



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: November 28, 2018 REPORT NO. HO-18-120

HEARING DATE: December 5, 2018

SUBJECT: MPF 10145 VIA DE LA AMISTAD, Process Three Decision

PROJECT NUMBER: [597132](#)

OWNER/APPLICANT: Casbiann Corporation, Owner/Applicant (Attachment 8)

### SUMMARY

Issue: Should the Hearing Officer approve a Marijuana Production Facility located at 10145 Via De La Amistad, Suite B-9 in the IL-2-1 Zone of the Otay Mesa Community Plan area?

Staff Recommendation: Approve Conditional Use Permit No. 2115961.

Community Planning Group Recommendation: On November 1, 2018 the Otay Mesa Community Planning Group voted 12-1-2 to recommend approval of the project with condition subject to review environmental report approval (Attachment 7).

Environmental Review: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (c), New Construction or Conversion of Small Structures (Attachment 6). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 14, 2018, and the opportunity to appeal that determination ended August 28, 2018.

### BACKGROUND

The 5.95-acre site is currently an industrial condominium development, constructed in 1990 with two, one-story industrial warehouse buildings with condominium units located at 10145 Via De La Amistad in the IL-2-1 Zone (Attachments 1 and 2). The purpose and intent of the IL Base Zone is to permit a range of uses, including nonindustrial uses in some instances. Specifically, the IL-2-1 allows a mix of light industrial and office uses with limited commercial. The project site is designated Light Industrial by the Otay Mesa Community Plan (Attachment 3). Additionally, the project site is designated as Prime Industrial Land by the Economic Prosperity Element of the General Plan.

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

## DISCUSSION

### Project Description

The project proposes the operation of a MPF in an existing 960 square-foot condominium suite within a portion of an 27,038 square-foot warehouse building located at 10145 Via De La Amistad, Suite B-9 (Attachment 4). The operation shall include the production of marijuana products consistent with the requirements of the State of California statues and the California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations; and the wholesale distribution and storage of marijuana products.

The MPF operations would include receiving marijuana trim from marijuana cultivators for the botanical extraction into concentrated oils. The concentrates would be produced in a scientific manner utilizing solvents such as ethanol or carbon dioxide. The extraction process would produce marijuana oils needed for various marijuana products. After extraction the marijuana oils would begin a distillation process to remove any solvents. The oil would then be filled into cartridges for packaging and distribution to licensed Marijuana Outlets in San Diego.

The project proposes interior improvements that include an office, lab, extraction area, packaging, and storage area. Other minor site improvements are proposed consistent with the City of San Diego requirements. The proposed improvements would require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official. Public improvements would include the upgrade of three existing driveways to meet City standard driveway and accessibility requirements on Via De La Amistad, and landscaping.

### Conclusion

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The design of the proposed Project complies with all development regulations of the IL-2-1 Zone and no deviations are required to approve the project. Staff has provided draft findings (Attachment 4) to support the proposed development and draft conditions of approval (Attachment 5). Staff is recommending the Hearing Officer approve the Project as presented.

ALTERNATIVES

1. Approve Conditional Use Permit No. 2115961, with modifications.
2. Deny Conditional Use Permit No. 2115961, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

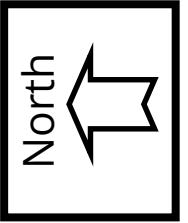
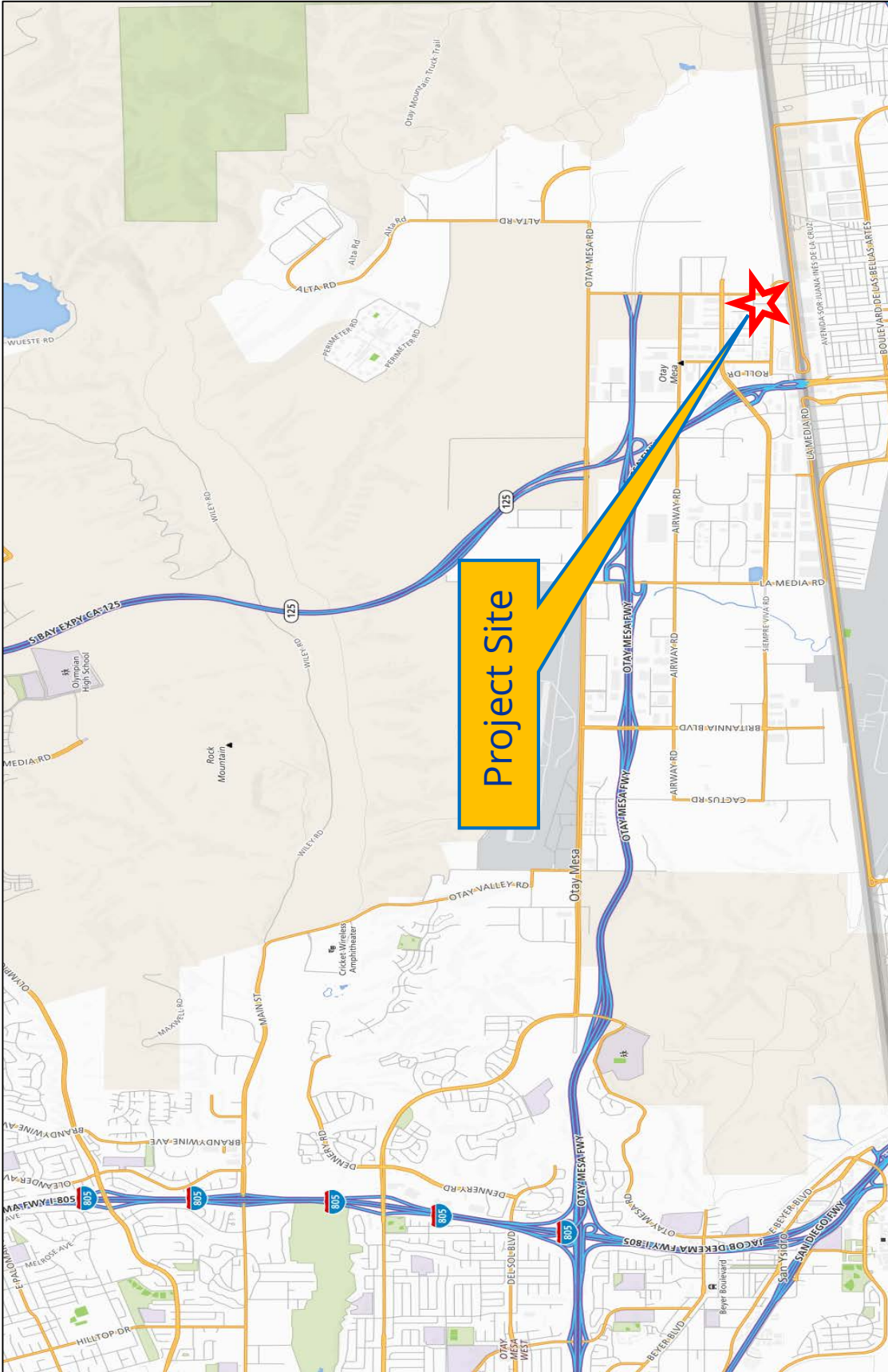


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Tim Daly  
Development Project Manager

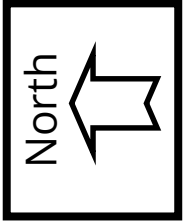
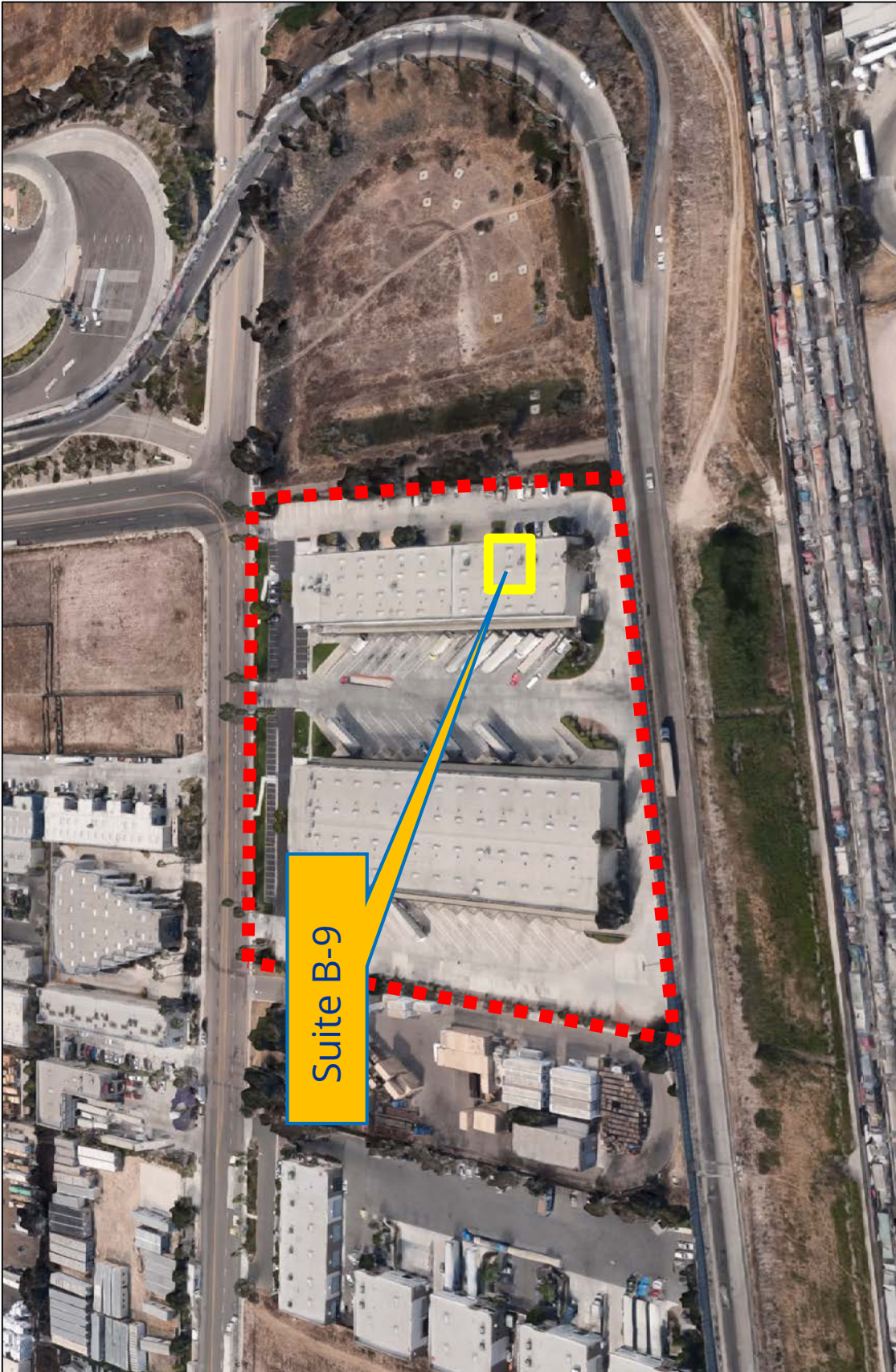
Attachments:

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



**Project Location Map**  
**PROJECT NO. 597132, MPF 10145 VIA DE LA AMISTAD**  
 10145 VIA DE LA AMISTAD STE. B-9, SAN DIEGO CA 92154

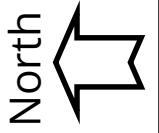




### Aerial Photograph

PROJECT NO. 597132, MPF 10145 VIA DE LA AMISTAD  
10145 VIA DE LA AMISTAD STE. B-9, SAN DIEGO CA 92154

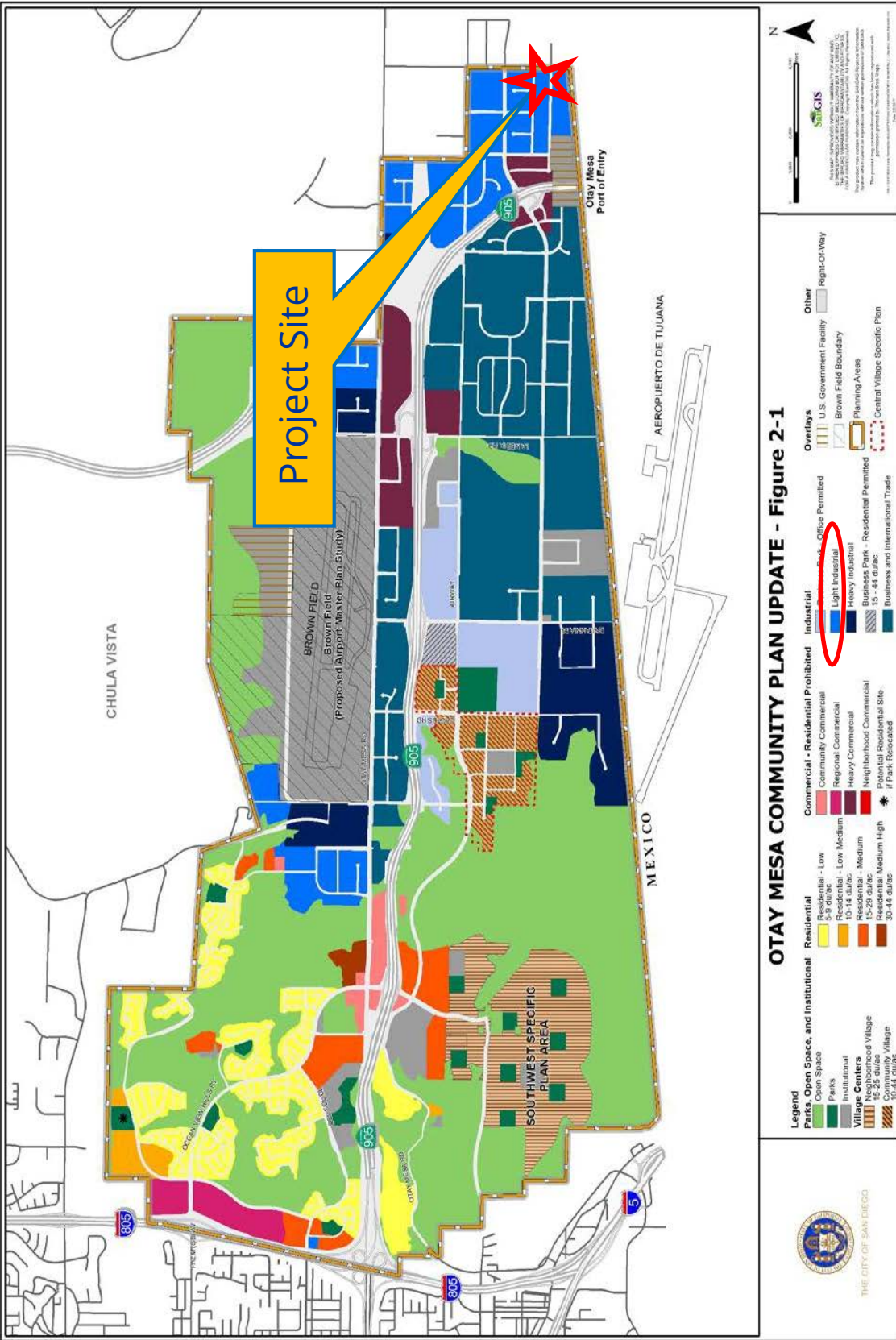




# Community Land Use Map

**PROJECT NO. 597132, MPF 10145 VIA DE LA AMISTAD**  
10145 VIA DE LA AMISTAD STE. B-9, SAN DIEGO CA 92154

**OTAY MESA COMMUNITY PLAN UPDATE - Figure 2-1**



HEARING OFFICER RESOLUTION NO. HO-XXXX  
CONDITIONAL USE PERMIT NO. 2115961  
**MPF 10145 VIA DE LA AMISTAD PROJECT NO. 597132**

WHEREAS, CASBIANN CORPORATION, a California corporation, Owner/Permittee, filed an application with the City of San Diego for a permit to operate a Marijuana Production Facility within an existing 960 square-foot suite, Suite B-9, within a portion of an 27,038 square-foot warehouse building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2115961), on portions of a 5.95-acre site;

WHEREAS, the project site is located at 10145 Via De La Amistad, Suite B-9 in the IL-2-1 Zone of the Otay Mesa Community Plan;

WHEREAS, the project site is legally described as Parcel No. 1, Unit B9 of Condominium Plan for Amistad Distribution Center filed in the office of the County Recorder of San Diego County recorded on March 27, 2006, as Instrument No. 20060208315, consisting of portion of Parcel 4 of Parcel Map No. 15261;

WHEREAS, on August 14, 2018, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15303 (c) [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 December 5, 2018, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2115961 pursuant to the Land Development Code of the City of San Diego;

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

That the Hearing Officer adopts the following written Findings, dated December 5, 2018.

**A. CONDITIONAL USE PERMIT [SDMC Section 126.0305]**

**1. Findings for all Conditional Use Permits:**

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

The proposed project requests a Conditional Use Permit to operate a Marijuana Production Facility (MPF) in an existing 960 square-foot suite, Suite B-9, within a portion of an 27,038 square-foot warehouse building. The 5.95-acre site is located at 10145 Via De La Amistad, Suite B-9 in the IL-2-1 Zone, Otay Mesa Community Plan.

The 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. Industrial development in Otay Mesa has played a major role in the history of this neighborhood as private developers have purchased this land of this designation for a variety of industrial uses. All the surrounding parcels are located in the IL-2-1 Zone and the existing uses are consistent with the Industrial designation of the community plan. The proposed MPF, classified as industrial, is a compatible use for this location with a Conditional Use Permit and is consistent with the community plan, and therefore will not adversely affect the applicable land use plan.

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

The proposed MPF in an existing 960 square-foot suite, Suite B-9, within a portion of an 27,038 square-foot warehouse building is located at 10145 Via De La Amistad, Suite B-9 within an existing one-story building. The building is currently being used as a warehouse/shipping facility. The project proposes interior improvements that include an office, lab, extraction area, packaging, and storage area. Other minor site improvements are proposed consistent with the City of San Diego requirements. The proposed improvements will require the Owner/Permittee to obtain a change of use/occupancy building permit consistent with all California Codes and Regulations in effect at the time of building permit, satisfactory to the Building Official. Public improvements would include the upgrade of three existing driveways to meet City standard driveway and accessibility requirements on Via De La Amistad, and landscaping.

MPFs are restricted to forty City-wide, within light and heavy industrial zones. MPFs require compliance with San Diego Municipal Code (SDMC) section 141.1004, which require a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. MPFs also a minimum



distance requirement of 100 feet from a residential zone. Security requirements include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours. MPFs must also comply with SDMC Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

The proposed project will be required to comply with the development conditions as described in the Conditional Use Permit No. 2115961. The Conditional Use Permit No. 2115961 will be valid for five years and may be revoked if the Owner/Permittee violates the terms, conditions, lawful requirements, or provisions of the Permit.

The proposed development will not be detrimental to the public's health, safety and welfare in that the discretionary permit controlling the use of this site contains specific regulatory conditions of approval, as referenced in the Conditional Use Permit No. 2115961. The referenced regulations and conditions have been determined as necessary to avoid adverse impact upon the health, safety and general welfare of persons patronizing, residing or working within the surrounding area. Therefore, the proposed MPF will not be detrimental to the public health, safety and welfare.

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

The proposed MPF in an existing 960 square-foot suite, Suite B-9, within a portion of an 27,038 square-foot warehouse building is located at 10145 Via De La Amistad, Suite B-9 within an existing one-story building. The site is located in the IL-2-1 Zone and designated by the Otay Mesa Community Plan for Light Industrial uses. The site was developed in 1990. The project proposes interior improvements including an office, lab, extraction area, packaging, and storage area. Other minor site improvements are proposed consistent with the City of San Diego requirements.

MPFs are allowed in the IL-2-1 Zone of the Otay Mesa Community Plan with a Conditional Use Permit. The proposed use requires compliance with SDMC section 141.1004 and SDMC Chapter 4, Article 2, Division 15. SDMC section 141.1004 requires a 1,000-foot separation, measured between property lines from, resource and population-based City parks, churches, child care centers, playgrounds, City libraries, minor-oriented facilities, residential care facilities, and schools. There is also a minimum distance requirement of 100 feet from a residential zone. Security requirements, expressed as conditions in the Permit, include interior and exterior lighting, security cameras, alarms and a security guard. The security guard must be licensed by the State of California and be present on the premises during business hours.

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

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

The proposed MPF in an existing 960 square-foot suite, Suite B-9, within a portion of an 27,038 square-foot warehouse building is located at 10145 Via De La Amistad, Suite B-9 within an existing one-story building. The site is located in the IL-2-1 Zone and designated by the Otay Mesa Community Plan for Light Industrial uses. The Light Industrial IL-2-1 Zone is intended to provide for a wide range of manufacturing, light industrial uses, certain "heavy" commercial uses and maximum employment opportunities. The site, designated Light Industrial, is within the South District of the Otay Mesa Community Plan. The use of a 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. All of the surrounding parcels are located in the IL-2-1 Zone and the existing uses are consistent with the Industrial designation of the community plan. The proposed MPF, classified as industrial, is consistent with the community plan.

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

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

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Conditional Use Permit No. 2115961 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. 2115961, a copy of which is attached hereto and made a part hereof.

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Tim Daly  
Development Project Manager  
Development Services

Adopted on: December 5, 2018

IO#: 24007733

**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: 24007733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2115961  
**MPF 10145 VIA DE LA AMISTAD - PROJECT NO. 597132**  
HEARING OFFICER

This Conditional Use Permit No. 2115961 [Permit] is granted by the Hearing Officer of the City of San Diego to Casbiann Corporation, a California corporation, Owner and Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305. The 5.95-acre site is located at 10145 Via De La Amistad, Suite B-9 in the IL-2-1 Zone, Prime Industrial Lands, FAA Part 77 Noticing Area - Brown Field, Airport Influence Area - Brown Field Review Area 2, Airport Land Use Compatibility Overlay Zone - Brown Field, Community Plan Implementation Overlay Zone - A, Fire Brush Management Zone, Fire Very High Fire Hazard Severity Zone, and Transit Priority Area within the Otay Mesa Community Plan. The project site is legally described as Parcel No. 1, Unit B9 of Condominium Plan for Amistad Distribution Center filed in the office of the County Recorder of San Diego County recorded on March 27, 2006, as Instrument No. 20060208315, consisting of portion of Parcel 4 of Parcel Map No. 15261.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to operate a Marijuana Production Facility within an existing 960 square-foot suite, Suite B-9, within a portion of an 27,038 square-foot warehouse building described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated December 5, 2018, on file in the Development Services Department.

The project shall include:

- a. Operation of a Marijuana Production Facility within an existing 960 square-foot suite, Suite B-9, within a portion of an 27,038 square-foot warehouse building. The operation shall include the extraction process to produce marijuana oils needed for various marijuana products, packaging, and distribution of marijuana consistent with the requirements of State of California statutes and California Departments of Food and Agriculture, Consumer Affairs and Public Health regulations;
- b. Off-street parking;
- c. Landscaping (planting, irrigation and landscape related improvements); and

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

**STANDARD REQUIREMENTS:**

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 19, 2021.
2. This Permit and corresponding use of this site shall expire on December 19, 2023. Upon expiration of this Permit, the facilities and improvements described herein, excluding any public improvements, shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
4. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
5. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
6. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
7. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

8. The Owner/Permittee shall secure all necessary construction permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

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

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

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

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

**BUILDING OFFICIAL REQUIREMENTS:**

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

**ENGINEERING REQUIREMENTS:**

13. Prior to the issuance of any construction permits, the Owner/Permittee shall assure, by permit and bond, the construction of a new 24-foot wide driveway and two 30-foot wide driveways per current City Standards, adjacent to the site on Via de la Amistad, satisfactory to the City Engineer.
14. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the SDMC, into the construction plans or specifications.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction BMP Standards Chapter 4 of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

16. All automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.
17. A maximum of four (4) employees shall be allowed on-site at any given time to correspond to the four (4) parking spaces provided for the project.
18. Prior to issuance of any construction permits, the Owner/Permittee shall submit plans that show landscaping equivalent to the previously conforming condition consistent with OMD #88-1194, Plan File #A002014-89, and City of San Diego Landscape Standards per SDMC sec. 142.0406, to the Development Services Department for approval. Any landscaping that is removed or damaged during construction shall be replaced in kind.
19. All operations shall be conducted indoors within a secured structure. All equipment and storage shall be also located within a secure structure.
20. Lighting shall be provided to illuminate the immediate surrounding area of the facility, including parking lots and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.
21. 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.
22. The name and emergency contact telephone number of an operator or manager shall be posted outside the marijuana production facility in a location visible to the public from the public right-of-way in character size at least two inches in height. The permittee shall provide this contact

information to the San Diego Police Department. The operator or manager shall also be available 24 hours a day to address public nuisance complaints and interact with local, state, and federal law enforcement authorities. Other than the contact information, a marijuana production facility shall limit signage on the exterior of the property visible from the public right-of-way to the address.

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

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

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

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

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

**LANDSCAPE REQUIREMENTS:**

28. Prior to issuance of any construction permits, the Owner/Permittee shall submit plans that show landscaping equivalent to the previously conforming condition consistent with OMD #88-1194, Plan File #A002014-89, and City of San Diego Landscape Standards per SDMC sec. 142.0406, to the Development Services Department for approval.

29. Prior to issuance of any construction permits for right-of-way improvements, the Owner/Permittee shall submit complete landscape construction documents for right-of-way improvements to the Development Services Department for approval. Improvement plans shall show, label, and dimension a 40 square-foot area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

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

31. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, the Owner/Permittee shall repair and/or replace in kind and equivalent

size per the approved documents to the satisfaction of the Development Services Department within 30 days of damage or Certificate of Occupancy.

**INFORMATION ONLY:**

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.
- Cannabis businesses that operate or provide services within the City of San Diego are liable for a monthly gross receipts tax. As referenced in San Diego Municipal Code Section [34.0103\(b\)](#), taxable activities include but are not limited to, transporting, manufacturing, cultivating, packaging, or retail sales of cannabis and any ancillary products in the City. For additional information, contact the Office of the City Treasurer at 619-615-1580.

APPROVED by the Hearing Officer of the City of San Diego on December 5, 2018 by Resolution No. HO-XXXX.



Permit Type/PTS Approval No.: Conditional Use Permit No. 2115961  
Date of Approval: December 5, 2018

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

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Tim Daly  
Development Project Manager

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

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**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.

**Casbiann Corporation**  
a California corporation  
Owner/Permittee

By \_\_\_\_\_  
*Name:*  
*Title:*

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

NOTICE OF EXEMPTION

ATTACHMENT 6

(Check one or both)

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

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

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

**Project Name:** MPF 10145 Via De La Amistad

**Project No. / SCH No.:** 597132 / N/A

**Project Location-Specific:** 10145 Via De La Amistad, Suite B-9, San Diego CA, 92111

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

**Description of nature and purpose of the Project:** The project is a request for a Conditional Use Permit (CUP) for a Marijuana Production Facility (MPF) to operate within Suite B-9, comprising of an operational area of 960 square feet. This would be contained within an existing 27,038 square foot building located at 10145 Via De La Amistad, in the Otay Mesa Community Plan area. The project proposes tenant improvements with no proposed development. Operations would include manufacturing of cannabis products for distribution to state licensed Marijuana Outlets. The 5.97-acre site is designated Light Industrial per the Otay Mesa Community Plan and is subject to the IL-2-1 zone requirements. The project is also subject to Prime Industrial Lands, FAA Part 77 Noticing Area - Brown Field 656' (elevation approx. 520' AMSL), Airport Influence Area - Brown Field Review Area 2, Airport Land Use Compatibility Overlay Zone - Brown Field, Community Plan Implementation Overlay Zone - A, Fire Brush Management Zone - 300' Buffer Zone, Fire Very High Fire Hazard Severity Zone, Transit Priority Area, and Council District 8.

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

**Name of Person or Agency Carrying Out Project:** Jason Anthony Lewis  
801 Cave # 21  
Coronado CA, 92118  
(619) 606-4408

**Exempt Status:**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: CEQA State Guidelines Section 15303 (c), New Construction or Conversion of Small Structures

**Reasons why project is exempt:** The City of San Diego conducted an environmental review which determined that the proposed project is exempt from CEQA pursuant to CEQA Guidelines Section 15303 (c), which allows for the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure; and applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area. The proposed project, as included in the Project Description of this notice, has an operational floor area of under 10,000 square feet. No environmental impacts were identified for the proposed project. Additionally, none of the exceptions described in CEQA Guidelines Section 15300.2 apply.

**ATTACHMENT 6**

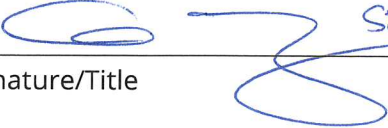
Lead Agency Contact Person: Rachael Lindquist

Telephone: (619) 446-5129

If filed by applicant:

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

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

  
CHRIS TRACY, AICP  
SENIOR PLANNER

Signature/Title

10/2/18  
Date

Check One:

(X) Signed By Lead Agency

( ) Signed by Applicant

Date Received for Filing with County Clerk or OPR:



City of San Diego  
Development Services  
1222 First Ave., MS-302  
San Diego, CA 92101

## Community Planning Committee Distribution Form Part 2

Project Name: MPF 10145 Via de la Amistad		Project Number: 597132	Distribution Date:
Project Scope/Location: Conditional Use Permit - Marijuana Production Facility- MPF			
Applicant Name: Joe Esposito		Applicant Phone Number: (619) 236-0143	
Project Manager: Cherlyn Cac	Phone Number: (619) 236-6327	Fax Number: (619) 321-3200	E-mail Address: ccac@san diego.gov
Committee Recommendations (To be completed for Initial Review):			
<input checked="" type="checkbox"/> Vote to Approve	Members Yes 12	Members No 1	Members Abstain 2
<input type="checkbox"/> Vote to Approve With Conditions Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Approve With Non-Binding Recommendations Listed Below	Members Yes	Members No	Members Abstain
<input type="checkbox"/> Vote to Deny	Members Yes	Members No	Members Abstain
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			<input type="checkbox"/> Continued
CONDITIONS: Subject to review of environmental report approval			
NAME: ROB HINSON, III		TITLE: PLANNING GROUP CHAIR	
SIGNATURE:		DATE: 11/1/2018	
Attach Additional Pages If Necessary.		Please return to: Project Management Division City of San Diego Development Services Department 1222 First Avenue, MS 302 San Diego, CA 92101	
Printed on recycled paper. Visit our web site at <a href="http://www.sandiego.gov/development-services">www.sandiego.gov/development-services</a> . Upon request, this information is available in alternative formats for persons with disabilities.			

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

**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:** Marijuana Production Facility **Project No. For City Use Only:** 597132  
**Project Address:** 10145 VIA DE LA AMISTAD #B9 SAN DIEGO CA 92154

**Specify Form of Ownership/Legal Status (please check):**

Corporation  Limited Liability -or-  General - What State? CA **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: Casbiann Corp  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 10145 VIA DE LA AMISTAD #B9  
 City: SAN DIEGO State: CA Zip: 92154  
 Phone No.: 619 606 4408 Fax No.: N/A Email: krzycanuck@live.com  
 Signature: \_\_\_\_\_ Date: 25 Jan 2018  
 Additional pages Attached:  Yes  No

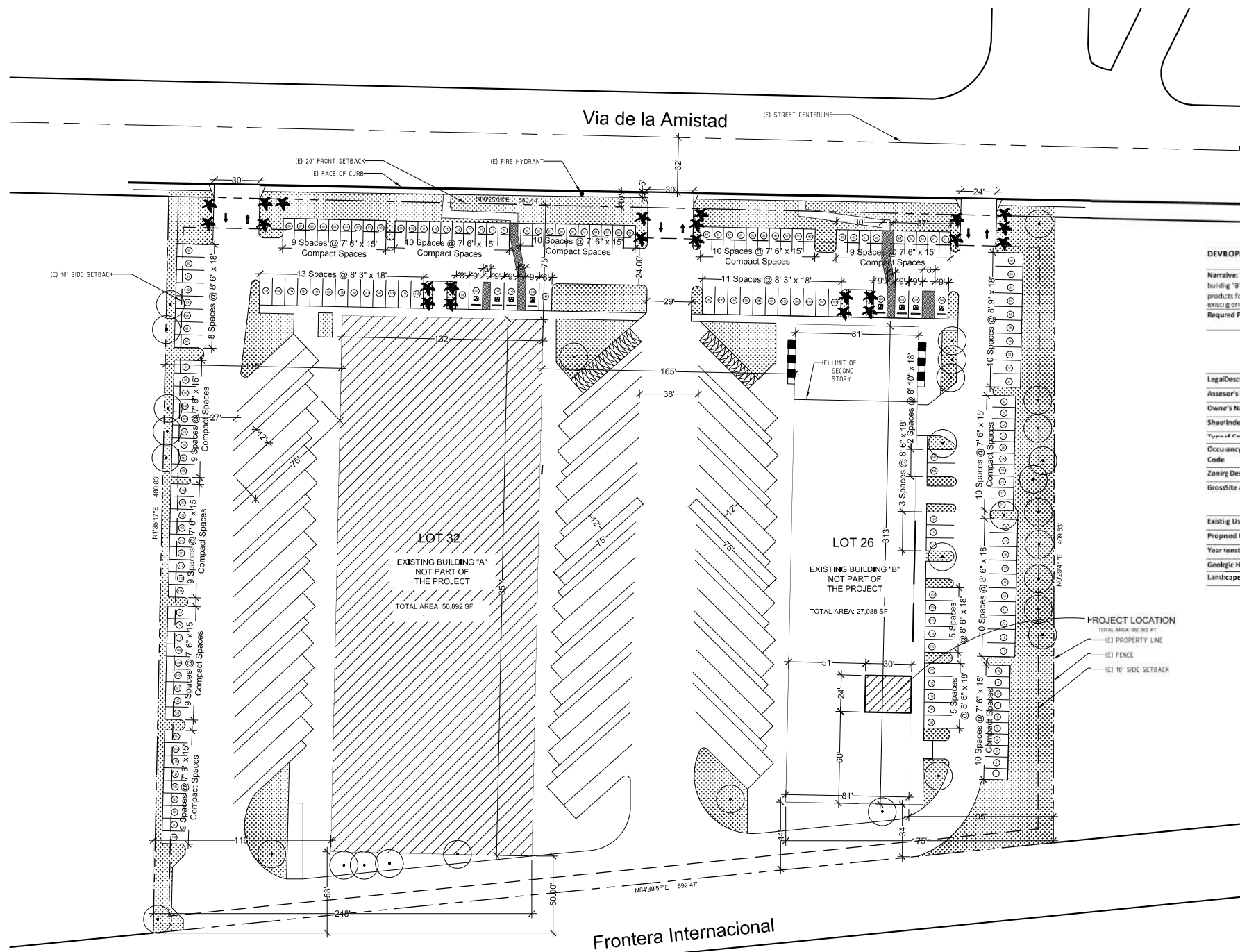
**Applicant**

Name of Individual: Jason Anthony Lewis, President Casbiann Corp (100% of shares)  Owner  Tenant/Lessee  Successor Agency  
 Street Address: 801 C Ave Apt# 21  
 City: Coronado State: CA Zip: 92118  
 Phone No.: 619 606 4408 Fax No.: N/A Email: krzycanuck@live.com  
 Signature: \_\_\_\_\_ Date: 25 Jan 2018  
 Additional pages Attached:  Yes  No

**Other Financially Interested Persons**

Name of Individual: N/A  Owner  Tenant/Lessee  Successor Agency  
 Street Address: N/A  
 City: N/A State: N/A Zip: N/A  
 Phone No.: N/A Fax No.: N/A Email: N/A  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Additional pages Attached:  Yes  No

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



**DEVELOPMENT SUMMARY**

10145 Via De La Amistad, San Diego, CA, 92154

**Narrative:** The proposed 960 square foot MPF located at 10145 Via De La Amistad is within an existing one-story building "B" suite 8-9. The MPF is proposing to be a cannabis extraction facility. The cannabis oil will be used into products for wholesale distribution to licensed Marijuana Outlets. Public improvements include upgrading the existing driveways to city standard driveways.

**Required Permits/Approvals**

Conditional Use Permit  
Marijuana Production Facility  
Estrada Land Planning, Joe Esposito, 619.235.0143  
The Altum Group, Tracy Yawn, 858.748.2130  
Tolix Environmental, Victor Ortiz, 619-462-1115

**Legal Description**

IM15261 PAR 4\*US B9 PER DOC 06-20831 & UND INT IN

**Assessor's Parcel Number**

446-142-26-33

**Owner's Name & Address**

Jason Anthony Lewis, 801 C Avenue, Apt 21 Coronado, CA 92118

**Sheet Index**

of 4

**Type of Construction**

Use III - R, Concrete Tilt Up (Existing Building)

**Occupancy Classification per CA Building Code**

I-2

**Zoning Designation**

I-2-1

**Gross Site Area & Floor Area**

Gross Site Area: 5.95 acres  
Building Floor Area: 27,038 SF  
Proposed MPF Floor Area: 960 SF

**Existing Use**

Light Industrial - Warehouse/Office

**Proposed Use**

Separately Regulated Industrial Use - Marijuana Production Facility

**Year Constructed**

1990

**Geologic Hazard Category**

3

**Landscape Area Square Footage**

5,000 SF

**Parking Table per SDMC 142.0530**

Use	Automobile Spaces	
	Number of Spaces Required	Number of Spaces Provided
IL-2-1	1 space per each employee : x 4 = 4 spaces w/ 1 accessible space	4 spaces w, 1 van accessible space
<b>Use</b>	<b>Number of Spaces (Previously Conforming)</b>	<b>SDMC 142.0560(e) Pre-existing Parking facilities</b>
IL-2-1	Office space (8,111 SF) = 3.3/1,000SF Warehouse space (69,810 SF) = 1/1000 SF	(77 Standard Spaces w/ 6 accessible spaces) Parking stall dimension: for 90-degree parking are 8'-6" wide by 20' long with 3-foot aisles; or (104 - Compact Spaces) A maximum of 60 percent of the total number of spaces may be 7'-6" wide by 15' long with 18-foot aisles.
	Office = 8.1 x 3.3 = 27 spaces w/ 2 accessible spaces Warehouse = 1 x 69.8 = 70 spaces w/ 2 accessible spaces	Total spaces provided = 181
	<b>Total spaces required = 101</b>	
<b>Accessible Parking Spaces per Americans with Disabilities Act (ADA) and SDCSD SDM-117</b>		
<b>Use</b>	<b>Number of Spaces Required</b>	<b>Number of Spaces Provided</b>
IL-2-1	4 accessible parking space for 151-100 parking spaces with at least 1 van accessible parking space for every 6 accessible parking spaces	9 accessible parking spaces with 2 van accessible parking spaces
<b>Carpool and Zero Emissions Vehicles per SDMC 142.0530(d)(1)(B)(vii)</b>		
<b>Use</b>	<b>Number of Spaces Required</b>	<b>Number of Spaces Provided</b>
IL-2-1	6 designated spaces if there are 151-200 parking spaces	16 spaces
<b>Bicycle Space: per SDMC 142.0530(e)(1)(A) and 142.0530(e)(2)(A)</b>		
<b>Use</b>	<b>Number of Spaces Required</b>	<b>Number of Spaces Provided</b>
IL-2-1	short-term - 2 spaces or 0.1 per 1,000 square feet of building area. long-term - 1 space or 5% of the required automobile parking for any premises with more than 10 full-time employees	8 spaces 4 spaces
<b>Motorcycle Spaces per SDMC 142.050(g)</b>		
<b>Use</b>	<b>Number of Spaces Required</b>	<b>Number of Spaces Provided</b>
IL-2-1	1% of the minimum number of automobile parking spaces required or 2 spaces, whichever is greater	4 spaces

<b>APPLICANT:</b>	<b>SHEET INDEX:</b>
JASON ANTHONY LEWIS	VICINITY MAP
801 C AVENUE, APT. 21	EXISTING SITE PLAN
CORONADO, CA 92118	DEVELOPMENT SUMMARY
	MPF NOTES
	PROPOSED SITE PLAN
	PARKING TABLE
	PROPOSED ELEVATION
	SITE PHOTOS
	EX. AND PROPOSED FLOOR PLAN
	APPROVED SITE PLAN



**VICINITY MAP**

**10145 VIA DE LA AMISTAD, SAN DIEGO, CA, 92154**

**MARIJUANA PRODUCTION FACILITY C.U.P.**

**DEVELOPMENT PLANS**

EXISTING SITE PLAN

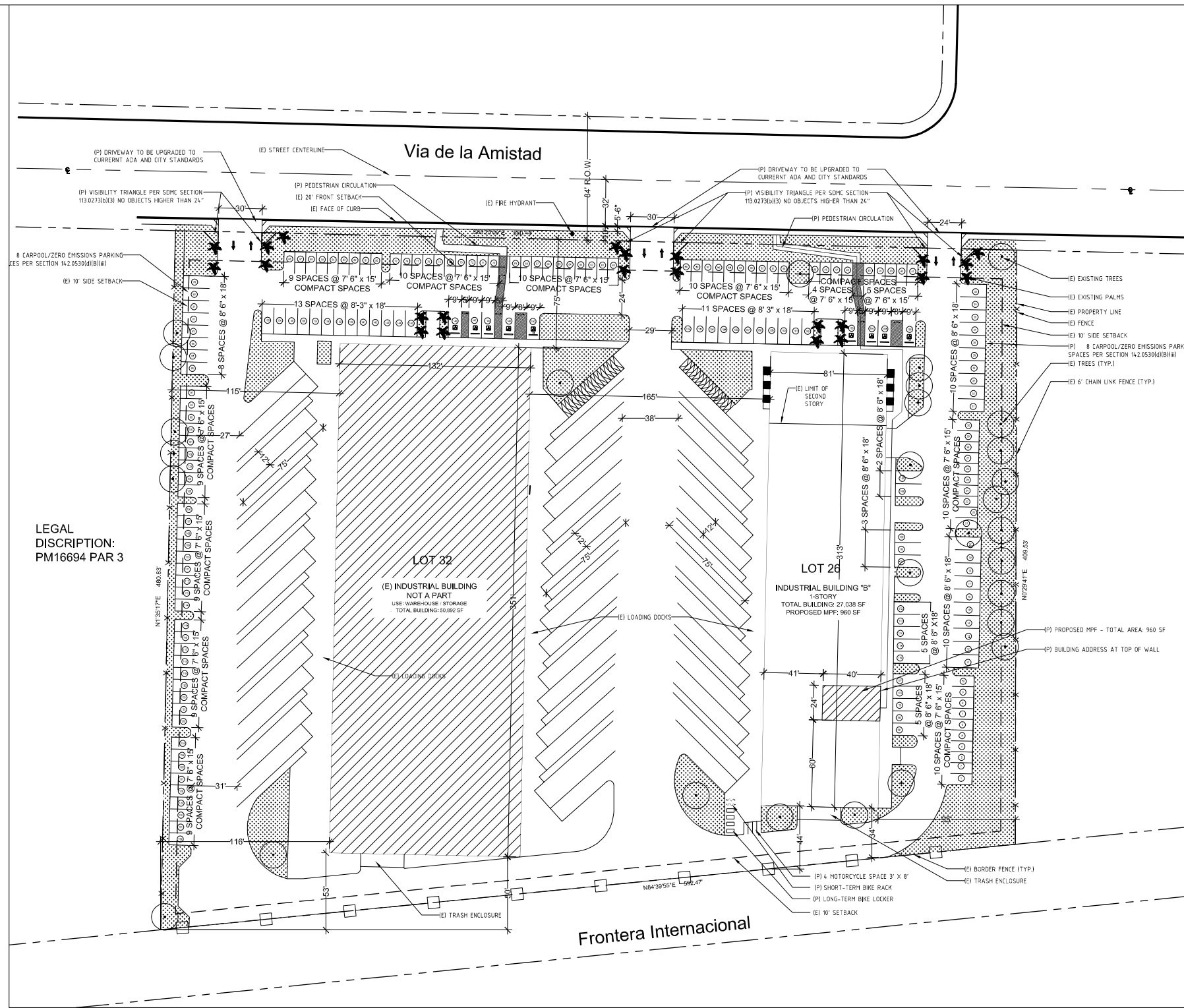
DATE: 5/17/2018 REVISION: 7/20/2018  
SHEET: 1 OF 5

**Estrada Land Planning**  
228 Broadway, Suite 160  
San Diego, California 92101  
619.235.0143 Fax  
ELP@EstradaLandPlan.com

**A EXISTING SITE PLAN**

- MARIJUANA PRODUCTION FACILITY (MPF) NOTES:**
- MARIJUANA PRODUCTION FACILITIES SHALL MAINTAIN THE FOLLOWING MINIMUM SEPARATION BETWEEN USES, AS MEASURED BETWEEN PROPERTY LINES, IN ACCORDANCE WITH SECTION 113.0225:
    - A. 1,000 FEET FROM RESOURCE AND POPULATION-BASED CITY PARKS, CHURCHES, CHILD CARE CENTERS, PLAYGROUNDS, LIBRARIES OWNED AND OPERATED BY THE CITY OF SAN DIEGO, MINOR-ORIENTED FACILITIES, RESIDENTIAL CARE FACILITIES, AND SCHOOLS.
    - B. 100 FEET FROM A RESIDENTIAL ZONE.
  - ALL OPERATIONS SHALL BE CONDUCTED INDOORS WITHIN A SECURED STRUCTURE. ALL EQUIPMENT AND STORAGE SHALL BE ALSO LOCATED WITHIN A SECURE STRUCTURE.
  - LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE IMMEDIATE SURROUNDING AREA OF THE FACILITY, INCLUDING PARKING LOTS AND ADJOINING SIDEWALKS. LIGHTING SHALL BE HOODED OR ORIENTED SO AS TO DEFLECT LIGHT AWAY FROM ADJACENT PROPERTIES.
  - 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.
  - THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR MANAGER SHALL BE POSTED OUTSIDE THE MARIJUANA PRODUCTION FACILITY IN A LOCATION VISIBLE TO THE PUBLIC FROM THE PUBLIC RIGHT-OF-WAY IN CHARACTER SIZE AT LEAST TWO INCHES IN HEIGHT. THE PERMITTEE SHALL PROVIDE THIS CONTACT INFORMATION TO THE SAN DIEGO POLICE DEPARTMENT. THE OPERATOR OR MANAGER SHALL ALSO BE AVAILABLE 24 HOURS A DAY TO ADDRESS PUBLIC NUISANCE COMPLAINTS AND INTERACT WITH LOCAL, STATE, AND FEDERAL LAW ENFORCEMENT AUTHORITIES. OTHER THAN THE CONTACT INFORMATION, A MARIJUANA PRODUCTION FACILITY SHALL LIMIT SIGNAGE ON THE EXTERIOR OF THE PROPERTY VISIBLE FROM THE PUBLIC RIGHT-OF-WAY TO THE ADDRESS.
  - A PERMIT SHALL BE OBTAINED AS REQUIRED PURSUANT TO CHAPTER 4, ARTICLE 2, DIVISION 15.
  - A CONDITIONAL USE PERMIT FOR A MARIJUANA PRODUCTION FACILITY SHALL EXPIRE NO LATER THAN FIVE (5) YEARS FROM THE DATE OF ISSUANCE.
  - THE SALE OF MARIJUANA AND MARIJUANA PRODUCTS SHALL ONLY BE CONDUCTED BY A MARIJUANA OUTLET IN ACCORDANCE WITH SECTION 141.0504. A MARIJUANA PRODUCTION FACILITY IS PROHIBITED FROM PROVIDING MARIJUANA AND MARIJUANA PRODUCTS TO ANY PERSON OTHER THAN ANOTHER MARIJUANA PRODUCTION FACILITY, A TESTING LAB, OR A MARIJUANA OUTLET.
  - THE MARIJUANA PRODUCTION FACILITY, ADJACENT PUBLIC SIDEWALKS, AND AREAS UNDER THE CONTROL OF THE MARIJUANA PRODUCTION FACILITY SHALL BE MAINTAINED FREE OF LITTER AND GRAFFITI AT ALL TIMES.
  - THE MARIJUANA PRODUCTION FACILITY SHALL PROVIDE DAILY REMOVAL OF TRASH, LITTER, AND DEBRIS. GRAFFITI SHALL BE REMOVED FROM THE PREMISES WITHIN 24 HOURS.





**B PROPOSED SITE PLAN**

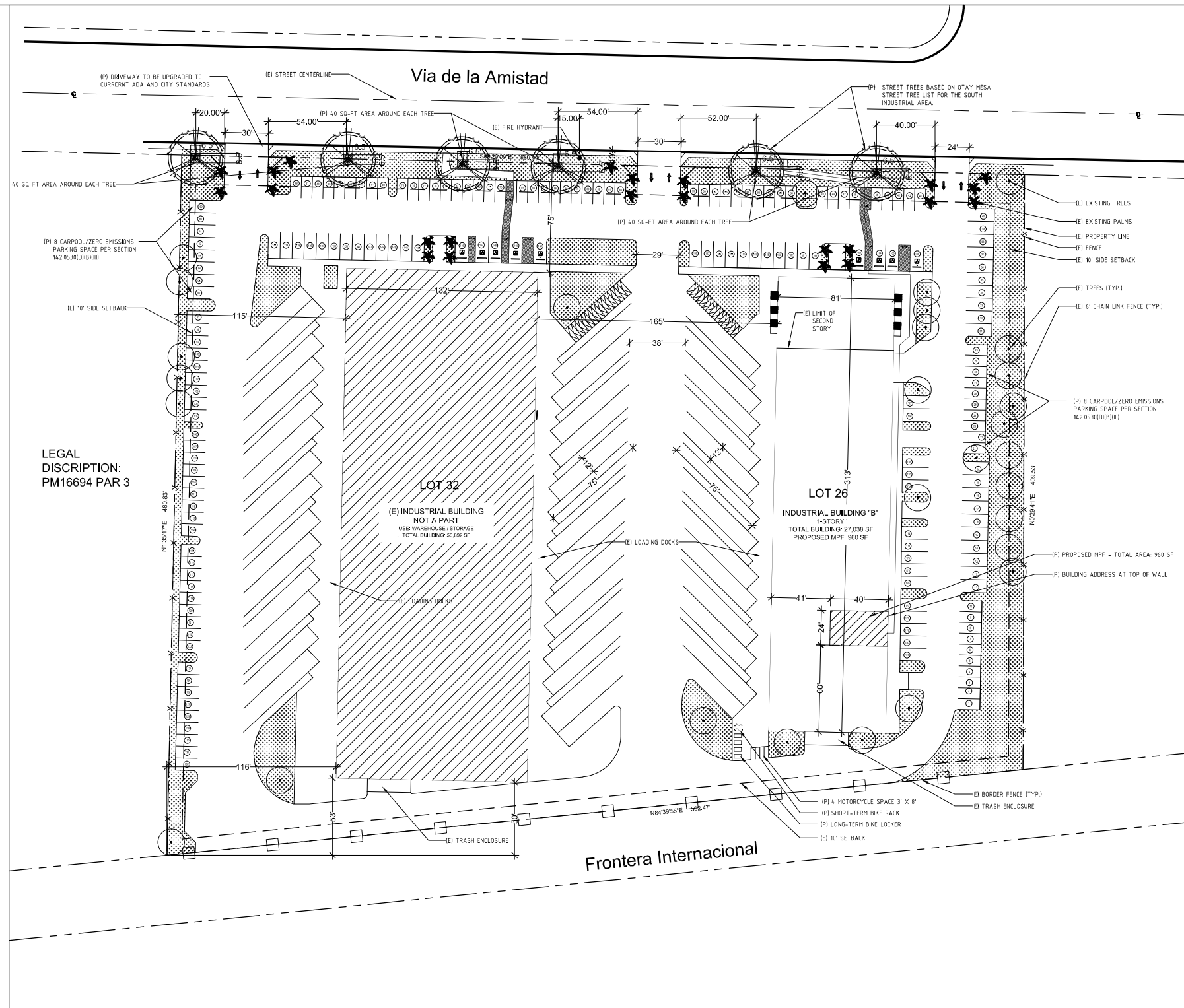
**PROJECT NOTES:**

- CULTIVATION (0 EMPLOYEES); NUMBER OF MARIJUANA PLANTS = ZERO (0). THERE WILL BE NO PROCESSING OPERATIONS (NO RAISING, HARVESTING, TRIMMING, DRYING, CURING, LABELING, OR PACKAGING OF MARIJUANA).
- MANUFACTURING (2 EMPLOYEES); BOTANICAL EXTRACTION OF UP TO 15 LB/DAY MARIJUANA INTO CONCENTRATED OILS WHICH WILL BE USED IN THE MANUFACTURING OF VAPE CARTRIDGES. THERE WILL BE NO OTHER PRODUCTION OF GOODS FROM MARIJUANA (NO MANUFACTURING OF EDIBLE PRODUCTS, TINCTURES, TOPICALS, OR SPRAYS).
- STORAGE & DISTRIBUTION (1 EMPLOYEE); EXTRACTION LAB OUTPUT IS ESTIMATED AT UP TO 1000 VAPE CARTRIDGES PER DAY WHICH WILL BE STORED ON SITE AND DISTRIBUTED THROUGHOUT CALIFORNIA AS NEEDED.
- WATER REQUIREMENTS FOR CLEANING AND SANITIZING OF WORKSPACE ~100 GAL/DAY IS EXEMPT FROM CEQA SENATE BILL 610.
- POWER REQUIREMENTS FOR EXTRACTION SYSTEM, MANUFACTURING, & PACKAGING IS ~25 KW/H/Day, NO NATURAL GAS REQUIRED.
- HOURS OF OPERATION ARE MON-FRI 7AM-4PM. NO NIGHT SHIFTS & NO WEEKENDS.
- NUMBER OF FULL-TIME EMPLOYEES NEEDED TO RUN FACILITY IS 4 (1 LAB MANAGER, 1 LAB TECH, 1 DRIVER, 1 SECURITY GUARD).
- CURRENTLY AVAILABLE PARKING: REGULAR PARKING (77), COMPACT PARKING (104), ACCESSIBLE PARKING (8), VAN ACCESSIBLE PARKING (2), MOTORCYCLE PARKING (4), SHORT-TERM BICYCLE PARKING (8), LONG-TERM BICYCLE PARKING (4), EV/CARPOOL/ZERO EMISSIONS PARKING (16).
- REQUIRED PARKING: BASED ON NUMBER OF FULL-TIME EMPLOYEES: 4 REGULAR PARKING SPACES WITH 1 VAN ACCESSIBLE PARKING AND 2 MOTORCYCLE PARKING
- NO BUS STOPS AT SITE. NEAREST BUS STOP IS 2600 FT TO THE WEST ALONG VIA DE LA AMISTAD.
- THIS PROJECT PROPOSES NO SOIL DISTURBANCE AND NO DEVELOPMENT IMPROVEMENTS OUTSIDE THE EXISTING BUILDING FOOTPRINT FOR THIS DISCRETIONARY REVIEW AND THEREFORE DOES NOT REQUIRE ANY PERMANENT STORM WATER BEST MANAGEMENT PRACTICES (BMPs).
- THIS PROJECT WILL BE SUBJECT TO HAVING ALL PUBLIC IMPROVEMENTS ADJACENT TO THE PROJECT SITE STATE ACCESSIBILITY COMPLIANCE AND TO CURRENT CITY STANDARDS.

**10145 VIA DE LA AMISTAD, SAN DIEGO, CA, 92154**  
**MARIJUANA PRODUCTION FACILITY C.U.P.**  
**DEVELOPMENT PLANS**  
 PROPOSED SITE PLAN

DATE: 5/17/2018 REVISION: 7/20/2018  
 SHEET: 2 OF 5





(P) 40 SQ-FT AREA  
AROUND EACH TREE  
6.5' \* 6.5'



Barchychiton acerifolius/ Flame tree 6



Existing trees



Existing palm

**B PROPOSED SITE PLAN**

**LANDSCAPE NOTES:**

1. ANY LANDSCAPING THAT IS REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN KIND.
2. SPECIES SHALL BE CONSISTENT WITH THE OTAY MESA COMMUNITY PLAN STREET TREE LIST FOR THE "SOUTH INDUSTRIAL" NEIGHBORHOOD/DISTRICT (EXCERPT ATTACHED FOR YOUR REFERENCE/USE.) TREES ARE TO BE PROVIDED AT A RATE OF (1) CANOPY TREE PER 30 L.F. OF STREET FRONTAGE, EXCLUDING CURB CUTS. ACCOUNTING FOR EXISTING ACCENT PALMS TO REMAIN AT DRIVEWAY ENTRIES, PROVIDE FOR (6) ADDITIONAL CANOPY TREES ALONG THE STREET FRONTAGE.
3. MINIMUM TREE SEPARATION DISTANCE - INCLUDE THE FOLLOWING NOTE ON THE PLAN PER SECTION 142.0409, TABLE 142-04E OF THE LANDSCAPE REGULATIONS:

MINIMUM TREE SEPARATION DISTANCE  
IMPROVEMENT/ MINIMUM DISTANCE TO TREE

- a. TRAFFIC SIGNALS (STOP SIGN) - 20 FEET
- b. UNDERGROUND UTILITY LINES - 5 FEET (10 FEET FOR SEWER)
- c. ABOVE GROUND UTILITY STRUCTURES - 10 FEET
- d. DRIVEWAY (ENTRIES) - 10 FEET (5 FEET ON RESIDENTIAL STREETS RATED AT 25 MPH OR LOWER)
- e. INTERSECTIONS (INTERSECTING CURB LINES OF TWO STREETS) - 25 FEET
4. PRIOR TO ISSUANCE OF ANY ENGINEERING PERMITS FOR RIGHT-OF-WAY IMPROVEMENTS, THE OWNER/PERMITTEE SHALL SUBMIT COMPLETE LANDSCAPE CONSTRUCTION DOCUMENTS FOR RIGHT-OF-WAY IMPROVEMENTS TO THE DEVELOPMENT SERVICES DEPARTMENT FOR APPROVAL. IMPROVEMENT PLANS SHALL SHOW, LABEL, AND DIMENSION A 40 SQ-FT AREA AROUND EACH TREE WHICH IS UNENCUMBERED BY UTILITIES, DRIVEWAYS, UTILITIES, DRAINS, WATER AND SEWER LATERALS SHALL BE DESIGNED SO AS NOT TO PROHIBIT THE PLACEMENT OF STREET TREES.
5. THE OWNER/PERMITTEE SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE IMPROVEMENTS SHOWN ON THE APPROVED PLANS, INCLUDING

IN THE RIGHT-OF-WAY, UNLESS LONG-TERM MAINTENANCE OF SAID LANDSCAPING SHALL BE THE RESPONSIBILITY OF A LANDSCAPE MAINTENANCE DISTRICT OR OTHER APPROVED ENTITY. ALL REQUIRED LANDSCAPE SHALL BE MAINTAINED IN A DISEASE, WEED AND LITTER FREE CONDITION AT ALL TIMES CONSISTENT WITH THE CITY OF SAN DIEGO LANDSCAPE REGULATIONS AND STANDARDS.

6. IF ANY REQUIRED LANDSCAPE (INCLUDING EXISTING OR NEW PLANTINGS, HARDSCAPE, LANDSCAPE FEATURES, ETC.) INDICATED ON THE APPROVED CONSTRUCTION DOCUMENT PLANS IS DAMAGED OR REMOVED DURING DEMOLITION OR CONSTRUCTION, THE OWNER/PERMITTEE SHALL REPAIR AND/OR REPLACE IN KIND AND EQUIVALENT SIZE PER THE APPROVED DOCUMENTS TO THE SATISFACTION OF THE DEVELOPMENT SERVICES DEPARTMENT WITHIN 30 DAYS OF DAMAGE OR CERTIFICATE OF OCCUPANCY.



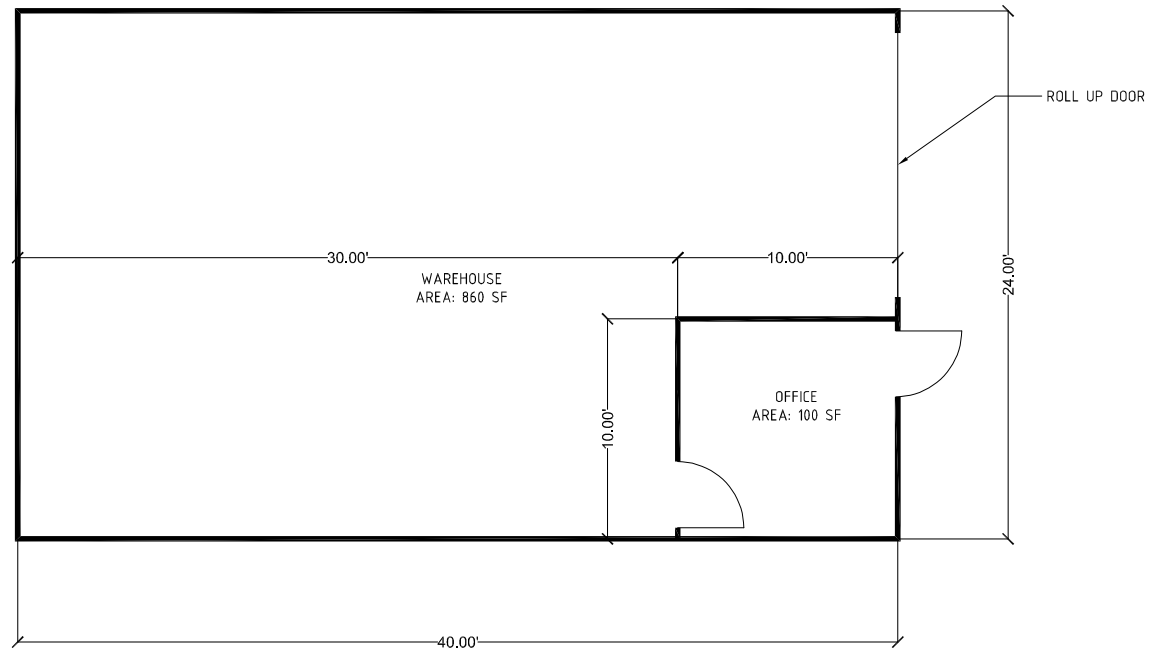
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**10145 VIA DE LA AMISTAD, SAN DIEGO, CA, 92154**  
**MARIJUANA PRODUCTION FACILITY C.U.P.**  
**DEVELOPMENT PLANS**  
 PROPOSED LANDSCAPE PLAN

DATE: 5/17/2018 REVISION: 7/20/2018  
 SHEET: 3 OF 5







(E) BUILDING NORTH FACADE



(E) BUILDING SOUTH FACADE



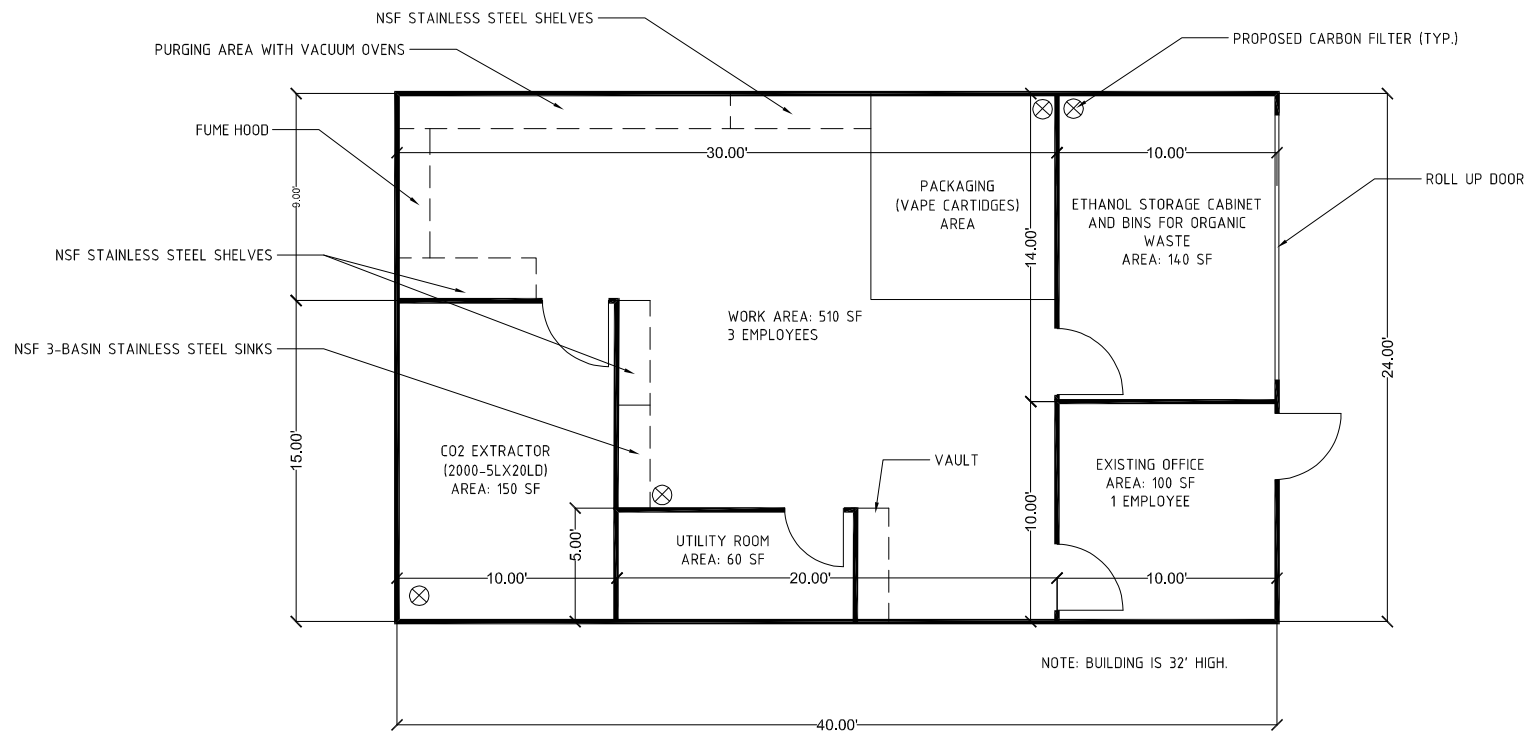
(E) BUILDING EAST FACADE



(E) BUILDING WEST FACADE

**C** EXISTING PLAN

SCALE 1/4"=1' 0"



**D** PROPOSED PLAN

SCALE 1/4"=1' 0"

**ODOR SUPPRESSION**  
 ODOR SUPPRESSION WILL BE PROVIDED BY CAN-FILTERS® AIR FILTRATION SYSTEMS. CAN-FILTERS® HAS BEEN DESIGNING AND MANUFACTURING ACTIVATED CARBON FILTERS FOR OVER 20 YEARS. THE PACKED BED DESIGN, DE-DUSTED CARBON, PELLETIZED CARBON, LARGE SURFACE AREA, SPECIFICALLY FORMULATED FOR EACH APPLICATION, GIVE HIGH AIR FLOW, LOW PRESSURE DROP AND LONG LIFE. CAN-FILTERS® HIGH CTC % AND THE AMOUNT OF VIRGIN ACTIVATED CARBON INSIDE EACH CAN-FILTER GIVE THE LONGEST LIFE SPAN ON THE MARKET.

**EXHAUST FANS**  
 THE CAN-FAN HIGH OUTPUT SERIES ARE CENTRIFUGAL FANS UTILIZING PROVEN GERMAN DESIGN, SWISS COMPONENTS, AND PRECISION MANUFACTURING. HIGH OUTPUT CAN FANS USE A HIGH-PERFORMANCE MOTOR FOR USE IN MORE DEMANDING APPLICATIONS. THEY HAVE CARRIED ANCA CERTIFIED NUMBERS LONGER THAN MOST OTHER FANS HAVE BEEN AROUND AND YOU CAN BE SURE YOU'RE GETTING EVERY CFM THEY CLAIM TO DELIVER. CAN FANS CAN BE EASILY INSTALLED IN MINUTES USING THE INCLUDED MOUNTING BRACKET. THEY HAVE A POWDER COAT FINISH AND CARRY A 5-YEAR WARRANTY.

**FILTERS**  
 THE ORIGINAL CAN-FILTERS ARE DESIGNED FOR THE CONTROL OF VOCs, ODORS, AND OTHER GASEOUS CONTAMINANTS. BUILT WITH THE SAME PROVEN PACKED BED DESIGN AND PELLETIZED VIRGIN ACTIVATED CARBON IN USE FOR 30 YEARS, THIS LINE OF TIME TESTED ACTIVATED CARBON AIR FILTERS SETS THE STANDARD FOR LONG LIFE, CONSISTENT PERFORMANCE, AND LOW PRESSURE DROP. RATED AT A CONSERVATIVE 0.1 SEC CONTACT TIME, THE ORIGINAL CAN-FILTERS PROVIDE EXCELLENT VALUE AND CONFIDENCE.

**EACH ORIGINAL CAN-FILTER USES THE MOST CONCEPTUALLY SOUND, PELLETIZED CARBON, PACKED-BED DESIGN TO DELIVER THE BEST PERFORMING CARBON FILTER ON THE MARKET. EVEN WITH THE INDUSTRY'S THICKEST CARBON BED, AT 2.5," THE CAN ORIGINAL PROVIDES FOR SOME OF THE LOWEST PRESSURE DROPS, EVEN ON SMALLER SIZE FILTERS. THIS HEFTY PELLETIZED CARBON BED EFFECTIVELY MAKES THE ORIGINAL FILTER THE "BIGGEST SPONGE" FOR ODOR REMOVAL CAPABLE OF HOLDING MASSIVE AMOUNTS OF CONTAMINANT.**

**VENTILATION SETUP**  
 PROPER VENTILATION AND PROPER FILTRATION ARE ESSENTIAL TO CLEAN THE AIR AND KILL ALL ODORS. YOU SHOULD BE REPLACING THE AIR IN YOUR SPACE ABOUT ONCE EVERY 5 MINUTES. TO CALCULATE THE CFM PERFORMANCE YOU NEED TO PROPERLY VENTILATE YOUR SPACE USE THE FOLLOWING FORMULA: (SPACE WIDTH X LENGTH X HEIGHT) / 5 = RECOMMENDED CFM.

**PLEASE NOTE THAT CFM PERFORMANCE OF A FAN IS AFFECTED BY THE LENGTH AND PATH OF DUCTING AND THE USE OF A CARBON FILTER. THEREFORE WHEN USING A CARBON FILTER YOU MUST ADD AN ADDITIONAL 20% TO THE CFM RECOMMENDATION TO ACCOUNT FOR THE LOSS. SO THE FORMULA WHEN USING A CARBON FILTER WOULD BE: ((GROW SPACE WIDTH X LENGTH X HEIGHT) / 5) X 1.2 = RECOMMENDED CFM.**

**PROJECT DESCRIPTION:**  
 A PROPOSED MARIJUANA PRODUCTION (MPF) FACILITY LOCATED AT 10145 VIA DE LA AMISTAD, SAN DIEGO, CA. THE FACILITY SHALL OBTAIN A CONDITIONAL USE PERMIT PER SAN DIEGO MUNICIPAL CODE CHAPTER 4, ARTICLE 2, DIVISION 15 AND OPERATE IN STRICT COMPLIANCE WITH THE SAN DIEGO MUNICIPAL CODE SECTION 141.1004.

THE PROPOSED PRODUCTION FACILITY WILL RECEIVE CANNABIS TRIM FROM LICENSED CULTIVATORS FOR USE IN THE EXTRACTION PROCESS. THE MPF WILL USE SOLVENTS SUCH AS CO2 AND ETHANOL TO SEPARATE CANNABINOIDS AND PLANT MATERIAL INTO CANNABIS OIL. THE CANNABIS OIL WILL GO THROUGH A DISTILLATION PROCESS TO REMOVE ANY SOLVENTS. THE FINAL CANNABIS OIL WILL BE INFUSED INTO PRODUCTS FOR WHOLESALE DISTRIBUTION TO LICENSED MARIJUANA OUTLETS.

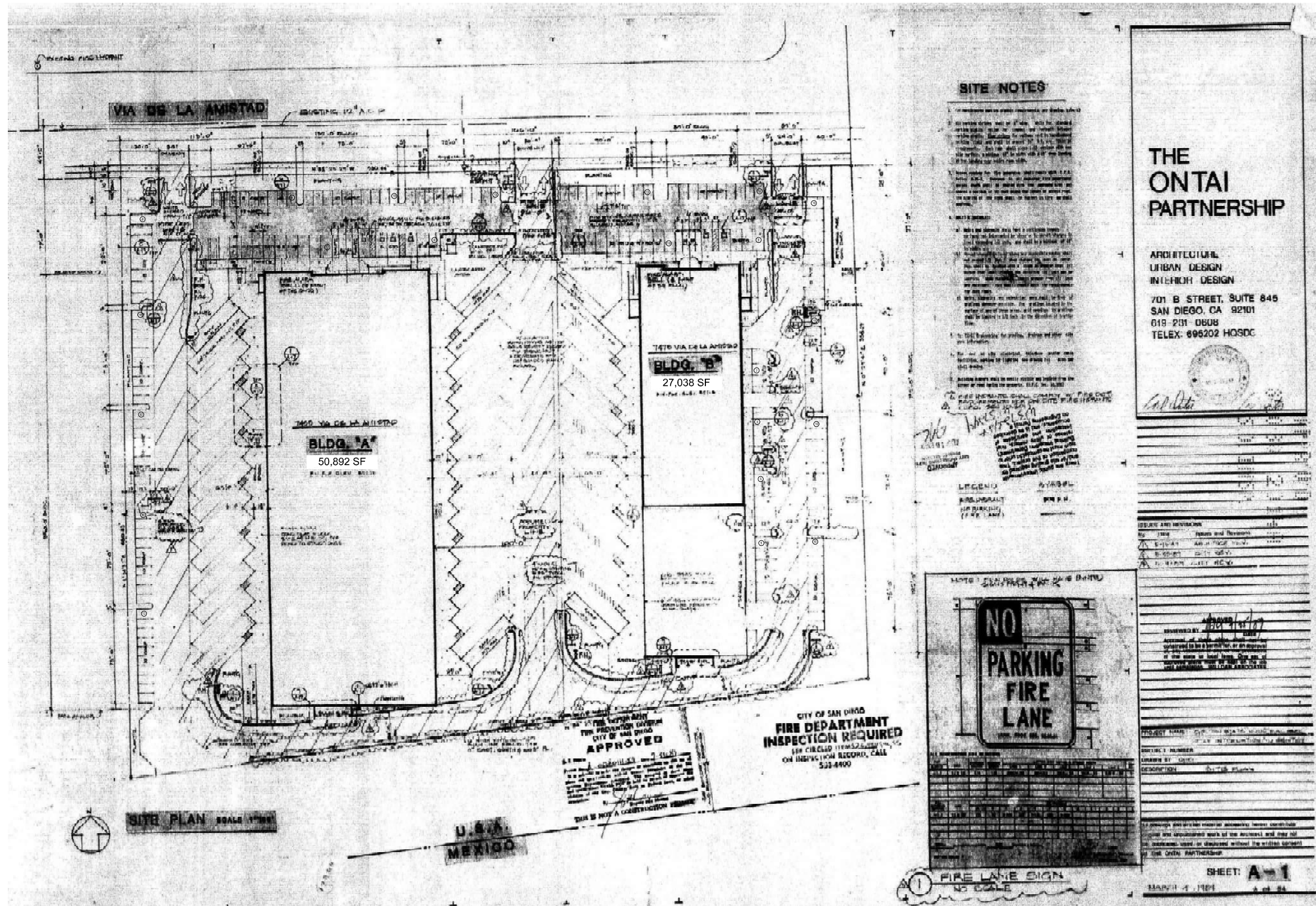
THE MPF WILL PROVIDE SECURE TRANSPORTATION, STORAGE, ARRANGE FOR TESTING, AND ENSURE PROPER PACKAGING AND LABELING REQUIREMENTS ARE MET FOR ALL CANNABIS PRODUCTS. THE FACILITY SHALL BE CLOSED TO THE PUBLIC.

ALL WASTE MATERIALS SHALL BE DISPOSED OF IN COMPLIANCE WITH STATE AND LOCAL LAWS AND REGULATIONS.

**10145 VIA DE LA AMISTAD, SAN DIEGO, CA, 92154**  
**MARIJUANA PRODUCTION FACILITY C.U.P.**  
**DEVELOPMENT PLANS**  
 FLOOR PLANS

DATE: 5/17/2018 REVISION: 7/20/2018  
 SHEET: 4 OF 5





**PARKING CALCULATION:**

**BUILDING A:**  
 WAREHOUSE = 50,892 SF @ 1/1000 SF = 51 SPACES  
 TOTAL SPACES REQUIRED FOR BUILDING A = 51 SPACES  
 TOTAL SPACES PROVIDED = 95 SPACES  
 ACCESSIBLE SPACES PROVIDED = 4 SPACES

**BUILDING B:**  
 OFFICE = 8,111 SF @ 3.3/1000 SF = 27 SPACES  
 WAREHOUSE = 18,927 SF @ 1/1000 SF = 19 SPACES  
 TOTAL SPACES REQUIRED FOR BUILDING B = 46 SPACES  
 TOTAL SPACES PROVIDED = 90 SPACES  
 ACCESSIBLE SPACES PROVIDED = 4 SPACES

**THE ONTAI PARTNERSHIP**

ARCHITECTURE  
 URBAN DESIGN  
 INTERIOR DESIGN

701 B STREET, SUITE 845  
 SAN DIEGO, CA 92101  
 619-231-0808  
 TELEX: 696202 HOSDC

**SITE NOTES**

1. All parking spaces shall be paved with asphalt.
2. All parking spaces shall be 8' wide, with 5' clearances between spaces and 10' clearances from the edges of the parking area.
3. All parking spaces shall be marked with white lines.
4. All parking spaces shall be marked with white lines.
5. All parking spaces shall be marked with white lines.
6. All parking spaces shall be marked with white lines.
7. All parking spaces shall be marked with white lines.
8. All parking spaces shall be marked with white lines.
9. All parking spaces shall be marked with white lines.
10. All parking spaces shall be marked with white lines.

**LEGEND**

- 1. FIRE LANE
- 2. PARKING SPACE
- 3. DRIVEWAY
- 4. SIDEWALK
- 5. DRIVEWAY
- 6. SIDEWALK
- 7. DRIVEWAY
- 8. SIDEWALK
- 9. DRIVEWAY
- 10. SIDEWALK



**FIRE LANE SIGN**  
 AS SHOWN

**A APPROVED SITE PLAN**

SCALE 1/40

10145 VIA DE LA AMISTAD, SAN DIEGO, CA, 92154  
 MARIJUANA PRODUCTION FACILITY C.U.P.  
 DEVELOPMENT PLANS  
 ORIGINAL APPROVED SITE PLAN

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