



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: June 28, 2022 REPORT NO. HO-22-028

HEARING DATE: July 6, 2022

SUBJECT: March and Ash Sabre Springs Cannabis Outlet CUP, Process Three Decision

PROJECT NUMBER: [696683](#)

OWNER/APPLICANT: MJF Partners LLC, Owner and March and Ash Sabre Springs, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit to allow the operation of a new 2,265-square-foot Cannabis Outlet in Suites 104 & 105 of an existing 5,521-square-foot commercial building located at 13510 Sabre Springs Parkway within the Sabre Springs Community Plan?

Staff Recommendations:

1. Approve Conditional Use Permit No. 2580304.

Community Planning Group Recommendation: On February 9, 2022, the Carmel Mountain Ranch/Sabre Springs Community Council voted 7 to 3 to recommend approval of the proposed project with no conditions (Attachment 11).

Environmental Review: On June 8, 2022, the project was determined exempt from the California Environmental Quality Act pursuant to Section 15301(a) (Existing Facilities) of the state CEQA Guidelines. The opportunity to appeal that determination ended June 22. At the time this report was finalized on June 21, 2022, no appeal had been filed.

BACKGROUND

On March 25, 2014, the City of San Diego adopted Ordinance No O-20356 to implement regulations for Medical Marijuana Consumer Cooperatives (MMCCs), allowing the sale of medicinal marijuana with the approval of a Conditional Use Permit (CUP). On February 22, 2017, Ordinance No. O-20793 was approved, which included amendments to the Land Development Code and the Local Coastal Program, replacing the MMCC use with a new retail sales use, Marijuana Outlet. On January 8, 2020, the San Diego Municipal Code (SDMC) was amended by Council Ordinance [O-21163](#). The revision

replaced the word “marijuana” with “cannabis”, to reflect consistency with the State of California cannabis regulations. Therefore, Marijuana Outlet was renamed to Cannabis Outlet.

Cannabis Outlets are allowed with the approval of a Process Three CUP, pursuant to [SDMC section 126.0303](#), in designated base zones. A CUP allows a Cannabis Outlet to sell both medicinal and recreational cannabis products subject to state licensing requirements.

Pursuant to [SDMC section 141.0504](#), cannabis outlets are limited to no more than four per Council District (36 City-wide) within commercial and industrial zones in order to minimize the impact on the City and residential neighborhoods. There are currently no approved outlets in District 5. If approved by the Hearing Officer, the proposed project would be the first Cannabis Outlet CUP approved within District 5, and the 27th within the City.

DISCUSSION

Project Description:

Project Location:	13510 Sabre Springs Parkway, Sabre Springs Community Plan
Project Scope:	Conditional Use Permit for a new 2,265-square-foot cannabis outlet in Suites 104 & 105 of an existing 10,860-square-foot commercial center
Lot Size:	0.93 acres (40,511 square feet)
Zoning:	CC-2-3 (Community Commercial)
Community Plan Designation:	Specialized Commercial

The site is currently improved with a one-story commercial retail center constructed in 2007 (Attachment 3). The proposed tenant space was recently occupied by a salon supply store. Other existing uses include a 7/11, a restaurant, a dentist’s office, a nail spa, and the Russian School of Mathematics. The project is in a Parking Standards Transit Priority Area and is therefore not required to provide any parking spaces for the Cannabis Outlet use. The shopping center’s existing 60 parking spaces will remain. All public improvements adjacent to the site meet current City standards and are not being replaced with this project.

Land Use Analysis:

Sabre Springs Community Plan - The project site is within the Specialized Commercial Land Use Area. This land use designation provides for business, professional, visitor commercial, financial services and office services.

General Plan - The project site is designated Commercial Employment, Retail, & Services by the Land Use and Community Planning Element of the General Plan. The proposed project

will promote the policies of the General Plan because Cannabis Outlets supply jobs and encourage and facilitate commerce within the San Diego region.

Base Zone - The purpose and intent of the CC-2-3 base zone is to permit a range of uses, including office and retail with an automobile orientation. Cannabis Outlets are specialized, separately regulated commercial uses that conform to the CC-2-3 base zone.

The above analysis indicates that the proposed Cannabis Outlet is a compatible use at this location with a CUP and it is consistent with the Community Plan land use policies.

Separation Requirements:

Pursuant to SDMC Section 141.0504 (a), Cannabis outlets must be at least 1,000 feet away from:

- City parks
- Childcare centers
- Churches
- Playgrounds
- City libraries
- Minor-oriented facilities
- Schools
- Other outlets

Outlets must also be at least 100 feet from all residentially zoned properties. City staff has reviewed separation requirements for this project (Attachment 8) and determined that the proposed Cannabis Outlet complies with separation requirements per the analysis below:

Russian School of Mathematics: Staff analyzed the operational characteristics of this use and determined that, because it does not provide full-time educational instruction, this business is a tutoring center, not a school, and it is not a minor-oriented use because it is not a business that serves predominantly minors which occupies more than 50 percent of the premises. Therefore, the proposed project must not be 1,000 feet away from this use.

Carmel Creek Community Park: This park is within 1,000 feet of the proposed cannabis outlet when measured property line to property line. However, per [SDMC section 113.0225\(c\)](#), when measuring distance between uses, natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access between the uses can be taken into consideration. In such case, the distance is measured as the most direct route around the barrier in a manner that establishes direct access. A direct public route to the park from the proposed Cannabis Outlet would be approximately 1,400 feet, 40% further than the required 1,000-foot separation. Therefore, the proposed project meets the minimum separation requirements.

Operational and Security Requirements:

The proposed outlet is subject to the operational and security requirements of SDMC Sections 141.0504(b) through (m), which are included as conditions of approval of the CUP. These

requirements include a prohibition on consultation by medical professionals on-site; prohibition of the use of vending machines except by a responsible person (as defined by [SDMC sections 42.1502](#) and [11.0210](#)); provision of interior and exterior lighting, operable cameras, alarms, security guard; restriction of hours of operation to between 7:00 am and 9:00 pm daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, removal of graffiti within 24 hours, and signage restrictions. Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation.

Conclusion:

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 proposed project complies with all development regulations of the CC 2-3 zone and no deviations are required to approve the project. The project meets all separation requirements and the permit has been conditioned to ensure the proposed cannabis outlet would not be detrimental to the public health, safety, and welfare. Staff has provided draft findings (Attachment 4) to support the proposed development and draft conditions of approval (Attachment 5). Staff recommends that the Hearing Officer approve CUP No. 2580304 as proposed.

ALTERNATIVES

1. APPROVE CUP No. 2580304, with modifications.
2. DENY CUP No. 2580304, if the findings required to approve the project cannot be affirmed.

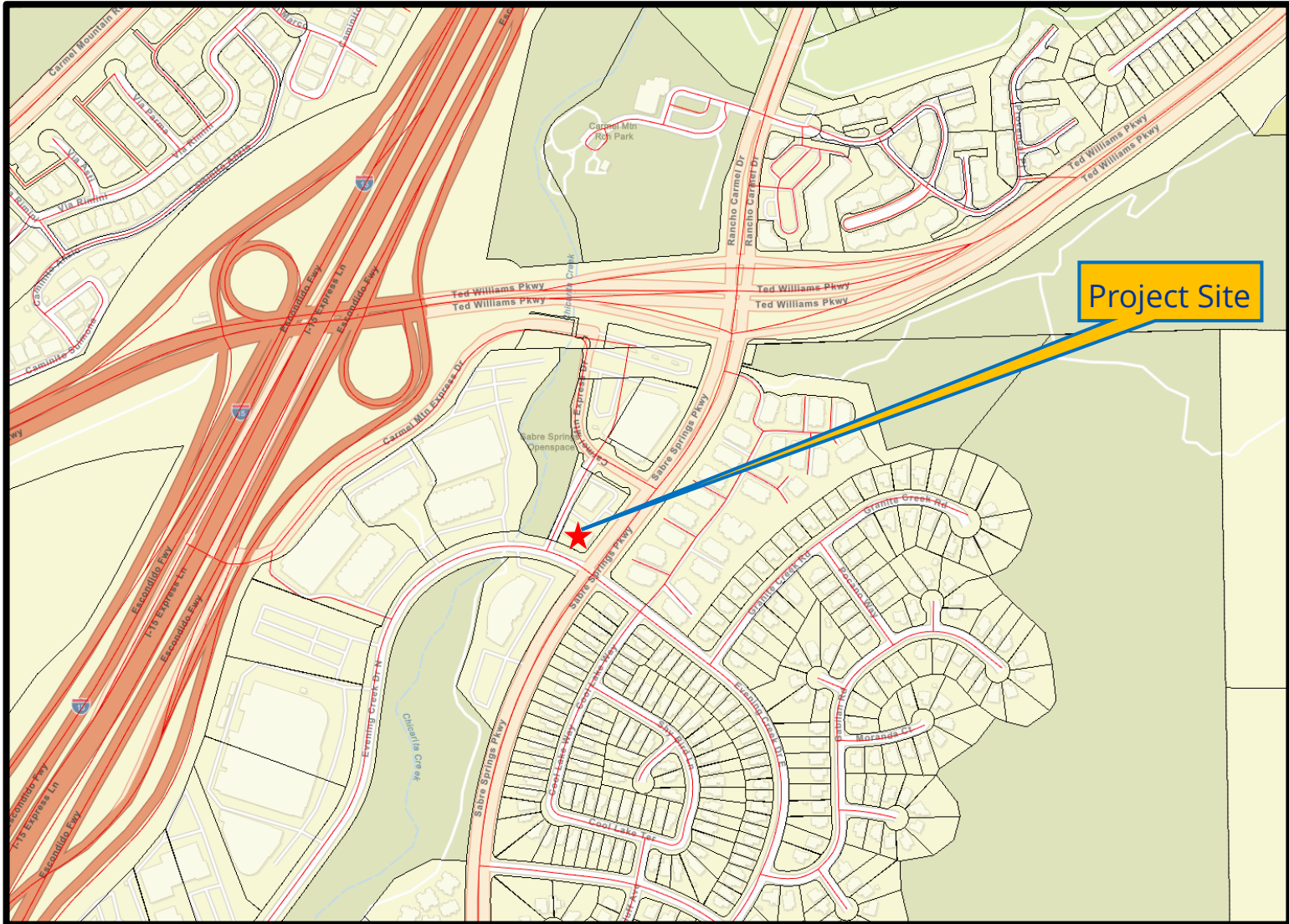
Respectfully submitted,



Travis Cleveland
Development Project Manager
Cannabis Business Division

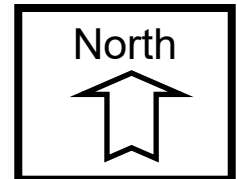
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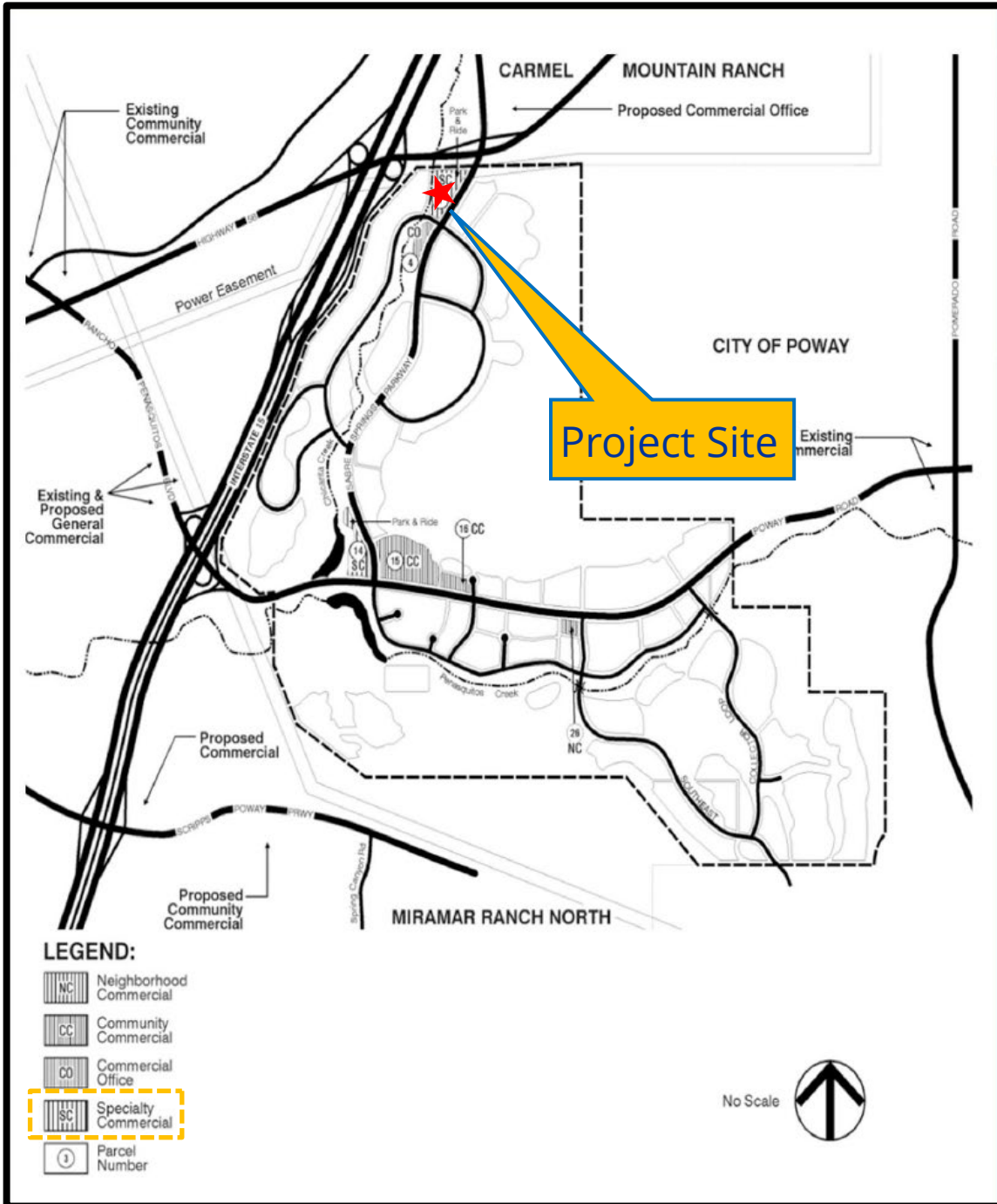
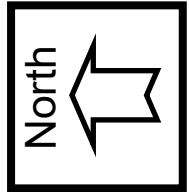
1. Project Location Map
2. Community Plan Land Use
3. Aerial Photograph
4. Draft Resolution with Findings
5. Draft Permit with Conditions
6. 100/1,000-foot Separation Information
7. Community Planning Group Recommendation
8. Ownership Disclosure Statement
9. Notice of CEQA Exemption
10. Project Plans



Project Location Map

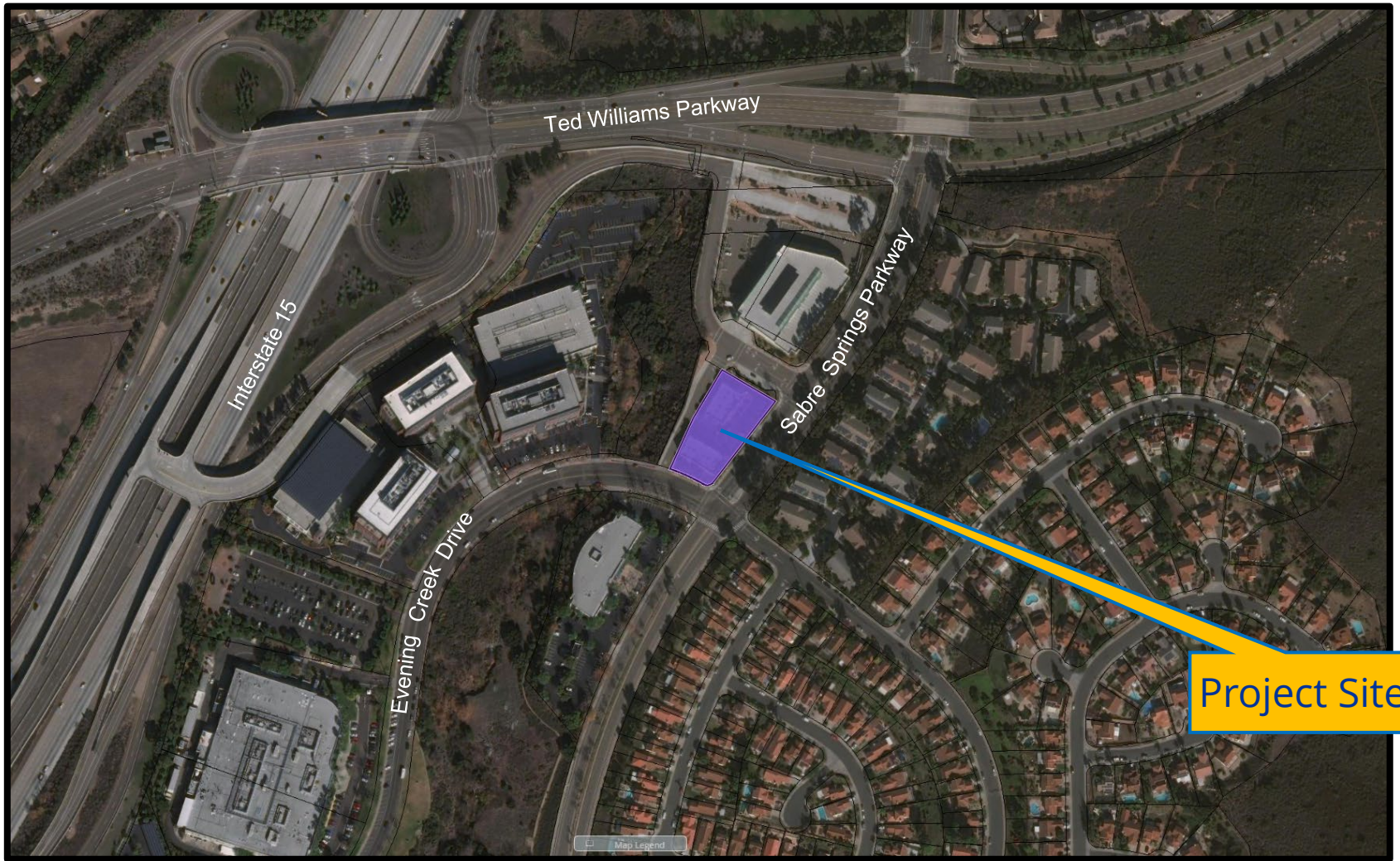
March and Ash Sabre Springs Cannabis Outlet CUP / 13510 Sabre Springs Pkwy
PROJECT NO. 696683





Community Plan Land Use Map
 March and Ash Sabre Springs Cannabis Outlet CUP / 13510 Sabre Springs Pkwy
 PROJECT NO. 696683



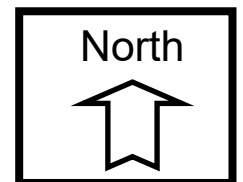


Project Site



Aerial Photo

March and Ash Sabre Springs Cannabis Outlet CUP / 13510 Sabre Springs Pkwy
PROJECT NO. 696683



HEARING OFFICER
RESOLUTION NO. XXXX
CONDITIONAL USE PERMIT NO. 2580304
MARCH AND ASH SABRE SPRINGS CUP - PROJECT NO. 696683

WHEREAS, MJF Partners LLC, Owner, and March and Ash Sabre Springs, Permittee, filed an application with the City of San Diego for a Conditional Use Permit to allow the operation of a new 2,265-square-foot Cannabis Outlet in Suites 104 & 105 an existing 5,521-square-foot commercial building (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 2580304), on portions of a 0.93-acre site; and

WHEREAS, the project site is located at 13510 Sabre Springs Parkway in the CC-2-3 zone and the Sabre Springs Community Plan; and

WHEREAS, the project site is legally described as LOT 1 OF AMENDED MAP OF SABRE SPRINGS PARCEL 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13569, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 27, 1998; and

WHEREAS, on July 6, 2022, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. 2580304 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. 2580304:

A. CONDITIONAL USE PERMIT FINDINGS [SDMC Section 126.0305]

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

The project is a request for a Conditional Use Permit (CUP) to allow the operation of a new 2,265-square-foot Cannabis Outlet in Suites 104 & 105 an existing 5,521-square-foot

commercial building on a 0.93-acre site located at 13510 Sabre Springs Parkway in the CC-2-3 zone and the Sabre Springs Community Plan.

The Sabre Springs Community Plan designates the site Specialized Commercial. This land use designation provides for business, professional, visitor commercial, financial services and office services.

The project site is designated Commercial Employment, Retail, & Services by the Land Use and Community Planning Element of the General Plan.

Pursuant to SDMC section 131.0522, retail sales and commercial services are permitted uses in the CC-2-3 zone, which allows Cannabis Outlets with the approval of a CUP. The proposed project will promote the policies of the General Plan and the Community Plan because the Cannabis Outlet will supply jobs and encourage/facilitate commerce within the San Diego region. Therefore, the proposed Cannabis Outlet is a compatible use at this location with a CUP, it is consistent with the Community Plan land use policies and it will not adversely affect the applicable land use plan.

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

The project proposes interior improvements to an existing tenant space, including entry/exit areas, waiting areas, a cannabis retail sales floor, and employee and storage areas. Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors.

A Cannabis Outlet in the CC-2-3 zone is allowed with a CUP at this location and consistent with the goals and policies of the Sabre Springs Community Plan. The proposed development will not be detrimental to the public's health, safety, and welfare because the discretionary permit controlling the development and continued use of this site contains specific regulatory conditions of approval. These conditions are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large.

Pursuant to SDMC section 141.0504, Cannabis Outlets are limited to no more than four per Council District (CD), and 36 city-wide, within commercial and industrial zones to minimize the impact on the City and residential neighborhoods. There are currently no approved outlets in District 5. The project is the first Cannabis Outlet CUP to approved within District 5, and the 27th within the City. Cannabis Outlets require compliance with SDMC section 141.0504, which requires a 1,000-foot separation, measured in accordance with SDMC sections 141.0504 and 113.0225, from resource and population-based city parks (see Finding 3 below for analysis of Carmel Creek Community Park), other Cannabis Outlets, churches, child care centers, playgrounds, libraries owned and operated by the City of San Diego, minor-oriented facilities (see Finding 3 below for analysis of the Russian School of Mathematics), residential care facilities, and schools including private or public institutions of learning providing instruction in kindergarten grades 1 to 12. There is also a minimum distance requirement of 100 feet from a residentially zoned property or lot. City staff has

reviewed the 100/1,000-foot radius map and the 100/1,000-foot radius map spreadsheet submitted by the applicant identifying all the existing surrounding uses, measured uses in accordance with SDMC section 113.0225, and determined that the proposed Cannabis Outlet complies with the minimum separation requirements between uses and residentially zoned lot or premises.

The project is in a Parking Standards Transit Priority Area and is therefore not required to provide any parking spaces for the Cannabis Outlet use. The shopping center's existing 60 parking spaces will remain. All public improvements adjacent to the site meet current City standards and are not being replaced with this project. The discretionary permit controlling the development of this site contains specific regulatory conditions of approval. These regulations, which are implemented and enforced through the permit, are specifically intended to reduce, mitigate and/or prevent all adverse impacts to the public and community at large.

The proposed Cannabis Outlet is subject to specific operational and security requirements and restrictions as set forth in SDMC section 141.0504(b) through (m), which have also been incorporated as conditions in the CUP including prohibition of consultation by medical professionals on-site; prohibition of the use of specified vending machines except by a responsible person (as defined by the SDMC); provision of interior and exterior lighting, operable cameras, alarms, security guard; restriction of hours of operation to between 7:00 a.m. and 9:00 p.m. daily; maintenance of area and adjacent public sidewalks free of litter and graffiti, and removal of graffiti within 24 hours; restriction of signage to business name, two-color signs, and alphabetic characters; and signage advertising cannabis may not be visible from the public right-of-way. Cannabis Outlets must also comply with Chapter 4, Article 2, Division 15 which provides guidelines for lawful operation. The CUP is valid for five years, however, may be revoked if the use violates the terms, conditions, lawful requirements, or provision of the permit.

Construction of the project authorized through this permit will be subject to all adopted building, electrical, mechanical, fire and plumbing codes, which will be enforced through plan review and building inspections completed by the City's building inspectors. Furthermore, this project has been reviewed pursuant to the California Environmental Quality Act, and the environmental analysis did not find any significant impacts to the public health and safety. Based on the above analysis, project features and conditions of approval, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The project is located within the CC-2-3 zone, which allows Cannabis Outlets with the approval of a Conditional Use Permit per SDMC Table 131-05B. No deviations are requested or required by this project. As outlined in Finding 2 above, the project complies with the separation requirements of the Land Development Code. Two potentially sensitive uses were identified during review, and the project meets separation requirements as shown below:

Russian School of Mathematics: Staff analyzed the operational characteristics of this use and determined that, because it does not provide full-time educational instruction, this business is a tutoring center, not a school, and it is not a minor-oriented use because it is not a business that serves predominantly minors which occupies more than 50 percent of the premises. Therefore, the proposed project is not required to be 1,000 feet away from this use.

Carmel Creek Community Park: This park is within 1,000 feet of the proposed cannabis outlet when measured property line to property line. However, per [SDMC section 113.0225\(c\)](#), when measuring distance between uses, natural topographical barriers and constructed barriers such as freeways or flood control channels that would impede direct physical access between the uses can be taken into consideration. In such case, the distance is measured as the most direct route around the barrier in a manner that establishes direct access. A direct public route to the park from the proposed Cannabis Outlet would be approximately 1,400 feet, 40% further than the required 1,000-foot separation. Therefore, the proposed project meets the minimum separation requirements.

The permits for the project include various conditions and corresponding exhibits of approval relevant to achieving compliance with the SDMC relative to parking, signage, lighting, security measures, hours of operation, and site maintenance. No variance or deviations are requested as part of this application. Therefore, the proposed development will comply with the regulations of the Land Development Code.

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

The zoning and separation requirements for Cannabis Outlets as applied in Council District 5 have resulted in very few locations that meet all locational criteria. This limits the ability of local residents to obtain legal cannabis nearby, forcing them to travel outside their local area or to obtain cannabis from the illegal market, both of which have negative consequences (increased vehicle miles traveled, purchase of cannabis that has not been tested, quality controlled, or taxed, etc.). The proposed project meets all separation and zoning requirements. It would be the first Cannabis Outlet CUP approved within Council District 5, and the 27th within the City. By contrast, in the five years since cannabis outlets have been allowed subject to the requirements of SDMC 141.0504, four City Council districts with different development patterns have reached the cap of four outlets per district.

The site is currently improved with a one-story commercial retail center constructed in 2007. The proposed tenant space was recently occupied by a salon supply store. Two existing uses include a 7/11, a restaurant, both with similar operational characteristics (high frequency retail sales and services). The center also supports a dentist's office, a nail spa, and the Russian School of Mathematics. The project is in a Parking Standards Transit Priority Area and is therefore not required to provide any parking spaces for the Cannabis Outlet use, however, the center already provides 60 parking spaces, which will remain. Furthermore, the project is located adjacent to a busy transit center/park and ride with a large parking lot, on a commercial street with nearby access to multiple modes of the regional transportation

system: transit, arterial roads (Ted Williams Parkway) and freeways (Interstate 15). All public improvements adjacent to the site meet current City standards and are not being replaced with this project.

As stated in findings 2 and 3 above, the project meets all separation requirements for cannabis outlets, as well as the requirements of the applicable land uses plans and the Land Development Code. Therefore, based on the above analysis, the proposed use is appropriate 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. 2580304 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. 2580304, a copy of which is attached hereto and made a part hereof.

Travis Cleveland
Development Project Manager
Development Services

Adopted on: July 6, 2022

IO No.: 24009008

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: 24009008

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2580304
MARCH AND ASH SABRE SPRINGS CUP - PROJECT NO. 696683
HEARING OFFICER

This Conditional Use Permit No. 2580304 ("Permit") is granted by the Hearing Officer of the City of San Diego to MJF Partners LLC, Owner, and March and Ash Sabre Springs, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305.

The 0.93-acre site is located at 13510 Sabre Springs Parkway in the CC-2-3 zone and the Sabre Springs Community Plan. The site is legally described as:

LOT 1 OF AMENDED MAP OF SABRE SPRINGS PARCEL 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13569, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 27, 1998.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Cannabis Outlet, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 6, 2022, on file in the Development Services Department.

The project shall include:

- a. Operation of a new 2,265-square-foot Cannabis Outlet in Suites 104 & 105 an existing 5,521-square-foot commercial building;
- b. Continued maintenance of previously permitted landscaping (planting, irrigation and landscape related improvements) and off-street parking in the existing center; and
- c. 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 July 20, 2025.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on July 20, 2027.
3. The continued utilization of this CUP is contingent upon (but not limited to) the following, with non-compliance with any of the following being cause to revoke this permit:
 - a. The existence of a valid license at this location by the California Department of Cannabis Control (DCC) for the proposed business activities. The issuance of this CUP does not guarantee that the DCC will grant a license for this location.
 - b. Compliance with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including payment of any fees enacted pursuant to SDMC 42.1506.
 - c. Timely payment of all current and future Cannabis Business Tax owed pursuant to Chapter 3, Article 4, Division 1 of the San Diego Municipal Code.
 - d. Possession of a Business Tax Certificate.
 - e. Fulfillment of all permit conditions.
 - f. Continued compliance with all other applicable federal, state, and local laws.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

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

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

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

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

12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee

shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

BUILDING OFFICIAL REQUIREMENT:

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

CLIMATE ACTION PLAN REQUIREMENTS:

14. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for Existing landscaping/irrigation along frontage on Sabre Spring's public right of way.

PLANNING/DESIGN REQUIREMENTS:

16. Lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the cannabis outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.

17. Security shall be provided at the cannabis outlet which 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.

18. Primary signs shall be posted on the outside of the cannabis outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors. Secondary signs advertising cannabis, window signs and any display visible from the public right-of-way, are not permitted.

19. The name and emergency contact phone number of the designated responsible managing operator shall be posted in a location visible from outside the cannabis outlet in character size at least two inches in height.

20. The cannabis outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
21. The use of vending machines which allow access to cannabis and cannabis products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to cannabis and cannabis products without a human intermediary.
22. An annual operating permit shall be obtained as required pursuant to San Diego Municipal Code Chapter 4, Article 2, Division 15.
23. Deliveries shall be permitted as an accessory use only from a cannabis outlet with a valid Conditional Use Permit unless otherwise allowed pursuant to state law.
24. The cannabis outlet, adjacent public sidewalks, and areas under the control of the cannabis outlet, shall be maintained free of litter and graffiti at all times.
25. The Cannabis Outlet shall provide daily removal of trash, litter, and debris from the premises. Graffiti shall be removed from the premises within 24 hours.
26. Consultations by medical professionals shall not be a permitted accessory use at the cannabis outlet.

TRANSPORTATION REQUIREMENTS:

27. 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 the 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.

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 July 6, 2022 and Resolution Number XXXX.

DRAFT

ATTACHMENT 5

Permit Type/PTS Approval No.: Conditional Use Permit No. 2580304
Date of Approval: July 6, 2022

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

MJF Partners LLC
Owner

By _____
NAME
TITLE

March and Ash Sabre Springs
Permittee

By _____
NAME
TITLE

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

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: 24009008

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. 2580304
MARCH AND ASH SABRE SPRINGS CUP - PROJECT NO. 696683
HEARING OFFICER

This Conditional Use Permit No. 2580304 ("Permit") is granted by the Hearing Officer of the City of San Diego to MJF Partners LLC, Owner, and March and Ash Sabre Springs, Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0305.

The 0.93-acre site is located at 13510 Sabre Springs Parkway in the CC-2-3 zone and the Sabre Springs Community Plan. The site is legally described as:

LOT 1 OF AMENDED MAP OF SABRE SPRINGS PARCEL 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13569, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, APRIL 27, 1998.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee to operate a Cannabis Outlet, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated July 6, 2022, on file in the Development Services Department.

The project shall include:

- a. Operation of a new 2,265-square-foot Cannabis Outlet in Suites 104 & 105 an existing 5,521-square-foot commercial building;
- b. Continued maintenance of previously permitted landscaping (planting, irrigation and landscape related improvements) and off-street parking in the existing center; and
- c. 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 July 20, 2025.
2. This Conditional Use Permit [CUP] and corresponding use of this site shall expire on July 20, 2027.
3. The continued utilization of this CUP is contingent upon (but not limited to) the following, with non-compliance with any of the following being cause to revoke this permit:
 - a. The existence of a valid license at this location by the California Department of Cannabis Control (DCC) for the proposed business activities. The issuance of this CUP does not guarantee that the DCC will grant a license for this location.
 - b. Compliance with Chapter 4, Article 2, Division 15 of the San Diego Municipal Code, including payment of any fees enacted pursuant to SDMC 42.1506.
 - c. Timely payment of all current and future Cannabis Business Tax owed pursuant to Chapter 3, Article 4, Division 1 of the San Diego Municipal Code.
 - d. Possession of a Business Tax Certificate.
 - e. Fulfillment of all permit conditions.
 - f. Continued compliance with all other applicable federal, state, and local laws.
4. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
5. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.

6. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.

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

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

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

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

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

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

12. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee

shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

BUILDING OFFICIAL REQUIREMENT:

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

CLIMATE ACTION PLAN REQUIREMENTS:

14. Owner/Permittee shall comply with the Climate Action Plan (CAP) Consistency Checklist stamped as Exhibit "A." Prior to issuance of any construction permit, all CAP strategies shall be noted within the first three (3) sheets of the construction plans under the heading "Climate Action Plan Requirements" and shall be enforced and implemented to the satisfaction of the Development Services Department.

ENGINEERING REQUIREMENTS:

15. Prior to the issuance of any building permits, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement from the City Engineer for Existing landscaping/irrigation along frontage on Sabre Spring's public right of way.

PLANNING/DESIGN REQUIREMENTS:

16. Lighting shall be provided to illuminate the interior, facade, and the immediate surrounding area of the cannabis outlet, including any accessory uses, parking lots, and adjoining sidewalks. Lighting shall be hooded or oriented to deflect light away from adjacent properties.

17. Security shall be provided at the cannabis outlet which 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.

18. Primary signs shall be posted on the outside of the cannabis outlet and shall only contain the name of the business, which shall contain only alphabetic characters, and shall be limited to two colors. Secondary signs advertising cannabis, window signs and any display visible from the public right-of-way, are not permitted.

19. The name and emergency contact phone number of the designated responsible managing operator shall be posted in a location visible from outside the cannabis outlet in character size at least two inches in height.

20. The cannabis outlet shall operate only between the hours of 7:00 a.m. and 9:00 p.m., seven days a week.
21. The use of vending machines which allow access to cannabis and cannabis products except by a responsible person, as defined in San Diego Municipal Code Section 42.1502, is prohibited. For purposes of this Section, a vending machine is any device which allows access to cannabis and cannabis products without a human intermediary.
22. An annual operating permit shall be obtained as required pursuant to San Diego Municipal Code Chapter 4, Article 2, Division 15.
23. Deliveries shall be permitted as an accessory use only from a cannabis outlet with a valid Conditional Use Permit unless otherwise allowed pursuant to state law.
24. The cannabis outlet, adjacent public sidewalks, and areas under the control of the cannabis outlet, shall be maintained free of litter and graffiti at all times.
25. The Cannabis Outlet shall provide daily removal of trash, litter, and debris from the premises. Graffiti shall be removed from the premises within 24 hours.
26. Consultations by medical professionals shall not be a permitted accessory use at the cannabis outlet.

TRANSPORTATION REQUIREMENTS:

27. 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 the 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.

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 July 6, 2022 and Resolution Number XXXX.

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AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Travis Cleveland
Development Project Manager

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

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

MJF Partners LLC
Owner

By _____
NAME
TITLE

March and Ash Sabre Springs
Permittee

By _____
NAME
TITLE

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

SUMMARY OF OWNERS

64	316-152-24-00	PEREZ ANTHONY H & MONA A FAMILY TRUST 04-19-05	10963 SHY BIRD LN	SAN DIEGO	CA	92128	10963 SHY BIRD LN	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
65	316-152-25-00	GAZALE FAMILY TRUST 07-24-90	10953 SHY BIRD LN	SAN DIEGO	CA	92128	13998 CROSSROCK RD	POWAY	CA	92064	RESID. SINGLE FAMILY
66	316-152-26-00	DEAL FAMILY REVOCABLE TRUST 01-07-98	10943 SHY BIRD LN	SAN DIEGO	CA	92128	P O BOX 3694	INCLINE VLG	NV	89450	RESID. SINGLE FAMILY
67	316-152-27-00	CORONA THOMAS & JENNIFER	10933 SHY BIRD LN	SAN DIEGO	CA	92128	10933 SHY BIRD LN	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
68	316-153-09-00	10923 COOL LAKE TER	DAS FAMILY TRUST 01-14-09	SAN DIEGO	CA	92128	P O BOX 502255	SAN DIEGO	CA	92150	RESID. SINGLE FAMILY
69	316-153-10-00	CARAVETTA LOUIS J & KATHLEEN	13352 COOL LAKE WAY	SAN DIEGO	CA	92128	13352 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
70	316-153-11-00	BECK TRUST 06-02-20 BECK MARIE L	13360 COOL LAKE WAY	SAN DIEGO	CA	92128	5 REMINGTON LN	ALISO VIEJO	CA	92656	RESID. SINGLE FAMILY
71	316-153-12-00	SHIH AMY YUH-YUNG	13368 COOL LAKE WAY	SAN DIEGO	CA	92128	13368 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
72	316-153-13-00	BURGSTALLER ALFRED E	13376 COOL LAKE WAY	SAN DIEGO	CA	92128	13376 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
73	316-153-14-00	NEKOUJ FAMILY TRUST	13384 COOL LAKE WAY	SAN DIEGO	CA	92128	13384 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
74	316-153-15-00	KINNEY FAMILY TRUST 10-29-08	13392 COOL LAKE WAY	SAN DIEGO	CA	92128	13392 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
75	316-153-16-00	STIERLE STACEY FAMILY TRUST 10-07-08	13402 COOL LAKE WAY	SAN DIEGO	CA	92128	13402 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
76	316-153-17-00	HENAO FREDDY & LYMAN TINA	13408 COOL LAKE WAY	SAN DIEGO	CA	92128	13408 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
77	316-153-18-00	RABAGO FAMILY TRUST 02-14-18	13416 COOL LAKE WAY	SAN DIEGO	CA	92128	13416 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
78	316-153-19-00	TANAG VALENTINA M	13424 COOL LAKE WAY	SAN DIEGO	CA	92128	13424 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
79	316-153-20-00	FUENTES MADISON M REVOCABLE TRUST 11-19-20	13432 COOL LAKE WAY	SAN DIEGO	CA	92128	13432 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
80	316-153-21-00	MON JEREMIAH & LUCERO IRENE-NICOLE	13440 COOL LAKE WAY	SAN DIEGO	CA	92128	13440 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
81	316-153-22-00	AVVARU SEETHARAMA M & GODAVARTHY PADMAJA	13448 COOL LAKE WAY	SAN DIEGO	CA	92128	13448 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
82	316-153-23-00	BIBLE REVOCABLE FAMILY TRUST 10-25-17	13456 COOL LAKE WAY	SAN DIEGO	CA	92128	13456 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
83	316-153-24-00	KIM YOUNG HEE HANCOCK INC	13464 COOL LAKE WAY	SAN DIEGO	CA	92128	13464 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
84	316-153-25-00	COOL LAKE LNC	13470 COOL LAKE WAY	SAN DIEGO	CA	92128	10289 ONE BLUFF DR	SAN DIEGO	CA	92127	RESID. SINGLE FAMILY
85	316-153-26-00	RAZON ADOR & JOSIE FAMILY 2007 TRUST	13478 COOL LAKE WAY	SAN DIEGO	CA	92128	13478 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
86	316-153-27-00	KEIVENS KENNETH	13484 COOL LAKE WAY	SAN DIEGO	CA	92128	13484 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
87	316-153-28-00	KOREAN UNITED METHODIST CHURCH OF SAN DIEGO	13492 COOL LAKE WAY	SAN DIEGO	CA	92128	6701 CONVOY CT	SAN DIEGO	CA	92111	RESID. SINGLE FAMILY
88	316-153-29-00	KASPER PAUL T	13498 COOL LAKE WAY	SAN DIEGO	CA	92128	13498 COOL LAKE WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
89	316-180-12-00	SORRENTO WEST PROPERTIES INC	N EVENING CREEK DR	SAN DIEGO	CA	92128	3377 N TORREY PINES CT #100	LA JOLLA	CA	92037	VACANT
90	316-180-13-00	SORRENTO WEST PROPERTIES INC	N EVENING CREEK DR	SAN DIEGO	CA	92128	3377 N TORREY PINES CT #100	LA JOLLA	CA	92037	VACANT
91	316-180-17-00	SABRE SPRINGS EXECUTIVE CENTER LTD	13478 SABRE SPRINGS PKWY	SAN DIEGO	CA	92128	505 LOMAS SANTA FE DR #200	SOLANA BEACH	CA	92075	COMMERCIAL
92	316-180-19-00	CITY OF SAN DIEGO	N EVENING CREEK DR	SAN DIEGO	CA	92128		SAN DIEGO	CA	92128	NO VALUE
93	316-180-38-00	KILROY REALTY L P	13480 EVENING CREEK DR	SAN DIEGO	CA	92128	P O BOX 64733	LOS ANGELES	CA	90064	COMMERCIAL
94	316-180-39-00	KILROY REALTY L P	13500 EVENING CREEK DR	SAN DIEGO	CA	92128	P O BOX 64733	LOS ANGELES	CA	90064	COMMERCIAL
95	316-180-40-00	KILROY REALTY L P	13520 EVENING CREEK DR	SAN DIEGO	CA	92128	P O BOX 64733	LOS ANGELES	CA	90064	COMMERCIAL
96	316-191-01-00	LUU DAVID LUU TONY	13304 GRANITE CREEK RD	SAN DIEGO	CA	92128	13304 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
97	316-191-02-00	LEUNG KWOK YU & ANITA	13312 GRANITE CREEK RD	SAN DIEGO	CA	92128	13312 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
98	316-191-03-00	CAC WILIHADO & VICTORIA FAMILY TRUST 12-09-93	13320 GRANITE CREEK RD	SAN DIEGO	CA	92128	13320 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
99	316-191-04-00	GONZALEZ FAMILY TRUST 02-14-15	13328 GRANITE CREEK RD	SAN DIEGO	CA	92128	14290 PALISADES DR	POWAY	CA	92064	RESID. SINGLE FAMILY
100	316-191-05-00	COTA JESUS & LARISSA	13336 GRANITE CREEK RD	SAN DIEGO	CA	92128	13336 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
101	316-191-06-00	TRANG-THAI FAMILY TRUST 01-02-11	13344 GRANITE CREEK RD	SAN DIEGO	CA	92128	13344 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
102	316-191-07-00	COLEMAN FAMILY TRUST 06-18-14	13352 GRANITE CREEK RD	SAN DIEGO	CA	92128	8491 SUNSET ROSE DR	CORONA	CA	92883	RESID. SINGLE FAMILY
103	316-191-08-00	FARETTA CHRISTOPHER A & BRENDA	13360 GRANITE CREEK RD	SAN DIEGO	CA	92128	13360 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
104	316-191-09-00	CARAMBAS CLARITA	13368 GRANITE CREEK RD	SAN DIEGO	CA	92128	10978 IANICE CT	SAN DIEGO	CA	92126	RESID. SINGLE FAMILY
105	316-191-10-00	LAD HASMUKH FAMILY BYPASS SHARE PORTION TRUST	13376 GRANITE CREEK RD	SAN DIEGO	CA	92128	2139 W 231ST ST	TORRANCE	CA	90501	RESID. SINGLE FAMILY
106	316-191-11-00	NUKUTO JAMES T & JURA L	13384 GRANITE CREEK RD	SAN DIEGO	CA	92128	13384 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
107	316-191-12-00	SIECZKA ALICIA FAMILY TRUST 06-06-02	13392 GRANITE CREEK RD	SAN DIEGO	CA	92128	13392 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
108	316-191-13-00	CAPULONG FAMILY TRUST 05-18-16	13404 GRANITE CREEK RD	SAN DIEGO	CA	92128	13404 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
109	316-191-14-00	REHR FAMILY TRUST	13412 GRANITE CREEK RD	SAN DIEGO	CA	92128	13412 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
110	316-191-15-00	MICHAL FAMILY TRUST 05-26-18	13420 GRANITE CREEK RD	SAN DIEGO	CA	92128	13420 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
111	316-191-16-00	MAYNARD ALLISTER & SARAH	13428 GRANITE CREEK RD	SAN DIEGO	CA	92128	13428 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
112	316-191-28-00	13425 GRANITE CREEK RD	GREGG DAVID FAMILY TRUST 08-28-18	SAN DIEGO	CA	92128	13425 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
113	316-191-29-00	VILLANUEVA FAMILY TRUST	13415 GRANITE CREEK RD	SAN DIEGO	CA	92128	13415 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
114	316-191-30-00	EATON RICK & DENISE TRUST 06-25-18	13405 GRANITE CREEK RD	SAN DIEGO	CA	92128	13405 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
115	316-191-31-00	CARDOSO ANTONIO J & ELLEN M	13341 POCANO WAY	SAN DIEGO	CA	92128	13341 POCANO WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
116	316-191-32-00	SILLS FAMILY TRUST 10-13-10	13333 POCANO WAY	SAN DIEGO	CA	92128	2710 LANING RD	SAN DIEGO	CA	92106	RESID. SINGLE FAMILY
117	316-191-33-00	BRAVO EDWIN & ELSIE FAMILY 2006 TRUST	13327 POCANO WAY	SAN DIEGO	CA	92128	13327 POCANO WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
118	316-191-34-00	SCHWEND RAYMOND B & KEIVENS VIRGINIA M	13319 POCANO WAY	SAN DIEGO	CA	92128	13319 POCANO WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
119	316-191-35-00	NOAKES ADAM D & LAUREN M	13311 POCANO WAY	SAN DIEGO	CA	92128	13311 POCANO WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
120	316-191-36-00	13324 GABILAN RD	NG RONALD & RACHEL	SAN DIEGO	CA	92128	13324 GABILAN RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
121	316-192-01-00	HESS SHELLEY L	13305 GRANITE CREEK RD	SAN DIEGO	CA	92128	13305 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
122	316-192-02-00	RONDERO TRUST 09-17-96	13315 GRANITE CREEK RD	SAN DIEGO	CA	92128	P O BOX 502071	SAN DIEGO	CA	92150	RESID. SINGLE FAMILY
123	316-192-03-00	SALMON RICARDO & SARITA C	13325 GRANITE CREEK RD	SAN DIEGO	CA	92128	13325 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
124	316-192-04-00	LAI ROY SHANGTA & JENNIFER MINGCHIEH	13335 GRANITE CREEK RD	SAN DIEGO	CA	92128	13335 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
125	316-192-05-00	SUNG STEVE MIN BU & CONNIE SOON JA	13345 GRANITE CREEK RD	SAN DIEGO	CA	92128	13345 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
126	316-192-06-00	TOUBEAUX GARY & FLORENCE-LEE NICOLE	13355 GRANITE CREEK RD	SAN DIEGO	CA	92128	13355 GRANITE CREEK RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
127	316-192-07-00	VIRK AMANDEEP S	13340 POCANO WAY	SAN DIEGO	CA	92128	13340 POCANO WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY

128	316-192-08-00	CHANG LEON & MING NIE	13334 POCANO WAY	SAN DIEGO	CA	92128	13334 POCANO WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
129	316-192-09-00	MCKAY COLIN & MICHELE	13326 POCANO WAY	SAN DIEGO	CA	92128	13326 POCANO WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
130	316-192-10-00	ROZELL EUGENE & PARK IVY	13320 POCANO WAY	SAN DIEGO	CA	92128	13320 POCANO WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
131	316-192-11-00	SEARS SANDRA L TRAYNUM JASON	13312 POCANO WAY	SAN DIEGO	CA	92128	13312 POCANO WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
132	316-192-12-00	KAPILOFF NORMAN	13306 POCANO WAY	SAN DIEGO	CA	92128	13306 POCANO WAY	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
133	316-192-13-00	STATES THOMAS W & AIRON C	11192 ROTELLA CT	SAN DIEGO	CA	92128	11192 ROTELLA CT	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
134	316-192-14-00	GIMENEZ DARDO & AMANDA	11188 ROTELLA CT	SAN DIEGO	CA	92128	11188 ROTELLA CT	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
135	316-192-15-00	ASHRAF REHAN S & ALIYA H	11184 ROTELLA CT	SAN DIEGO	CA	92128	11184 ROTELLA CT	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
136	316-192-16-00	MURPHEY JOHN & LAURA FAMILY TRUST 03-04-05	11180 ROTELLA CT	SAN DIEGO	CA	92128	11180 ROTELLA CT	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
137	316-192-17-00	BARNES ROGER E TRUST 11-21-18	11183 ROTELLA CT	SAN DIEGO	CA	92128	11183 ROTELLA CT	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
138	316-192-18-00	SHAMOUN RANDALL & MARIA	11189 ROTELLA CT	SAN DIEGO	CA	92128	11189 ROTELLA CT	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
139	316-192-19-00	11195 ROTELLA CT	SERENA FAMILY TRUST 05-2-16	SAN DIEGO	CA	92128	11195 ROTELLA CT	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
140	316-193-38-00	13264 GABILAN RD	ARYA RAHUL N & NISHA R	SAN DIEGO	CA	92128	13264 GABILAN RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
141	316-193-39-00	13274 GABILAN RD	CARPOWICH STEVEN & TAMMY FAMILY TRUST 06-22-16	SAN DIEGO	CA	92128	13274 GABILAN RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
142	316-193-40-00	EGGLESTON NEIL B & MARIE E	13284 GABILAN RD	SAN DIEGO	CA	92128	13284 GABILAN RD	SAN DIEGO	CA	92128	RESID. SINGLE FAMILY
143	316-420-01-00	MJF PARTNERS LLC	13510 SABRE SPRINGS PKWY	SAN DIEGO	CA	92128	12509 POWAY RD	POWAY	CA	92064	COMMERCIAL
144	316-420-02-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	EVENING CREEK DR	SAN DIEGO	CA	92128		SAN DIEGO	CA	92128	NO VALUE
145	316-420-03-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	EVENING CREEK DR	SAN DIEGO	CA	92128		SAN DIEGO	CA	92128	NO VALUE
146	316-420-04-00	CITY OF SAN DIEGO	SABRE SPRINGS PKWY	SAN DIEGO	CA	92128		SAN DIEGO	CA	92128	NO VALUE
147	316-420-05-00	SAN DIEGO METROPOLITAN TRANSIT DEVELOPMENT BOARD	EVENING CREEK DR	SAN DIEGO	CA	92128		SAN DIEGO	CA	92128	NO VALUE
148	316-420-06-00	CITY OF SAN DIEGO	EVENING CREEK DR	SAN DIEGO	CA	92128		SAN DIEGO	CA	92128	NO VALUE

100 & 1000-FOOT RADIUS MAP SPREADSHEET

RESIDENT LIST - 100FT

APN: 316-420-01 SITE: 13510 SABRE SPRINGS PKWY, SAN DIEGO, CA 92128

#	USE DESCRIPTION	SITE ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	OWNER NAME	ZONING
1	COMMERCIAL	13478 SABRE SPRINGS PKWY	SAN DIEGO	CA	92128	316-180-17-00	SABRE SPRINGS EXECUTIVE CENTER LTD	
2	COMMERCIAL	13510 SABRE SPRINGS PKWY STE 101	SAN DIEGO	CA	92128	316-420-01-00	7-ELEVEN	
3	COMMERCIAL	13510 SABRE SPRINGS PKWY STE 102	SAN DIEGO	CA	92128	316-420-01-00	ZEN MODERN ASIAN BISTRO	
4	COMMERCIAL	13510 SABRE SPRINGS PKWY STE 103	SAN DIEGO	CA	92128	316-420-01-00	MJF PARTNERS LLC	
5	COMMERCIAL	13510 SABRE SPRINGS PKWY STE 104	SAN DIEGO	CA	92128	316-420-01-00	MJF PARTNERS LLC	
6	COMMERCIAL	13522 SABRE SPRINGS PKWY STE 201	SAN DIEGO	CA	92128	316-420-01-00	PEARL COSMETIC FAMILY DENTISTRY	
7	COMMERCIAL	13522 SABRE SPRINGS PKWY STE 202	SAN DIEGO	CA	92128	316-420-01-00	MJF PARTNERS LLC	
8	COMMERCIAL	13522 SABRE SPRINGS PKWY STE 203	SAN DIEGO	CA	92128	316-420-01-00	THE NAIL LOUNGE AND SPA	
9	COMMERCIAL	13522 SABRE SPRINGS PKWY STE 204	SAN DIEGO	CA	92128	316-420-01-00	RUSSIAN SCHOOL OF MATHEMATICS	
10	NO VALUE	13538 SABRE SPRINGS PKWY	SAN DIEGO	CA	92128	316-420-02-00	MTS SABRE SPRINGS /PENASQUITOS TRANSIT STATION	
11	NO VALUE	VACANT/OPEN SPACE	SAN DIEGO	CA	92128	316-420-06-00	CITY OF SAN DIEGO	AR-1-1
NO RESIDENTS FOUND WITHIN 100FT								

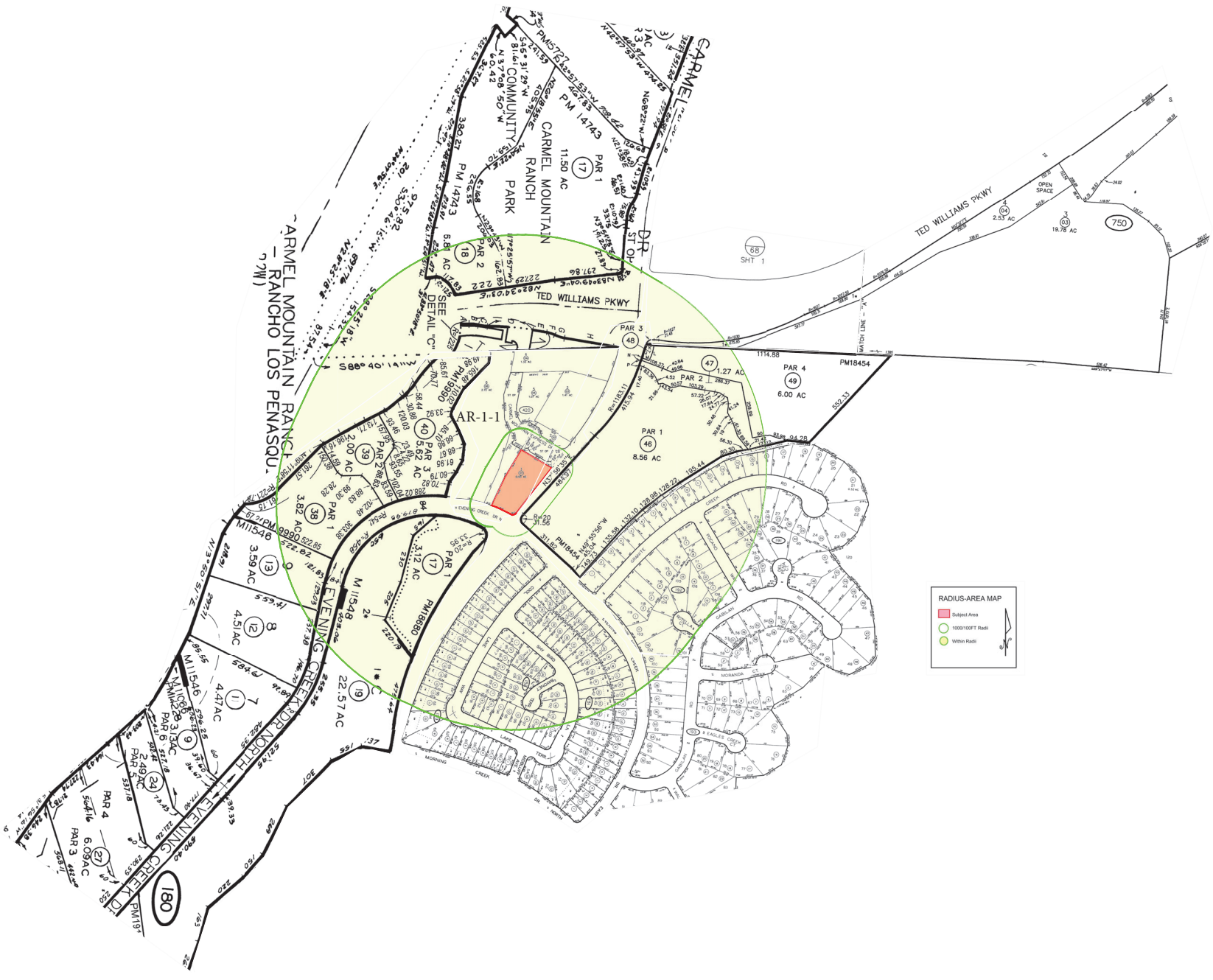
BUSINESS LIST - 1,000FT

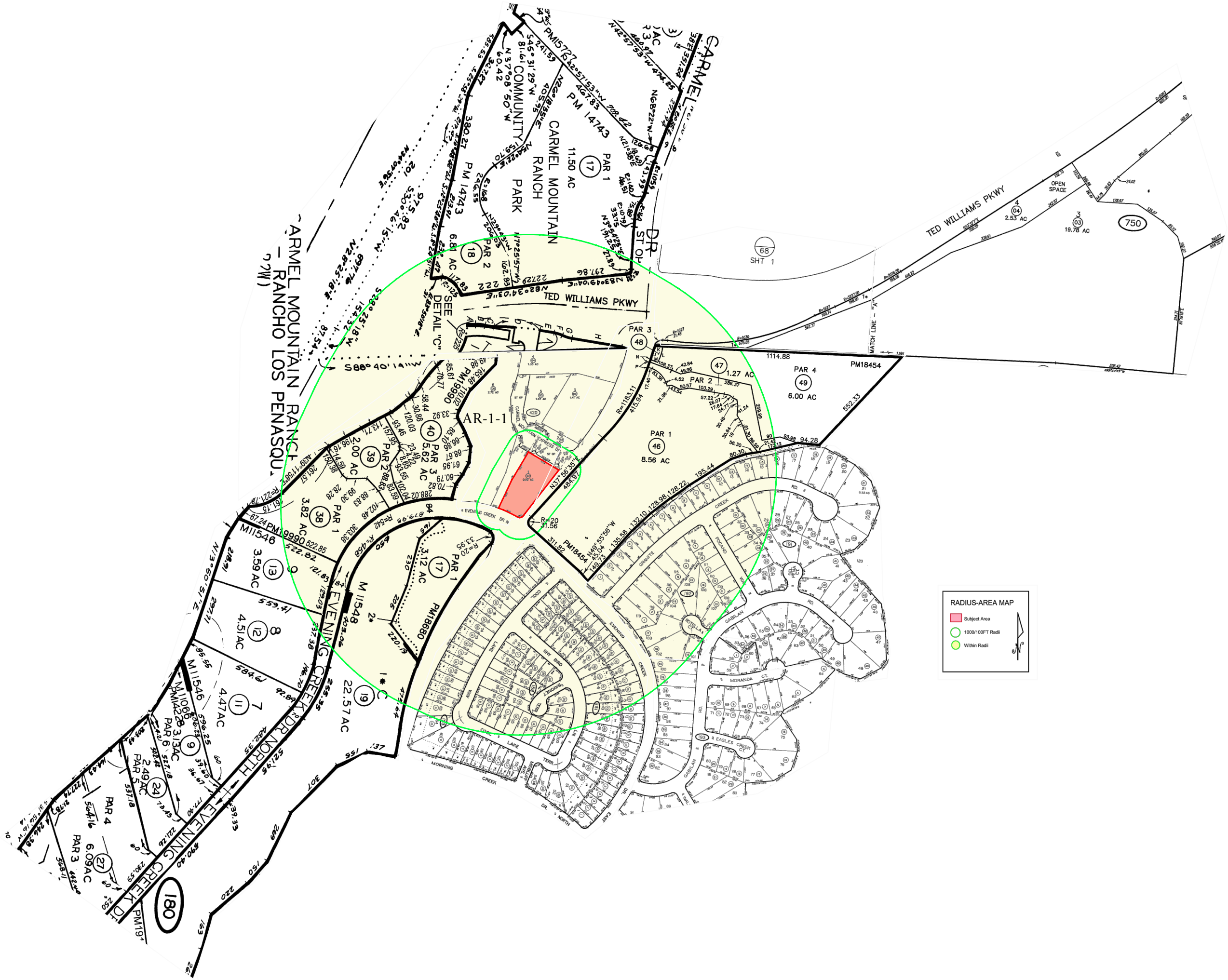
APN: 316-420-01 SITE: 13510 SABRE SPRINGS PKWY, SAN DIEGO, CA 92128

#	USE DESCRIPTION	SITE ADDRESS	CITY	STATE	ZIP	PARCEL NUMBER	OWNER/BUSINESS NAME
1	RECREATIONAL	VACANT/OPEN SPACE	SAN DIEGO	CA	92128	313-031-16-00	SAN DIEGO ASSOCIATION OF GOVERNMENTS
2	NO VALUE	10152 RANCHO CARMEL DR	SAN DIEGO	CA	92128	313-031-17-00	CARMEL MOUNTAIN RANCH COMMUNITY PARK
3	NO VALUE	10152 RANCHO CARMEL DR	SAN DIEGO	CA	92128	313-031-17-00	CARMEL MOUNTAIN RANCH RECREATION CENTER
THERE IS A PARK LOCATED WITHIN THE 1,000 FT BUFFER, HOWEVER THERE IS A CONSTRUCTED BARRIER (TED WILLIAMS PARKWAY) THAT PREVENTS DIRECT ACCESS. PER §113.0225(C), THE MOST DIRECT ROUTE AROUND THE BARRIER THAT ESTABLISHES DIRECT ACCESS PLACES THE DISTANCE AT ~1,050FT							
4	NO VALUE	VACANT/OPEN SPACE	SAN DIEGO	CA	92128	313-031-18-00	CITY OF SAN DIEGO
5	RECREATIONAL	VACANT/OPEN SPACE	SAN DIEGO	CA	92128	313-750-04-00	CARMEL MOUNTAIN RANCH RESIDENTIAL COMMUNITY ASSN
6	RECREATIONAL	VACANT/OPEN SPACE	SAN DIEGO	CA	92128	316-020-47-00	H G FENTON PROPERTY COMPANY
7	RECREATIONAL	VACANT/OPEN SPACE	SAN DIEGO	CA	92128	316-020-48-00	PARDEE HOMES
8	NO VALUE	VACANT/OPEN SPACE	SAN DIEGO	CA	92128	316-020-49-00	CITY OF SAN DIEGO
9	VACANT	13330 EVENING CREEK DR N	SAN DIEGO	CA	92128	316-180-12-00	GENERAL ATOMICS AERONAUTICAL SYSTEMS INC
10	VACANT	VACANT/PARKING LOT	SAN DIEGO	CA	92128	316-180-13-00	SORRENTO WEST PROPERTIES INC
11	COMMERCIAL	13478 SABRE SPRINGS PKWY	SAN DIEGO	CA	92128	316-180-17-00	SABRE SPRINGS EXECUTIVE CENTER LTD
12	NO VALUE	VACANT/OPEN SPACE	SAN DIEGO	CA	92128	316-180-19-00	CITY OF SAN DIEGO
13	COMMERCIAL	13480 EVENING CREEK DR N	SAN DIEGO	CA	92128	316-180-38-00	KILROY REALTY L P
14	COMMERCIAL	13480 EVENING CREEK DR N #N	SAN DIEGO	CA	92128	316-180-38-00	THE FLORENCE (CLOSED)
15	COMMERCIAL	13500 EVENING CREEK DR N STE 100	SAN DIEGO	CA	92128	316-180-39-00	KILROY REALTY L P
16	COMMERCIAL	13500 EVENING CREEK DR N STE 120	SAN DIEGO	CA	92128	316-180-39-00	UNIVERSITY OF PHOENIX
17	COMMERCIAL	13500 EVENING CREEK DR N STE 300	SAN DIEGO	CA	92128	316-180-39-00	UNIVERSITY OF PHOENIX
18	COMMERCIAL	13500 EVENING CREEK DR N STE 400	SAN DIEGO	CA	92128	316-180-39-00	KILROY REALTY L P
19	COMMERCIAL	13500 EVENING CREEK DR N STE 440	SAN DIEGO	CA	92128	316-180-39-00	KILROY REALTY L P
20	COMMERCIAL	13500 EVENING CREEK DR N STE 500	SAN DIEGO	CA	92128	316-180-39-00	UNIVERSITY OF PHOENIX
21	COMMERCIAL	13500 EVENING CREEK DR N STE 600	SAN DIEGO	CA	92128	316-180-39-00	KILROY REALTY L P
22	COMMERCIAL	13520 EVENING CREEK DR N STE 100	SAN DIEGO	CA	92128	316-180-40-00	BRIDLEWOOD INSURANCE SERVICES
23	COMMERCIAL	13520 EVENING CREEK DR N STE 110	SAN DIEGO	CA	92128	316-180-40-00	CARRIER CORPORATION
24	COMMERCIAL	13520 EVENING CREEK DR N STE 120	SAN DIEGO	CA	92128	316-180-40-00	KILROY REALTY L P
25	COMMERCIAL	13520 EVENING CREEK DR N STE 130	SAN DIEGO	CA	92128	316-180-40-00	CARRIER CORPORATION
26	COMMERCIAL	13520 EVENING CREEK DR N STE 140	SAN DIEGO	CA	92128	316-180-40-00	KILROY REALTY L P
27	COMMERCIAL	13520 EVENING CREEK DR N STE 160	SAN DIEGO	CA	92128	316-180-40-00	CARRIER CORPORATION
28	COMMERCIAL	13520 EVENING CREEK DR N STE 200	SAN DIEGO	CA	92128	316-180-40-00	CARRIER CORPORATION
29	COMMERCIAL	13520 EVENING CREEK DR N STE 300	SAN DIEGO	CA	92128	316-180-40-00	CARRIER CORPORATION
30	COMMERCIAL	13520 EVENING CREEK DR N STE 350	SAN DIEGO	CA	92128	316-180-40-00	CARRIER CORPORATION
31	COMMERCIAL	13520 EVENING CREEK DR N STE 360	SAN DIEGO	CA	92128	316-180-40-00	CARRIER CORPORATION
32	COMMERCIAL	13520 EVENING CREEK DR N STE 370	SAN DIEGO	CA	92128	316-180-40-00	KILROY REALTY L P
33	COMMERCIAL	13520 EVENING CREEK DR N STE 380	SAN DIEGO	CA	92128	316-180-40-00	KILROY REALTY L P
34	COMMERCIAL	13520 EVENING CREEK DR N STE 390	SAN DIEGO	CA	92128	316-180-40-00	KILROY REALTY L P
35	COMMERCIAL	13520 EVENING CREEK DR N STE 400	SAN DIEGO	CA	92128	316-180-40-00	CARRIER CORPORATION
36	COMMERCIAL	13520 EVENING CREEK DR N STE 420	SAN DIEGO	CA	92128	316-180-40-00	CARRIER CORPORATION
37	COMMERCIAL	13520 EVENING CREEK DR N STE 460	SAN DIEGO	CA	92128	316-180-40-00	CARRIER CORPORATION
38	COMMERCIAL	13520 EVENING CREEK DR N STE 480	SAN DIEGO	CA	92128	316-180-40-00	CARRIER CORPORATION

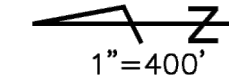
39	COMMERCIAL	13520 EVENING CREEK DR N STE 500	SAN DIEGO	CA	92128	316-180-40-00	WELLS FARGO
40	COMMERCIAL	13520 EVENING CREEK DR N STE 510	SAN DIEGO	CA	92128	316-180-40-00	CARRIER CORPORATION
41	COMMERCIAL	13520 EVENING CREEK DR N STE 550	SAN DIEGO	CA	92128	316-180-40-00	KILROY REALTY L P
42	COMMERCIAL	13510 SABRE SPRINGS PKWY STE 101	SAN DIEGO	CA	92128	316-420-01-00	7-ELEVEN
43	COMMERCIAL	13510 SABRE SPRINGS PKWY STE 102	SAN DIEGO	CA	92128	316-420-01-00	ZEN MODERN ASIAN BISTRO
44	COMMERCIAL	13510 SABRE SPRINGS PKWY STE 103	SAN DIEGO	CA	92128	316-420-01-00	MJF PARTNERS LLC
45	COMMERCIAL	13510 SABRE SPRINGS PKWY STE 104	SAN DIEGO	CA	92128	316-420-01-00	MJF PARTNERS LLC
46	COMMERCIAL	13522 SABRE SPRINGS PKWY STE 201	SAN DIEGO	CA	92128	316-420-01-00	SUBJECT PROPERTY
47	COMMERCIAL	13522 SABRE SPRINGS PKWY STE 202	SAN DIEGO	CA	92128	316-420-01-00	MJF PARTNERS LLC
48	COMMERCIAL	13522 SABRE SPRINGS PKWY STE 203	SAN DIEGO	CA	92128	316-420-01-00	THE NAIL LOUNGE AND SPA
49	COMMERCIAL	13522 SABRE SPRINGS PKWY STE 204	SAN DIEGO	CA	92128	316-420-01-00	RUSSIAN SCHOOL OF MATHEMATICS
THERE IS A TUTORING CENTER LOCATED WITHIN THE SAME SHOPPING CENTER AS THE SUBJECT LOCATION, HOWEVER IT IS NOT THE PRIMARY USE OF THE PREMISES, PER §113.0103.							
50	NO VALUE	13538 SABRE SPRINGS PKWY	SAN DIEGO	CA	92128	316-420-02-00	MTS SABRE SPRINGS /PENASQUITOS TRANSIT STATION
51	NO VALUE	13538 SABRE SPRINGS PKWY	SAN DIEGO	CA	92128	316-420-03-00	MTS SABRE SPRINGS /PENASQUITOS TRANSIT STATION
52	NO VALUE	13538 SABRE SPRINGS PKWY	SAN DIEGO	CA	92128	316-420-04-00	MTS SABRE SPRINGS /PENASQUITOS TRANSIT STATION
53	NO VALUE	13538 SABRE SPRINGS PKWY	SAN DIEGO	CA	92128	316-420-05-00	MTS SABRE SPRINGS /PENASQUITOS TRANSIT STATION
54	NO VALUE	VACANT/OPEN SPACE	SAN DIEGO	CA	92128	316-420-06-00	CITY OF SAN DIEGO

1000-FOOT VICINITY/AREA MAP

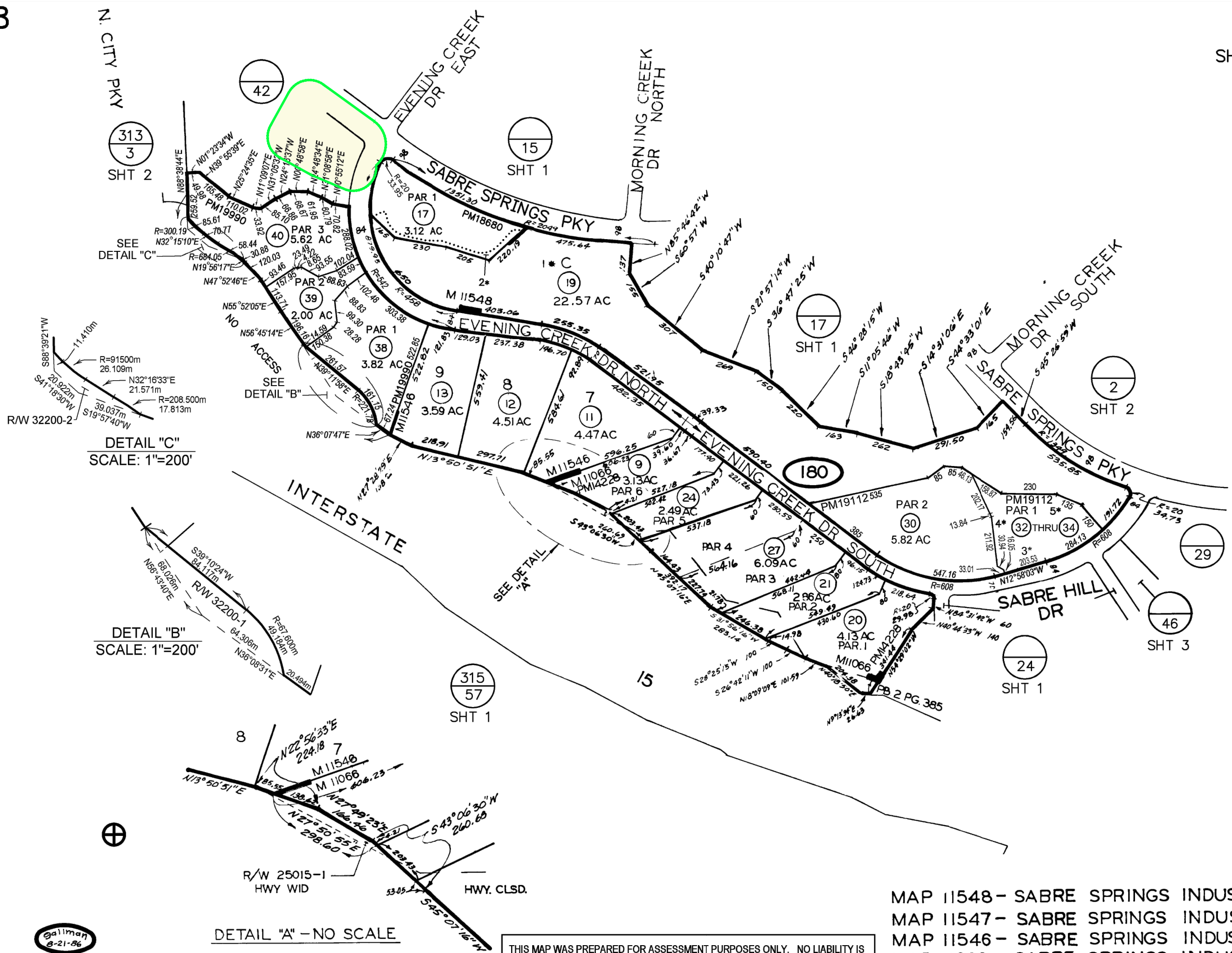




ONE SET OF MAPS



316-020



313
3
SHT 2

15
SHT 1

17
SHT 1

2
SHT 2

46
SHT 3

315
57
SHT 1

DETAIL "C"
SCALE: 1"=200'

DETAIL "B"
SCALE: 1"=200'

DETAIL "A" - NO SCALE

10/26/2006 EK

CHANGES

BLK	OLD	NEW	YR	CUT
180		1-6	85	194
	Pick-Up	7	86	1060
	546	HWY. WD	86	2315
	33436	8&9	87	77
	1-4&7&8	10-19	87	1487
	020-35	20-24	87	1487
	10	SAM. & ST. WID.	88	4693
	10	25&26	92	2169
	22&23	27	93	2190
	25&26	PG 42	97	21
	18	28&29	00	1882
	17	SAME & BL/CHNG	02	5563
	28&29	30&31	03	1913
	31	32-34 & CONDO	05	688
	14-16	35-37	06	1044
	35-37	38-40	06	1581

- 1* OPEN SPACE EASEMENT
- 2* PEDESTRIAN AND NON-MOTOR VEHICULAR RIGHT OF WAY
- 3* CONDO
THE HERITAGE VILLAS
AT EVENING CREEK PHASE 1
DOC04-672123
(SEE SHT 2)
- 4* CONDO
THE HERITAGE VILLAS
AT EVENING CREEK PHASE 2
DOC04-823069
(SEE SHT 2)
- 5* CONDO
THE HERITAGE VILLAS
AT EVENING CREEK PHASE 3
DOC04-823071
(SEE SHT 2)

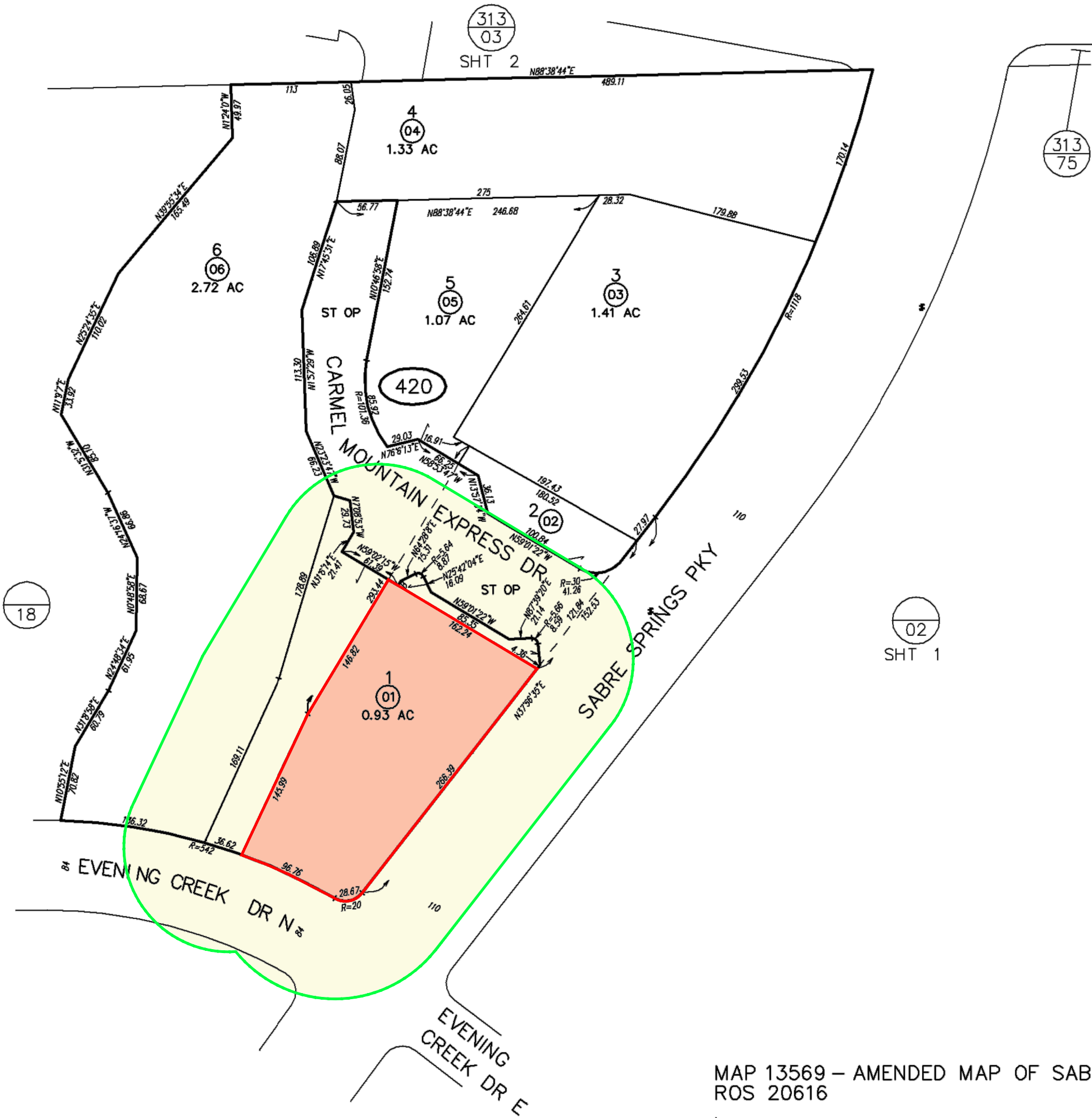
MAP 11548 - SABRE SPRINGS INDUSTRIAL PARK UNIT NO. 4
 MAP 11547 - SABRE SPRINGS INDUSTRIAL PARK UNIT NO. 3
 MAP 11546 - SABRE SPRINGS INDUSTRIAL PARK UNIT NO. 2
 MAP 11066 - SABRE SPRINGS INDUSTRIAL PARK UNIT NO. 1
 PB 2 - PG 385 - RHO LOS PENASQUITOS - POR

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

Gallman
8-21-86
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 316 PAGE 18 SHT 1 OF 2

ATTACHMENT 6

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



SAN DIEGO COUNTY ASSESSOR'S MAP
 316-42
 1" = 100'
 10/05/11 DEP
 Drawn: 06/14/06 By: RNB From: 316-180

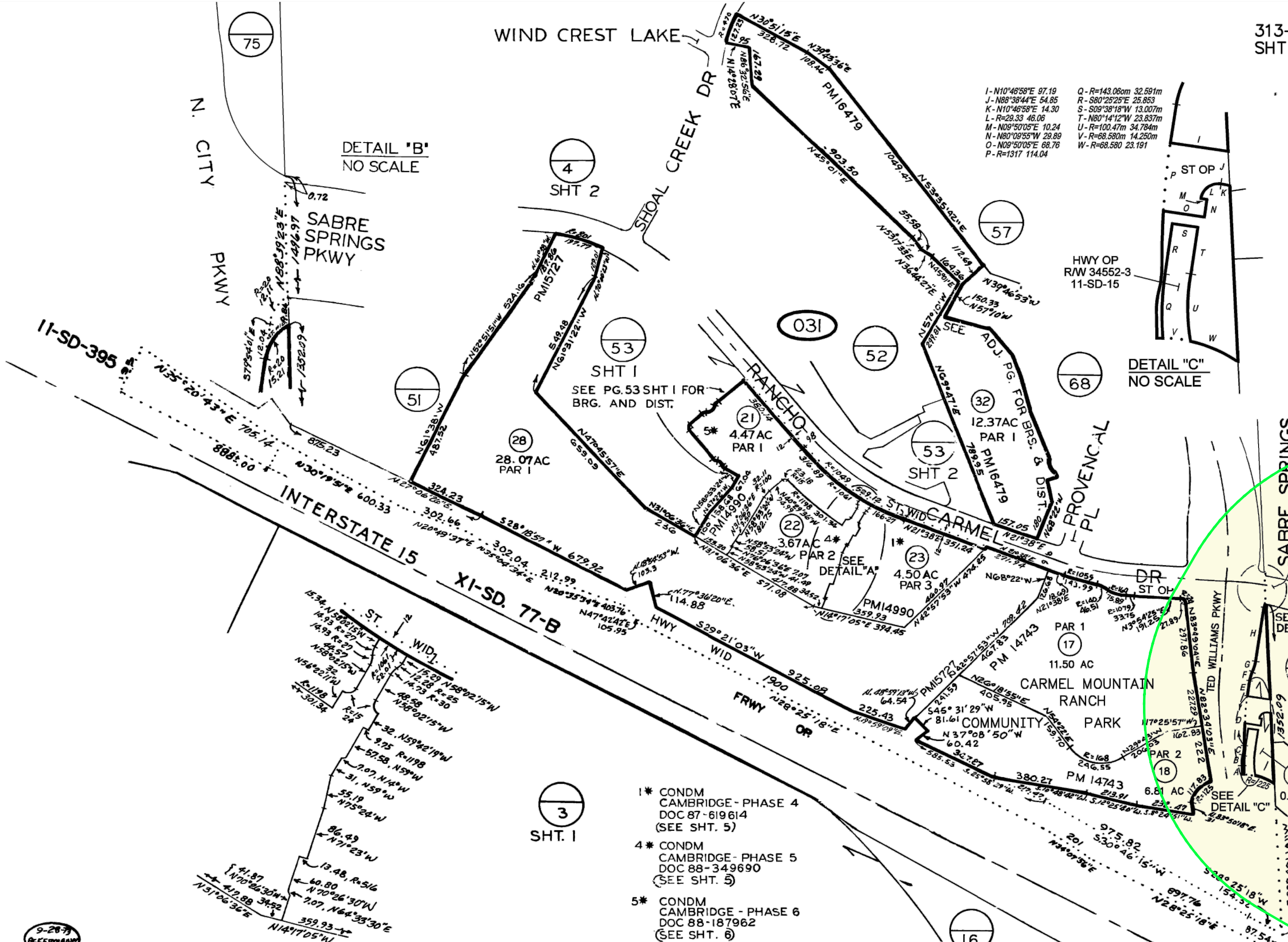
CHANGES				
BLK	PRIOR APN	NEW APN	YR	CUT NO.
420		01 THRU 06	97	21 CANG
	01 THRU 03	SAME & B/L CHG	99	5536
	02 & 05	SAME & ST OP	12	4607

MAP 13569 - AMENDED MAP OF SABRE SPRINGS PARCEL 1
 ROS 20616

CHANGES				
BLK	OLD	NEW	YR	CUT
031	PAR 030	1-3	74	10042
	3	445	74	1481
	1,445	SAME	81	4802
	4	SAME	85	4699
	5	68	85	240
	1,2,446	7-9, 24, 5	86	152
	7-9	10-12, 4	87	57
		13, 53		
	12	13 & FOR. 145	87	260
	10, 11	14-19	88	1059
	19	20-23	88	1729
	14	24-27	88	171
	23	CONDN	88	725
	22	CONDN	89	596
	21	CONDN	89	597
	15#16	SAME & ST. WID.	89	4779
	20	21-5	90	1267
	20	20	90	1261
031	21	22	90	1261
	24	29#30	90	2226
	29#30	31-6	90	186
	25, 26, 27, 29#30	31 & PG. 68	90	186
	31#	040-83	92	1709
	15	PG-75	98	31
031	16	SAME HWY & ST OP	12	4640

- A - N89°58'33"W 35.92
- B - R=136 43.13
- C - R=164 41.64
- D - R=1317 205.81
- E - N79°54'01"W 64.36
- F - R=136 38.60
- G - R=164 46.54
- H - N79°54'01"W 236.15

213-03



DETAIL "B"
NO SCALE

DETAIL "C"
NO SCALE

DETAIL "A"
NO SCALE

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

- 1* CONDM CAMBRIDGE - PHASE 4 DOC 87-619614 (SEE SHT. 5)
- 4* CONDM CAMBRIDGE - PHASE 5 DOC 88-349690 (SEE SHT. 5)
- 5* CONDM CAMBRIDGE - PHASE 6 DOC 88-187962 (SEE SHT. 6)



SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK XXX PG XX SHT XX

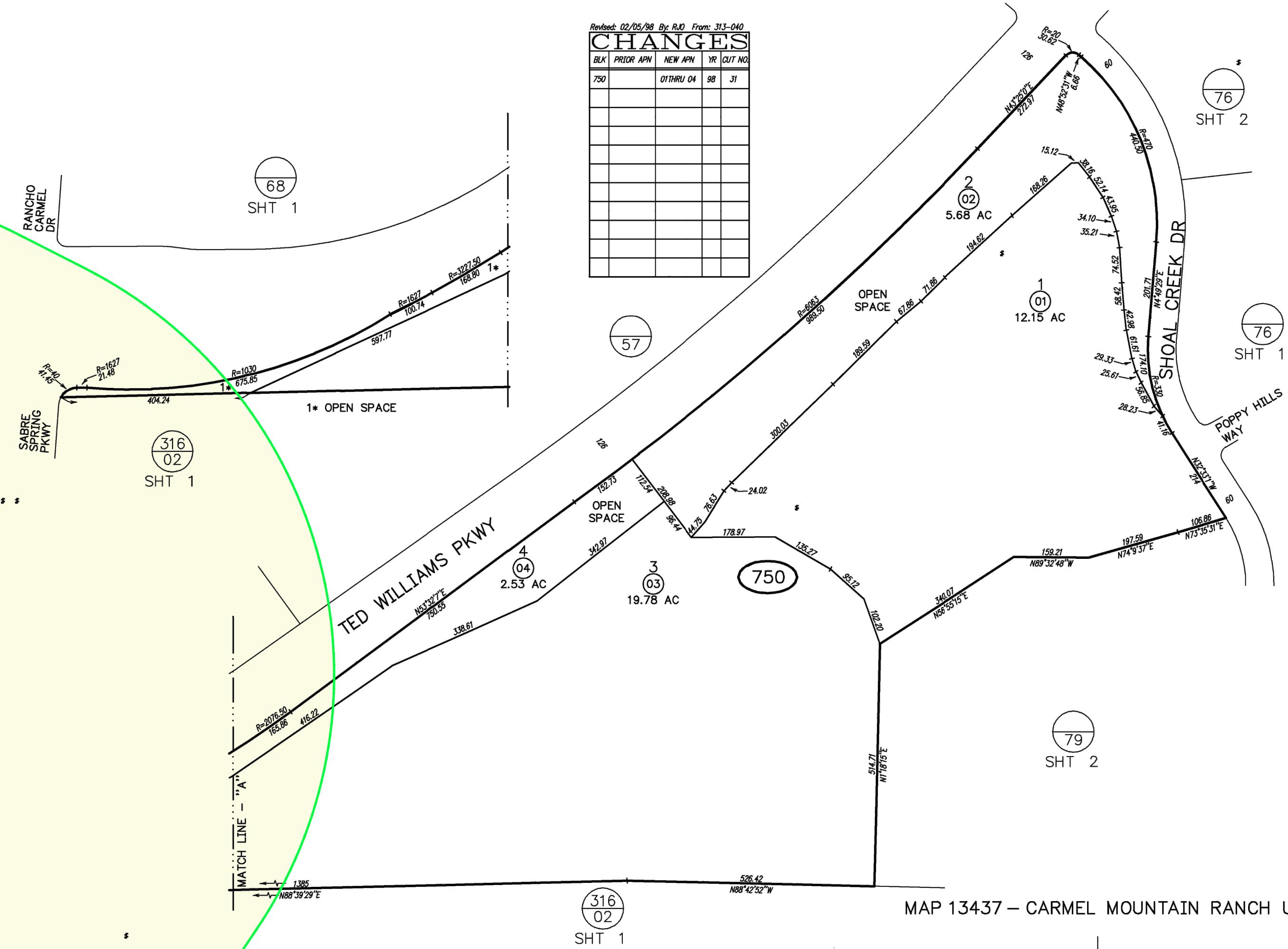
ATTACHMENT 6

MAP 11915-CARMEL MOUNTAIN RANCH UNIT 4 & 36
PB 2-PG 385 - RANCHO LOS PENASQUITOS - POR
(POR SEC 9-T14S-R2W)
ROS 7275

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

Revised: 02/05/98 By: RJD From: 313-040

CHANGES				
BLK	PRIOR APN	NEW APN	YR	CUT NO.
750		01THRU 04	98	31



MAP 13437 - CARMEL MOUNTAIN RANCH UNIT 23A-1

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

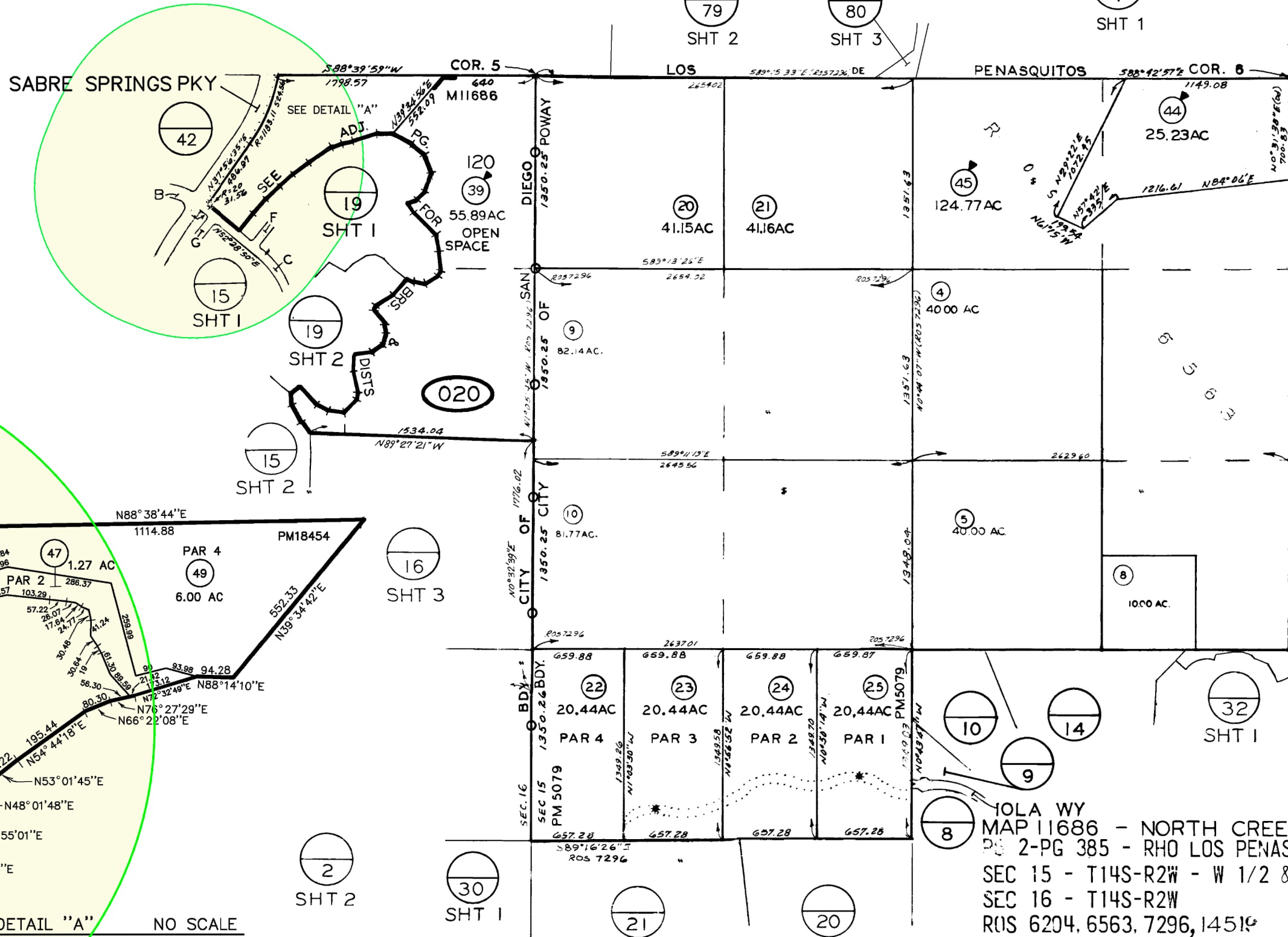
- A - EVENING CREEK DR. SOUTH
- B - EVENING CREEK DR. NORTH
- C - EVENING CREEK DR. EAST
- D - MORNING CREEK DR. SOUTH
- E - MORNING CREEK DR. NORTH
- F - GRANITE CREEK RD.
- G - COOL LAKE WAY
- H - SABRE HILL DR.
- J - R=1183.11 72.52
- K - N88°38'44"E 36.02
- L - R= 1218.11 83.31
- M - N73°56'59"W 35.00
- N - R=1183.11 10.19
- P - R=1183.11 25.94

316-02
SHT. 1 OF 2

1"=800'

6/14/2000 AW

316-01&02



CHANGES

BLK	OLD	NEW	YR	CUT	
020	PICK-UP	35	86	1060	
020	32	36	86	2315	CANC
021	1	2	86	2316	CANC
020	36	SAME	87	4623	
020	33	35	87	1487	
020	29&30	38,39&40	87	217	CANC
020	38	SAME	88	4693	
021	2	PG 50	88	185	
020	34&37	40	89	250	
	40	41	89	2341	
	41	42	90	1908	
	31	PG 02	90	96	
	42	43	90	126	CANC
	2&3	44&45	95	1285	
	43	PG 46	00	64	CANC
	38	46-49	01	1220	

DETAIL "A" NO SCALE

* OFFER TO DEDICATE

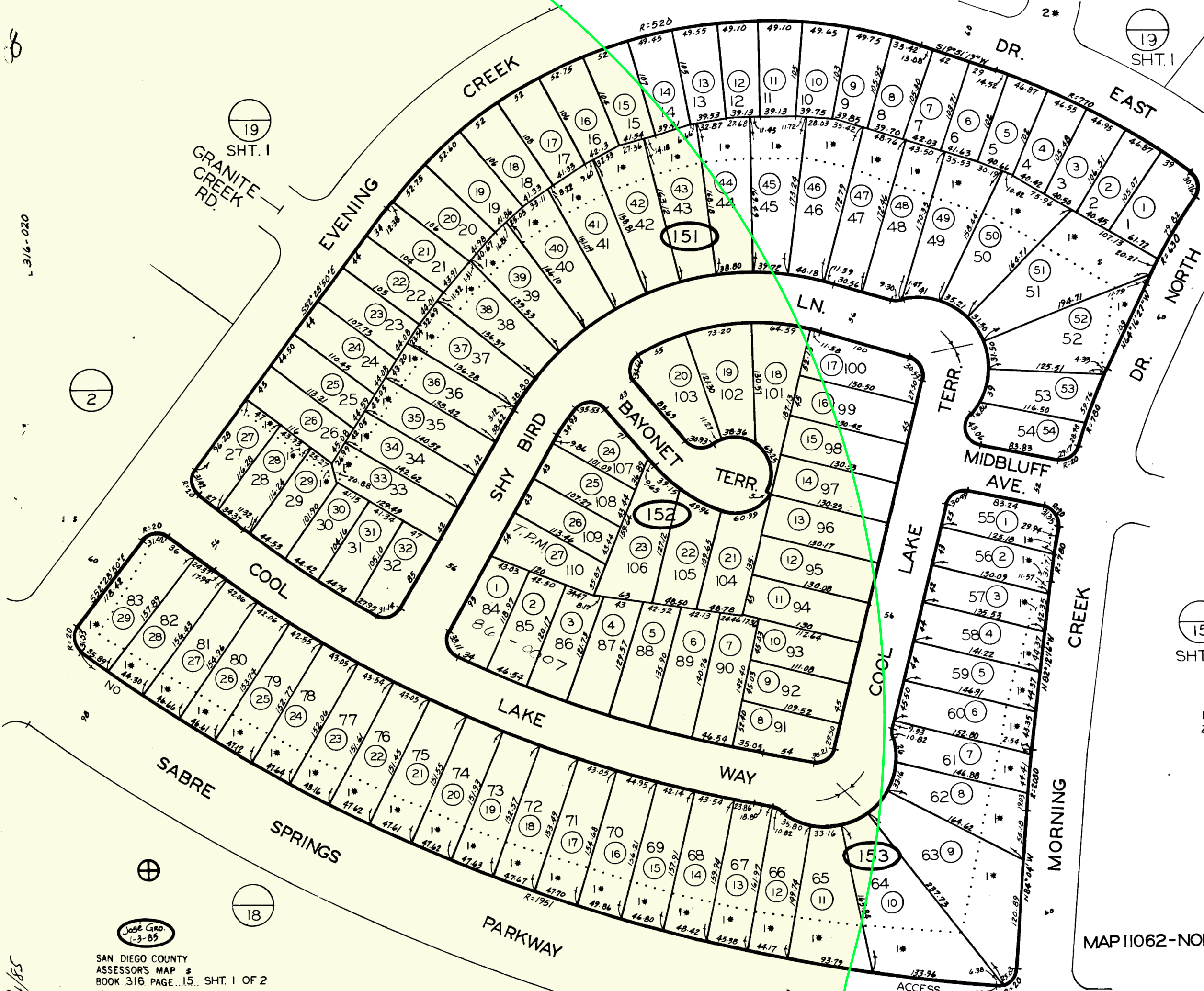
IOLA WY
 MAP 11686 - NORTH CREEK UNIT NO 6
 PG 2-PG 385 - RHO LOS PENASQUITOS - POR
 SEC 15 - T14S-R2W - W 1/2 & POR E 1/2
 SEC 16 - T14S-R2W
 ROS 6204, 6563, 7296, 14516

JD
 10-11-13
 SAN DIEGO COUNTY,
 ASSESSOR'S MAP
 BOOK 316 PAGE 02 SHT 1 OF 2



4-12-87 N. 4.

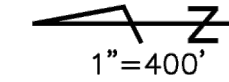
BLK	OLD	NEW	YR	CUT
151		1-54		
152		1-27	85	190
153		1-29		



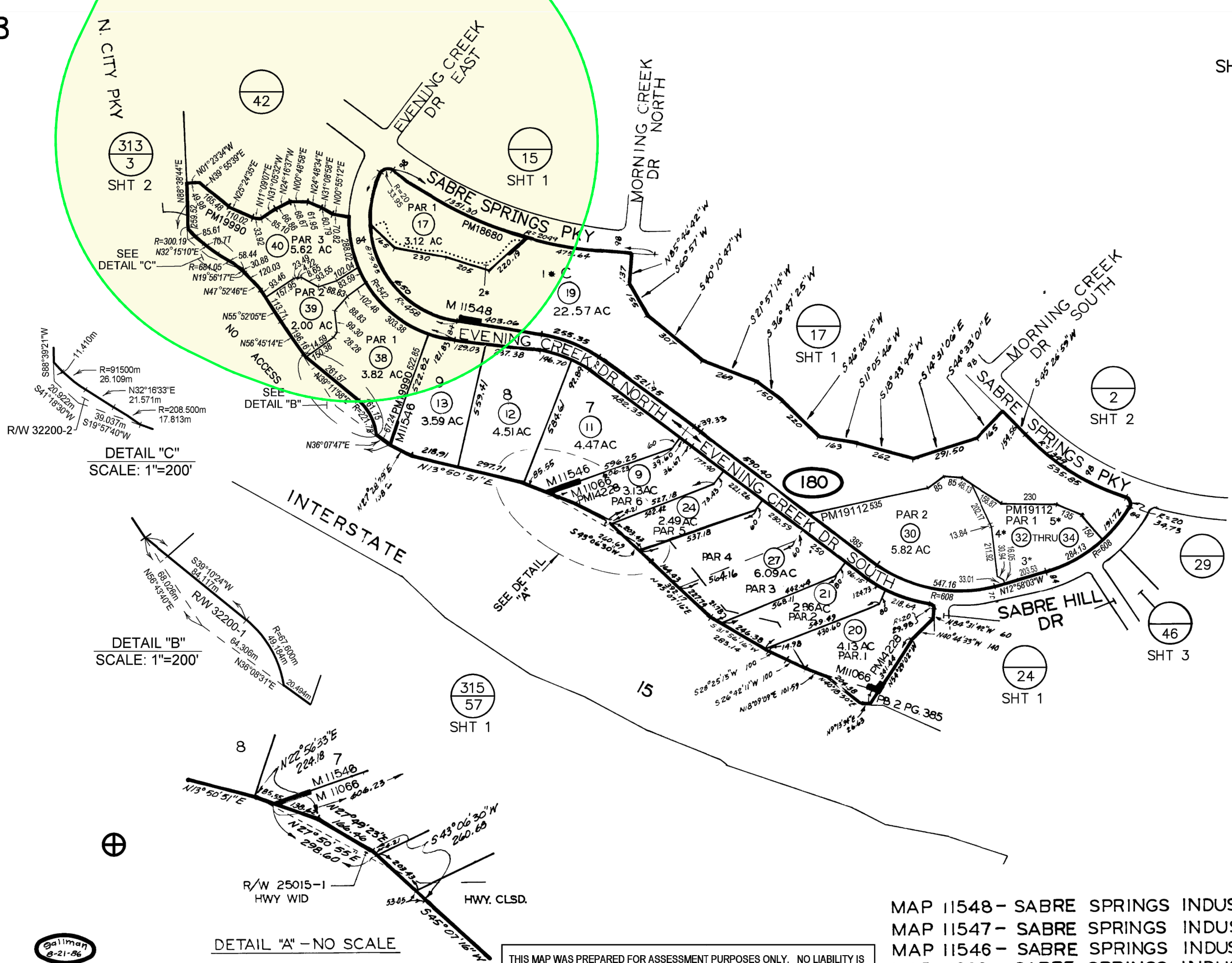
15
SHT. 2

1* OPEN SPACE ESMT.
2* GABILAN RD.

MAP 11062-NORTH CREEK UNIT NO. 1



316-020



DETAIL "C"
SCALE: 1"=200'

DETAIL "B"
SCALE: 1"=200'

DETAIL "A" - NO SCALE

10/26/2006 EK

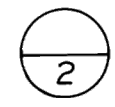
CHANGES

BLK	OLD	NEW	YR	CUT
180		1-6	85	194
	Pick-Up	7	86	1060
	546	HWY. WD 849	86	2315
	020- 33436	10-19	87	77
	1-4478B 020-35	20-24	87	1487
	10	SAM. E ST. WID.	88	4693
	10	25426	92	2169
	22423	27	93	2190
	25426	PG 42	97	21
	18	28&29	00	1882
	17	SAME & BL/CHNG	02	5563
	28&29	30&31	03	1913
	31	32-34 & CONDO	05	688
	14-16	35-37	06	1044
	35-37	38-40	06	1581

- 1* OPEN SPACE EASEMENT
- 2* PEDESTRIAN AND NON-MOTOR VEHICULAR RIGHT OF WAY
- 3* CONDO
THE HERITAGE VILLAS
AT EVENING CREEK PHASE 1
DOC04-672123
(SEE SHT 2)
- 4* CONDO
THE HERITAGE VILLAS
AT EVENING CREEK PHASE 2
DOC04-823069
(SEE SHT 2)
- 5* CONDO
THE HERITAGE VILLAS
AT EVENING CREEK PHASE 3
DOC04-823071
(SEE SHT 2)

MAP 11548 - SABRE SPRINGS INDUSTRIAL PARK UNIT NO. 4
 MAP 11547 - SABRE SPRINGS INDUSTRIAL PARK UNIT NO. 3
 MAP 11546 - SABRE SPRINGS INDUSTRIAL PARK UNIT NO. 2
 MAP 11066 - SABRE SPRINGS INDUSTRIAL PARK UNIT NO. 1
 PB 2 - PG 385 - RHO LOS PENASQUITOS - POR

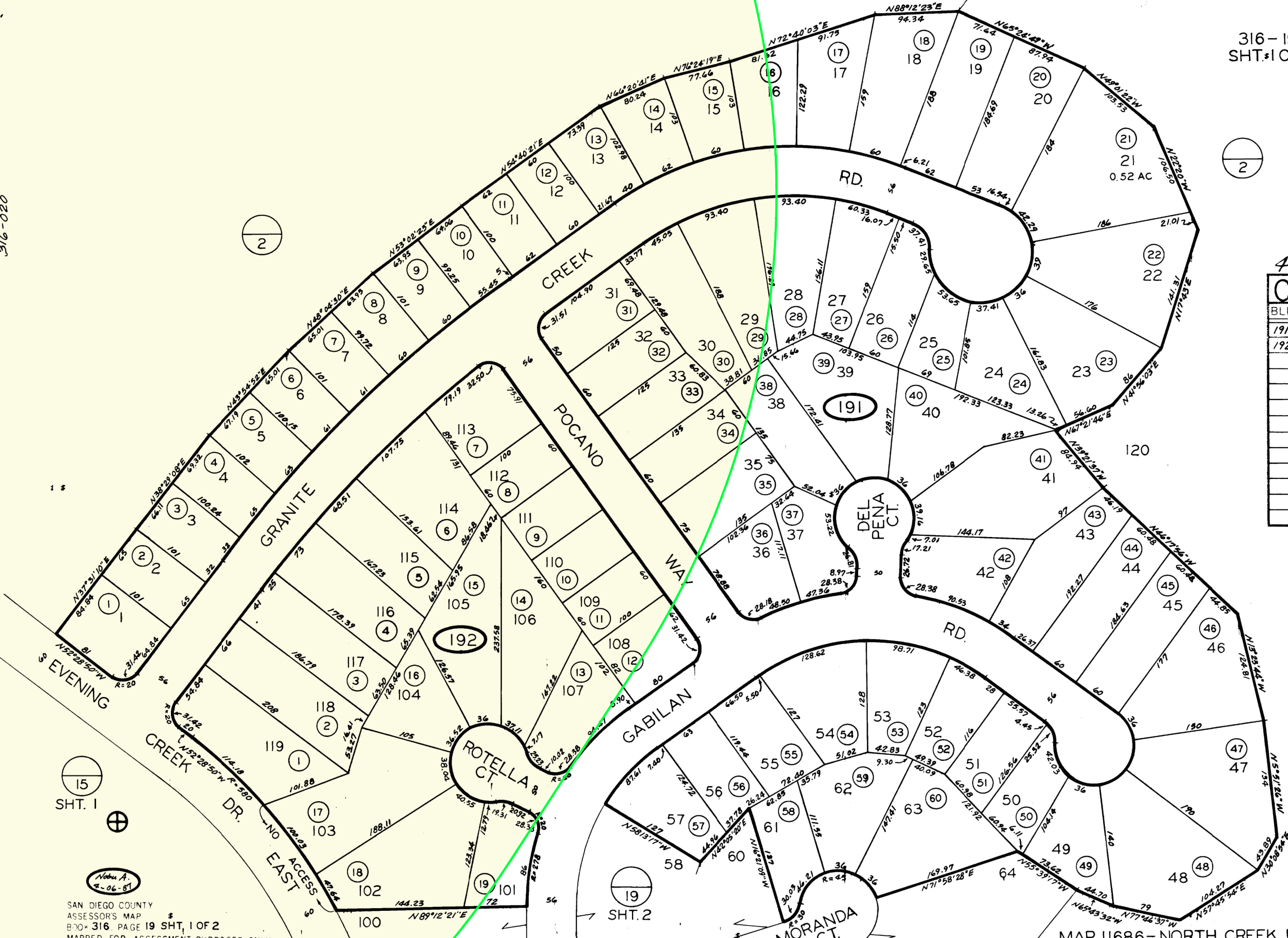
THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.



4-12-37 N.A.

BLK	OLD	NEW	CUT
191		1-60	87, 217
192		1-19	

316-020



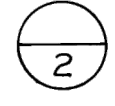
SHT. 1



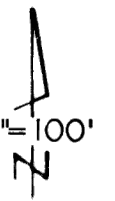
Nobu A.
4-06-87



SHT. 2

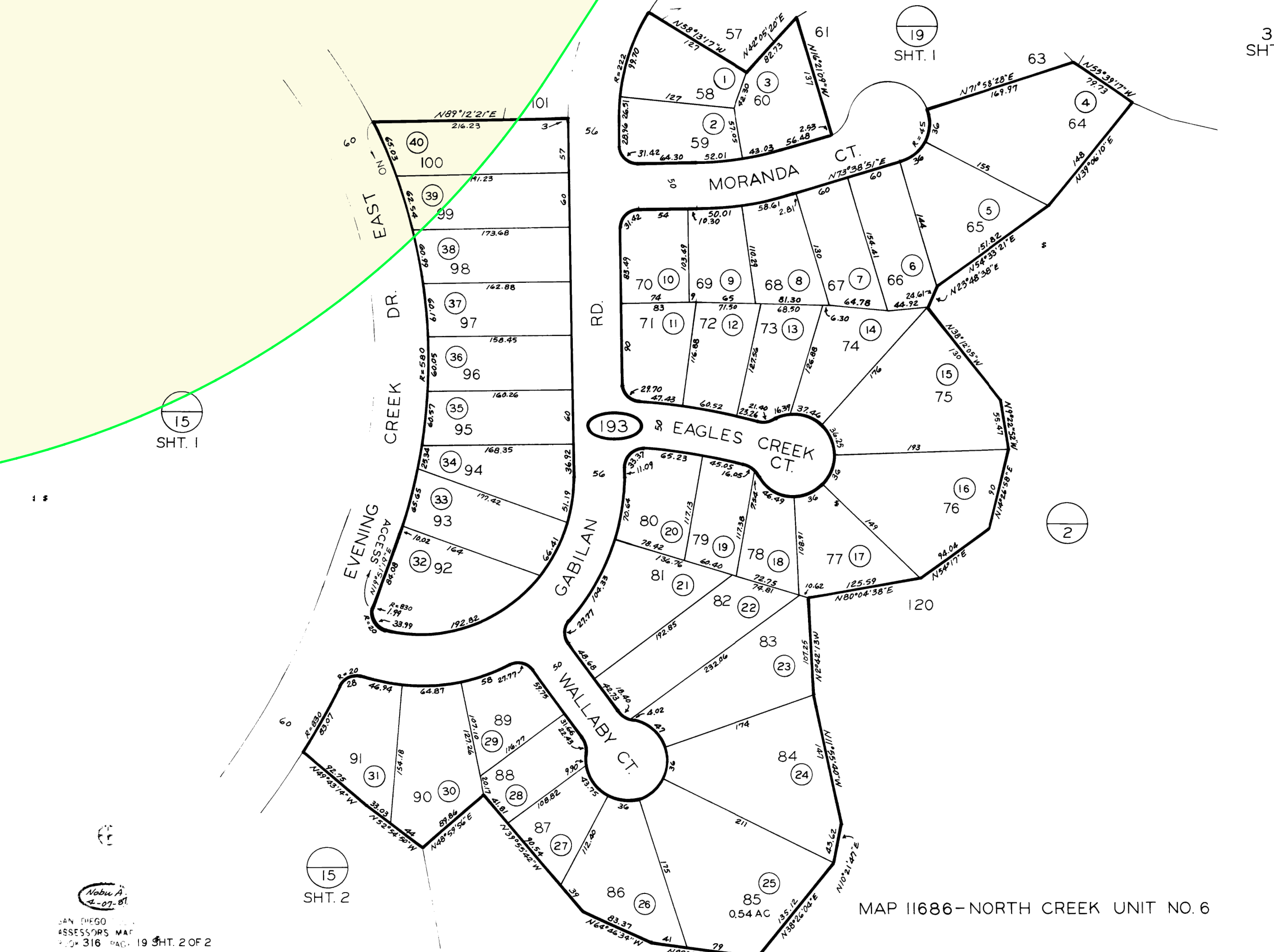


ATTACHMENT 6



4-12-87 N.A.

CHANGES				
BLK	OLD	NEW	YR	CUT
193		1-40	87	217

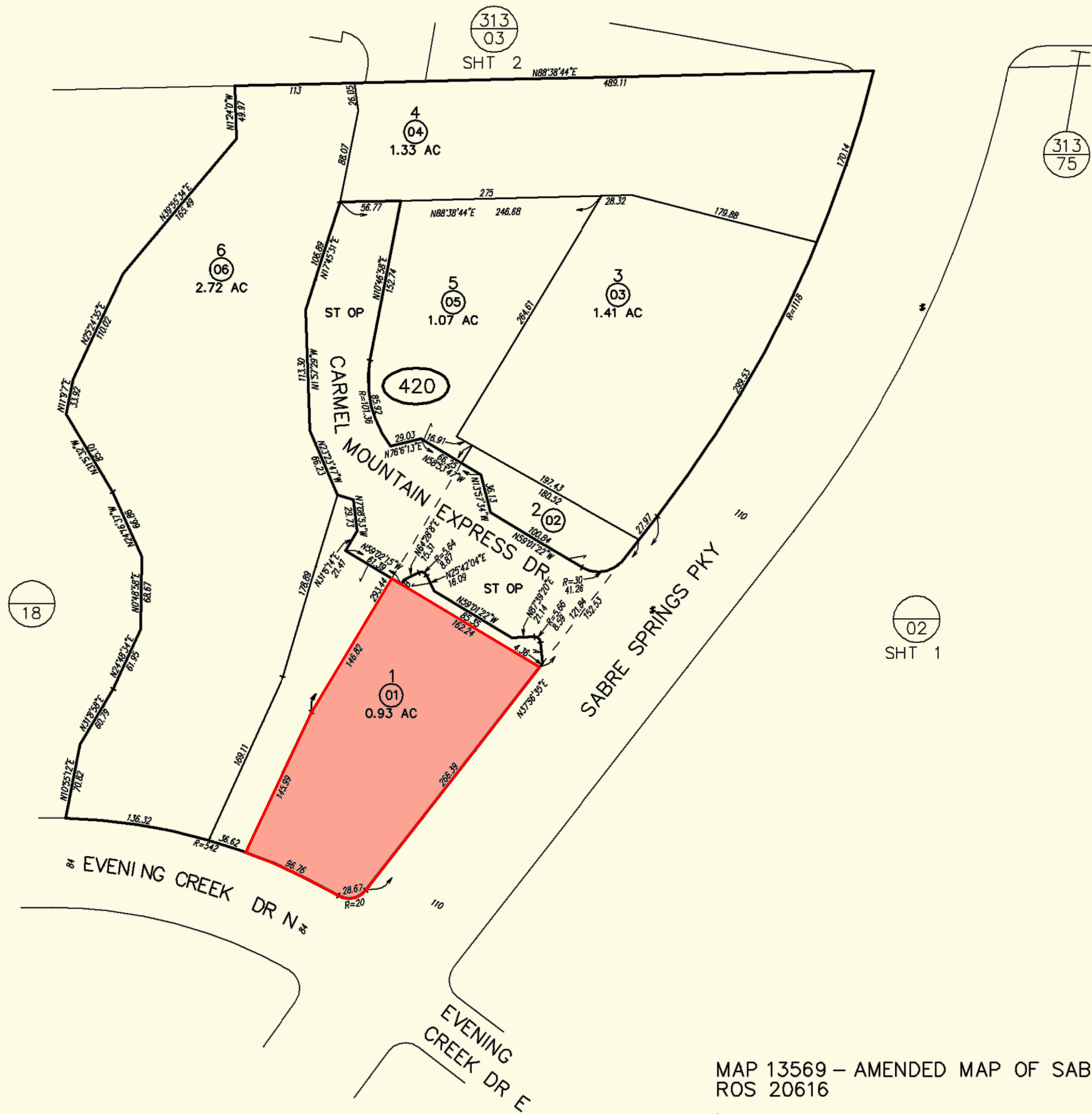


15
SHT. 1

15
SHT. 2

MAP 11686-NORTH CREEK UNIT NO. 6

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



SAN DIEGO COUNTY ASSESSOR'S MAP
 316-42
 1" = 100'
 10/05/11 DEP

Drawn: 06/14/96 By: RNB From: 316-180

CHANGES				
BLK	PRIOR APN	NEW APN	YR	CUT NO.
420		01 THRU 06	97	21 CANC
	01 THRU 03	SAME & B/L CHG	99	5536
	02 & 05	SAME & ST OP	12	4607

MAP 13569 - AMENDED MAP OF SABRE SPRINGS PARCEL 1
 ROS 20616

Cleveland, Travis

From: Eric Edelman <edelmanrealty@gmail.com>
Sent: Thursday, February 10, 2022 2:49 PM
To: Cleveland, Travis
Subject: [EXTERNAL] CMRSSCC - March & Ash

Follow Up Flag: Follow up
Flag Status: Completed

****This email came from an external source. Be cautious about clicking on any links in this email or opening attachments.****

Good afternoon,

I wanted to let you know we voted 7 - 3 in favor of this CUP application last night.

Is there a form I need to fill out?

Thank you,

Eric



August 27, 2021

City of San Diego

To Whom It May Concern,

Attached to this letter are the completed Ownership Disclosure Statements for March and Ash Sabre Springs, Inc.'s retail cannabis outlet application. The proposed premises of the retail cannabis outlet is located at 13510 Sabre Springs Pkwy, San Diego, CA 92129 (the "Premises"). Each owner of March and Ash Sabre Springs, Inc. has executed an Ownership Disclosure Statement, attached hereto.

The owners of March and Ash Sabre Springs, Inc. are as follows:

- Blake Marchand, CEO
- Breton Peace, Secretary
- Jonathan Saco, CFO

The owner of the Premises is MJF Partners, LLC.

The members of MJF Partners, LLC are:

- Michael J. Foster, Manager

Thank you for your attention to this matter. If you have any questions or comments, please feel free to reach out to me directly.

Sincerely,

A handwritten signature in black ink, appearing to be 'Breton Peace', written over a horizontal line.

Breton Peace
General Counsel
bret@marchandash.com
Mob. (619) 504-2424
March and Ash, Inc.
2835 Camino Del Rio S, Suite 220
San Diego, CA 92108

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
---	---	---	--

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: March and Ash Sabre Springs **Project No. For City Use Only:** _____
Project Address: 13510 Sabre Springs Parkway
San Diego, CA 92129

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General -What State? California Corporate Identification No. C4773698
 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: MJF PARTNERS, LLC / Michael J. Foster Owner Tenant/Lessee Successor Agency
 Street Address: 12509 Poway Road
 City: Poway State: CA Zip: 92064
 Phone No.: (619) 987-7393 Fax No.: (858) 602-1486 Email: mfoster@foster-company.com
 Signature: *Michael J. Foster* Date: 8/25/2021
 Additional pages Attached: Yes No

Applicant
 Name of Individual: Blake Marchand / March and Ash Sabre Springs, Inc. Owner Tenant/Lessee Successor Agency
 Street Address: 2835 Camino Del Rio S, Suite 220
 City: San Diego State: CA Zip: 92108
 Phone No.: (619) 890-4588 Fax No.: _____ Email: blake@marchandash.com
 Signature: *Blake Marchand* Date: 8/26/2021
 Additional pages Attached: Yes No

Other Financially Interested Persons
 Name of Individual: Breton Peace / March and Ash Sabre Springs, Inc. Owner Tenant/Lessee Successor Agency
 Street Address: 2835 Camino Del Rio S, Suite 220
 City: San Diego State: CA Zip: 92108
 Phone No.: (619) 504-2424 Fax No.: _____ Email: brat@marchandash.com
 Signature: *Breton Peace* Date: 8/26/2021
 Additional pages Attached: Yes No

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



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

Ownership Disclosure Statement

**FORM
DS-318**

October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment • Other _____

Project Title: March and Ash Sabre Springs **Project No. For City Use Only:** _____

Project Address: 13510 Sabre Springs Parkway
San Diego, CA 92129

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

Corporation Limited Liability -or- General - What State? California Corporate Identification No. C4773698
 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: MJF PARTNERS, LLC / Michael J. Foster Owner Tenant/Lessee Successor Agency
Street Address: 12509 Poway Road
City: Poway State: CA Zip: 92064
Phone No.: (619) 987-7393 Fax No.: (858) 602-1486 Email: mfoster@foster-company.com
Signature: _____ Date: 8/26/2021
Additional pages Attached: Yes No

Applicant

Name of Individual: Blake Marchand / March and Ash Sabre Springs, Inc. Owner Tenant/Lessee Successor Agency
Street Address: 2835 Camino Del Rio S, Suite 220
City: San Diego State: CA Zip: 92108
Phone No.: (619) 890-4588 Fax No.: _____ Email: blake@marchandash.com
Signature: _____ Date: 8/26/2021
Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: Jonathan Saco / March and Ash Sabre Springs, Inc. Owner Tenant/Lessee Successor Agency
Street Address: 2835 Camino Del Rio S, Suite 220
City: San Diego State: CA Zip: 92108
Phone No.: (619) 244-9842 Fax No.: _____ Email: jon@marchandash.com
Signature: _____ Date: 8/26/2021
Additional pages Attached: Yes No

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



THE CITY OF SAN DIEGO

Date of Notice: June 8, 2022

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION DEVELOPMENT SERVICES DEPARTMENT

SAP or I.O. No. 24009008

PROJECT NAME / NUMBER: M&A Sbr Spring CO CUP/ 696683

COMMUNITY PLAN AREA: Sabre Springs

COUNCIL DISTRICT: 5

LOCATION: 13510 Sabre Springs Pkwy, San Diego, CA 92128

PROJECT DESCRIPTION: A Conditional Use Permit to operate a 2,265-square foot Cannabis Outlet in Suites 104 and 105 of an existing 5,521-square foot commercial building. The 0.093-acre project site is located at 13510 Sabre Springs Parkway. The site is designated Community Commercial and zoned CC-2-3 per the Sabre Springs Community Plan. (Legal Description: LOT 1 OF AMENDED MAP OF SABRE SPRINGS PARCEL 1, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13569; THAT PORTION OF LOT 2 OF AMENDED MAP OF SABRE SPRINGS PARCEL 1, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13569; THAT PORTION OF LOT 5 OF AMENDED MAP OF SABRE SPRINGS PARCEL 1, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13569; THOSE PORTIONS OF LOTS 2 AND 5 OF AMENDED MAP OF SABRE SPRINGS PARCEL 1 IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13569.)

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

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

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301(a) (Existing Facilities) to allow a Conditional Use Permit to operate a 2,265-square foot Cannabis Outlet in Suites 104 and 105 of an existing 5,521-square foot commercial building. Since the proposed project consists of tenant improvements and an Electric Vehicle Charging station within an existing facility, the exemption is appropriate. The exceptions listed in CEQA Section 15300.2 would not apply in that no cumulative impacts were identified; no significant effect on the environment were identified; the project is not adjacent to a scenic highway; and the project was not identified on a list of hazardous waste sites pursuant to Section 65962.5 of the Government Code.

DEVELOPMENT PROJECT MANAGER: Travis Cleveland
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 446-5407 / TCleveland@sandiego.gov

On June 8, 2022 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determinations to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice (June 22, 2022). During the Statewide "Safer-at-Home" directive to reduce the spread of COVID-19, beginning March 19, 2020, appeals to the City Clerk must be filed by email or US Mail as follows:

- 1) Appeals filed via E-mail: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00pm. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked before or on the final date of the appeal. Please include the project number on the memo line of the check.

- 2) Appeals filed in person: [The Development Permit/Environmental Determination Appeal Application Form DS-3031](#) can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>.

Deposit the fully completed appeal application [DS-3031](#) (including grounds for appeal and supporting documentation) in a sealed envelope, into the Drop-Off Box located under the Public Notice Kiosk to the left of the public entrance to the City Administration Building, 202 "C" Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The Drop-Off Box is available from 8:00am to 5:00pm Monday through Friday (excluding City-approved holidays). The completed appeal package must include the required appeal fee per this bulletin in the form of a check or money order payable to the "City Treasurer." Please include the project number on the memo line of the check/money order. This Drop-Off Box is checked daily, and payments are processed the following business day.

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

All ideas, designs, arrangements, and plans indicated or represented by these drawings are owned by, and property of TRH, Inc., and were created, evolved, and developed as instruments of service on, and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm, or organization for any purpose whatsoever without written permission of TRH, Inc. Within dimensions on these drawings shall have precedence over general dimensions. Contractors shall verify and be responsible for all dimensions shown on these drawings. TRH, Inc. shall be notified of any variations from the dimensions and conditions shown on these drawings. Shop Drawing Submittals, Details, and changes must be submitted to the architect for approval before proceeding with fabrication.

LEGAL DESCRIPTION

LOT 1 OF AMENDED MAP OF SABRE SPRINGS PARCEL 1, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13569; THAT PORTION OF LOT 2 OF AMENDED MAP OF SABRE SPRINGS PARCEL 1, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13569; THAT PORTION OF LOT 5 OF AMENDED MAP OF SABRE SPRINGS PARCEL 1, IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13569; THOSE PORTIONS OF LOTS 2 AND 5 OF AMENDED MAP OF SABRE SPRINGS PARCEL 1 IN THE CITY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 13569.

DRAFT CONDITIONS

- 1. LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE INTERIOR, FACADE, AND THE IMMEDIATE SURROUNDING AREAS OF THE CANNABIS OUTLET, INCLUDING ANY ACCESSORY USES, PARKING LOTS, AND ADJOINING SIDEWALKS. LIGHTING SHALL BE HOODED OR ORIENTED TO DEFLECT LIGHT AWAY FROM ADJACENT PROPERTIES.
2. SECURITY SHALL BE PROVIDED AT THE CANNABIS OUTLET WHICH SHALL INCLUDE OPERABLE CAMERAS, ALARMS, AND A SECURITY GUARD...
3. PRIMARY SIGNS SHALL BE POSTED ON THE OUTSIDE OF THE CANNABIS OUTLET AND SHALL ONLY CONTAIN THE NAME OF THE BUSINESS, WHICH SHALL CONTAIN ONLY ALPHABETIC CHARACTERS...
4. THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF THE DESIGNATED RESPONSIBLE MANAGING OPERATOR SHALL BE POSTED IN A LOCATION VISIBLE FROM OUTSIDE THE CANNABIS OUTLET...
5. THE CANNABIS OUTLET SHALL OPERATE ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 9:00 P.M., SEVEN DAYS A WEEK.
6. THE USE OF VENDING MACHINES WHICH ALLOW ACCESS TO CANNABIS AND CANNABIS PRODUCTS EXCEPT BY A RESPONSIBLE PERSON...
7. A PERMIT SHALL BE OBTAINED AS REQUIRED PURSUANT TO CHAPTER 4, ARTICLE 2, DIVISION 15.
8. A CONDITIONAL USE PERMIT FOR A CANNABIS OUTLET SHALL EXPIRE NO LATER THAN FIVE YEARS FROM THE DATE OF ISSUANCE.
9. DELIVERIES SHALL BE PERMITTED AS AN ACCESSORY USE ONLY FROM CANNABIS OUTLETS WITH A VALID CONDITIONAL USE PERMIT UNLESS OTHERWISE ALLOWED PURSUANT TO SATE LAW.
10. THE CANNABIS OUTLET, ADJACENT PUBLIC SIDEWALKS, AND AREAS UNDER THE CONTROL OF THE CANNABIS OUTLET, SHALL BE MAINTAINED FREE OF LITTER AND GRAFFITI AT ALL TIMES.
11. THE CANNABIS OUTLET SHALL PROVIDE DAILY REMOVAL OF TRASH, LITTER, AND DEBRIS. GRAFFITI SHALL BE REMOVED FROM THE PREMISES WITHIN 24 HOURS.
12. CONSULTATIONS BY MEDICAL PROFESSIONALS SHALL NOT BE A PERMITTED ACCESSORY USE AT A CANNABIS OUTLET.

BUILDING 1 DOOR SCHEDULE

Table with columns: SYM, WIDTH, HEIGHT, OPERATION TYPE, OPENING HARDWARE, LOCKING, MATERIAL, LATCH, CLOSER, LOCK, PULL, REMARKS. Rows include swinging doors with wood and metal materials.

BUILDING 1 WINDOW SCHEDULE

Table with columns: SYM, WIDTH, HEIGHT, OPERATION TYPE, HARDWARE, MATERIAL, REMARKS. Rows include fixed windows of various sizes.

PARKING CALCS - SDMC 142.0530 & TABLE 142-05E

Table for parking calculations showing required and provided spaces for Building 1, Building 2, and Proposed C.O. across different categories like accessible, van accessible, loading, short-term, long-term, and motorcycle parking.

C.O. CODE PROVISIONS

- CANNABIS OUTLETS THAT ARE CONSISTENT WITH THE REQUIREMENTS FOR RETAILER OR DISPENSARY LICENSE REQUIREMENTS IN THE CALIFORNIA BUSINESS AND PROFESSIONS CODE MAY BE PERMITTED WITH A CONDITIONAL USE PERMIT DECIDED IN ACCORDANCE WITH PROCESS THREE IN THE ZONES INDICATED WITH A "C" IN THE USE REGULATIONS TABLES IN CHAPTER 13, ARTICLE 1 (BASE ZONES), PROVIDED THAT NO MORE THAN FOUR MARIJUANA OUTLETS ARE PERMITTED IN EACH CITY COUNCIL DISTRICT...
2. 100 FEET FROM A RESIDENTIAL ZONE.
(A) LIGHTING SHALL BE PROVIDED TO ILLUMINATE THE INTERIOR, FACADE, AND THE IMMEDIATE SURROUNDING AREA OF THE CANNABIS OUTLET...
(B) SECURITY SHALL BE PROVIDED AT THE CANNABIS OUTLET WHICH SHALL INCLUDE OPERABLE CAMERAS, ALARMS, AND A SECURITY GUARD...
(C) SECURITY SHALL INCLUDE OPERABLE CAMERAS AND A METAL DETECTOR TO THE SATISFACTION OF DEVELOPMENT SERVICES DEPARTMENT...
(D) THE SECURITY GUARDS SHOULD ONLY BE ENGAGED IN ACTIVITIES RELATED TO PROVIDING SECURITY FOR THE FACILITY...
(E) PRIMARY SIGNS SHALL BE POSTED ON THE OUTSIDE OF THE CANNABIS OUTLET...
(F) THE NAME AND EMERGENCY CONTACT PHONE NUMBER OF AN OPERATOR OR MANAGER SHALL BE POSTED IN A LOCATION VISIBLE FROM OUTSIDE THE CANNABIS OUTLET...
(G) THE CANNABIS OUTLET SHALL OPERATE ONLY BETWEEN THE HOURS OF 7:00 A.M. AND 9:00 P.M., SEVEN DAYS A WEEK.
(H) THE USE OF VENDING MACHINES WHICH ALLOW ACCESS TO CANNABIS AND CANNABIS PRODUCTS EXCEPT BY A RESPONSIBLE PERSON...
(I) THE CANNABIS OUTLET, ADJACENT PUBLIC SIDEWALKS, AND AREAS UNDER THE CONTROL OF THE CANNABIS OUTLET, SHALL BE MAINTAINED FREE OF LITTER AND GRAFFITI AT ALL TIMES.
(J) THE CANNABIS OUTLET SHALL PROVIDE DAILY REMOVAL OF TRASH, LITTER, AND DEBRIS. GRAFFITI SHALL BE REMOVED FROM THE PREMISES WITHIN 24 HOURS.
(K) CONSULTATIONS BY MEDICAL PROFESSIONALS SHALL NOT BE A PERMITTED ACCESSORY USE AT A CANNABIS OUTLET.
(L) A CONDITIONAL USE PERMIT FOR A CANNABIS OUTLET SHALL EXPIRE NO LATER THAN FIVE YEARS FROM THE DATE OF ISSUANCE.
(M) DELIVERIES SHALL BE PERMITTED AS AN ACCESSORY USE ONLY FROM CANNABIS OUTLETS WITH A VALID CONDITIONAL USE PERMIT UNLESS OTHERWISE ALLOWED PURSUANT TO STATE LAW.
(N) THE OWNER/PERMITTEE SHALL INSTALL A COMBINATION OF FULL-HEIGHT BULLET RESISTANT GLASS, PLASTIC OR LAMINATE SHIELD AND BULLET RESISTANT ARMOR PANELS OR SOLID GROUTED MASONRY BLOCK WALLS...
(O) THE OWNER/PERMITTEE SHALL INSTALL FULL-HEIGHT BULLET RESISTANT ARMOR PANELS OR SOLID GROUTED MASONRY BLOCK WALLS...
(P) A PERMIT SHALL BE OBTAINED AS REQUIRED PURSUANT TO CHAPTER 4, ARTICLE 2, DIVISION 15.
(Q) AN EXTENSION OF TIME FOR A CONDITIONAL USE PERMIT GRANTED TO A CANNABIS OUTLET SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 126.0111, WITH THE FOLLOWING EXCEPTIONS:
1. THE EXTENSION SHALL BE FOR NO MORE THAN FIVE YEARS.
2. A DECISION ON AN APPLICATION FOR AN EXTENSION OF TIME SHALL BE MADE IN ACCORDANCE WITH PROCESS TWO...
3. THE SEPARATION REQUIREMENTS IN SECTION 141.0504(A) SHALL NOT BE CONSIDERED IN MAKING THE FINDINGS REQUIRED IN SECTION 126.011 (L) WHEN A SPECIFIED USE IN SECTION 141.0504(A) HAS LOCATED WITHIN THE REQUIRED DISTANCE AFTER THE APPROVAL DATE OF THE INITIAL CONDITIONAL USE PERMIT.
4. A CHANGE IN ZONING AFTER THE APPROVAL DATE OF THE INITIAL CONDITIONAL USE PERMIT SHALL NOT BE CONSIDERED IN MAKING THE FINDINGS REQUIRED IN SECTION 126.011 (L).

SCOPE OF WORK

- PROCESS THREE CONDITIONAL USE PERMIT FOR A CANNABIS OUTLET (C.O.) TO OPERATE WITHIN A 2,265 SQUARE-FOOT SPACE IN AN EXISTING 5,521 SQUARE-FOOT COMMERCIAL BUILDING LOCATED AT 13510 SABRE SPRINGS PARKWAY IN THE COMMERCIAL ZONE, LAND USE SHOPPING CENTER.
PROPOSED INTERIOR TENANT IMPROVEMENTS FOR S.F. CANNABIS OUTLET.
PROPOSED 6'-0" HIGH EXTERIOR SECURITY FENCE.
MAINTAIN EXISTING ACCESSIBLE PATH OF TRAVEL FROM THE ADJACENT PUBLIC SIDEWALK TO THE PROJECT ENTRANCE.
MAINTAIN EXISTING LANDSCAPE AND IRRIGATION.
PROPOSED SOLAR PANELS ON ROOF.

SITE NOTES

- PROVIDE BUILDING ADDRESS NUMBERS TO BE VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY (UFC 901.4.4).
ALL VEHICULAR PARKING SPACES TO BE MARKED WITH 4" WIDE WHITE STRIPES AT EACH SIDE OF STALL. SAID STRIPES FOR EACH PARKING SPACE SHALL BE MAINTAINED BY THE OWNER/TENANT AT ALL TIMES.
EXISTING LOT DRAINAGE MUST MEET CURRENT CITY ENGINEERING STANDARDS. RUNOFF SHALL NOT BE INCREASED WITHOUT THE ADDITION OF AN ON-SITE DETENTION FACILITY TO DECREASE RUNOFF.
WHEEL STOPS ARE REQUIRED TO PROTECT FENCES AND LANDSCAPING ADJACENT TO AUTO VEHICULAR PARKING AREAS.
VERIFY LOCATION OF ALL UTILITIES & STREET IMPROVEMENTS SHOWN ON THESE PLANS.
NO OBJECTS HIGHER THAN 24" PROPOSED TO BE WITHIN THE VISIBILITY TRIANGLES.
NO MECHANICAL EQUIPMENT: TANK, DUCT, ELEVATOR ENCLOSURE, COOLING TOWER OR MECHANICAL VENTILATOR OR AIR CONDITIONER SHALL BE ERRECTED, CONSTRUCTED, CONVERTED, ESTABLISHED, ALTERED, OR ENLARGED ON THE ROOF OF ANY BUILDING, UNLESS ALL SUCH EQUIPMENT AND APPURTENANCES ARE FULLY SCREENED AS REQUIRED BY THE CITY OF SAN DIEGO.
THIS PROJECT IS NOT SUBJECT TO STEP 2 BECAUSE IT IS A USE PERMIT THAT DOES NOT RESULT IN THE EXPANSION OR ENLARGEMENT OF A BUILDING.
ALL EXISTING DRIVE AISLES SHALL COMPLY TO SDMC 142.0560, TABLE 142-05 L.
NEAREST MTS BUS STOP: SABRE SPRINGS PARKWAY & TED WILLIAMS PARKWAY OFF-RAMP.
DISTANCE TO NEAREST MTS BUS STOP = 590 L.F.
DISTANCE TO NEAREST FIRE HYDRANT = 38'-0"
THE EXISTING WATER AND SEWER SERVICES WILL REMAIN.
THIS PROJECT SHALL IMPLEMENT A PRE-PACKAGED CARBON FILTRATION OR EQUAL ODOR SUPPRESSION SYSTEM TO ADDRESS POTENTIAL ODOR IMPACTS AS REQUIRED BY SDMC.
THE EXHAUST CARBON SCRUBBER TO ADDRESS ANY RELEASE OF ODORS FROM OPERATIONS AND THE PROJECT'S HVAC SYSTEM SHALL BE DESIGNED IN MANNER WITH POSITIVE AND NEGATIVE AIR FLOW CONSISTENT WITH INDUSTRY STANDARDS AND THE CALIFORNIA BUILDING CODE.
ALL AUTOMOBILE, MOTORCYCLE AND BICYCLE PARKING SPACES MUST BE PROVIDED 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.
THE PROJECT DOES NOT PROPOSE TO IMPORT OR EXPORT ANY MATERIAL FROM THE PROJECT SITE.
THE EXISTING DRAINAGE SYSTEM SHALL REMAIN UNDISTURBED.

G.F.A. CALCS

Table showing Gross Floor Area (G.F.A.) calculations for various rooms: PROPOSED 101 WAITING ROOM (110 S.F.), PROPOSED 102 RECEPTION (100 S.F.), PROPOSED 103 DISPENSARY AREA (1,308 S.F.), PROPOSED 104 BREAK ROOM (202 S.F.), EXISTING 105 UNISEX (59 S.F.), PROPOSED 106 OFFICE/CAMERA ROOM (149 S.F.), PROPOSED 107 STORAGE ROOM (260 S.F.), PROPOSED 108 RECEIVING (77 S.F.), EXISTING ZEN ASIAN BISTRO (1,115 S.F.), EXISTING 7-ELEVEN (2,141 S.F.).

ACCESSIBILITY STATEMENTS

I AM THE DESIGNER/OWNER IN RESPONSIBLE CHARGE OF THIS TENANT IMPROVEMENT PROJECT. I HAVE INSPECTED THE TOILET AND BATHING FACILITIES FOR MEN AND WOMEN, AND DETERMINED THAT EXISTING CONDITIONS ARE IN FULL COMPLIANCE WITH CURRENT ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW.
SIGNATURE: Kyle Stephens
PRINT NAME: KYLE STEPHENS DATE: 8/22/2021
IF THE CITY BUILDING INSPECTOR DETERMINES NON-COMPLIANCE WITH ANY ACCESSIBILITY PROVISIONS, A COMPLETE AND DETAILED REVISED PLANS CLEARLY SHOWING ALL EXISTING NON-COMPLYING CONDITIONS AND THE PROPOSED MODIFICATIONS TO MEET CURRENT ACCESSIBILITY REQUIREMENTS (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) WILL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL.
SIGNATURE: Kyle Stephens
PRINT NAME: KYLE STEPHENS DATE: 8/22/2021

SITE DATA

GENERAL PLAN LAND USE: COMMERCIAL
ZONING: CC-2-3
COUNCIL DISTRICT: 5
HISTORICAL: NONE
TRANSIT PRIORITY AREA: YES
COMMUNITY PLAN: SABRE SPRINGS
OVERLAY ZONE: MCAS MIRAMAR AIRPORT LAND USE COMPATIBILITY
PREVIOUS PERMIT: PCD91-0251
APN: 316-240-01-00
EXISTING LAND USE: RETAIL / COMMERCIAL
PROPOSED LAND USE: RETAIL / COMMERCIAL
PROPOSED PROJECT USE: CANNABIS OUTLET (CO) PER SDMC, SECTION 141.0504 & CHAPTER 4, ARTICLE 2, DIVISION 15
PERMITTED USES: RETAIL SALES & CANNABIS OUTLETS (C.O.)
PROPERTY CLASS: (2) SINGLE STORY BUILDINGS
SITE AREA: 0.93 AC. / 40,511 S.F.
EXISTING LANDSCAPE AREA: 0.20 AC. / 8,809 S.F.
EXISTING PAVERS AREA: 0.05 AC. / 2,287 S.F.

BUILDING DATA

TYPE OF CONSTRUCTION: TYPE V-B (FIRE-SPRINKLERED)
BUILDING CONSTRUCTED: 2007
OCCUPANCY GROUP: M-B
EXISTING BUILDING 1 HEIGHT: 28'-2"
EXISTING BUILDING 2 HEIGHT: 26'-2"
EXISTING BUILDING 1 FLOOR AREA: 5,521 S.F.
EXISTING BUILDING 2 FLOOR AREA: 5,339 S.F.
TOTAL EXISTING BUILDINGS 1 & 2: 10,860 S.F.
EXISTING F.A.R.: 0.27 < 0.75
PROPOSED BUILDING 1 CUP AREA: 2,265 S.F. (BUILDING 1)
EXISTING PHANTOM AREA: 0.00 S.F. (NOT IN NET AREA)
TOTAL GROSS FLOOR AREA: 10,860 S.F. (G.F.A. CALCS)
PARKING REQUIRED: 55
PARKING PROVIDED: 58

DISTURBANCE AREA

AMOUNT OF FILL = 0 CUBIC YARDS
AMOUNT OF CUT = 0 CUBIC YARDS
AMOUNT OF IMPORT = 0 CUBIC YARDS
AMOUNT OF EXPORT = 0 CUBIC YARDS

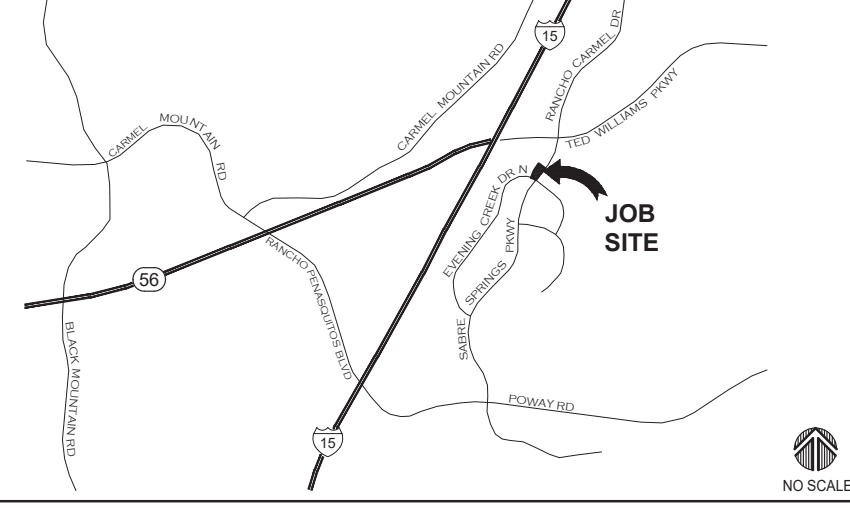
PROJECT ANALYSIS

EXISTING OCCUPANCY:
M = 10,860 S.F. < 14,000 S.F.
PROPOSED OCCUPANCY:
M = 2,265 S.F. = 0.20 < 1

BUILDING CODE

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 ENERGY CODE

VICINITY MAP



SHEET INDEX

Table with columns: NO., SH.T., SHEET TITLE - DESCRIPTION. Lists sheets from 1 to 11, including Sheet Index, Site Plan, Building 1 Floor Plan, Building 2 Floor Plan, Building 1 Security Plan, Building 1 Roof Plan, Building 1 Exterior Elevations, Building 1 Sections, Landscape Development Plan, and Existing Topographic and Boundary Map.

PROJECT TEAM

Table listing project team members: OWNER (MJF PARTNERS, LLC), CONTACT (MIKE FOSTER), TENANT (MARCH & ASH), ADDRESS (2835 CAMINO DEL RIO SOUTH, SUITE 220), CIVIL ENGINEER (K & S ENGINEERING), ADDRESS (7801 MISSION CENTER COURT, SUITE 100), CONTACT (KAMAL SWEIS), DESIGNER (TRH, INC.), ADDRESS (1350 COLUMBIA STREET, SUITE 702), CONTACT (TOBY HALLAL).

HOURS OF OPERATION

FROM: 7:00 AM TO: 9:00 PM - 7 DAYS A WEEK
TOTAL NUMBER OF FULL TIME EMPLOYEES = 9

SETBACKS - TABLE 131-05E

Table for setbacks showing development regulations and zone setbacks for CC-2-3. Includes minimum front, maximum front, minimum side, optional side, minimum rear, and optional rear setbacks in feet.

Logo for trh INC. and a professional seal for Kyle Stephens, Licensed Architect, State of California, No. C 28755, 8/31/2021.

Logo for MARCH & ASH, 2835 CAMINO DEL RIO SOUTH, SUITE 220, SAN DIEGO, CA 92108.

Logo for MARCH & ASH SABRE SPRINGS PTS 696683, APN: 316-420-01-00, 13510 SABRE SPRINGS PARKWAY, SUITES 104 & 105, SAN DIEGO, CA 92129.

Table for revision and issue dates with columns: REVISION, ITEM, DATE. Includes schematic, design dev, permit submittal, plan check 1, plan change 1, construction, and as-built stages.

SHEET TITLE / CONTENTS

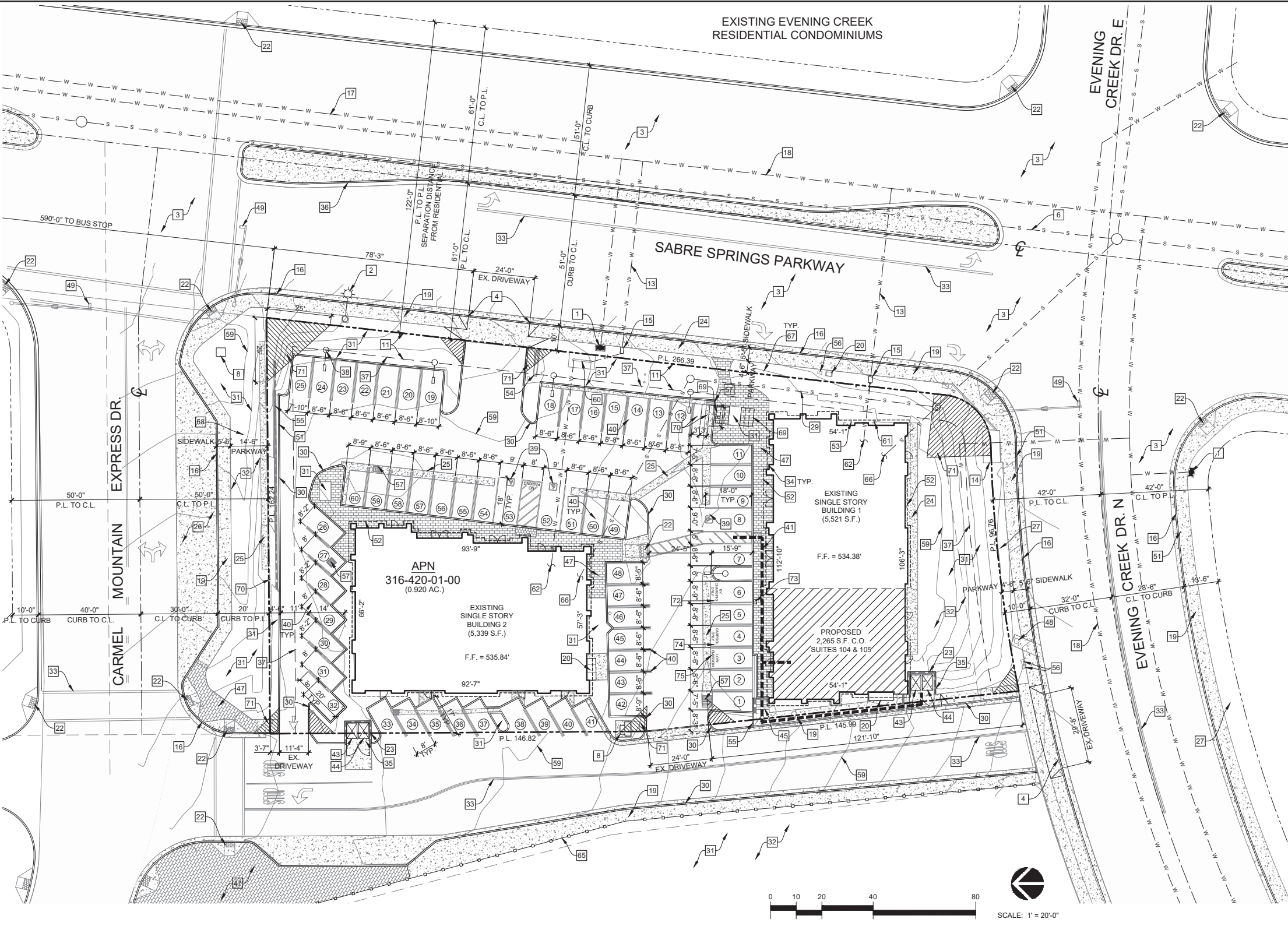
TITLE SHEET

TRH PROJECT#: 353-21
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 8/10/2021
CHECKED BY: KDS

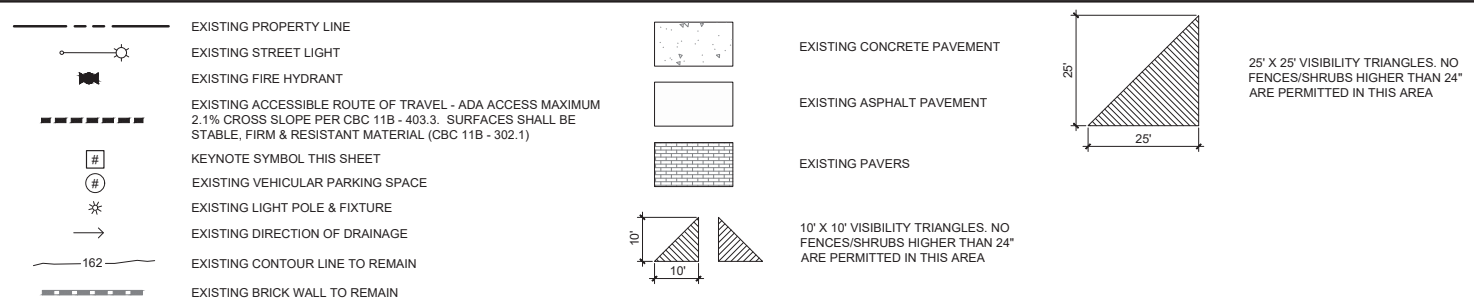
SHEET: 1 OF: 11

A0.1
PTS: 696683

SITE PLAN



SITE LEGEND



SITE KEYNOTES

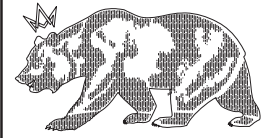
- 1 EXISTING FIRE HYDRANT TO REMAIN - V.I.F.
- 2 EXISTING STREET LIGHT TO REMAIN - V.I.F.
- 3 EXISTING STREET IMPROVEMENTS - V.I.F.
- 4 EXISTING DRIVEWAY TO REMAIN - V.I.F.
- 5 EXISTING SEWER P.O.C. - V.I.F.
- 6 EXISTING 8" PVC SEWER MAIN
- 7 EXISTING 12" AC WATER MAIN
- 8 EXISTING SD&E ELECTRICAL TRANSFORMER - V.I.F.
- 9 EXISTING 12" VC SEWER MAIN
- 10 EXISTING 6" PVC SEWER LINE
- 11 EXISTING PRIVATE SEWER EASEMENT
- 12 EXISTING 10" AC WATER MAIN
- 13 EXISTING 2" WATER LATERAL
- 14 EXISTING SD&E VAULT - V.I.F.
- 15 EXISTING 1 1/2" WATER METER - V.I.F.
- 16 EXISTING 6" CONCRETE CURB AND GUTTER - V.I.F.
- 17 EXISTING 24" SCRWP WATER MAIN
- 18 EXISTING 16" WATER MAIN
- 19 EXISTING CONCRETE SIDEWALK - V.I.F.
- 20 EXISTING ELECTRICAL CABINET - V.I.F.
- 21 EXISTING 1" IRRIGATION METER - V.I.F.
- 22 EXISTING ACCESSIBLE PEDESTRIAN RAMP WITH TRUNCATED DOMES - V.I.F.
- 23 EXISTING MASONRY WALL - V.I.F.
- 24 EXISTING CONCRETE WALKWAY - V.I.F.
- 25 EXISTING CONCRETE SWALE - V.I.F.
- 26 EXISTING CONCRETE PAVEMENT - V.I.F.
- 27 EXISTING 4'-6" WIDE LANDSCAPED PARKWAY ON EVENING CREEK DRIVE N.
- 28 EXISTING ON-SITE PRIVATE SEWER LINE TO EXISTING BUILDING - V.I.F.
- 29 EXISTING ON-SITE PRIVATE WATER LINE TO EXISTING BUILDING - V.I.F.
- 30 EXISTING 6" CONCRETE CURB - V.I.F.
- 31 EXISTING LANDSCAPE AND IRRIGATION - V.I.F.
- 32 EXISTING VEGETATED SLOPE
- 33 EXISTING STREET STRIPING - V.I.F.
- 34 EXISTING BUILDING COLUMNS - V.I.F.
- 35 EXISTING 6'-0" HIGH TRASH ENCLOSURE
- 36 EXISTING CONCRETE MEDIAN - V.I.F.
- 37 EXISTING SETBACK LINE
- 38 EXISTING EXTERIOR LIGHTING STANDARDS
- 39 EXISTING ACCESSIBLE PARKING SPACE PER TITLE 24
- 40 EXISTING STANDARD VEHICULAR PARKING SPACE
- 41 EXISTING ACCESSIBLE ROUTE OF TRAVEL PER LEGEND
- 42 EXISTING CONCRETE GUTTER - V.I.F.
- 43 EXISTING REFUSE BIN - MINIMUM 24 S.F.
- 44 EXISTING RECYCLING BIN - MINIMUM 24 S.F.
- 45 EXISTING STAIRS WITH RAILING TO REMAIN - V.I.F.
- 46 EXISTING CONCRETE ACCESSIBLE RAMP - V.I.F.
- 47 EXISTING BRICK PAVERS
- 48 EXISTING STORM WATER MAN HOLE - V.I.F.
- 49 EXISTING STREET SIGNAL LIGHT - V.I.F.
- 50 EXISTING ACCESSIBLE PARKING STRIPES - V.I.F.
- 51 EXISTING RED CURB FIRE LANE - V.I.F.
- 52 EXISTING ROOF LINE ABOVE
- 53 EXISTING 8" WATER RISER - V.I.F.
- 54 EXISTING MONUMENT SIGN TO REMAIN - V.I.F.
- 55 EXISTING RETAINING WALL WITH STUCCO FINISH
- 56 EXISTING TELE / DATA BOX - V.I.F.
- 57 EXISTING GRATED INLET TO REMAIN - V.I.F.
- 58 EXISTING 24" RCP STORM DRAIN - V.I.F.
- 59 EXISTING CONTOUR LINE PER C1
- 60 EXISTING RPD BACKFLOW DEVICE - V.I.F.
- 61 EXISTING GAS METER - V.I.F.
- 62 EXISTING 2" WATER SERVICE LINE INTO BUILDING - V.I.F.
- 63 EXISTING CONCRETE WHEELSTOP - V.I.F.
- 64 EXISTING ACCESSIBLE STRIPING PER TITLE 24
- 65 EXISTING 5'-0" HIGH DECORATIVE METAL FENCE - V.I.F.
- 66 EXISTING 6" SEWER SERVICE LINE FROM BUILDING - V.I.F.
- 67 EXISTING 4'-6" WIDE LANDSCAPED PARKWAY ON SABRE SPRINGS PARKWAY
- 68 EXISTING 14'-6" WIDE LANDSCAPE PARKWAY ON CARMEL MOUNTAIN EXPRESS DR.
- 69 PROPOSED 3'-0" X 5'-0" SHORT-TERM BICYCLE RACK - TOTAL 3 BICYCLE SPACES
- 70 PROPOSED 3'-0" X 8'-0" MOTORCYCLE PARKING SPACE (TOTAL 2)
- 71 PROPOSED VISIBILITY TRIANGLE PER LEGEND, THIS SHEET
- 72 PROPOSED FUTURE E.V. PARKING SPACE LOCATION
- 73 PROPOSED CABINET WITH CONDUIT FOR FUTURE E.V. CHARGING STATION
- 74 PROPOSED CARPOOL/VANPOOL PARKING SPACE
- 75 PROPOSED LOW-EMISSION/FUEL EFFICIENT PARKING SPACE

trh

I N C.
 1350 COLUMBIA ST.
 SUITE 702
 SAN DIEGO, CA 92101
 TEL (619) 230-1088
 FAX (619) 230-1089



APPLICANT:



MARCH&ASH
 2835 CAMINO DEL RIO SOUTH
 SUITE 220
 SAN DIEGO, CA 92108

PROJECT:

MARCH&ASH
SABRE
SRINGS
PTS 696683

APN: 316-420-01-00
 13510 SABRE SPRINGS PARKWAY
 SUITES 104 & 105
 SAN DIEGO, CA 92129

REVISION	ITEM	DATE

THIS SET	ISSUE DATE
<input type="checkbox"/> SCHEMATIC	
<input type="checkbox"/> DESIGN DEV.	
<input type="checkbox"/> PERMIT SUBMITTAL	8/30/2021
<input checked="" type="checkbox"/> PLAN CHECK 1	1/10/2022
<input type="checkbox"/> PLAN CHANGE 1	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS-BUILT	

SHEET TITLE / CONTENTS

SITE PLAN,
LEGEND &
KEYNOTES

TRH PROJECT#: 353-21
 SCALE: AS NOTED
 DRAWN BY: TRH
 DATE DRAWN: 8/10/2021
 CHECKED BY: KDS

SHEET: 2 OF: 11

A1.1

PTS: 696683

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FLOOR PLAN KEYNOTES

- 1 EXISTING EXTERIOR STUCCO WALL TO REMAIN
- 2 EXISTING EXTERIOR ARCHITECTURAL COLUMN TO REMAIN
- 3 EXISTING EXTERIOR ELECTRICAL PANELS TO REMAIN
- 4 EXISTING EXTERIOR METAL DOOR TO REMAIN
- 5 EXISTING EXTERIOR GLASS STOREFRONT DOOR TO REMAIN
- 6 EXISTING EXTERIOR GLASS STOREFRONT WINDOW TO REMAIN
- 7 EXISTING EXTERIOR ROOF LINE ABOVE TO REMAIN
- 8 EXISTING EXTERIOR WALL MOUNTED LIGHT FIXTURE TO REMAIN
- 9 EXISTING EXTERIOR CLEAR LEVEL AREA
- 10 EXISTING EXTERIOR GLASS STOREFRONT DOOR TO BE REMOVED
- 11 EXISTING INTERIOR FULL HEIGHT DEMISING WALL TO REMAIN
- 12 EXISTING INTERIOR EXPOSED FLOOR - FINISH PER TENANT
- 13 EXISTING INTERIOR PARTITION WALL TO REMAIN
- 14 EXISTING ACCESSIBLE RESTROOM FIXTURES TO REMAIN
- 15 EXISTING INTERIOR DOOR TO REMAIN
- 16 EXISTING ELECTRICAL PANEL TO REMAIN
- 17 EXISTING ACCESSIBLE PATH OF TRAVEL TO REMAIN
- 18 EXISTING INTERIOR PARTITION WALL TO BE REMOVED
- 19 EXISTING STRUCTURAL METAL COLUMN TO REMAIN
- 20 PROPOSED EXTERIOR WALL MOUNTED LIGHT FIXTURE TO MATCH
- 21 PROPOSED INTERIOR FULL HEIGHT WALL
- 22 PROPOSED INTERIOR PARTITION WALL
- 23 PROPOSED INTERIOR DOOR PER TENANT
- 24 PROPOSED INTERIOR GLASS DOOR PER TENANT
- 25 PROPOSED INTERIOR GLASS WINDOW PER TENANT
- 26 PROPOSED EXTERIOR GLASS WINDOW TO MATCH EXISTING
- 27 PROPOSED RECEPTIONIST COUNTER
- 28 PROPOSED COUNTER & CABINET BELOW & ABOVE
- 29 PROPOSED MICROWAVE PER TENANT
- 30 PROPOSED REFRIGERATOR PER TENANT
- 31 PROPOSED DISHWASHER PER TENANT
- 32 PROPOSED SINK PER TENANT
- 33 PROPOSED 2" HIGH CHARACTER SIZE SIGN DISPLAYING NAME & PHONE # OF OPERATOR

FLOOR PLAN LEGEND

- EXISTING EXTERIOR MASONRY WALL
- EXISTING INTERIOR PARTITION WALL
- EXISTING INTERIOR ONE HOUR RATED WALL
- PROPOSED INTERIOR WALL
- KEYNOTE SYMBOL
- ROOM NUMBER
- ACCESSIBLE PATH OF TRAVEL PER TITLE 24 & ADA
- DOOR SYMBOL PER DOOR SCHEDULE
- WINDOW SYMBOL PER WINDOW SCHEDULE
- EXTERIOR ELEVATION DETAIL NUMBER
- EXTERIOR ELEVATION SHEET NUMBER
- BUILDING SECTION DETAIL NUMBER
- BUILDING SECTION SHEET NUMBER

trh

I N C.
1350 COLUMBIA ST.
SUITE 702
SAN DIEGO, CA 92101
TEL (619) 230-1088
FAX (619) 230-1089



APPLICANT:



MARCH&ASH

2835 CAMINO DEL RIO SOUTH
SUITE 220
SAN DIEGO, CA 92108

PROJECT:

**MARCH&ASH
SABRE
SPRINGS
PTS 696683**

APN: 316-420-01-00
13510 SABRE SPRINGS PARKWAY
SUITES 104 & 105
SAN DIEGO, CA 92129

REVISION ITEM DATE

REVISION	ITEM	DATE

THIS SET ISSUE DATE

- SCHEMATIC
- DESIGN DEV.
- PERMIT SUBMITTAL 8/30/2021
- PLAN CHECK 1 1/10/2022
- PLAN CHANGE 1
- CONSTRUCTION
- AS-BUILT

SHEET TITLE / CONTENTS

**BUILDING 1
FLOOR PLAN,
LEGEND AND
KEYNOTES**

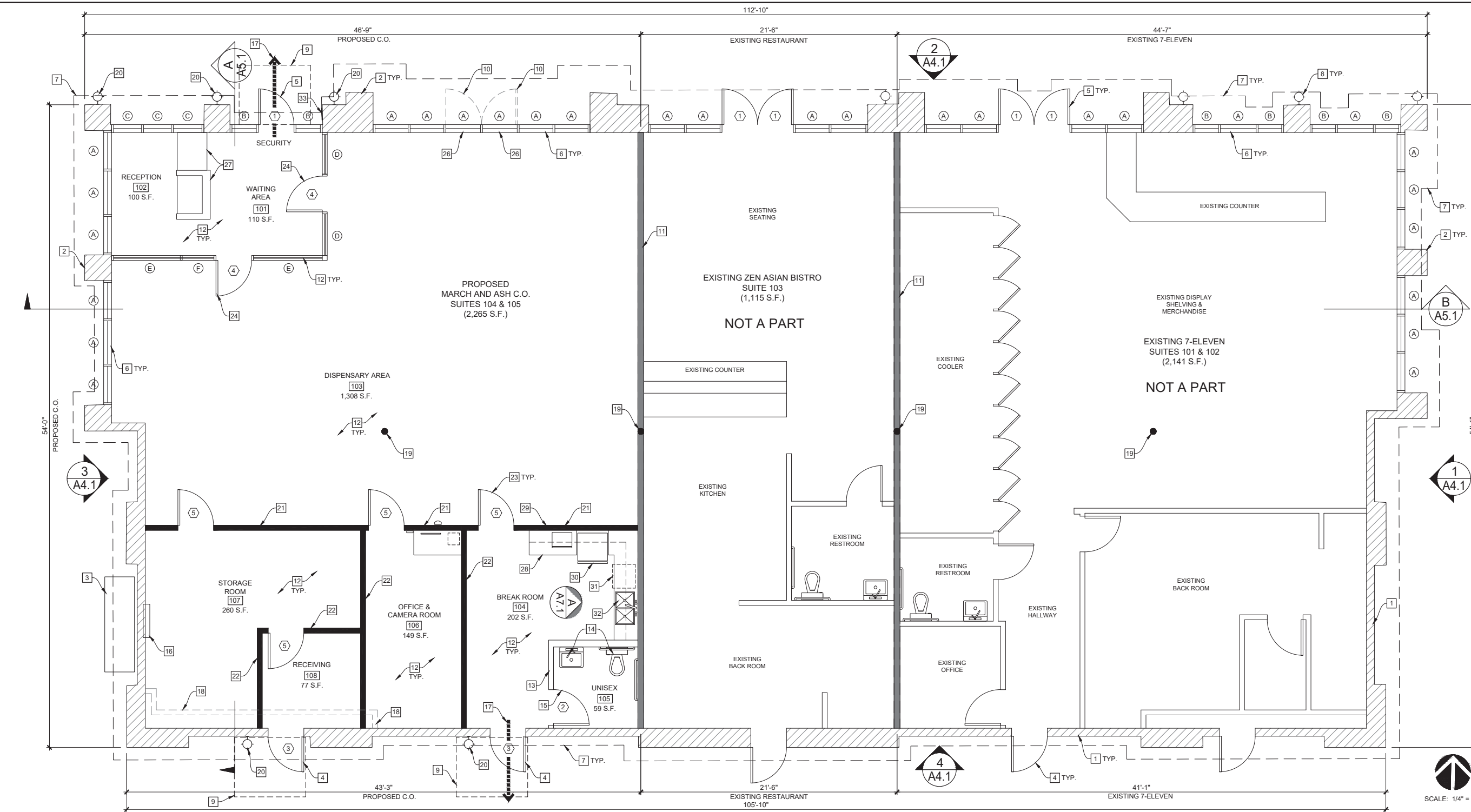
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SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 8/10/2021
CHECKED BY: KDS

SHEET: 3 OF: 11

A2.1

PTS: 696683

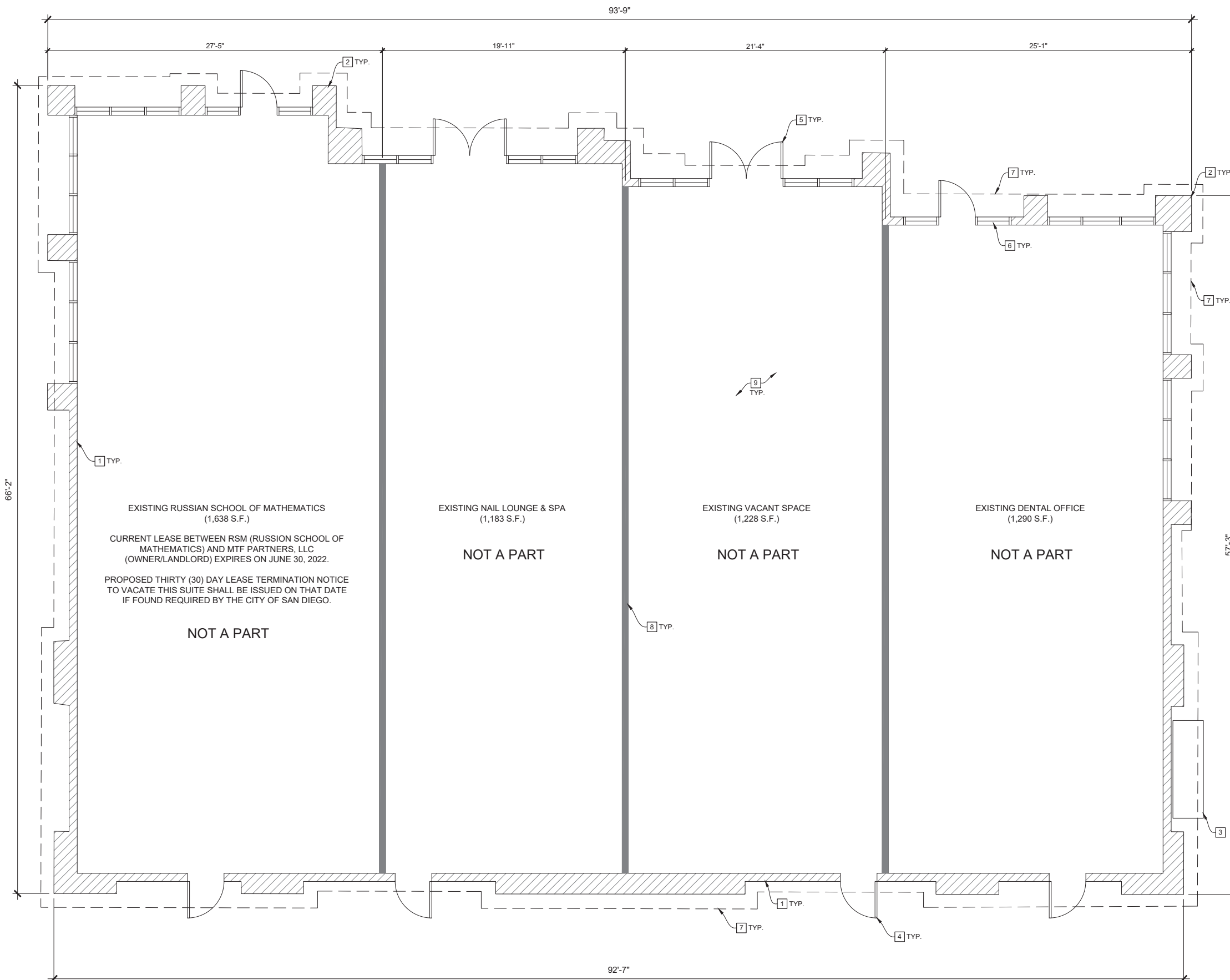
BUILDING 1 FLOOR PLAN



SCALE: 1/4" = 1'-0"

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BUILDING 2 FLOOR PLAN - FOR REFERENCE ONLY



FLOOR PLAN KEYNOTES

- 1 EXISTING EXTERIOR STUCCO WALL TO REMAIN
- 2 EXISTING EXTERIOR ARCHITECTURAL COLUMN TO REMAIN
- 3 EXISTING EXTERIOR ELECTRICAL PANELS TO REMAIN
- 4 EXISTING EXTERIOR METAL DOOR TO REMAIN
- 5 EXISTING EXTERIOR GLASS STOREFRONT DOOR TO REMAIN
- 6 EXISTING EXTERIOR GLASS STOREFRONT WINDOW TO REMAIN
- 7 EXISTING EXTERIOR ROOF LINE ABOVE TO REMAIN
- 8 EXISTING INTERIOR FULL HEIGHT DEMISING WALL TO REMAIN
- 9 EXISTING INTERIOR FLOOR - FINISH PER TENANT

FLOOR PLAN LEGEND

- EXISTING EXTERIOR STUCCO WALL
- EXISTING INTERIOR ONE HOUR RATED WALL
- KEYNOTE SYMBOL

trh

I N C.
 1350 COLUMBIA ST.
 SUITE 702
 SAN DIEGO, CA 92101
 TEL (619) 230-1088
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APN: 316-420-01-00
 13510 SABRE SPRINGS PARKWAY
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REVISION	ITEM	DATE
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△	-	-
△	-	-
△	-	-
△	-	-
△	-	-

THIS SET	ISSUE DATE
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<input type="checkbox"/> CONSTRUCTION	_____
<input type="checkbox"/> AS-BUILT	_____

SHEET TITLE / CONTENTS

BUILDING 2 FLOOR PLAN, LEGEND AND KEYNOTES

TRH PROJECT#: 353-21
 SCALE: AS NOTED
 DRAWN BY: TRH
 DATE DRAWN: 8/10/2021
 CHECKED BY: KDS

SHEET: 4 OF: 11













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PTS: 696683



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SECURITY LEGEND

	EXISTING EXTERIOR MASONRY WALL
	EXISTING INTERIOR PARTITION WALL
	EXISTING INTERIOR ONE HOUR RATED WALL
	PROPOSED INTERIOR WALL
	EXTERIOR SECURITY CAMERAS (100% WIRELESS)
	INTERIOR SECURITY CAMERAS (100% WIRELESS)
	CAMERA NUMBER (TOTAL 27)
	SECURITY LIGHTING
	C - #
	S.L.
	EXTERIOR ELEVATIONS DETAIL NUMBER
	EXTERIOR ELEVATIONS SHEET NUMBER


SECURITY KEYNOTES

- 1 PROPOSED EXTERIOR SECURITY LIGHTING
- 2 PROPOSED INTERIOR SECURITY LIGHTING
- 3 PROPOSED AUDIBLE BURGLAR ALARM LOCATION PER ALARM COMPANY
- 4 ACCESS CONTROLLED EXTERIOR & INTERIOR DOOR
- 5 GLASS WINDOW WITH REINFORCED FILM
- 6 PROPOSED DIGITAL VIDEO RECORDER LOCATION IN LOCKED CABINET
- 7 PROPOSED DIGITAL CAMERA MONITORS LOCATION
- 8 PROPOSED CENTRALLY MONITORED BURGLAR ALARM SYSTEM LOCATION

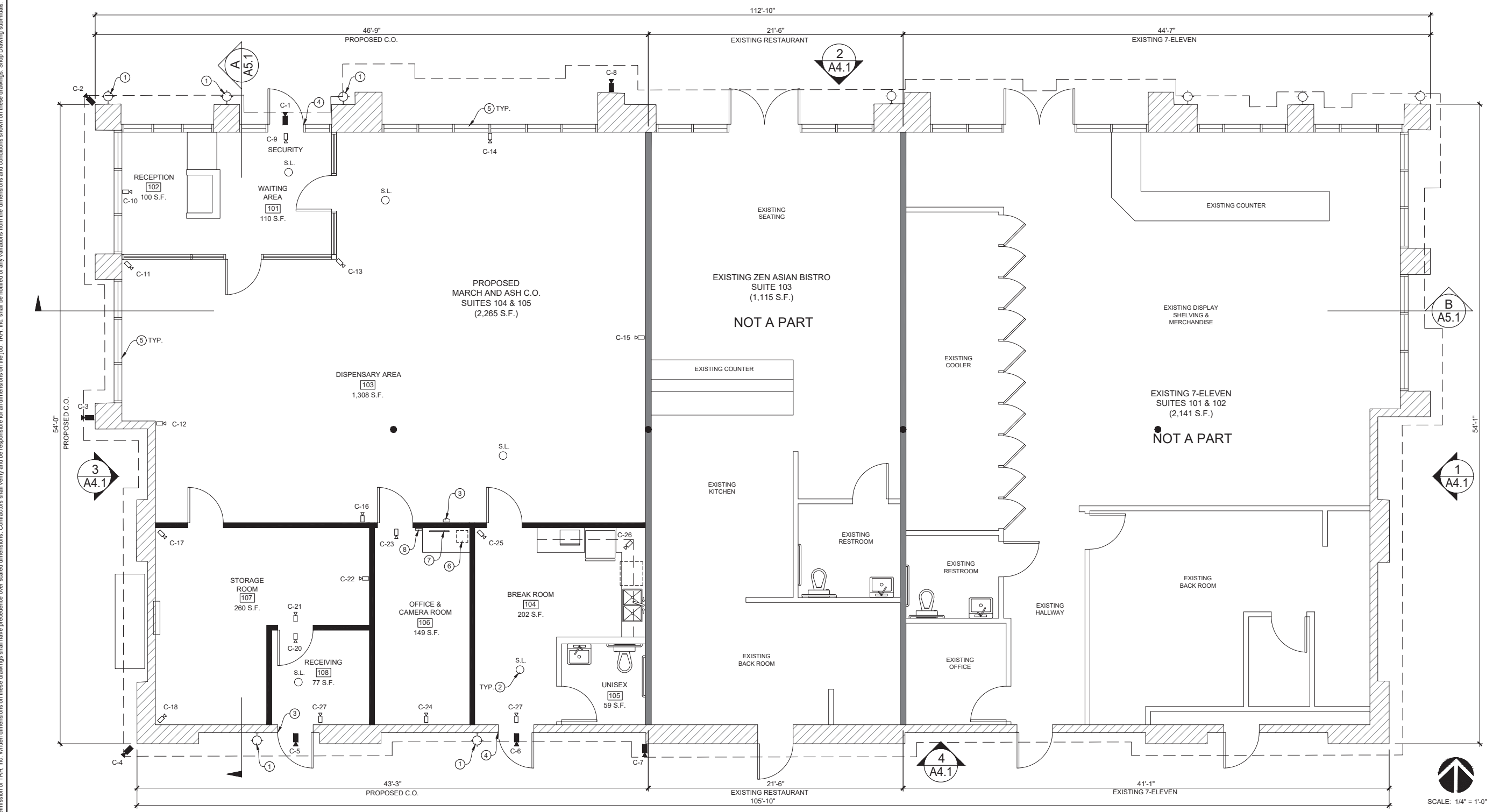
SECURITY PLAN NOTES

1. SECURITY SHALL INCLUDE OPERABLE CAMERAS AND A METAL DETECTOR TO THE SATISFACTION OF DEVELOPMENT SERVICES DEPARTMENT. THIS FACILITY SHALL ALSO INCLUDE ALARMS AND UN-ARMED SECURITY GUARDS. NOTHING HEREIN SHALL BE INTERPRETED TO REQUIRE OR ALLOW A VIOLATION OF FEDERAL FIREARMS LAWS. THE SECURITY GUARDS SHALL BE LICENSED BY THE STATE OF CALIFORNIA. ONE SECURITY GUARD MUST BE ON THE PREMISES 24 HOURS A DAY, SEVEN DAYS A WEEK. THE OTHER MUST BE PRESENT DURING BUSINESS HOURS. THE SECURITY GUARDS SHOULD ONLY BE ENGAGED IN ACTIVITIES RELATED TO PROVIDING SECURITY FOR THE FACILITY, EXCEPT ON AN INCIDENTAL BASIS. THE CAMERAS SHALL HAVE AND USE A RECORDING DEVICE THAT MAINTAINS THE RECORDS FOR A MINIMUM OF 30 DAYS.
2. THE OWNER/PERMITEE OR OPERATOR SHALL MAINTAIN THE MO. ADJACENT PUBLIC SIDEWALKS, AND AREAS UNDER THE CONTROL OF THE OWNER OR OPERATOR, FREE OF LITTER AND GRAFFITI AT ALL TIMES. THE OWNER OR OPERATOR SHALL PROVIDE FOR DAILY REMOVAL OF TRASH, LITTER, AND DEBRIS. GRAFFITI SHALL BE REMOVED WITHIN 24 HOURS.


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I N C.
1350 COLUMBIA ST.
SUITE 702
SAN DIEGO, CA 92101
TEL (619) 230-1088
FAX (619) 230-1089



BUILDING 1 SECURITY PLAN



APPLICANT:



MARCH&ASH
2835 CAMINO DEL RIO SOUTH
SUITE 220
SAN DIEGO, CA 92108

PROJECT:
**MARCH&ASH
SABRE
SPRINGS
PTS 696683**

APN: 316-420-01-00
13510 SABRE SPRINGS PARKWAY
SUITES 104 & 105
SAN DIEGO, CA 92129

REVISION	ITEM	DATE

THIS SET	ISSUE DATE
<input type="checkbox"/> SCHEMATIC	
<input type="checkbox"/> DESIGN DEV.	
<input type="checkbox"/> PERMIT SUBMITTAL	8/30/2021
<input checked="" type="checkbox"/> PLAN CHECK 1	1/10/2022
<input type="checkbox"/> PLAN CHANGE 1	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS-BUILT	

SHEET TITLE / CONTENTS
**BUILDING 1
SECURITY
PLAN, LEGEND
& KEYNOTES**

TRH PROJECT#: 353-21
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 8/10/2021
CHECKED BY: KDS

SHEET: 5 OF: 11

A2.3

PTS: 696683

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ROOF PLAN KEYNOTES

- ① EXISTING CLASS "A" ROOF SYSTEM TO REMAIN
- ② EXISTING ROOF SLOPE TO REMAIN
- ③ EXISTING ROOF CAPPING TO REMAIN
- ④ EXISTING COMMERCIAL GRADE ROOF DRAIN TO REMAIN
- ⑤ EXISTING ROOF VENTS TO REMAIN
- ⑥ EXISTING MECHANICAL ROOF-TOP UNIT TO REMAIN
- ⑦ EXISTING ROOF CRICKET LINE TO REMAIN
- ⑧ EXISTING INTERIOR WALL BELOW TO REMAIN
- ⑨ EXISTING EXHAUST FAN TO REMAIN
- ⑩ EXISTING ROOF ACCESS LADDER BELOW TO REMAIN
- ⑪ PROPOSED ODOR CONTROL FILTRATION SYSTEM IN R.T.U.

ROOF PLAN LEGEND

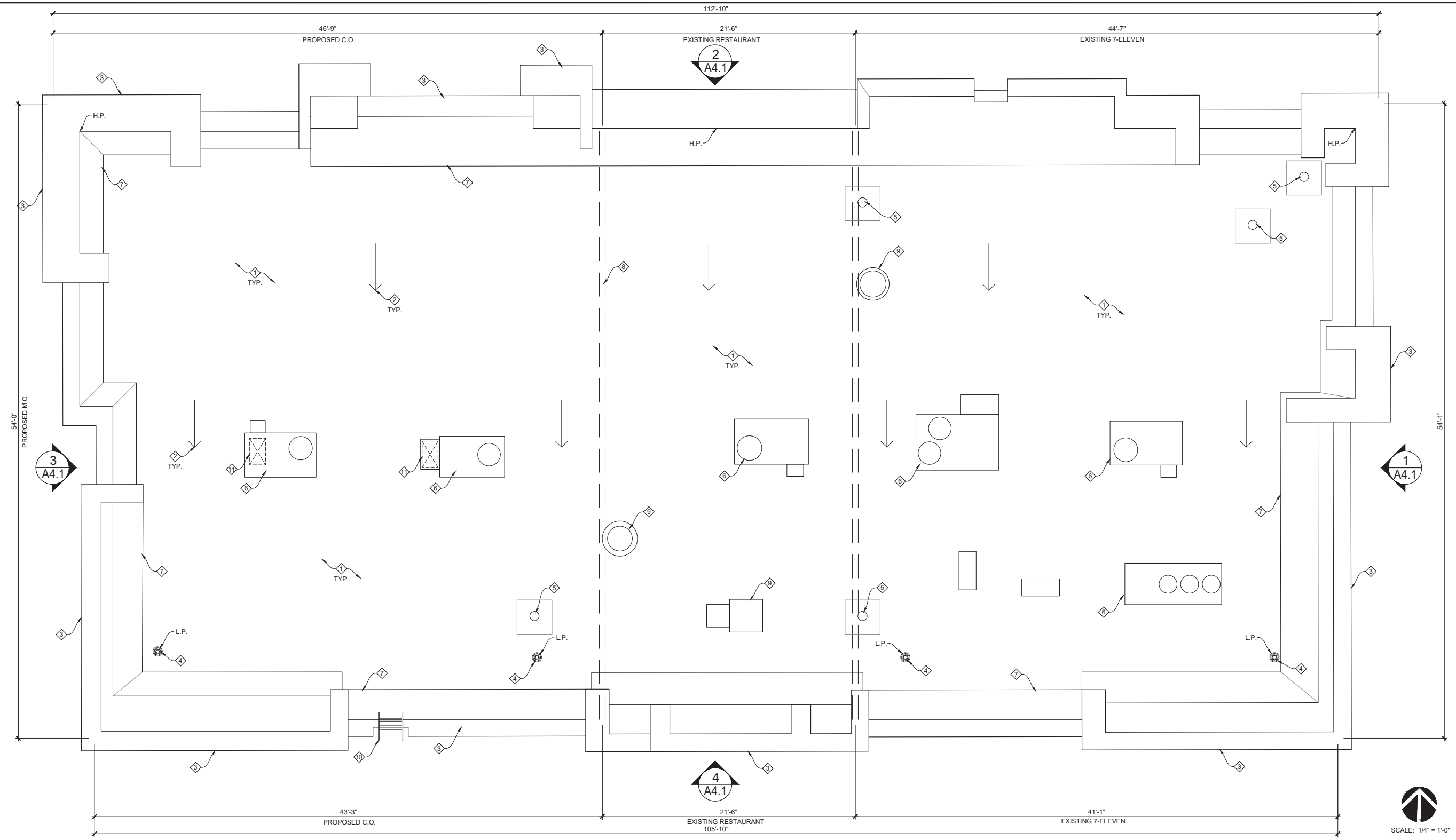
- +—+—+ DIMENSION TO FACE OF STUD, COLUMN OR WALL
- ⊕ ROOF KEYNOTE SYMBOL
- H.P. HIGH POINT
- L.P. LOW POINT
- DIRECTION OF EXISTING ROOF SLOPE
- ⊙ EXTERIOR ELEVATIONS DETAIL NUMBER
- ⊙ EXTERIOR ELEVATIONS SHEET NUMBER

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I N C.

1350 COLUMBIA ST.
SUITE 702
SAN DIEGO, CA 92101
TEL (619) 230-1088
FAX (619) 230-1089



BUILDING 1 ROOF PLAN



APPLICANT:



MARCH&ASH
2835 CAMINO DEL RIO SOUTH
SUITE 220
SAN DIEGO, CA 92108

PROJECT:
**MARCH&ASH
SABRE
SPRINGS
PTS 696683**
APN: 316-420-01-00
13510 SABRE SPRINGS PARKWAY
SUITES 104 & 105
SAN DIEGO, CA 92129

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<input type="checkbox"/> AS-BUILT	

SHEET TITLE / CONTENTS

**BUILDING 1
ROOF PLAN,
LEGEND &
KEYNOTES**

TRH PROJECT#: 353-21
SCALE: AS NOTED
DRAWN BY: TRH
DATE DRAWN: 8/10/2021
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SHEET: 6 OF: 11



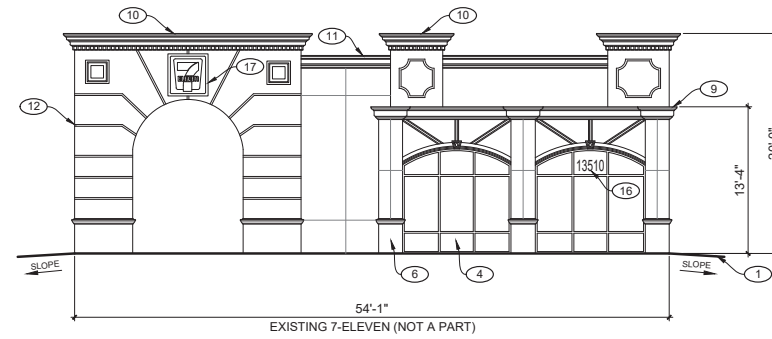
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EXISTING EAST ELEVATION - NOT A PART

1 ELEVATION KEYNOTES



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

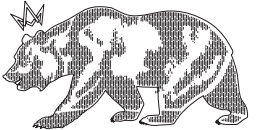
- 1 EXISTING GRADE TO REMAIN
- 2 EXISTING EXTERIOR ROOF ACCESS LADDER TO REMAIN
- 3 EXISTING EXTERIOR PERSONNEL DOOR TO REMAIN
- 4 EXISTING EXTERIOR STOREFRONT WINDOW TO REMAIN
- 5 EXISTING EXTERIOR STOREFRONT DOOR TO REMAIN
- 6 EXISTING EXTERIOR STUCCO COLUMN TO REMAIN
- 7 EXISTING EXTERIOR SMALL STONE CAP TO REMAIN
- 8 EXISTING EXTERIOR STUCCO REVEAL LINES TO REMAIN
- 9 EXISTING EXTERIOR LARGE ARCHITECTURAL STONE CAP TO REMAIN
- 10 EXISTING EXTERIOR ROOF ARCHITECTURAL STONE CAPITAL TO REMAIN
- 11 EXISTING EXTERIOR ROOF ARCHITECTURAL MOLDING TO REMAIN
- 12 EXISTING EXTERIOR STUCCO WALL TO REMAIN
- 13 EXISTING EXTERIOR RECESSED STUCCO MOLDING TO REMAIN
- 14 EXISTING EXTERIOR TILE FEATURE TO REMAIN
- 15 EXISTING EXTERIOR WALL MOUNTED LIGHT FIXTURE TO REMAIN
- 16 EXISTING EXTERIOR ADDRESS NUMBER TO REMAIN
- 17 EXISTING EXTERIOR TENANT SIGNAGE TO REMAIN
- 18 EXISTING ELECTRICAL CABINETS
- 19 PROPOSED EXTERIOR MARCH & ASH SIGNAGE PER TENANT
- 20 PROPOSED EXTERIOR WALL MOUNTED LIGHT FIXTURE TO MATCH EXISTING
- 21 PROPOSED EXTERIOR STOREFRONT WINDOW TO MATCH EXISTING

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I N C.
 1350 COLUMBIA ST.
 SUITE 702
 SAN DIEGO, CA 92101
 TEL (619) 230-1088
 FAX (619) 230-1089



APPLICANT:



MARCH&ASH

2835 CAMINO DEL RIO SOUTH
 SUITE 220
 SAN DIEGO, CA 92108

PROJECT:

**MARCH&ASH
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 SPRINGS
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APN: 316-420-01-00
 13510 SABRE SPRINGS PARKWAY
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SHEET TITLE / CONTENTS

**BUILDING 1
 EXTERIOR
 ELEVATIONS
 & KEYNOTES**

TRH PROJECT#: 353-21
 SCALE: AS NOTED
 DRAWN BY: TRH
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 CHECKED BY: KDS

SHEET: 7 OF: 11

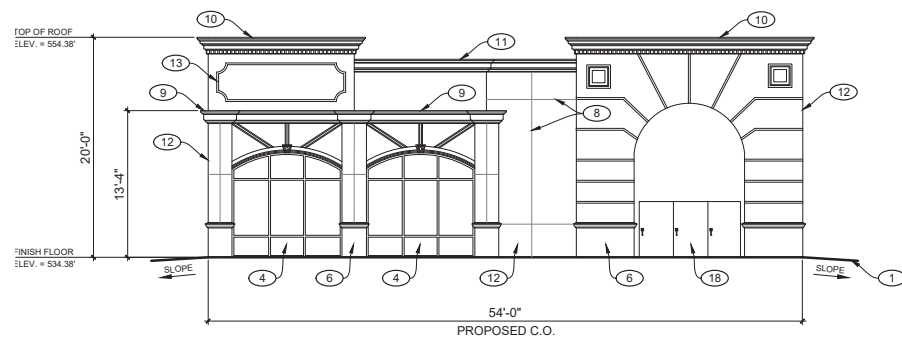
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PTS: 696683

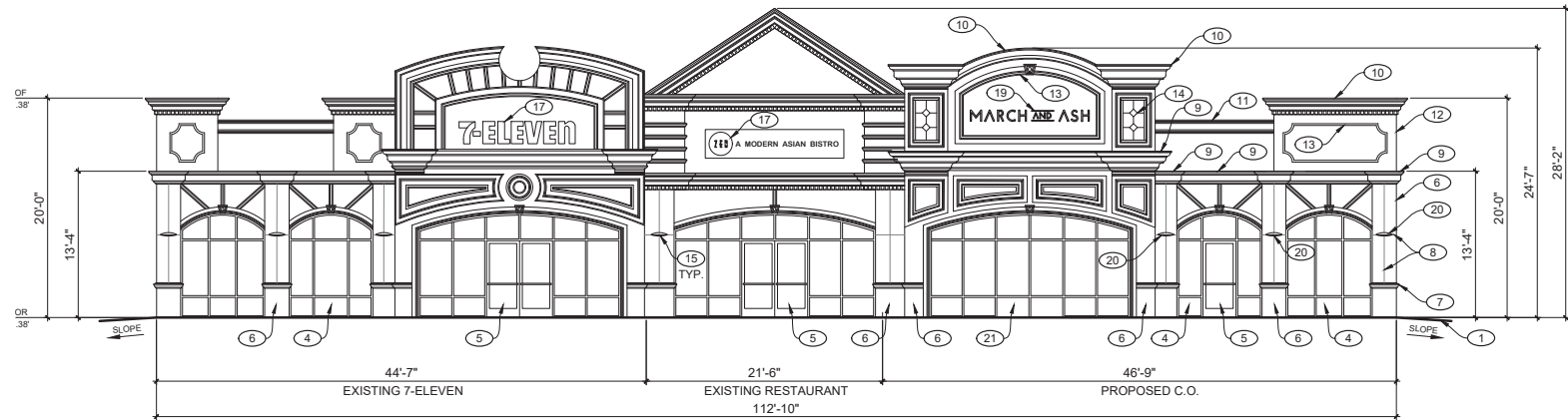
EXISTING WEST ELEVATION

3 EXISTING NORTH ELEVATION

2



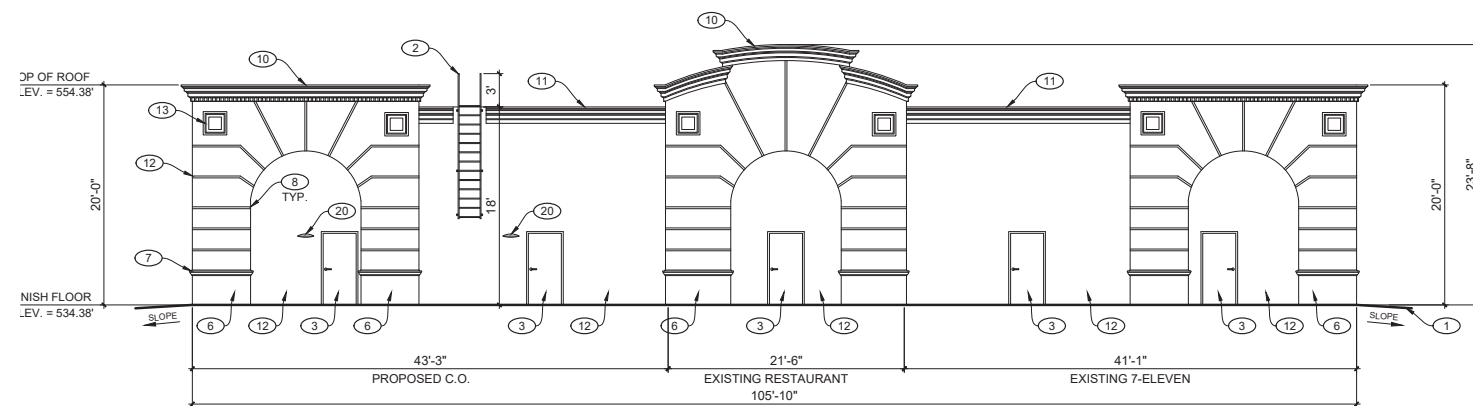
SCALE: 1/8" = 1'-0"



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

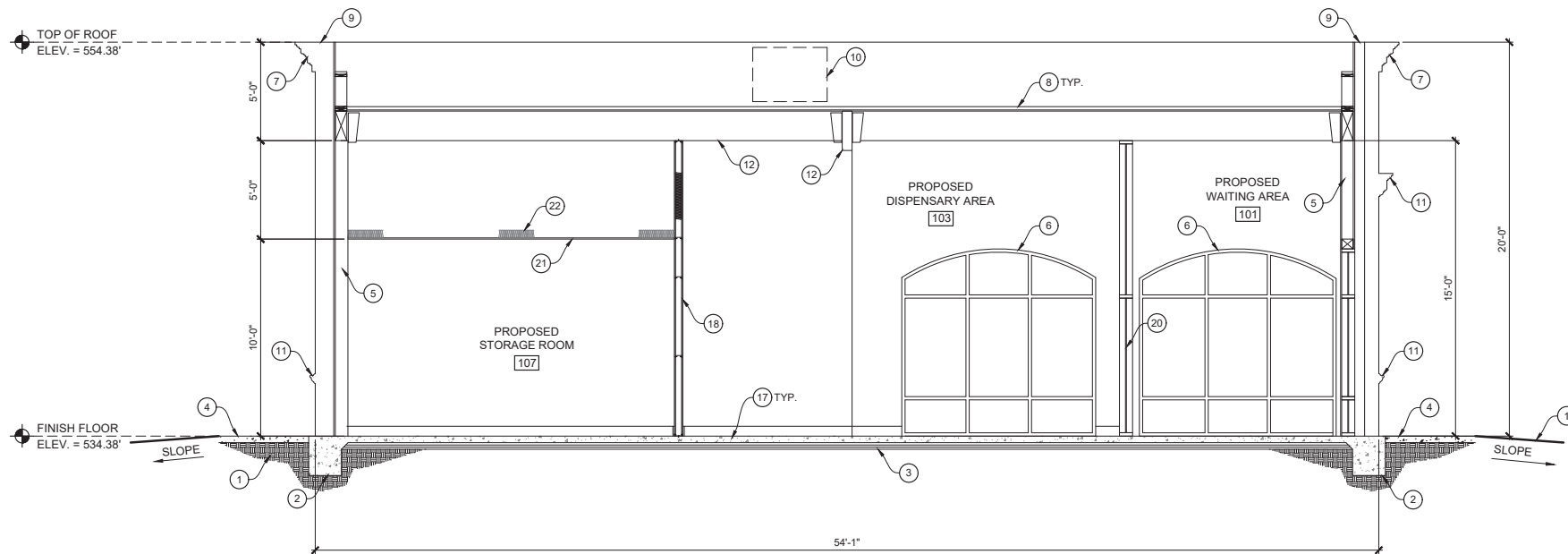
EXISTING SOUTH ELEVATION

4



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

BUILDING SECTION A

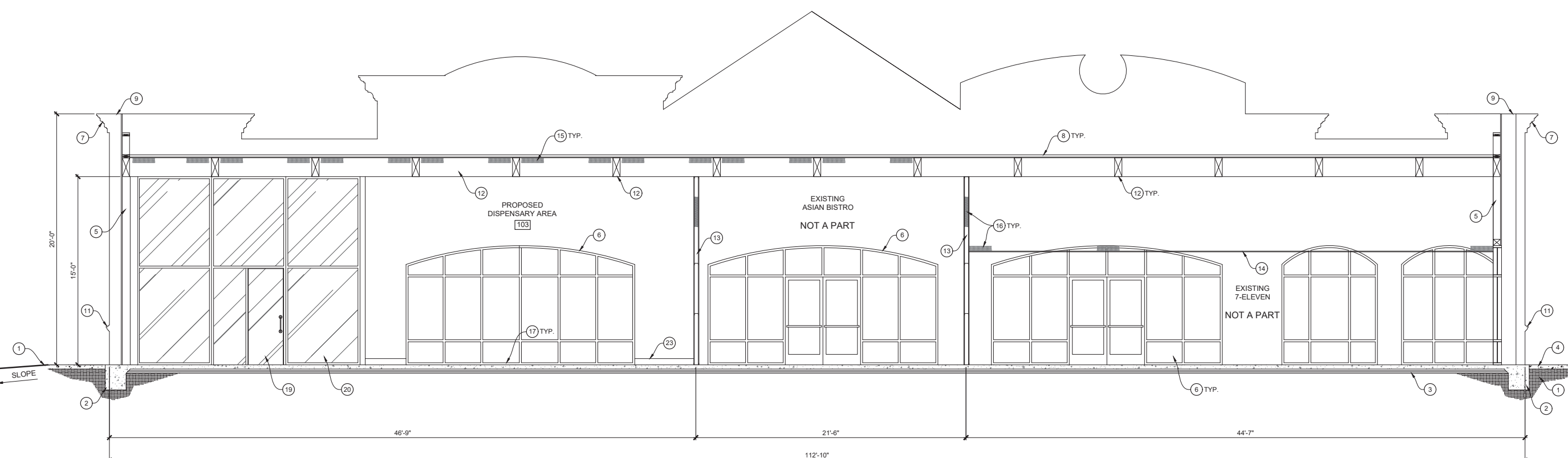


(A) SECTION KEYNOTES

- 1 EXISTING GRADE TO REMAIN
- 2 EXISTING CONCRETE FOUNDATION TO REMAIN
- 3 EXISTING SAND BELOW SLAB TO REMAIN
- 4 EXISTING EXTERIOR CONCRETE SLAB TO REMAIN
- 5 EXISTING EXTERIOR WALL TO REMAIN
- 6 EXISTING EXTERIOR STOREFRONT GLASS TO REMAIN
- 7 EXISTING EXTERIOR ARCHITECTURAL CAPITAL TO REMAIN
- 8 EXISTING EXTERIOR CLASS A ROOFING MATERIAL TO REMAIN
- 9 EXISTING EXTERIOR PARAPET WALL TO REMAIN
- 10 EXISTING EXTERIOR HVAC UNIT TO REMAIN
- 11 EXISTING EXTERIOR ARCHITECTURAL CAP TO REMAIN
- 12 EXISTING WOOD ROOF FRAMING TO REMAIN
- 13 EXISTING INTERIOR FULL HEIGHT DEMISING WALL TO REMAIN
- 14 EXISTING INTERIOR DROP CEILING TO REMAIN - NOT A PART
- 15 EXISTING INTERIOR UNDER ROOF INSULATION TO REMAIN
- 16 EXISTING INTERIOR WALL AND CEILING INSULATION TO REMAIN
- 17 EXISTING INTERIOR CONCRETE FLOOR TO BE REFINISHED 7 STAINED PER TENANT
- 18 PROPOSED INTERIOR FULL HEIGHT WALL
- 19 PROPOSED INTERIOR GLASS DOOR
- 20 PROPOSED INTERIOR FULL HEIGHT GLASS WINDOW
- 21 PROPOSED INTERIOR DROP CEILING PER TENANT
- 22 PROPOSED INTERIOR INSULATION
- 23 PROPOSED INTERIOR BASE BOARD PER TENANT

SCALE: 1/4" = 1'-0"

BUILDING SECTION B



(B)

APPLICANT:

MARCH&ASH
2835 CAMINO DEL RIO SOUTH
SUITE 220
SAN DIEGO, CA 92108

PROJECT:
**MARCH&ASH
SABRE
SPRINGS
PTS 696683**
APN: 316-420-01-00
13510 SABRE SPRINGS PARKWAY
SUITES 104 & 105
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BUILDING SECTIONS & KEYNOTES

TRH PROJECT#: 353-21
SCALE: AS NOTED
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PTS: 696683

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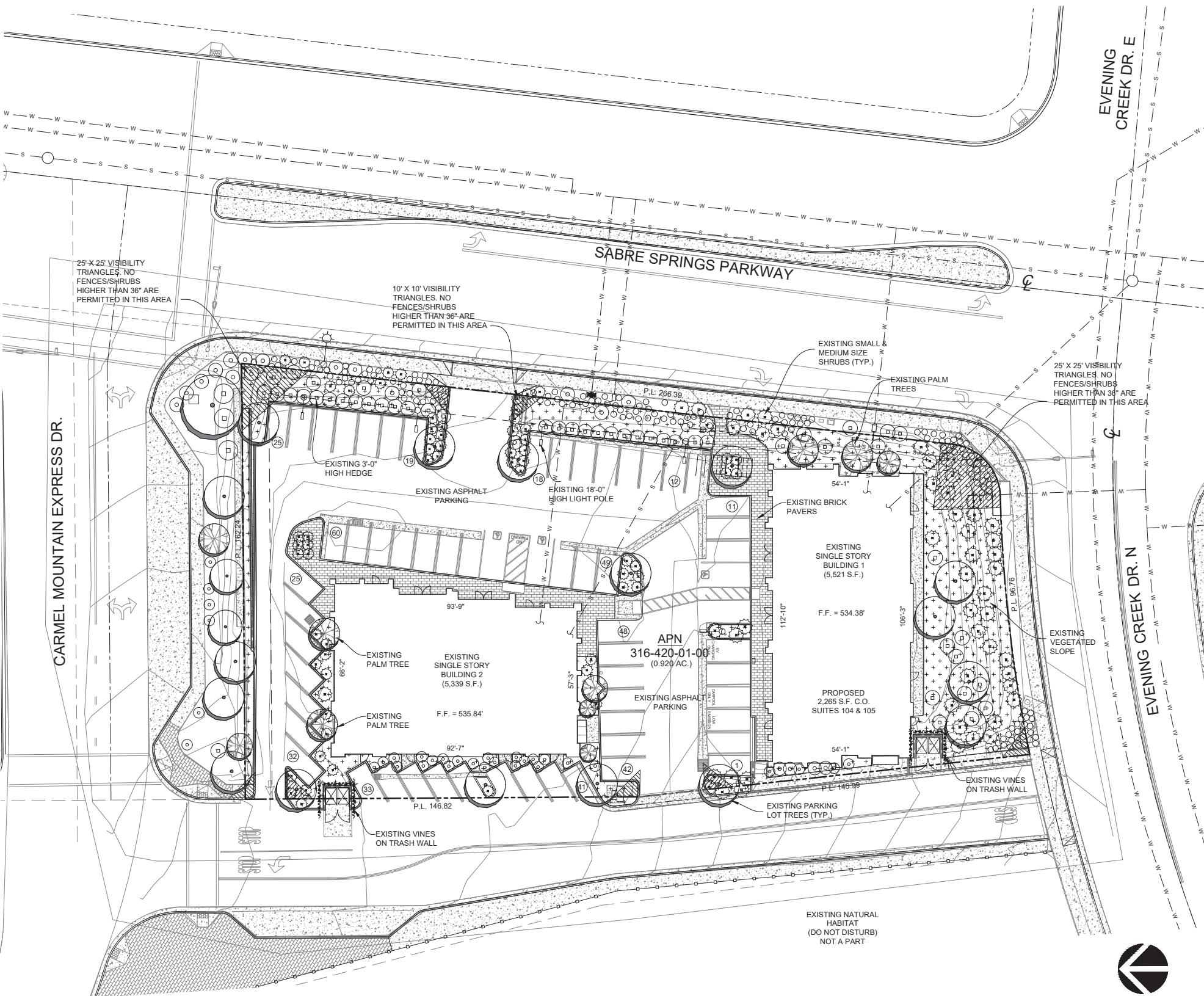
LANDSCAPE DEVELOPMENT PLAN

ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT

1. ALL CANOPY TREES SHALL BE PROVIDED WITH 40 SQ. FT. ROOT ZONE AND PLANTED IN AN AIR AND WATER PERMEABLE LANDSCAPE AREA. THE MINIMUM DIMENSION (WIDTH) OF THIS AREA SHALL BE 5 FEET.
 2. TREE ROOT BARRIERS "DEEP ROOT UB-24" SHALL BE INSTALLED WHERE TREES ARE PLACED WITHIN 5' OF PUBLIC IMPROVEMENTS, INCLUDING WALKS, CURBS, STREET PAVEMENT, OR WHERE NEW PUBLIC IMPROVEMENTS ARE PLACED ADJACENT TO EXISTING TREES. DO NOT WRAP ROOT BARRIER AROUND ROOTBALL

1. IRRIGATION SYSTEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE CRITERIA AND STANDARDS OF THE CITY OF SAN DIEGO LANDSCAPE ORDINANCE SECTION 142.0403 AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS.

ALL REQUIRED PLANTING AREAS AND ALL EXPOSED SOIL AREAS WITHOUT VEGETATION SHALL BE COVERED WITH MULCH TO A MINIMUM DEPTH OF 3 INCHES, EXCLUDING SLOPES REQUIRING REVEGETATION PER SDMC 142.0411.



PLANT LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE	MATURE HEIGHT x SPREAD	QUANTITY
	TIPUANA TIPU TIPU TREE	48" BOX	50' x 40'	13
	SYAGRUS ROMANZOFFIANA QUEEN PALM	25' B.T.H.	45' x 15'	4
	STRELITZIA NICOLAI GIANT BIRD OF PARADISE	36" BOX	25' x 15'	3
EXISTING SHRUBS				
	BACCHARIS PILULARIS "Pigeon Point" DWARF COYOTE BRUSH	15 GAL.	12" x 8"	113
	CEANOTHUS GRISEUS HORIZONTALIS CARMEL MOUNTAIN LILAC	15 GAL.	2' x 8"	
	CISTUS SKANBERGII PINK ROCKROSE	15 GAL.	3' x 3'	
EXISTING LARGE ACCENT SHRUBS				
	COLEONEMA PULCHERUM PINK BREATH OF HEAVEN	15 GAL.	5' x 5'	51
	LIGUSTRUM TEXANUM TEXAS PRIVET	15 GAL.		
	RHAPHIOLEPIS INDICA "PINK LADY" PINK INDIA HAWTHORN	15 GAL.		
EXISTING MEDIUM ACCENT SHRUBS				
	COPROSMA R. VARIEGATA VARIEGATED MIRROR PLANT	15 GAL.	3' x 3'	54
	CALLISTEMON CIT. "LITTLE JOHN" DWARF BOTTLEBRUSH	15 GAL.	3' x 3'	
	MYRTUS COMMUNIS COMPACTA COMPACT MYRTLE	15 GAL.	3' x 3'	
	PHORMIUM TENAX "ATROPURPUREUM" PURPLE NEW ZEALAND FLAX	15 GAL.	5' x 4'	
EXISTING SMALL ACCENT SHRUBS				
	FESTUCA OVINA BLUE FESCUE	5 GAL.	12" x 12"	172
EXISTING VINES				
	DISTICTIS BUCCINATORIA RED TRUMPET VINE	15 GAL.	6' x 2'	18
EXISTING GROUND COVER				
	ALL PLANTERS SHALL RECEIVE 3" LAYER OF SHREDDED BARK MULCH			

- NOTES:**
- ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO THE STANDARDS OF THE CITY-WIDE LANDSCAPE REGULATIONS, AND THE CITY OF SAN DIEGO LAND DEVELOPMENT MANUAL LANDSCAPE STANDARDS AND ALL OTHER LANDSCAPE RELATED CITY AND REGIONAL STANDARDS.
 - AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT FOR THE VEGETATION SELECTED.
 - A RAISED CONCRETE OR OTHER CURB OF AT LEAST 6 INCHES IN HEIGHT WILL BE PROVIDED TO ALL LANDSCAPE AREAS IN OR ADJACENT ALL V.U.A. AREAS FOR PROTECTION FROM VEHICULAR DAMAGE.

MINIMUM TREE SEPARATION DISTANCE:
 DRIVEWAYS - 10 FEET
 TRAFFIC SIGNAL STOP SIGN - 20 FEET
 UNDERGROUND UTILITY LINES - 5 FEET (SEWER - 10 FEET)
 INTERSECTIONS CURB LINES OF TWO STREETS - 25 FEET
 ABOVE GROUND UTILITY STRUCTURES (TRANSFORMERS, HYDRANTS, POLES, ETC.) - 10 FEET

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
 MAWA = Maximum Applied Water Allowance per year (gallons).
 ET₀ = Reference Evapotranspiration (inches)
 0.45 = ET Adjustment Factor
 LA = Landscape Area including Special Landscape Area (square feet)
 0.62 = Conversion factor
 SLA = Special Landscape Area (square feet)
 0.3 = Additional ET adjustment Factor for Special Landscape Area
 Show Values:
 ET₀ = 47.0 in./yr.
 LA = 8,809 Sq. Ft.
 SLA = 0 Sq. Ft.
 MAWA = (ET₀) (0.62) (0.45 x LA) + (0.3 X SLA)
 MAWA = (47.0) (0.62) (0.45 X 8,809) = 115,512
 MAWA = 115,512 Gallons per Year

- EXISTING TREES:**
 EXISTING TREES TO REMAIN ON-SITE WITHIN THE AREA OF WORK WILL BE PROTECTED IN PLACE. THE FOLLOWING PROTECTION MEASURES WILL BE PROVIDED:
- A BRIGHT YELLOW OR ORANGE TEMPORARY FENCE WILL BE PLACED AROUND EXISTING TREES AT THE DRIP LINE.
 - STOCKPILING, TOPSOIL DISTURBANCE, VEHICLE USE, AND MATERIAL STORAGE OF ANY KIND IS PROHIBITED WITHIN THE DRIP LINE.
 - A TREE WATERING SCHEDULE SHALL BE MAINTAINED AND DOCUMENTED DURING CONSTRUCTION.
 - ALL DAMAGED TREES WILL BE REPLACED WITH ONE EQUAL OR GREATER IN SIZE.



PROJECT:
**MARCH&ASH
 SABRE
 SPRINGS
 PTS 696683**
 APN: 316-420-01-00
 13510 SABRE SPRINGS PARKWAY
 SUITES 104 & 105
 SAN DIEGO, CA 92129

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<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> AS-BUILT	

SHEET TITLE / CONTENTS
**LANDSCAPE
 DEVELOPMENT
 PLAN, LEGEND
 & KEYNOTES**

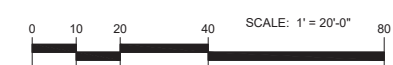
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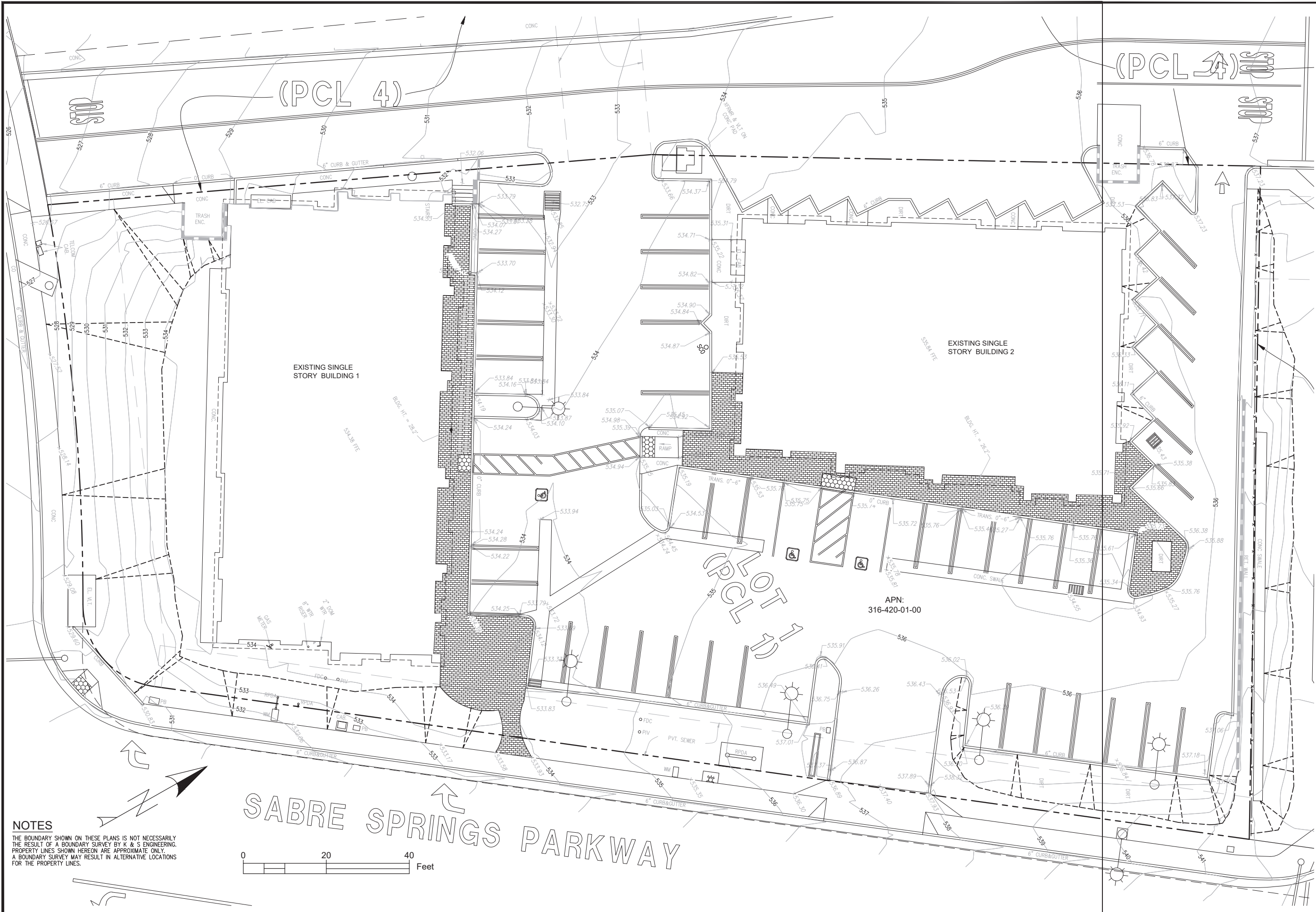
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L1

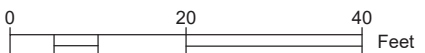
PTS: 696683

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NOTES
 THE BOUNDARY SHOWN ON THESE PLANS IS NOT NECESSARILY THE RESULT OF A BOUNDARY SURVEY BY K & S ENGINEERING. PROPERTY LINES SHOWN HEREON ARE APPROXIMATE ONLY. A BOUNDARY SURVEY MAY RESULT IN ALTERNATIVE LOCATIONS FOR THE PROPERTY LINES.



SABRE SPRINGS PARKWAY

K & S ENGINEERING, INC.
 Planning · Engineering · Surveying
 7801 Mission Center Court, Suite 100 San Diego, CA 92108
 (619) 296-5565 Fax: (619) 296-5564

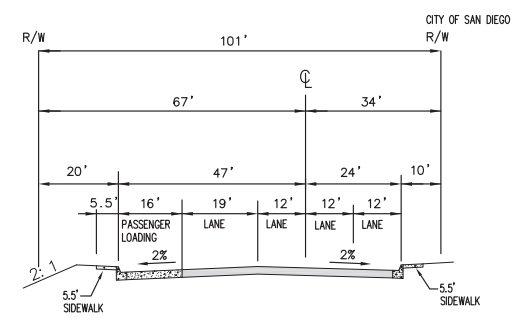
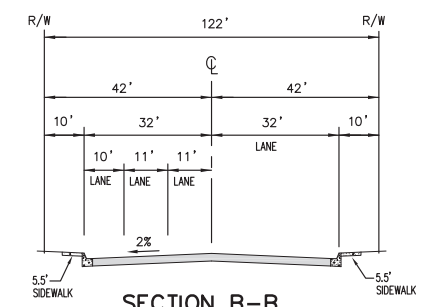
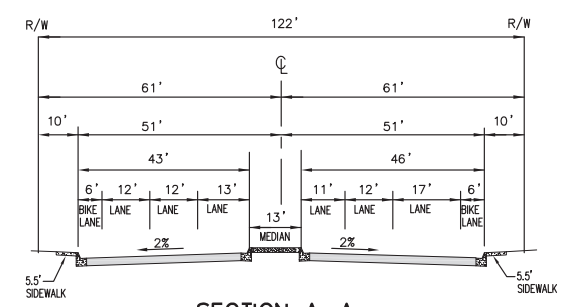
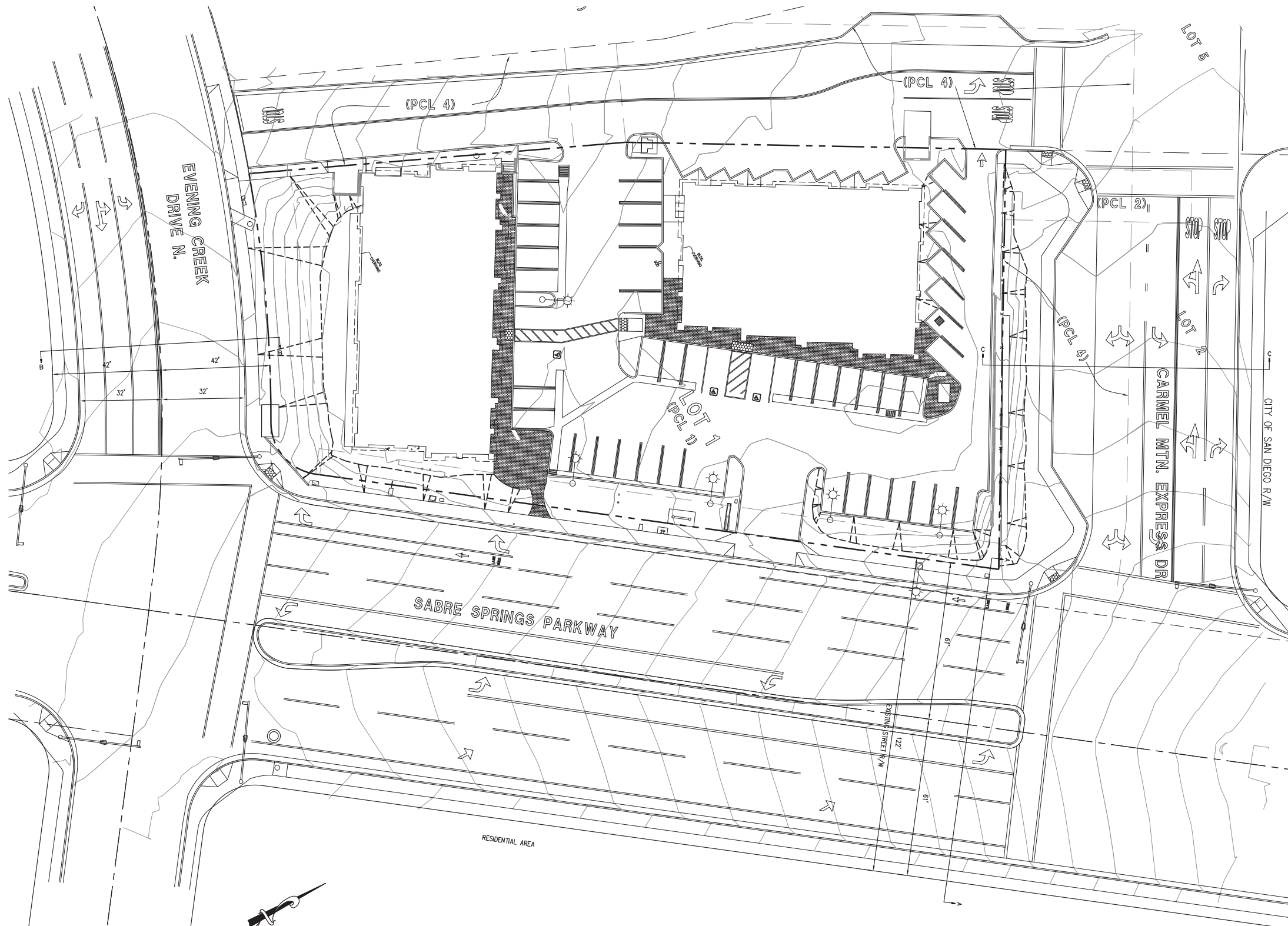
BENCH MARK
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 LOCATION: NW CORNER EVENING CREEK DR. N. & SABRE SPRINGS PKWY.
 ELEVATION: 531.02
 DATUM: M.S.L.

TOPOGRAPHICAL SURVEY MAP
 ADDRESS: 13510 & 13522 SABRE SPRINGS PARKWAY
 APN: 316-420-01-00

SHEET
 C1

PREPARED FOR:
 MARCH & ASH RANCHO PENASQUITOS
 DATED: 2021.08.23
 SHEET NO: 10 OF 11

STREET SECTIONS



K & S ENGINEERING, INC.
 Planning · Engineering · Surveying

7001 Mission Center Court, Suite 100 San Diego, CA 92108
 (619) 296-5565 Fax: (619) 296-5564

STREET SECTIONS
 ADDRESS: 13510 & 13522 SABRE SPRINGS PARKWAY
 APN: 316-420-01-00

SHEET
 C2

PREPARED FOR:
 MARCH & ASH RANCHO
 PENASQUITOS

DATED: 2021.11.15
 SHEET NO: 11 OF 11

