



THE CITY OF SAN DIEGO

## ADDENDUM TO MITIGATED NEGATIVE DECLARATION

Project No. 696758  
Addendum to MND No. 545299  
SCH No. N/A

**SUBJECT: Cannabis 21 Amend CUP/CDP:** An Amendment to Conditional Use Permit (CUP # 1927100) and Coastal Development Permit (CDP # 2173348) for an addition of 2,005 square feet to an existing Cannabis Outlet previously permitted for 3,475 square feet for a total 5,480 square feet within an existing 50,284 square foot building. The project is located at 10150 Sorrento Valley Road, Suite 100 and 110 within the IL-3-1 zone of the Torrey Pines Community Plan area. The project is located in the Coastal Overlay Zone (Non-Appealable and Appealable area), Prime Industrial Lands, Parking Impact Overlay Zone (Coastal and Campus), FEMA Floodways & Floodplains, FAA Part 77 Noticing Area for MCAS Miramar (570'), and Airport Influence Area for MCAS Miramar Rev Area 1 (LEGAL DESCRIPTION: Lot No. 3, Map No. 435). APPLICANT: Sean St. Peter, Cannabis 21+.

### I. SUMMARY OF PROPOSED PROJECT

Project proposes an amendment to Conditional Use Permit (CUP # 1927100) and Coastal Development Permit (CDP # 2173348) for an addition of 2,005 square feet to an existing Cannabis Outlet previously permitted for 3,475 square feet for a total 5,480 square feet within an existing 50,284 square foot building. The project is located at 10150 Sorrento Valley Road, Suite 100 and 110 within the IL-3-1 zone of the Torrey Pines Community Plan area. Tenant improvements include an expansion of existing retail space, new office space and increase in the inventory room. Work includes new interior store footprint, new interior walls, lighting and revisions to the mechanical systems and modifying existing exterior window system for new storefront entrance. Existing ADA compliant restrooms will remain. Operations for the retail store is from 9:00 am to 9:00 pm - 7 days a week and delivery is from 9:00 am to 9:00 pm - 7 days a week.

### II. ENVIRONMENTAL SETTING

The developed 12.04-acre project site is located at 10150 Sorrento Valley Road. The site contains three industrial tilt-up structures comprised of 50,284, 21,782, and 40,271 square feet, respectively, and associated landscaping, hardscape and surface parking lot. The 3,475- square-foot tenant space is located with the 50,284-square-foot building. Sorrento Valley Road borders the site



to the north, Multi Habitat Planning Area (MHPA) to the south, Industrial development to the west, and a vacant undeveloped lot to the east. Carroll Creek runs east to west through the project site immediately south of the existing buildings and north of existing parking. A portion of the project site is within the MHPA, however, railroad tracks bisect the property south of the existing parking and to the north of the MHPA. The primary access to the property is from Sorrento Valley Road. In addition, the project site is currently served by existing public services and utilities. The project is located in the Coastal Overlay Zone (Non-Appealable and Appealable area), Prime Industrial Lands, Parking Impact Overlay Zone (Coastal and Campus), FEMA Floodways & Floodplains, FAA Part 77 Noticing Area for MCAS Miramar (570'), and Airport Influence Area for MCAS Miramar Review Area 1.

### **III. SUMMARY OF ORIGINAL PROJECT**

The original project, Sorrento Valley Marijuana Outlet CUP (PTS# 545299), included a Conditional Use Permit (CUP 1927100) and Coastal Development Permit (CDP 2173348) for the operation and tenant improvements of a Marijuana Outlet (MO) within a 3,475-square-foot tenant space of an existing 50,284-square-foot building. Tenant improvements consisted of walls for new offices, secured bullet resistant glass, a separate reception room area, common areas, and converting an existing office into a secured vault. The project included an entry sales area, main sales area, office, hallway, and a storage and vault area. No additional habitable space was proposed. Hours of operation would be Monday-Sunday 7AM to 9PM. Minor site improvements included the reconstruction of three driveways to current City standards, and parking lot restriping to include motorcycle and accessible parking. The minimum parking required for the site is 374 parking stalls, of which 18 are required for the MO. The project site would contain 482 parking stalls, including ten accessible stalls, and an additional 13 motorcycle stalls. There was no grading proposed.

A Recirculated Negative Declaration (ND) No. 545299 was approved on March 20, 2019 under Resolution No. R-312385 for the Sorrento Valley MO project and City Council determined that no significant impacts were identified, and no mitigation was required.

### **IV. ENVIRONMENTAL DETERMINATION**

The City previously prepared and adopted the Sorrento Valley Marijuana Outlet, Recirculated Negative Declaration (ND) No. 545299. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the State CEQA Guidelines, the City has determined the following:

- There are no substantial changes proposed in the project which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- Substantial changes have not occurred with respect to the circumstances under which the project is undertaken which will require major revisions of the previous environmental document due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or



- There is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous environmental document was certified as complete or was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous environmental document;
  - b. Significant effects previously examined will be substantially more severe than shown in the previous environmental document;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous environmental would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Based upon a review of the current project, none of the situations described in Sections 15162 and 15164 of the State CEQA Guidelines apply. No changes in circumstances have occurred, and no new information of substantial importance has manifested, which would result in new significant or substantially increased adverse impacts as a result of the project. Therefore, this Addendum has been prepared in accordance with Section 15164 of the CEQA State Guidelines. Public review of this Addendum is not required per CEQA.

## **V. IMPACT ANALYSIS**

The following includes the project-specific environmental review pursuant to the CEQA. The analysis in this document evaluates the adequacy of the ND relative to the project.

### *Aesthetics*

#### **Sorrento Valley Marijuana Outlet ND**

The Sorrento Valley MO ND identified the project site is developed with existing structures. Since the project proposed interior renovations with minor site improvements the project would not have an adverse effect on a scenic vista, substantially degrade the existing visual character or quality of the site, nor is new exterior lighting proposed. The site is not located near or adjacent scenic resources or state scenic highways. Due to the minor scope of the improvements the ND determined no impacts would result.



## **Project**

The Project proposes to expand the existing use within an existing structure with tenant improvements for retail and office space and modifying existing exterior window system for a new storefront entrance. As previously discussed, the ND analyzed aesthetics as it relates to scenic vistas, visual character, exterior lighting and determined no impacts would result due to the interior renovations and minor site improvements.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

## *Agriculture and Forestry Resources*

### **Sorrento Valley Marijuana Outlet ND**

As stated in the ND, the project site is within a developed area and would not convert farmland to non-agricultural uses and no impact would occur.

## **Project**

Like the original project, the Project site is currently developed and there is no forest land or farmland onsite. Thus, implementation of the Project to expand uses within an existing structure would not result in the conversion of agricultural lands to non-agricultural use; conflict with existing zoning for agricultural use, or a Williamson Act Contract; conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production; or contribute to the conversion of any forested land to non-forest use.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

## *Air Quality*

### **Sorrento Valley Marijuana Outlet ND**

The ND identifies the site is in the San Diego Air Basin (SDAB) and is under the jurisdiction of the San Diego Air Pollution Control District (SDAPCD) and the California Air Resources Board (CARB). The Project would not involve land clearing, or grading operations; therefore, it would not violate any air quality standard or contribute substantially to an existing or projected air quality violation. Thus, no impacts would occur.

The ND stated the project is not anticipated to result in the emissions of dust and other pollutants. However, emissions would be temporary and short-term in duration; implementation of Best Management Practices (BMPs) would reduce potential impacts to a less than significant level. Therefore, the project would not result in a cumulatively considerable net increase of any criteria



pollutant for which the project region is non-attainment under applicable federal or state ambient air quality standards. Thus, no significant impacts would occur, and no mitigation measures are required.

### **Project**

The Project would include an expansion of an existing use within an existing structure. Tenant improvements would consist of interior remodeling and a new entrance point into the building. The project would not conflict with any air quality plan; violate any air quality standard or contribute substantially to an existing or projected air quality violation; and would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is non-attainment under an applicable federal or state ambient air quality standard. Similarly, the Project would not expose sensitive receptors to substantial pollutant concentrations, nor would it create objectionable odors. As previously discussed in the ND, no significant impacts would occur, and no mitigation measures are required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

### *Biological Resources*

#### **Sorrento Valley Marijuana Outlet ND**

The Sorrento Valley MO ND identified the project site as currently developed with industrial buildings and associated hardscape and landscape. Carroll Creek is located immediately south of the existing industrial building. Although MHPA lands occur on site south of the rail line which bisects the property, the project would occur within a tenant space of an existing structure. The project would occur within a previously developed area and would not have an adverse effect directly or indirectly to the creek. The project would not interfere with the movement of any native resident or migratory fish or wildlife species and would not conflict with any local policies and/or ordinances protecting biological resources as the project would occur within previously developed areas. As described in the ND, the project would occur within a tenant space that would require interior renovations and minor site improvements. No impact would occur to biological resources.

### **Project**

The project proposes an expansion of use within an existing structure and interior renovations. Like the Sorrento Valley MO, the project would occur within a previously developed area and would not have an adverse effect directly or indirectly to Carroll Creek or the MHPA. The project would not interfere with the movement of any native resident or migratory fish or wildlife species and would not conflict with any local policies and/or ordinances protecting biological resources as the project would occur within previously developed areas inside an existing structure.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant



impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

#### *Cultural Resources*

##### **Sorrento Valley Marijuana Outlet ND**

As noted in the ND the structures onsite were constructed in 1979. The City of San Diego criteria for determination of historic significance, pursuant to CEQA is evaluated based upon age (over 45 years), location, context, association with an important event, uniqueness, or structural integrity of the building. Additionally, based upon the project site's location and the previously developed nature it was determined that there was no potential impact to any unique or non-unique historical resources. Additionally, the Sorrento Valley MO Project would not require excavation or any ground disturbance and would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5. The building where the project is proposed was determined to not be historically significant nor was the site considered to contain historical resources, and therefore no impact would occur.

Although the project site is underlain by the Young Alluvial Flood Plain and Ardath Shale Formation, which is considered to have a low and high sensitivity for paleontological resources, respectively, no direct or unique paleontological features would be impacted by the Project as no grading/excavation is required and the project proposes to utilize an existing building. The ND also clarified that no formal or informal cemeteries were identified onsite or within the project vicinity. Thus, the Project would not disturb human remains. No impacts would occur, and no mitigation measures are required.

#### **Project**

As previously discussed, the ND disclosed the building where the proposed project is located was constructed in 1979 and is not over 45 years or older. The Project is proposing to expand an existing use with tenant improvements in an existing structure. These improvements would not result in impacts related to an architecturally significant building, structure, or object because the building is not considered historic and improvements will occur mostly inside the structure. The Project would not require excavation or any ground disturbance, and as such would not cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines §15064.5 and would not disturb human remains. No impacts would occur, and no mitigation measures are required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.



## *Geology and Soils*

### **Sorrento Valley Marijuana Outlet ND**

The Sorrento Valley MO ND identified that the site is not traversed by an active, potentially active, or inactive fault and is not within an Alquist-Priolo Fault Zone.

According to the City of San Diego Seismic Safety Study Maps, the project site is located in Geologic Hazard Category 21 and 31. Hazard Category 21 is defined as Landslide; Confirmed, known, or highly suspected. Hazard Category 31 is defined as liquefaction; high potential- shallow groundwater major drainages, hydraulic fills. Seismic shaking at the site could be generated by any number of known active and potentially active faults in the region and could cause liquefaction during shaking. The project site is currently developed. The project would utilize the existing building and require interior renovations and minor site improvements and would not create an unstable geologic hazard as a result of the project. No additional habitable space is proposed. The project would require interior renovations and minor site improvements. Also, grading is not required, therefore soil erosion or the loss of topsoil would not result. Any potential impacts from regional geologic hazards would remain less than significant.

In addition, the project would not require the construction of any new facilities as it relates to wastewater, as services are available to serve the project. No impact would occur.

### **Project**

The Project proposes an expansion of use in an existing structure with tenant improvements and would not require any ground disturbing activities that would result in impacts associated with the rupture of a known earthquake fault, strong seismic ground shaking, or substantial soil erosion or the loss of topsoil. The Project is located in an existing building and implementation of the Project would not result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. The proposed tenant improvements would not result in liquefaction, nor would it increase the likelihood of persons or structures being exposed to seismic related ground failure. The Project also does not require the use of a septic tank. Thus, impacts would remain less than significant, and no mitigation measures are required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

## *Greenhouse Gas Emissions*

### **Sorrento Valley Marijuana Outlet ND**

A Climate Action Plan Consistency Checklist (Checklist) was conducted for the Sorrento Valley MO project. The Checklist is part of the Climate Action Plan (CAP) and contains measures that are required to be implemented on a project-by-project basis to ensure that the specified emission targets identified in the CAP are achieved. As stated in the ND, the Project is consistent with the



existing General Plan and Community Plan land use and zoning designations. The project proposes a use permit that would not result in the expansion or enlargement of a building; therefore, the project would be subject to step one of the CAP Consistency Checklist which is consistency with land use. The Checklist for the ND determined the project would not result in a significant cumulative impact to GHG emissions. Impact would be less than significant.

### **Project**

The Project is an expansion of an existing use with tenant improvements in an existing structure. The project proposes a use permit that would not result in enlarging a building; therefore, the project would be subject to step one of the CAP Consistency Checklist which is consistency with land use. The project is consistent with the land use and does not meet the additional requirements in Step 2 of the Checklist. Therefore, it is determined the project would not result in a significant cumulative impact to GHG emissions. Impact would be less than significant.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

### *Hazards and Hazardous Materials*

#### **Sorrento Valley Marijuana Outlet ND**

The Sorrento Valley MO ND determined that due to the nature of the project, the routine transport, use, or disposal of hazardous materials would not occur. The project would not generate hazardous emissions. No part of the project involves the handling of acutely hazardous materials, substances, or waste. The ND also determined the project would not involve the use of hazardous materials or create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment.

The site is not located within 0.25 mile of an existing or proposed school and therefore, would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. The site is currently developed and is not identified as a hazardous materials site pursuant to Government Code Section 65962.5.

Although the project is not located within two miles of a public airport or public use airport, nor in close proximity to any private airstrip project site, it is located within the MCAS Miramar Airport Land Use Compatibility Plan (ALUCP). Review of the ALUCP identifies the project is mapped within the Airport Land Use Compatibility Overlay Zone (MCAS Miramar), Airport Influence Area (Review Area 1), and Airports Safety Zone (MCAS Miramar Accident Potential Zone 2). The project would occur within an existing building requiring interior renovations and minor site improvements. Although the project site is located within an airport land use plan, the project would not result in a safety hazard in the project area.

The ND found that the Sorrento Valley MO would not interfere with the implementation of or physically interfere with an adopted emergency response plan or evacuation plan. No roadway



improvements are proposed that would interfere with circulation or access. As such, no impacts would occur, and no mitigation measures are required. The Project site is located within an urbanized and developed area, and no new structures would be constructed. Therefore, no significant impacts would occur, and no mitigation measures are required.

### **Project**

The Project is an expansion of an existing use within an existing structure. The conditions are similar to those analyzed in the Sorrento Valley MO ND and no change has occurred with regards to hazards and Hazardous Materials. Therefore, no significant impacts would occur, and no mitigation measures are required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

### *Hydrology and Water Quality*

#### **Sorrento Valley Marijuana Outlet ND**

As stated in the Sorrento Valley MO ND the Project does not involve the development of new structures. Although minor site improvements would occur, the project would comply with the City's Storm Water Regulations and would therefore not result in a violation of any water quality standards or waste discharge requirements. The project does not require the construction of wells. The project site is currently developed. The project would not alter the existing drainage pattern or alter the course of a stream or river in a manner that would result in erosion, siltation, or flooding on- or offsite. Due to the nature of this project, any runoff from the site is not anticipated to exceed the capacity of existing storm water systems or provide substantial additional sources of polluted runoff that would require new or expanded facilities. The 100-year flood hazard area is mapped immediately south of the existing structures along Carroll Creek. However, no structures are located within the flood hazard area and no structures would be constructed. The project would require interior renovations and minor site improvements. No impacts would occur.

Additionally, the project would comply with all City storm water quality standards during construction of the site improvements. Appropriate BMP's would be implemented to ensure that water quality is not degraded. Impacts would be less than significant, and no mitigation measures are required.

### **Project**

The Project is an expansion of an existing use within an existing structure. These improvements would not violate any water quality standards or waste discharge requirements; would not require the construction of wells or the use of groundwater; would not affect or substantially alter existing drainage patterns or result in substantial erosion; would not substantially increase the rate or amount of surface runoff which would result in flooding on- or off-site; would not create or contribute runoff water and would not substantially degrade water quality. The Project does not propose the placement of housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map; and



would not create structures that would impede or redirect flood flows that would expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. The Project would also not increase the likelihood of a seiche or tsunami and would not be inundated by a mudflow.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

#### *Land Use and Planning*

##### **Sorrento Valley Marijuana Outlet ND**

The ND identifies that the project is located within an existing industrial development. The project would be consistent with the land use designations of the General and Community Plan, and the underlying zone. The project would not physically divide an established community, nor conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. The project would require interior renovations and minor site improvements. The project would not conflict with any conservation plan for the site. No impact would occur.

#### **Project**

The project is an expansion of use with tenant improvements to a structure in an existing industrial development. Project improvements are consistent with the land use designations of the General and Community Plan would not physically divide an established community; and would not conflict with any applicable habitat conservation plan or natural community conservation plan. The Project would not conflict with the City's MSCP Subarea Plan as the project is located within an existing building.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

#### *Mineral Resources*

##### **Sorrento Valley Marijuana Outlet ND**

As stated in the ND, there are no known mineral resources located on the Project site. The urbanized and developed nature of the site and vicinity would prevent the extraction of any such resources. The site is not currently being utilized for mineral extraction and does not contain any known mineral resources that would be of value to the region. Therefore, no significant impacts were identified, and no mitigation measures are required. In addition, the Sorrento Valley MO Project area has not been delineated on a local general plan, specific plan, or other land use plan as a locally important mineral resource recovery site, and no such resources would be affected with project implementation. Therefore, no impact would occur, and no mitigation measures are required.



## **Project**

The project is an expansion of use with tenant improvements to a structure in an existing industrial development. The project site is not currently being used for mineral resource extraction and is zoned and developed for industrial use rather than mining uses. Further, the project site is within an urbanized area, surrounded by light industrial uses and the Project will be located in an existing building. Therefore, the project site would not be suitable for mining if mineral deposits were located on site. No impacts would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

## *Noise*

### **Sorrento Valley Marijuana Outlet ND**

The project proposes a MO with interior renovations within an existing tenant space with minor site improvements. The project would not result in excessive noise, nor propose any major construction activities, such as erecting new structures. No ground borne vibrations would be generated. The project would utilize a tenant space within an existing building and site improvements would be implemented. Ambient noise levels would remain similar to what exists currently. In addition, the project would be required to comply with the San Diego Municipal Code, Article 9.5, Noise Abatement and Control. Therefore, impacts would be less than significant.

According to the adopted MCAS Miramar ALUCP, the project site is located within the Miramar Airport Influence Area. The project is located within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour and outside of the overflight areas. As such, the project site would not be exposed to excessive aircraft noise and the project is not located within the vicinity of a private airstrip. No impact would result.

## **Project**

The project is an expansion of use with tenant improvements to a structure. Implementation of the Project would not result in short-term construction or long term operational noise impacts, would not result in a substantial permanent or temporary increase in ambient noise levels, and would not expose sensitive receptors to excessive ground borne vibration or noise. The Project site is located within the Miramar Airport Influence Area. The project is located within the 60-65 decibel (dB) Community Noise Equivalent Level (CNEL) noise contour and outside of the overflight areas. As such, the project site would not be exposed to excessive aircraft noise and the project is not located within the vicinity of a private airstrip. No impacts associated with airport noise would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.



### *Population and Housing*

#### **Sorrento Valley Marijuana Outlet ND**

The Sorrento Valley MO site is located in a developed industrial park and is surrounded by similar development. According to the ND, the site currently receives water and sewer service from the City, and no extension of infrastructure to new areas is required. No roadway improvements are proposed as part of the project. As such, the project would not substantially increase housing or population growth or displace housing in the area. No impacts would occur.

#### **Project**

The project is an expansion of use with tenant improvements to a structure in an industrial development and would not result in the construction of new homes, businesses, or public infrastructure; would not induce population growth; and would not displace any existing housing or substantial numbers of people, necessitating the construction of replacement housing elsewhere. No impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

### *Public Services*

#### **Sorrento Valley Marijuana Outlet ND**

The Sorrento Valley MO ND identified the project site is in an urbanized and developed area where fire and police protection services are already provided. The project would not adversely affect existing levels of fire and police protection services to the area and would not require the construction of new or expansion of existing governmental facilities.

The project would not significantly increase the demand on public schools, libraries, parks, or other public services over that which currently exists and is not anticipated to result in a significant increase in demand for these public services. No impacts would occur.

#### **Project**

The project is an expansion of use with tenant improvements to a structure. These improvements would not adversely affect existing levels of fire and/or police protection services to the area, would not increase the demand on public schools, and would not adversely affect existing levels of public services such that it would require the construction of new or expansion of existing governmental facilities. Implementation of the Project would not significantly increase the demand on existing neighborhood or regional parks or other recreational facilities over that which presently exists. No impact would occur.



Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

#### *Recreation*

##### **Sorrento Valley Marijuana Outlet ND**

The ND states the Sorrento Valley MO project would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Therefore, the project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. No impact would occur.

#### **Project**

The project to expand an existing use with tenant improvement within an existing industrial building, would not significantly increase the use of existing neighborhood or regional parks or other recreational facilities. Therefore, the project is not anticipated to result in the use of available parks or facilities such that substantial deterioration occurs, or that would require the construction or expansion of recreational facilities to satisfy demand. No impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

#### *Transportation/Traffic*

##### **Sorrento Valley Marijuana Outlet ND**

The Sorrento Valley MO ND analyzed the traffic using the LOS metric. According to the project, it is anticipated to generate approximately 875 average weekday trips, with 79 AM peak hour trips (40 in and 39 out) and 140 PM peak hour trips (70 in and 70 out). Additionally, the AM peak hour at the I-805 Northbound off-ramp – Vista Sorrento Parkway/Sorrento Valley Road – Mira Mesa Boulevard intersection was analyzed using a more conservative traffic volume and a 160 second cycle length. It was concluded that the 3,500-square foot project would not conflict with the City of San Diego's Significance Threshold of 1.0 second delay. Furthermore, the project would not conflict with any applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system. The project is not expected to cause a significant short-term or long-term increase in traffic volumes, and therefore, would not adversely affect existing levels of service along area roadways. The project would also not result in conflict with any applicable congestion management program, level of service standards or travel demand measures. Impacts would be less than significant.

Implementation of the project would not result in a change in air traffic patterns. As stated in the ND, MCAS Miramar Airport is located approximately 2 miles from the project site. According to the



adopted MCAS Miramar ALUCP, the project site is located within the Miramar Airport Influence Area, Review Area 1. The project site is located outside the Safety Zones established for MCAS Miramar and within the 60-65 dB CNEL. The proposed use would be compatible with this noise environment. As such, the project would not conflict with the MCAS Miramar Airport Land Use Compatibility Plan. Because the project would utilize an existing structure and develop no new structures, an FAA Part 77 determination, as well as an ALUCP consistency determination are not required. No impact would occur.

Additionally, the project has been reviewed and is consistent with applicable regulations and would not include any project elements that could potentially create a hazard to the public. The project would utilize a tenant space within an existing structure that would require interior renovations as well as minor site improvements and would therefore not result in inadequate emergency access. The project site would make no changes to existing bike lanes or access to transit and would not. The implementation of the project would not conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. No impact would occur.

### **Complete Communities: Housing Solutions and Mobility Choices EIR**

Senate Bill (SB) 743, which became effective July 1, 2020, was signed into law in 2013 with the intent to better align CEQA practices with statewide sustainability goals related to efficient land use, greater multi-modal choices, and GHG reductions and updated how transportation impacts are evaluated under CEQA. CEQA Guidelines Section 10564.3, enacted pursuant to SB 743, was adopted in December 2018, and became effective in the city of San Diego July 1, 2020. The amended section identifies VMT as the appropriate metric for measuring transportation impacts along with the elimination of auto delay/LOS for CEQA purposes statewide. Since SB 743 became effective in the city of San Diego after the approved entitlements, VMT was not used as the performance metric in the 2019 TIA or Addendum. Currently, the City's CEQA Guidelines require examination of whether a project would result in VMT exceeding thresholds identified in the City's Transportation Study Manual.

In order to implement SB 743, the City adopted the Mobility Choices Program. The Mobility Choices program was evaluated as part of the City's Complete Communities: Housing Solutions and Mobility Choices PEIR. The purpose of the Mobility Choices Program is to implement SB 743 by ensuring that new development mitigates transportation VMT impacts to the extent feasible, while incentivizing development within the City's TPAs and urban areas. The Mobility Choices regulations included amendments to the City's SDMC and Land Development Manual to support implementation of the program in addition to adoption of a new CEQA significance threshold for transportation that implements SB 743. The Complete Communities: Housing Solutions and Mobility Choices PEIR found that implementation of the Mobility Choices Program and associated updates to the LDC to implement a new threshold for VMT impacts would not be associated with increases in per capita VMT. Rather, implementation of the Mobility Choices program would support reductions in per capita VMT by either requiring the construction of, or funding for, transportation infrastructure and amenities within Mobility Zones 1 and 2 (e.g., Downtown or in a TPA) that would encourage non-vehicular travel. The Complete Communities: Housing Solutions and Mobility Choices PEIR found that implementation of the Mobility Choices program and the new significance threshold for transportation impacts, would result in VMT impacts for any new development that occurs in an



area that generates resident VMT per capita or employee VMT per employee that is greater than 85 percent of the base year regional average, absent any mitigation. While the Mobility Choices Program regulations were intended to serve as mitigation to ensure an overall reduction in citywide VMT, the PEIR did not conclude that all potential VMT impacts would be fully mitigated because at a program level of analysis it could not be determined with certainty whether the improvements associated with program implementation would fully mitigate VMT impacts at the project level.

Although the Mobility Choices Program is anticipated to result in the implementation of infrastructure improvements that could result in per capita VMT reductions, at a program level, the PEIR found that potentially significant VMT impacts could nonetheless remain significant because it could not be determined with certainty whether the improvements would be implemented at the time a future development project's VMT impacts could occur and whether those impacts would be mitigated to a less than significant level. The analysis for this issue was cumulative in nature, accordingly, cumulative impacts related to VMT would also be significant.

The City's Complete Communities: Housing Solutions and Mobility Choices PEIR evaluated, among other things, the environmental impacts of adoption of the City's Complete Communities: Mobility Choices (Mobility Choices Program). The Mobility Choices Program included adoption of Ordinance Number O-21274, on December 9, 2020. The Mobility Choices regulations included the identification of Mobility Zones, VMT Reduction Measures as outlined in SDMC Section 143.1103(b) and Land Development Manual Appendix T, and an Active Transportation In-Lieu Fee to be used to mitigate VMT impacts from new development in VMT inefficient areas by collecting funds for implementation of active transportation improvements in VMT efficient areas.

## **Project**

A Vehicle Miles Traveled Screening Assessment for the proposed Cannabis 21+ Amend CUP/CDP Project was prepared by Darnell & Associates, Inc., (September 29, 2022.) The proposed project was evaluated under the City's Transportation Study Manual VMT Screening Criteria for land development projects and it was determined the Project satisfies the Locally Serving Retail/Recreational Project screening criterion outlined in the City of San Diego Transportation Study Manual. Based upon the information provided in the VMT assessment analysis, the project is determined to be screened out from additional VMT analysis. Therefore, the Project is presumed to have a less than significant VMT impact.

Based on the foregoing analysis and information, there is no evidence that the project would result in a new significant impact, nor would a substantial increase in the severity of impacts occur from that described in the Sorrento Valley MO ND, or the Complete Communities: Housing Solutions and Mobility Choices PEIR.

Additionally, the project is an expansion of use with tenant improvements in an existing structure. The improvements would not conflict with the existing transportation circulation system. Thus, the Project would not conflict with any applicable plan, ordinance or policy regarding the transportation system; would not conflict with an applicable congestion management program; would not result in a change in air traffic patterns that would result in substantial safety risks; would not increase hazards; and would not result in inadequate emergency access. No impact would occur.



Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

#### *Tribal Cultural Resources*

##### **Sorrento Valley Marijuana Outlet ND**

*The Sorrento Valley MO ND identified* the project would not cause a substantial adverse effect to tribal cultural resources, as there are no recorded sites listed or sites eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined by the Public Resources Code. The City, as lead agency, determined that Tribal Cultural Resources pursuant to subdivision Public Resources Code Section 5024.1(c) would not be potentially be impacted through project implementation. The project would utilize a tenant space within an existing structure that would require interior renovations as well as minor site improvements. No impact would occur.

#### **Project**

The Project would utilize a tenant space within an existing structure that would require tenant improvements. The site conditions remain the same as the previous Sorrento Valley MO project as there are no recorded sites listed or sites eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined by the Public Resources Code and project improvements consist of improvements to an existing structure, no impact would occur.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

#### *Utilities and Service System*

##### **Sorrento Valley Marijuana Outlet ND**

*The Sorrento Valley MO ND identified* implementation of the project would not interrupt existing sewer service to the project site or other surrounding development. The project is not anticipated to generate significant amount of wastewater. Wastewater facilities used by the project would be operated in accordance with the applicable wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB). Existing sewer infrastructure exists within roadways surrounding the project site and adequate services are available to serve the project. The project would not exceed the capacity of the existing storm water system and would not require the construction of new or expanded treatment facilities of which would cause significant environmental effects. The site currently receives water service from the City, and adequate services are available to serve the project without requiring new or expanded entitlements. The project would be served by a landfill with sufficient permitted capacity to accommodate the projects disposal needs. Thus, impact would be less than significant.



## **Project**

The Project is an expansion of an existing use and tenant improvements within an existing structure. No new or expanded utilities infrastructure would be required and the Project would not require additional landfill capacity.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

### *Mandatory Findings Significance*

## **Sorrento Valley Marijuana Outlet ND**

The Sorrento Valley MO ND documented that the project would not have the potential to degrade the quality of the environment or cause substantial adverse effects on human beings. As such, no mitigation measures would be incorporated as all impacts would be less than significant.

## **Project**

The Project to expand an existing use and implement tenant improvements would not result in cumulatively considerable impacts, nor would it cause a significant direct or indirect impact to human beings. No mitigation measures would be required.

Based on the foregoing analysis and information, there is no evidence that the project would require a major change to the Negative Declaration. The project would not result in any new significant impact, nor would a substantial increase in the severity of impacts from that described in the Negative Declaration result.

## **VI. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT**

None required

## **VII. IMPACT SIGNIFICANCE**

The ND identified that all impacts would be below a level of significance. This Addendum also identifies that all significant project impacts would be below a level of significance, consistent with the previously certified ND.

## **VIII. CERTIFICATION**

Copies of the addendum, the adopted ND and associated project-specific technical appendices, if any, may be accessed on the City's CEQA webpage at <https://www.sandiego.gov/ceqa/final>.



*Sara Osborn*

Sara Osborn  
Senior Planner  
Development Services Department

1/12/2023

Date of Final Report

Analyst: Sara Osborn

Attachments: References

Figure 1: Location

Figure 2: Site Plan

Recirculated Negative Declaration No. 545299



**INITIAL STUDY CHECKLIST  
REFERENCES**

**I. Aesthetics / Neighborhood Character**

- ☐ City of San Diego General Plan
- ☒ Community Plans: Torrey Pines

**II. Agricultural Resources & Forest Resources**

- ☒ City of San Diego General Plan
- ☐ U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973
- ☐ California Agricultural Land Evaluation and Site Assessment Model (1997)
- ☐ Site Specific Report:

**III. Air Quality**

- ☐ California Clean Air Act Guidelines (Indirect Source Control Programs) 1990
- ☒ Regional Air Quality Strategies (RAQS) - APCD
- ☐ Site Specific Report:

**IV. Biology**

- ☒ City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997
- ☒ City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" Maps, 1996
- ☐ City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997
- ☐ Community Plan - Resource Element
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001
- ☐ California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001
- ☐ City of San Diego Land Development Code Biology Guidelines
- ☐ Site Specific Report:

**V. Cultural Resources (includes Historical Resources and Built Environment)**

- ☒ City of San Diego Historical Resources Guidelines
- ☐ City of San Diego Archaeology Library
- ☐ Historical Resources Board List
- ☐ Community Historical Survey:
- ☐ Site Specific Report:

**VI. Geology/Soils**

- ☒ City of San Diego Seismic Safety Study
- ☐ U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975
- ☐ Site Specific Report:



**VII. Greenhouse Gas Emissions**

- ☒ Site Specific Report: CAP Consistency Checklist: Cannabis 21+ (Sorrento Valley), 9/6/2022

**VIII. Hazards and Hazardous Materials**

- ☒ San Diego County Hazardous Materials Environmental Assessment Listing  
☐ San Diego County Hazardous Materials Management Division  
☐ FAA Determination  
☐ State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized  
☒ Airport Land Use Compatibility Plan  
☐ Site Specific Report:

**IX. Hydrology/Drainage**

- ☐ Flood Insurance Rate Map (FIRM)  
☒ Federal Emergency Management Agency (FEMA), National Flood Insurance Program-Flood Boundary and Floodway Map  
☐ Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)  
☐ Site Specific Report:

**X. Land Use and Planning**

- ☒ City of San Diego General Plan  
☒ Community Plan  
☒ Airport Land Use Compatibility Plan  
☒ City of San Diego Zoning Maps  
☐ FAA Determination:  
☐ Other Plans:

**XI. Mineral Resources**

- ☐ California Department of Conservation - Division of Mines and Geology, Mineral Land Classification  
☐ Division of Mines and Geology, Special Report 153 - Significant Resources Maps  
☒ City of San Diego General Plan: Conservation Element  
☐ Site Specific Report:

**XII. Noise**

- ☒ City of San Diego General Plan  
☐ Community Plan  
☐ San Diego International Airport - Lindbergh Field CNEL Maps  
☐ Brown Field Airport Master Plan CNEL Maps  
☐ Montgomery Field CNEL Maps  
☒ MCAS Miramar Airport Master Plan CNEL Maps  
☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes  
☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG  
☐ Site Specific Report:



**XIII. Paleontological Resources**

- ☒ City of San Diego Paleontological Guidelines
- ☐ Deméré, Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996
- ☐ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," *California Division of Mines and Geology Bulletin* 200, Sacramento, 1975
- ☐ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977
- ☐ Site Specific Report:

**XIV. Population / Housing**

- ☐ City of San Diego General Plan
- ☐ Community Plan
- ☐ Series 11/Series 12 Population Forecasts, SANDAG
- ☐ Other:

**XV. Public Services**

- ☐ City of San Diego General Plan
- ☐ Community Plan

**XVI. Recreational Resources**

- ☐ City of San Diego General Plan
- ☐ Community Plan
- ☐ Department of Park and Recreation
- ☐ City of San Diego - San Diego Regional Bicycling Map
- ☐ Additional Resources:

**XVII. Transportation / Circulation**

- ☐ City of San Diego General Plan
- ☐ Community Plan:
- ☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG
- ☐ San Diego Region Weekday Traffic Volumes, SANDAG
- ☒ Site Specific Report: VMT Screening Assessment Memo for PTS #696758 - Cannabis 21+ Amendment CUP/CDP prepared by Darnell & Associates September 2022.

**XVIII. Utilities**

- ☐ Site Specific Report:

**XIX. Water Conservation**

- ☐ Sunset Magazine, *New Western Garden Book*, Rev. ed. Menlo Park, CA: Sunset Magazine

**XX. Water Quality**

- ☐ Clean Water Act Section 303(b) list, [http://www.swrcb.ca.gov/tmdl/303d\\_lists.html](http://www.swrcb.ca.gov/tmdl/303d_lists.html)
- ☐ Site Specific Report:





## Location Map

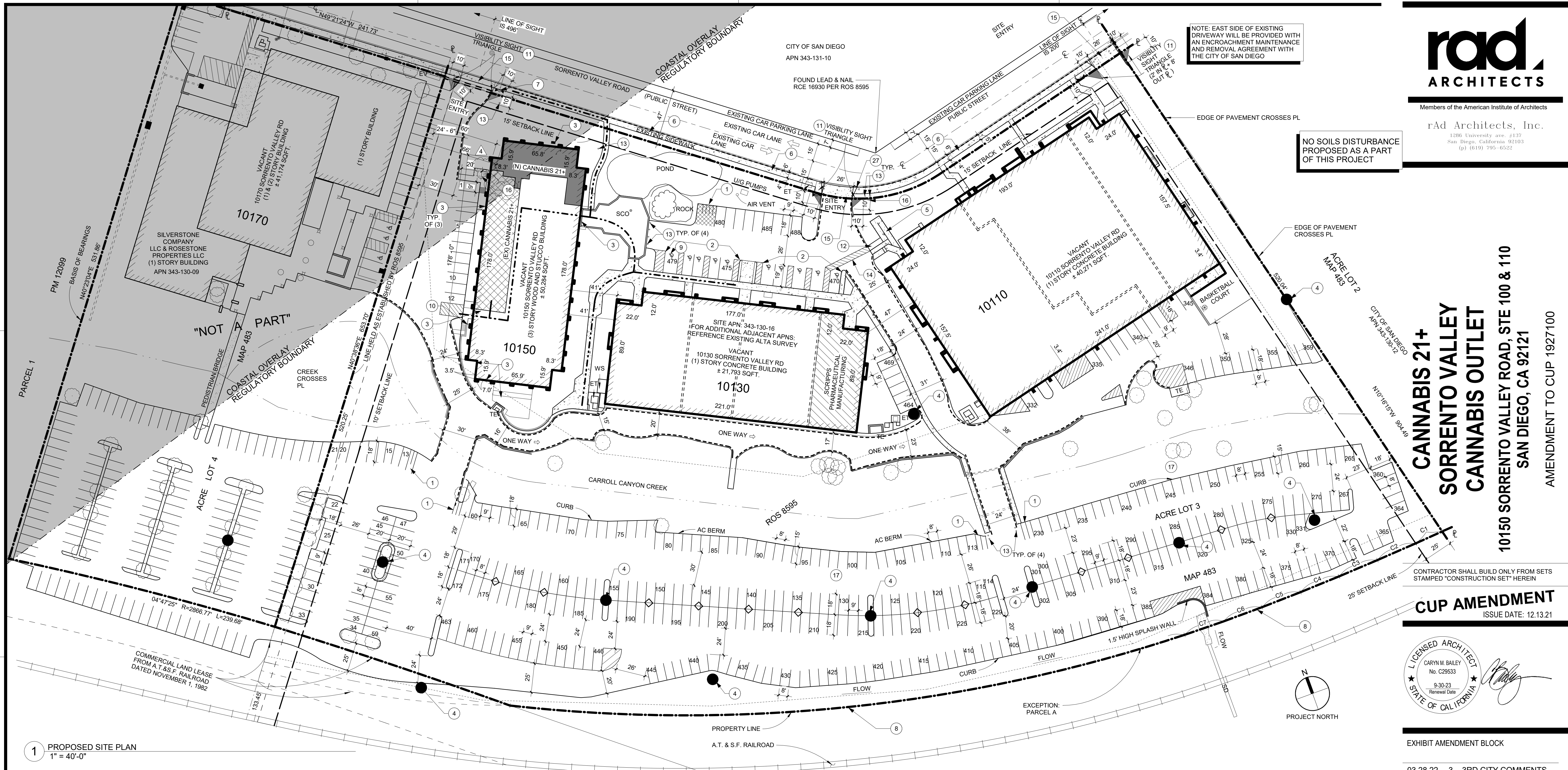
Cannabis 21 Amend CUP CDP/Project No. 696758

City of San Diego – Development Services Department

**FIGURE**

**No. 1**





**rad.**  
ARCHITECTS

Members of the American Institute of Architects

rad Architects, Inc.

1286 University Ave. #137  
San Diego, California 92103  
(p) (619) 295-6522

NO SOILS DISTURBANCE  
PROPOSED AS A PART  
OF THIS PROJECT

**CANNABIS 21+  
SORRENTO VALLEY  
CANNABIS OUTLET**

**10150 SORRENTO VALLEY ROAD, STE 100 & 110  
SAN DIEGO, CA 92121**  
AMENDMENT TO CUP 1927100

CONTRACTOR SHALL BUILD ONLY FROM SETS  
STAMPED "CONSTRUCTION SET" HEREIN

**CUP AMENDMENT**  
ISSUE DATE: 12.13.21



EXHIBIT AMENDMENT BLOCK

03.28.22 3 3RD CITY COMMENTS  
06.23.22 4 4TH CITY COMMENTS

SHEET TITLE:

**SITE PLAN & PARKING**

SHEET NO:

**P21A**

### EXISTING PARKING COUNT IL-3-1

EXISTING PARKING SPACES	=	472
EXISTING STANDARD STALLS	=	472
PROPOSED STANDARD STALLS	=	472
NO CHANGE		
EXISTING ADA SPACES	=	10
REQUIRED ADA PARKING	472 X 0.02 =	(9.44) 10
PROPOSED ADA SPACES	=	10
SITE IS PROVIDING 10 ADA STALLS COMPLIES WITH REQUIRED		
NO CHANGE		
TOTAL EXISTING PARKING	=	482
TOTAL PROPOSED PARKING	=	482
NO CHANGE		
REQUIRED MOTORCYCLE PARKING FOR SITE		
2% OF PARKING = 482 X .02 = 10 STALLS		
EXISTING STALLS	=	13
TOTAL PROPOSED STALLS	=	13
NO CHANGE		

BICYCLE SHORT TERM PARKING:  
1 SPACE REQUIRED - 4 SPACES PROVIDED PER: 142.0530 (e) (1) (A) & (B)

BICYCLE LONG TERM PARKING:  
NOT REQUIRED PER: 142.0530 (e) (2) (A) FEWER THEN 10 EMPLOYEES PER SHEET P1.0

CLEAN AIR/ VAN POOL PARKING:  
NOT REQUIRED PER: SECTION 5.106.5.2

### REQUIRED PARKING IL-3-1

<b>EXISTING PARKING</b>			
SEE MAP AND PARKING RATIO TABLE 142-05G. SEE PREVIOUS APPROVED PERMITTED PROJECT: PROJECT APPROVAL NBR: M69828-29-30; ISSUED: 06/15/1979			
<b>BUILDING 10110 (40,271 SF)</b>			
40,271 SF X 3.3 SPACES PER 1,000 SF =	132.89	AUTOMOBILE PARKING SPACES	
<b>TOTAL SPACES REQUIRED FOR BUILDING 10110:</b>	<b>133</b>	<b>AUTOMOBILE PARKING SPACES</b>	
<b>BUILDING 10130 (21,793 SF)</b>			
SCRIPPS 3,991 SF X 2.5 SPACES PER 1,000 SF =	9.97		
VACANT 17,802 SF X 3.3 SPACES PER 1,000 SF =	58.75	AUTOMOBILE PARKING SPACES	
<b>TOTAL SPACES REQUIRED FOR BUILDING 10130:</b>	<b>69</b>	<b>AUTOMOBILE PARKING SPACES</b>	
<b>BUILDING 10150 (50,284 SF)</b>			
CANNABIS OUTLET (EXISTING):			
3,475 SF X 5.0 SPACES PER 1,000 SF =	17.5	AUTOMOBILE PARKING SPACES	
46,809 SF X 3.3 SPACES PER 1,000 SF =	154.38	AUTOMOBILE PARKING SPACES	
<b>50,284 TOTAL SPACES REQUIRED FOR</b>	<b>172</b>	<b>AUTOMOBILE PARKING SPACES</b>	
<b>TOTAL SPACES REQUIRED:</b>	<b>374</b>	<b>AUTOMOBILE PARKING SPACES</b>	

### SITE PLAN GENERAL NOTES

- A. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFG 901.4.4)
- B. THE OWNER / PERMITEE SHALL PROVIDE A SUFFICIENT ODOR ABSORBING VENTILATION AND EXHAUST SYSTEM CAPABLE OF ELIMINATING EXCESSIVE OR OFFENSIVE ODORS CAUSING DISCOMFORT OR ANNOYANCE TO ANY REASONABLE PERSON OF NORMAL SENSITIVITIES STANDING OUTSIDE OF THE STRUCTURAL ENVELOPE OF THE CANNABIS OUTLET

#### PROPOSED PARKING

<b>BUILDING 10150 (50,284 SF)</b>		
CANNABIS OUTLET:	23.56	AUTOMOBILE PARKING SPACES
5,480 SF X 4.3 SPACES PER 1,000 SF =		
VACANT (TO REMAIN)	144.6	AUTOMOBILE PARKING SPACES
43,818 SF X 3.3 SPACES PER 1,000 SF =	<b>169</b>	<b>AUTOMOBILE PARKING SPACES</b>
<b>50,284 TOTAL SPACES REQUIRED FOR</b>		
<b>BUILDING 10150:</b>		
BUILDING 10110	133	
BUILDING 10130	69	
<b>TOTAL SPACES REQUIRED:</b>	<b>371</b>	<b>AUTOMOBILE PARKING SPACES</b>
TOTAL EXISTING PARKING	488 SPACES	
TOTAL EXTRA SPACES	118 SPACES	

### SITE PLAN LEGEND

(N) CANNABIS 21+ SPACE, SUITE 100	SCRIPPS PHARMACEUTICAL MANUFACTURER	(E) BUILDING LIGHT	PROPERTY LINE
(EX) CANNABIS 21+ SPACE, SUITE 110	COASTAL OVERLAY REGULATORY BOUNDARY	(E) LIGHT POLE	SETBACK LINE
(E) SIDEWALK		(#) COMPACT STALLS	INDICATES RED CURB
			EXITING / PATH OF TRAVEL
			INDICATES EXISTING DEMISING WALL

### SITE PLAN KEYNOTES #

- HATCH INDICATES (E) MOTORCYCLE PARKING PAINTED WHITE WITH PARKING CONFIGURATION AS INDICATED
- (E) HANDICAP PARKING STALLS, SEE DETAILS 1, 2, 3 / A0.3C FOR COMPLIANCE REQUIREMENTS
- (E) EXTERIOR BUILDING LIGHTS
- (E) EXTERIOR PARKING LIGHTS
- (E) HANDICAP RAMP FROM BUILDING
- (E) PUBLIC SIDEWALK AND CURB, PEDESTRIAN PATH OF TRAVEL
- (E) FIRE HYDRANT TO REMAIN
- (E) RETAINING WALL AROUND PERIMETER OF SITE
- (E) HANDICAP PARKING STALL, VAN ACCESSIBLE, SEE DETAILS 1, 2, 3 / A0.3C FOR COMPLIANCE REQUIREMENTS
- (E) EXTERIOR STAIRWAY TO REMAIN
- NO OBJECTS HIGHER THAN 36 INCHES WILL BE PROPOSED IN THE VISIBILITY AREAS
- (E) YELLOW TRUNCATED DOMES PER CBC 11B-705
- (E) BOLLARDS TO REMAIN
- (E) 48" WIDE ACCESS AISLE CROSSING PAINTED WITH 4" STRIPES AND 4" BORDER @ 36" O.C. MAX. PAINTED WHITE ON ASPHALT. FIELD VERIFY THAT RUNNING & CROSS SLOPE DO NOT EXCEED 1.48
- DRIVEWAY MEETS CURRENT CITY STANDARDS, SDMC SECTION 142.0560(C) TABLE 142-05L
- (N) BIKE RACKS BY DERO OR EQUAL, PROVIDE A MINIMUM OF 4 BIKE SPOTS. DASHED LINES INDICATE REQUIRED CLEARANCES TO BE MAINTAINED PER MANUFACTURER'S REQUIREMENTS. THE RACKS SHALL BE PERMANENTLY ANCHORED & LOCATED WITHIN 200 FEET OF THE VISTOR ENTRANCE. SEE DETAILS ON SHEET P32.
- (E) COMPACT PARKING STALLS