINEAL FOOT
PLUMB. PLUMBING
PLYWD. PLYWOOD
PNL. PANEL
PR. PAIR
PRCST. PRECAST
PRFPAB. PREFABRICATED
PRFR. PREPARATION

OWNER: NAKASH FAMILY TRUST, 681 ANITA STREET, SUITE 108, CHULA VISTA, CA 91911
TENANT: NINE CLOUD CANNABIS - CHRIS HORSLEY, 3940 LAUREL CANYON BLVD. #1563, STUDIO CITY, CA, 91604
ARCHITECT: EHM ARCHITECTURE INC., RANDAL JAY EHM A.I.A. - PRESIDENT/CEO, 3966 FALCON STREET, SAN DIEGO, CA 92103-2943
PHONE #: (619) 299-5453 x306, (619) 299-0957 FAX
PROJECT ADDRESS: 2335 PASEO DE LAS AMERICAS, SAN DIEGO, CA 92154
PROJECT NAME: NINE CLOUD CANNABIS MARIJUANA PRODUCTION FACILITY
SHEET TITLE: 01.1 GENERAL NOTES
ORIGINAL DATE: 11/16/17
SHEET 02 of 06



GENERAL NOTES

- NO EXISTING OR PROPOSED EASEMENTS IN THE PROPERTY
- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
- NO EXISTING OR PROPOSED TRANSIT STOPS ON SITE
- PREVIOUS PRELIMINARY REVIEW OF SUITE B PER PROJECT NO. 205782.

KEY NOTES

- EXISTING STRUCTURE
- EXISTING PARKING
- EXISTING VAN ACCESSIBLE PARKING WITH EXISTING COMPLIANT AND COMPLIANT SIGNAGE.
- EXISTING TRASH ENCLOSURE
- EXISTING PROPERTY LINE
- EXISTING PUBLIC STREET
- EXISTING SIDEWALK
- DEMOLISH EXISTING DRIVEWAY ENTRY/EXIT - PROVIDE NEW DRIVEWAY PER S.D. STD. DWG SDG 162
- EXISTING ASPHALT CONCRETE
- EXISTING CONCRETE SURFACE
- EXISTING LANDSCAPE PLANTER
- EXISTING BOLLARD - TYP
- EXISTING FIRE HYDRANT
- EXISTING CONCRETE CURB AND GUTTER
- VISIBILITY AREA. NO FENCES OR SHRUBS HIGHER THAN 36" ARE PROPOSED.
- EXISTING 10' X 20' LOADING SPACE.
- DESIGNATED CARPOOL/ZERO EMISSIONS VEHICLE PARKING SPACE. NOTE: PROPOSED USE IS EXEMPT WITH A VALUE OF LESS THAN \$200,000 (ACTUAL: \$95,000).
- BICYCLE STORAGE SPACE (3' X 16') W/PERM. ANCHORED RACK. NOTE: PROPOSED USE IS EXEMPT PER NOTE 17 ABOVE.
- MOTORCYCLE PARKING SPACE (3'X8').
- EXISTING STREET LIGHT
- EXISTING 6" RAISED MEDIAN, 770'-0 LENGTH FROM END TO END.
- EXISTING STRIPING TO SEPARATE DRIVING LANES.

HOURS OF OPERATION - SUITE A
 8 AM - 8 PM | 3 EMPLOYEES MAX. PER SHIFT
 DELIVERY SUMMARY
 1 PER WEEK; MONDAY 8 AM-12 PM; DELIVERY VAN (NO TRUCKS)

OWNER:
 NAKASH FAMILY TRUST
 681 ANITA STREET, SUITE 108
 CHULA VISTA, CA 91911

TENANT:
 NINE CLOUD CANNABIS - CHRIS HORSLEY
 3940 LAUREL CANYON BLVD. #1563
 STUDIO CITY, CA, 91604

ARCHITECT:
 EHM ARCHITECTURE INC.
 RANDAL JAY EHM A.I.A. - PRESIDENT/CEO
 3966 FALCON STREET
 SAN DIEGO, CA 92103-2943

PHONE #:
 (619) 299 5453 x306
 (619) 299-0957 FAX

PROJECT ADDRESS:
 2335 PASEO DE LAS AMERICAS
 SAN DIEGO, CA 92154

PROJECT NAME:
 NINE CLOUD CANNABIS
 MARIJUANA PRODUCTION FACILITY

REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: 04-05-18

ORIGINAL DATE: 11/16/17

SHEET TITLE:
 A1.0 SITE PLAN

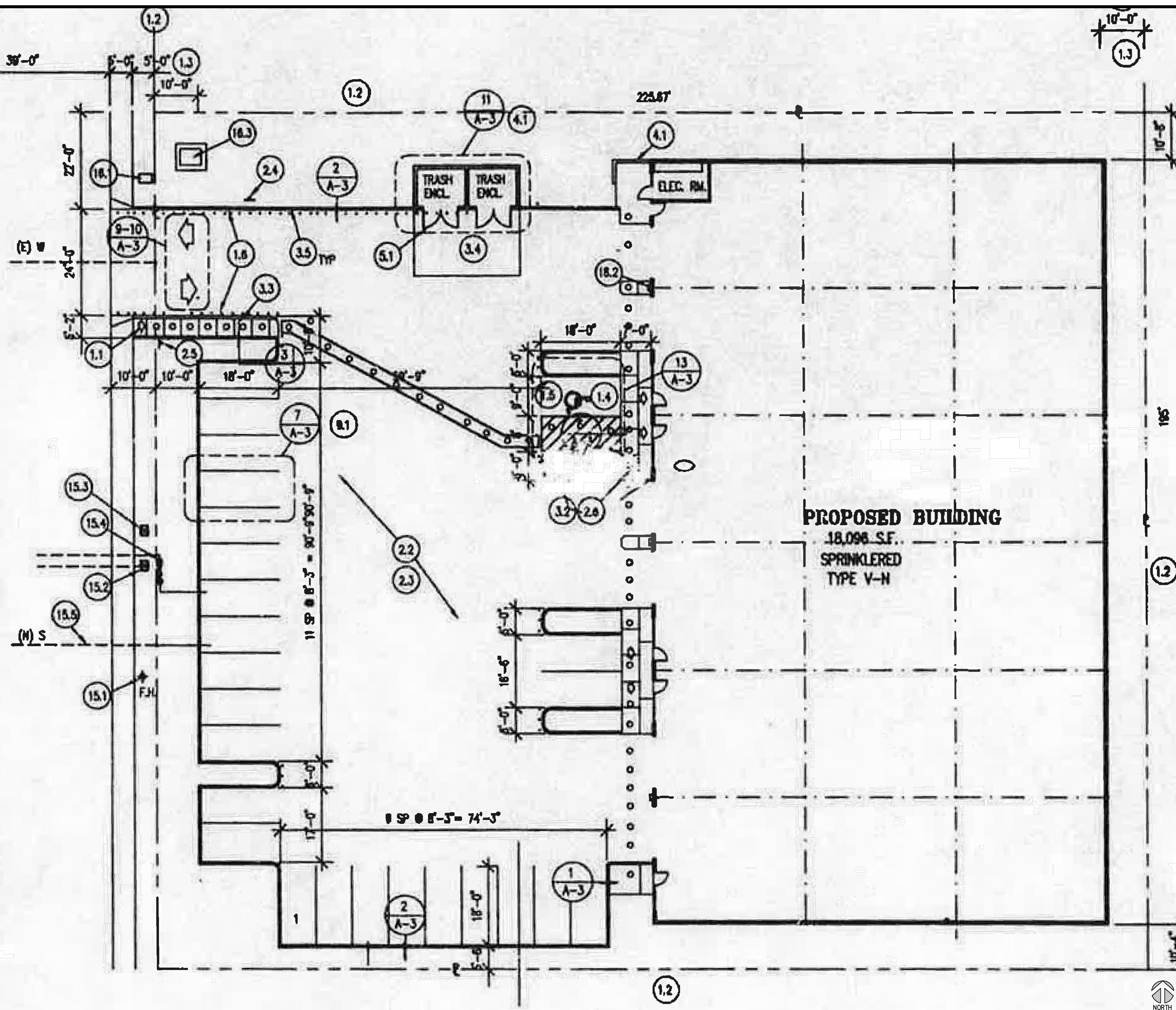
SHEET 03 of 06

SUITE #	USE (EXISTING/PROPOSED)	FLOOR AREA	REQUIRED PARKING RATIO	TOTAL REQ'D	PARKING PROVIDED				NOTES:	
					TOTAL	ACCESSIBLE/VAN ACCESS	MOTORCYCLE	LOADING		
A	M.P.F.	3000 S.F.	1 PER EMPLOYEE	4	12		1	2	6	PER CURRENT MUNICIPAL CODE
B	AUTO SERVICE: 1 BAY	3000 S.F.	1:1000	3						PER ORIGINAL SITE PLAN SEE SHT. A1.0A
C	LIGHT MANUFACTURING	3000 S.F.	1:1000	3						PER ORIGINAL SITE PLAN SEE SHT. A1.0A
D	AUTO DETAILING/DENT REPAIR	3000 S.F.	1:1000	3						PER ORIGINAL SITE PLAN SEE SHT. A1.0A
E	SURVEY CREW	3000 S.F.	1:1000	3						PER ORIGINAL SITE PLAN SEE SHT. A1.0A
F	VACANT	3000 S.F.	-	3						PER ORIGINAL SITE PLAN SEE SHT. A1.0A

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PASEO DE LAS AMERICAS



PROPOSED BUILDING
 18,096 SF.
 SPRINKLERED
 TYPE V-N

OWNER:
 NAKASH FAMILY TRUST
 681 ANITA STREET, SUITE 108
 CHULA VISTA, CA 91911

TENANT:
 NINE CLOUD CANNABIS - CHRIS HORSLEY
 3940 LAUREL CANYON BLVD. #1563
 STUDIO CITY, CA 91604

ARCHITECT:
 EHM ARCHITECTURE INC.
 RANDAL JAY EHM A.I.A. - PRESIDENT/CEO
 3966 FALCON STREET
 SAN DIEGO, CA 92103-2943

PHONE #:
 (619) 299 5453 x306
 (619) 299-0957 FAX

PROJECT ADDRESS:
 2335 PASEO DE LAS AMERICAS
 SAN DIEGO, CA 92154

PROJECT NAME:
 NINE CLOUD CANNABIS
 MARIJUANA PRODUCTION FACILITY

SHEET TITLE:
 A1.0A RECORD SITE PLAN

REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: 04-05-18

ORIGINAL DATE: 11/16/17

SHEET 04 of 06



RECORD SITE PLAN 1

SCALE: 1:10

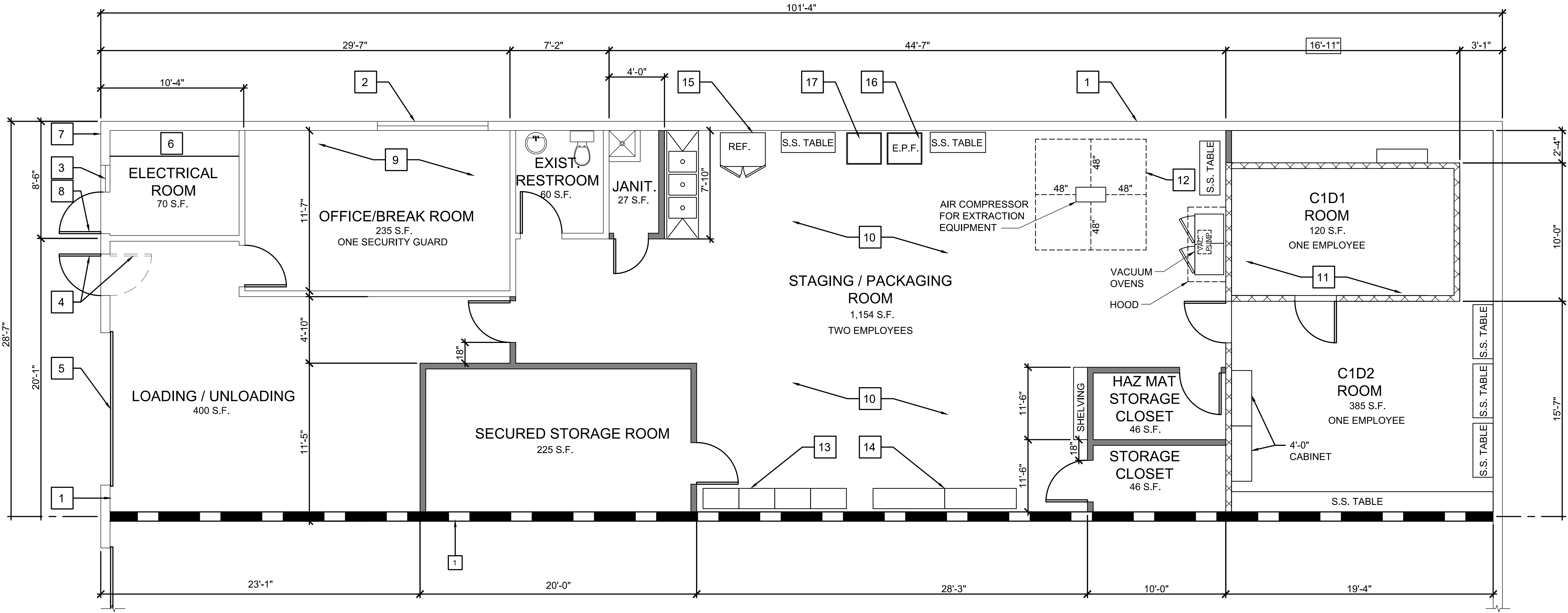
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GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES.

KEY NOTES

- 1 EXISTING EXTERIOR WALL TO REMAIN
- 2 EXISTING WINDOW
- 3 EXISTING ALUMINUM STOREFRONT
- 4 EXISTING DOOR TO BE REMOVED AND RE-HUNG TO SWING OUTWARD
- 5 EXISTING STEEL ROLL UP DOOR
- 6 EXISTING ELECTRIC SWITCHGEAR
- 7 WALL MOUNTED SIGNAGE DISPLAYING THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR FACILITY MANAGER. TEXT SIZE AT LEAST 2" IN HEIGHT.
- 8 EXISTING DOOR TO REMAIN
- 9 COMPONENTS: SECURITY GUARD OFFICE/ MANAGERIAL DUTIES
- 10 COMPONENTS: WEIGHING, PACKAGING, PROCESSING
- 11 PREFABRICATED EXPLOSION-PROOF BOOTH
- 12 48" CLEARANCE REQUIRED ON ALL SIDES OF AIR COMPRESSOR, VERIFY INSTALLATION LOCATION ON FIELD
- 13 LOCKING STORAGE
- 14 ADJUSTABLE SHELVES FOR DRY GOODS TO 8' A.F.F
- 15 COMMERCIAL REFRIGERATOR
- 16 EXPLOSION PROOF FREEZER
- 17 COMMERCIAL FREEZER



OWNER:
 NAKASH FAMILY TRUST
 681 ANITA STREET, SUITE 108
 CHULA VISTA, CA 91911

TENANT:
 NINE CLOUD CANNABIS - CHRIS HORSLEY
 3940 LAUREL CANYON BLVD. #1563
 STUDIO CITY, CA, 91604

ARCHITECT:
 EHM ARCHITECTURE INC.
 RANDAL JAY EHM A.I.A. - PRESIDENT/CEO
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PHONE #:
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PROJECT ADDRESS:
 2335 PASEO DE LAS AMERICAS
 SAN DIEGO, CA 92154

PROJECT NAME:
 NINE CLOUD CANNABIS
 MARIJUANA PRODUCTION FACILITY

REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: **04-05-18**

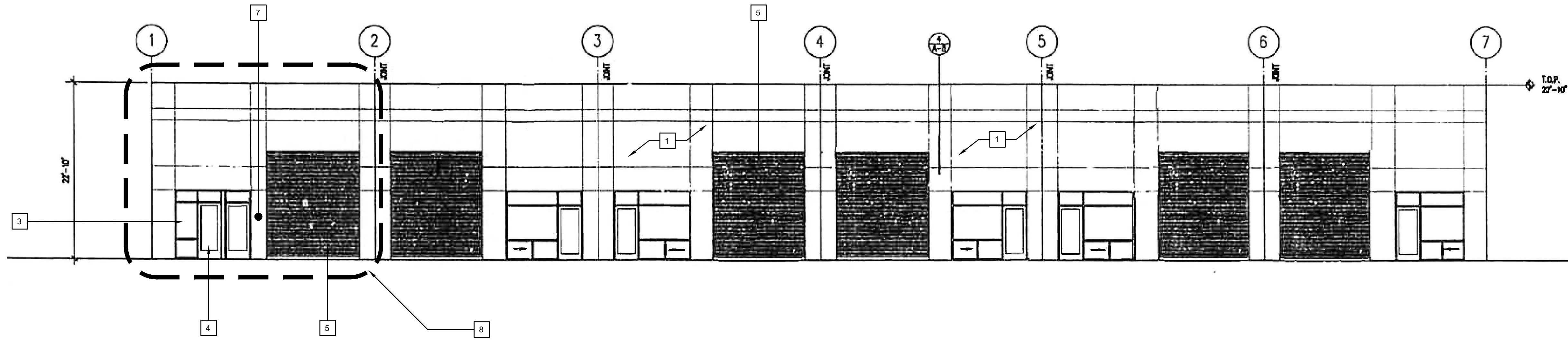
ORIGINAL DATE: 11/16/17

SHEET TITLE:
A1.1 FLOOR PLAN

SHEET 05 of 06



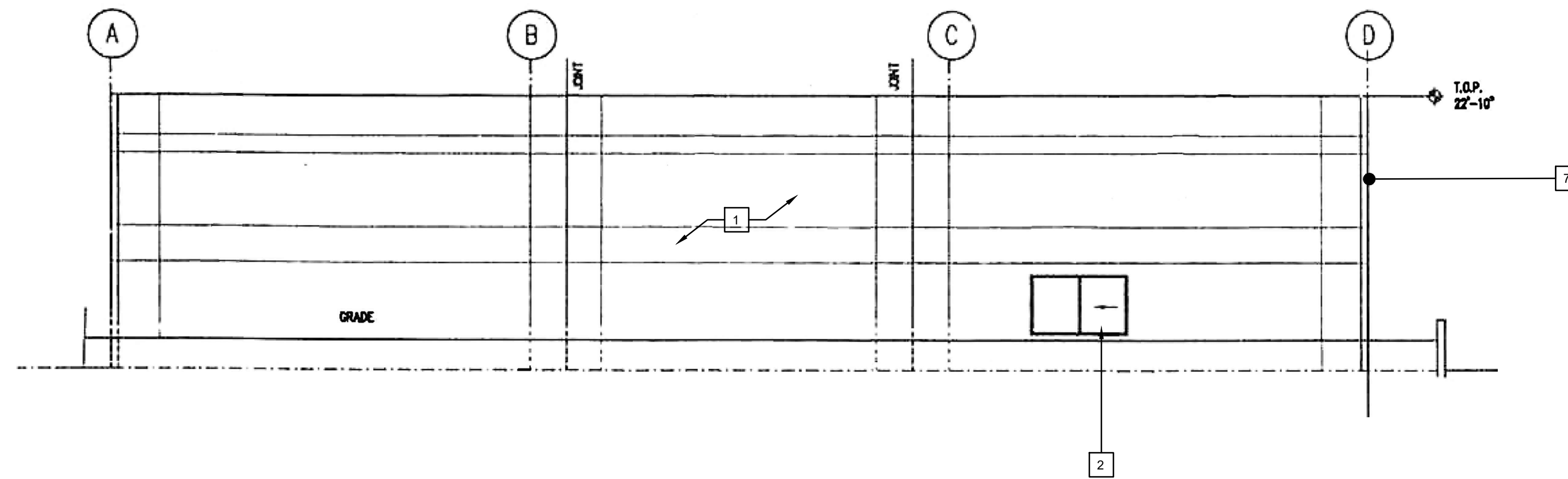
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WEST ELEVATION

SCALE: 1/8" = 1'-0"

1



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

2

GENERAL NOTES

1. FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY THE D.O.R. IMMEDIATELY OF ANY DISCREPANCIES.

KEY NOTES

- | | |
|---|--|
| 1 | EXISTING TILT UP PRECAST CONCRETE WALL |
| 2 | EXISTING WINDOW |
| 3 | EXISTING ALUMINUM STOREFRONT |
| 4 | EXISTING DOOR |
| 5 | EXISTING STEEL ROLL UP DOOR |
| 6 | NOT USED |
| 7 | WALL MOUNTED SIGNAGE DISPLAYING THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR FACILITY MANAGER. TEXT SIZE AT LEAST 2" IN HEIGHT. |
| 8 | TENANT SPACE NO EXTERIOR WORK TO BE DONE |

OWNER:
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 681 ANITA STREET, SUITE 108
 CHULA VISTA, CA 91911

TENANT:
 NINE CLOUD CANNABIS - CHRIS HORSLEY
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 STUDIO CITY, CA, 91604

ARCHITECT:
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 SAN DIEGO, CA 92154

REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: 04-05-18

PROJECT NAME:
 NINE CLOUD CANNABIS
 MARIJUANA PRODUCTION FACILITY

ORIGINAL DATE: 11/16/17

SHEET TITLE:
 A2.0 ELEVATIONS

SHEET 06 of 06